

Wyandot County Office of Economic Development

Board Meeting Minutes Monday, May 8, 2017

Attendees: John Barnes, Andy Bishop, Cassie Carlson, Paul Craun, Scott Dickey, Rick Ekleberry, Doug Frisch, Kathy Grasz, Rex Grasz, Mark Johnson, Doug Kelly, Kurt Kimmel, Terry Mazzone, Greg Moon, Jessica Moon, Randy Payne, Jennifer Rathburn, Tim Vaughn, Elaine Tschanen, Paul Wagner, Gary Ward

Introductions of Guests: Amy Adams and Ryan McCall of Marion Technical College

Approval of Meeting Minutes:

Motion: Randy Payne Second: Paul Wagner Approved

Financial Budget Update:

Motion: Scott Dickey Second: Jessica Moon Approved

Old Business:

❖ Project Updates

- Kalmbach Feeds New Feed Mill on County Highway 44
 - The County Engineer is organizing a bid packet for the roadwork to include widening and reinforcing CH-44 from US-23 to SR-199, and it should be completed by November of this year.
 - The other portion of the roadwork project will include grade improvements and widening around the CSX line which is slated to happen in 2018.
- Greater Good Egg Company
 - The new shell egg cleaning and grading facility planned in Upper Sandusky has been placed on hold for the time being due to commodity market conditions.
 - WCOED worked with JobsOhio and ODOT's Office of Jobs & Commerce to secure grant funding through their applicable programs for roadwork improvement and extension. The City hired an engineering firm to design the road infrastructure which was estimated at \$340,000 to complete.
 - JobsOhio did approve grant funding for 50%, or up to \$170,000. Those monies are still on the table for some time if the project does happen to move forward in the next few months.

- Greg facilitated a CRA Agreement for real property tax exemption on the project. Everything was completed up to the point where the company just needed to sign off. With the change in timeline for the project, the CRA process will have to be started over when the time comes, but it should not be an issue as all of the approvals were previously given.
 - In the application, the company indicated it would create 35 new full-time jobs within the next 3-years, which would account for at least \$700,000 in new annual payroll.
 - Total company investment for the project will be \$5,050,000.
 - The value of the 75%, 10-year tax credit was estimated to be about \$270,000.
 - The City is still finalizing the zoning for this site, and completing planned infrastructure upgrades so everything will be ready to go when the project is back in play.
- Kimmel Cleaners
 - Kurt Kimmel explained this project would double their floor space by vacating an existing alley which the City has granted them permission to do. Currently the architect is working on designs to receive State permitting approvals.
 - Greg reported that since the previous board meeting both the local effected school districts and the City of Upper Sandusky approved the necessary CRA Agreement items, which were filed with the State in late April to finalize the CRA for Kimmel Cleaners.
- Connected Community Engagement Program
 - Wyandot County was one of the 5 Ohio communities selected to participate in the Connected Nation program.
 - Connected is an effort to enhance broadband technology by assessing a community's current state of technology access, adoption, and use.
 - Assessments ran until mid-April, and enough surveys were collected to give Wyandot County solid data for the study.
 - For Residential surveys: 90% of our 600 total goal was met.
 - For Business surveys: the targeted goal was surpassed by 10%.
 - Connected Nation is now taking the aggregated response data and putting it into a report format. The local team will review the data on May 26th, and set some priority items in an action plan based on the gaps identified.
- Project Lead Tracking
 - Since the last meeting there were only 3 new leads for existing buildings.
 - Project leads seem to have slowed down recently
 - One lead was looking for a 100,000 SF building in which a building in Carey was submitted.
 - The most recent lead was a direct lead received last Thursday so it was not included on the spreadsheet. They were looking for a 40,000+ SF building.

- There were 5 new site leads since the March meeting, which is higher than normal.
 - An RFI was submitted for one of these leads as well.
 - While some of these site leads were for smaller amounts of acreage, they did have very tight utility or other infrastructure requirements.

New Business:

❖ New Member

- Continental Structural Plastics has joined WCOED as a Gold Level Member. Mike Ellerbrock, Carey Plant Controller, will be the designated representative.
- SiteOhio Program Submission
 - JobsOhio initiated a state-wide site certification program last year, and the second round of submissions just wrapped up for 2017.
 - This year Greg completed all the documents necessary to submit a 34 acre site into the program owned by the Thomas Koehler Trust and located in the Columbus-Toledo Midway Industrial Park in Upper Sandusky.
 - The submission consisted of a large Excel data template with about 300 rows of data, included obtaining letters from utility providers and owners of the site, and generating a lot of maps in-house.
 - There are some items that will keep this submission from moving forward in the certification process (or red flags), but it is important to get it into the pipeline now so the red flags can be identify and addressed, and keep pushing the site closer to certification.
- AEP Ohio LEAP Grant
 - AEP has again released a call for submissions of its annual Local Economic Advancement Program (LEAP) grants.
 - WCOED has been successful in receiving an award for the past 4 years, and will be submitting a couple different proposals for 2017
 - One is related to the SiteOhio certification. One of the program requirements is that the site has different studies completed including: a Phase 1 environmental assessment, archeological, geotechnical, wetlands delineation, and endangered species studies. Therefore, one of the LEAP grant proposals is to cover the cost of having these assessments and studies done so we can move this site closer to the state certification. Greg has requested quotes from Peterman Associates for most of these items.
 - The second LEAP grant application Greg is considering is based on the workforce development proposal that he will present at the end of the meeting.

Miscellaneous Items:

- New Arrowhead Commerce Park Speculative Building is now complete.
 - Professional photography was recently done to highlight the property.

- John Barnes organized a walkthrough last week with our partners from RGP; who are helping to get the word out about the building.
- Annual Meeting: It has been suggested that we try to enhance our annual meeting this year in hopes to attract a larger audience.
 - The idea is that we possibly increase the budget this year to cover a higher profile speaker.
 - In the past we have put together a committee to help organize this event. Greg didn't think this was necessary but welcomed anyone's help in planning this event which happens in early-November.
 - One item to note is that we will need a larger space compared to the venues we have used the last few years. It has been a while since we've been in Sycamore so Greg suggested the Sycamore Community Center may be a good location.
 - Greg asked for anyone to forward suggestions about speakers or venues.

Updates From WCOED Members: Each member present had the opportunity to share with the board what's happening with their business.

Presentation: Greg made a presentation on a Workforce Development Proposal. It was decided that more information and possible funding sources be identified before moving forward with the proposal.

Next Meeting: Monday, July 10, 2017