

Wyandot County Office of Economic Development

Board Meeting Minutes
Monday, September 13, 2021

Attendees: John Barnes, Brad Batton, Conor Brobston, Dave Courtad, Jason Eibling, Joe Faine, Frank Gibson, Mark Johnson, Greg Knestrick, Sarah Lenhart, Ken Lucius, Angel Martin, Kyle McColly, Cassie Miller, Greg Moon, Jessica Moon, Sara Pahl, Jennifer Romich, Gary Smalley, Elaine Tschanen, Tim Vaughn

Meeting Called to Order by President, Greg Knestrick at 4:00 pm.

Approval of Meeting Minutes

- Tim Vaughn made a motion to approve the July 12, 2021, meeting minutes and Gary Smalley seconded the motion.

Financial Update

- Sara Pahl reported that the financials were normal for the year and that membership invoices will be coming out in November. Dave Courtad made a motion to accept the financial report and Tim Vaughn seconded the motion.

Director's Report-Greg Moon

Old Business

- Wyandot Community Branding Initiative - "WIN"
 - The branding initiative wrapped up Phase I of the 4 Phase project last month, which included the public input, or survey, period.
 - There has been deliberation with Poggemeyer Design Group on the cost of the remainder of the project and an agreement has been made where the final 2 phases would be combined into 1 giving a roughly \$3,500 savings for the total project.
 - The contract for the remainder of the project was recently signed, and the development and tailoring of logos and taglines for the County of Wyandot, City of Upper Sandusky, Village of Carey, and possibly the Village of Sycamore will begin soon.
 - Rick Ekleberry and Greg will be attending the Sycamore Council meeting on September 14 to verify if the Village would like to develop a new logo.

- With the updated agreement, the WIN still has a small funding need to see the branding project through to completion but believes it can make up this gap prior to the end of the project.
 - Within the past month, the branding project has received support from the United Way, Young Professionals, Upper Sandusky Rotary, and Quest Federal Credit Union.
- The WIN board hopes that executing the agreement for the remainder of the project will also move it to completion as quickly as possible.
- Project Update
 - Koehler Trust Property Development
 - The 146-acre property on the north end of Upper Sandusky continues to move through the SiteOhio Authentication process.
 - This property has been approved for Wave 4 of the program, which will consist of an onsite visit on December 7th, and a community presentation on December 14th.
 - The site visit will just be Greg and the site selection consultants from InSite Consulting, while the community presentation will involve a larger group consisting of all local and state level utility partners, economic development partners, and the property owner.
- Comprehensive Economic Development Strategy (CEDS)
 - The Steering Committee, including Greg and the other economic developers from each county, has met bi-weekly, and a larger stakeholder meeting with roughly 40 individuals from all 4 counties was held last Friday.
 - Based on interviews with these stakeholders and a public input survey that was run last month, an in-depth SWOT analysis was produced that will serve as the basis for the strategy from here on out.
 - The project now moves on to Task #5 of 10 in the entire process, which is the development of a Vision Statement, Strategic Goals, Objectives, and an Action Plan.
 - The project is still on track to be wrapped up in the 12-month timeframe.
- Sheriden Subdivision – Carey - John Barnes
 - The car wash opened in July and has been very busy.
 - The Villas are to be completed by the end of the year.
- Upper Sandusky Housing Project
 - Two weeks ago, Greg had a meeting with Frontier Community Services, who is developing the current low-to-moderate income-based housing community east of Walmart in Upper Sandusky
 - The new 50-unit development continues to move forward.
 - Although it was previously thought this would be another senior housing development, it is instead open to residents of any age.
 - The Phase II will include 50, 1 to 3-bedroom units, and the expansion will be a nearly \$10 million project.
 - Construction is scheduled for June 2022 and should take 14 months to complete.

- Project Valencia
 - The WCOED has been working with the prospect's attorney to make initial outreach to property owners, and to organize and engage in face-to-face meetings with various parties involved.
 - Since the previous WCOED board meeting, conversations have proceeded with all the necessary landowners and are positive.
 - If purchase option agreements are completed for all the land, the next steps will involve due diligence studies and getting infrastructure and utility considerations under way.
 - This project would be a large win for Wyandot County and would be a record project for the WCOED.
- American Rescue Plan Act - Local Funds
 - Greg is serving along with the county auditor and prosecutor on a committee assembled by the commissioners to oversee the use of American Recovery Act funds Wyandot County received.
 - The funds will total about \$4.2 million.
 - There was nearly \$1 million total appropriated among the Wyandot County townships. Greg and others including Kyle McColly attended a recent county township association meeting to help spread word about the funds and how to accept them.
 - Kyle reported that all townships applied for the funds by the deadline.
 - The WCOED has also been working with various development partners around the county to offer project options to our public sector entities for ways they can use their funds to enhance various economic development efforts.
 - The county, municipalities, and townships have until December 31, 2024, to incur costs these funds can be used to cover.
- Project Lead Tracking
 - Over the past two months there have been 2 new building leads and 3 new site leads. None were leads that we had applicable product to respond to.

New Business

- New Projects
 - Project Stretch
 - There is a local manufacturer eyeing a roughly 12,000 SF expansion to house additional in-house production that is currently done at a sister facility out-of-state.
 - This is likely to be a \$6 million project.
 - Project Control
 - There is a local manufacturer looking at a roughly 8,000 SF expansion and renovation of its current space, resulting in increased production capacity.
- Annual Dinner
 - Will be held Thursday, Nov. 4th at the Upper Sandusky Elks Ballroom.

- This year, instead of bringing in an outside speaker, we will have our award winners provide an overview of their projects as well as other updates.
- Registration information will come early next month.
- United Way Grants
 - We made 2 successful grant applications to the United Way of Wyandot County
 - \$1,500 to support the Community Opportunity platform for this year
 - \$2,000 to support the Community Branding Initiative of the WIN
- Miscellaneous Items
 - Wyandot Employment Task Force
 - Hosted a meeting with Lt. Governor Husted at the EMS building last month. All WETF members representing education, manufacturing, construction, healthcare, and the financial sectors were able to share information with him and let him know of some of our efforts in Wyandot County.
 - Upper Sandusky Schools
 - Frank Gibson explained that we had dialogue with Upper Sandusky High School about the opportunity to offer a manufacturing certification pilot program to students through ToolingU SME, and it appears that is moving forward.

Guest Speaker

- Wyandot County & Upper Sandusky Electric and Natural Gas Aggregation
- Bob Snavelly with Palmer Energy could not be in attendance so Commissioners Dave Courtad and Brad Batton, and Upper Sandusky Mayor Kyle McColly explained what this is and what it means to residents.
- The County and City placed electric and natural gas aggregation on the ballot for the November 2, 2021 election.
- The program would be managed by Palmer Energy who is affiliated with the County Commissioners Association of Ohio. Palmer manages aggregation for many other counties and public units of government.
- The program involves no opt in or opt out fees and would afford residents and smaller businesses cost savings. Those under current agreements would not lose them.

Adjourn

A motion to adjourn was made by John Barnes and a second was made by Brad Batton.