

Wyandot County Office of Economic Development

Board Meeting Minutes
Monday, January 10, 2022

Attendees: John Barnes, Andy Bishop, LuAnn Cooke, Dave Courtad, Audrey Flood, Doug Frisch, Kathy Grasz, Rex Grasz, Mark Johnson, Brian Kimmel, Greg Knestrick, Kyle McColly, Cassie Miller, Greg Moon, Jessica Moon, Sara Pahl, Elaine Tschanen, Laurie Vent

Guests: Ty Matthews, Candidate for State Representative – Ohio's new 83rd House District

Meeting Called to Order by President, Andy Bishop at 4:00 pm.

Approval of Meeting Minutes

- John Barnes made a motion to approve the September 13, 2021, meeting minutes and Doug Frisch seconded the motion. The motion was then approved unanimously by way of voice vote.

Financial Update

- Sara Pahl went over a few items on the financial report and stated that everything was currently on track. Greg Knestrick made a motion to accept the financial report and Dave Courtad seconded the motion. The motion was then approved unanimously by way of voice vote.

Director's Report-Greg Moon

Old Business

- American Rescue Plan Act - Local Funds
 - The commissioners asked Greg to serve along with the county auditor and prosecutor on a committee to oversee the use of \$4.2 million American Recovery Act funds Wyandot County received from the federal government.
 - Among the Wyandot County townships, nearly \$1 million was appropriated.

- They have been working with various development partners around the county to offer project options to the 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, but it is important to get projects on the short list now as these funds can go quickly.
- Dave Courtad reported that the county has approved HVAC upgrades that cover the courthouse, Sheriff's Office, and JFS.
- Kyle McColly reported that the City of Upper Sandusky has applied for a water extension project that was funded and will use ARPA dollars as the local match.
- Project Update
 - Comprehensive Economic Development Strategy (CEDS)
 - The 4-county CEDS involving Wyandot, Crawford, Richland, and Ashland counties should be completed by Q2.
 - The overarching goals and related strategies under each went out for public comment and are ready to be finalized.
 - The new CEDS will be presented in a nice, visual website that can easily be distributed and digested by those with interest.
 - Having a current CEDS on file will open EDA funding programs for the next 5 years, that would otherwise be unavailable.
 - Koehler Trust Property Development
 - In early December we hosted a visit from the site consultants of InSite Consulting (out of SC) to the Koehler Property in Upper Sandusky.
 - A week later a final community presentation was given to them, which wrapped up the last step in the SiteOhio Certification program.
 - We are currently waiting on the final marching orders from InSite Consulting that will get the site certified.
 - From these December meetings, we know of 2 items that need addressed to get the certification:
 - One deals with mineral rights
 - The other will be to rezone a portion of the property to General Manufacturing that is currently zoned as Highway and General Business.
 - Project Valencia
 - As previously discussed, this project lead came to us early last year and then in July we actively began engaging with the prospect's attorney to make initial outreach to property owners for face-to-face meetings with the various parties involved. The company had identified a site comprised of land that was not marketed for sale

- so there was a lot of discussion and negotiation that were necessary.
 - The final purchase option was executed earlier today.
 - The next steps will involve due diligence studies on the land and getting infrastructure and utility considerations under way, which should be happening very soon.
 - Upper Sandusky Housing Project
 - 50-unit, low-to-moderate income housing development east of Walmart, \$10 million project
 - Zoning and drainage plan approvals were just completed last week.
 - All indicators are that the project is a go and appears the construction timeline starting in June 2022 is still on schedule. RCS Construction out of Springfield / Celina will be the general contractor.
- Wyandot Community Branding Initiative - "WIN"
 - The County logo has been finalized and we are moving into developing the images for all the municipalities involved, which include Carey, Sycamore, and Upper Sandusky.
 - The hope is to have the project wrapped up by early Q2 of this year, and to organize some sort of reveal / release of the logos to help spread community awareness.
- Wyandot Employment Task Force
 - WETF is working to produce what the schools are referring to as a "Perk sheet".
 - A current survey effort is underway to collect information from county employers that will be used to help area high school students understand what local companies have to offer either while they are still in school or post-graduation.
 - That survey come through emails from the WCOED office twice now, and we ask that you complete it soon if you have not already.
 - We envision the perk sheet will simply be a grid that is succinct and easily interpreted by students. If your company does not respond to the survey, you will not be included in the sheet.
- Project Lead Tracking
 - Included with the agenda was a graphic of total leads received since 2013. Total leads tracked higher than last year, and it was the first year that site leads have outweighed building leads.
 - For the entire year, there were 3 site leads we were able to respond to and no leads for buildings (as we have none available).

New Business

- 2022 Officers are:
 - Past President – Greg Knestrict
 - New President – Andy Bishop
 - Secretary – remains John Barnes
 - Treasurer – remains Sara Pahl

- Vice President – Brian Kimmel
- Sara Pahl gave an update to members on the closing of her business. She will begin working with Kimmel Corporation and will remain the treasurer of WCOED.
- A motion to accept these officers was made by John Barnes and a second was made by Kathy Grasz. The motion was then approved unanimously by way of voice vote.
- 2022 Budget Approval
 - Proposed budget leaves about \$3,000 unallocated to expenses.
 - For reference, the past few years we have budgeted much closer to a completely balanced budget and have ended up with more than a net positive \$20,000. This does not normally happen, but almost every year the actual income vs expenses have been a net positive, which is why the finances have steadily grown. The investment with Edward Jones mid last year has also begun to yield some return.
 - A motion to approve the budget was made by Kathy Grasz and a second was made by Dave Courtad. The motion was then approved unanimously by way of voice vote.
- New Projects
 - U.S. Economic Development Administration Grant Application
 - The WCOED is taking part in a joint regional application for the US EDA's Good Jobs Challenge Grant Program.
 - The project application involves entities including education and economic development across Seneca, Sandusky, Crawford, Erie, and Wyandot Counties that would be used to enhance the advanced manufacturing workforce pipeline for those in the region.
 - The grant is very comprehensive, but to break it down for Wyandot County, it would offer us compensation for Greg's time doing work on the grant (roughly \$74,000 over the next 3 years) and would involve advertising money for the Community Opportunity system, and equipment within the schools and/or libraries getting the word out about advanced manufacturing opportunities.
 - One piece of the application is securing partnership agreements with area manufacturers and there is a commitment to hire involved. Greg reached out to 4 different manufacturers who we already work closely with on workforce development who would be a natural fit for the partnership agreement.
 - Ohio Brownfield Remediation and Demolition Programs
 - In the last state budget, funds were set aside for 2 new programs, that reserved money specifically for each county.
 - The Brownfield Remediation program, which can be used for assessments and remediation of vacant brownfield sites, reserved \$1 million for each county.
 - The Demolition and Site Revitalization program reserved \$500,000 for each county and can be used to demolish and repurpose vacant structures that are not brownfields.

- The guidelines for these programs were released in mid-December, and the application window is very tight.
 - We have been working with the county to get established in each program so our county set asides are not lost and have reached out to each local political subdivision seeking properties that could be applicable for each program.
 - These are due by the end of February.
 - Wyandot Memorial Hospital – Koehler Drug Acquisition
 - WMH announced work toward the acquisition of Koehler Drug Store in Upper Sandusky a few months ago, and recently acquired the property and business in early December.
 - The retail pharmacy will remain with other OTC medicines and small items for sale. The OSU section will become Urgent Care and Job Care and the upstairs apartments will be remodeled into nice apartments for visiting physicians.
- Miscellaneous Items
 - Bridgestone APM Sale
 - It was announced in mid-December that Bridgestone would transfer its anti-vibration rubber business to Anhui Zhongding Holding (Group) Co., Ltd. (AZ) by the end of July 2022. The Foam Products division is being sold to a separate company.
 - The information Greg has received thus far is there shouldn't be any negative impact on local operations, and Greg has a meeting to go over specifics with the BAPM president on Wednesday.
 - Upper Sandusky Daycare
 - The Kidz World Daycare Center, a licensed daycare is planned to be open in February at the Apostolic Gospel Church in Upper Sandusky. It is 3,000 SF of space that will be able to accommodate 40 children ages 3-5 years old: 6am-6pm M-F.

Update from WCOED Members & Guests

- Guest: Ty Matthews Candidate for State Representative – Ohio's new 83rd House District

Adjourn: A motion to adjourn was made by Jessica Moon and a second was made by Sara Pahl.