

Wyandot County Office of Economic Development

Board Meeting Minutes
Monday, March 14, 2022

Attendees: John Barnes, Andy Bishop, Garratt Brooks, LuAnn Cooke, Chris Daris, Rick Ekleberry, Audrey Flood, Doug Frisch, Frank Gibson, Kathy Grasz, Rex Grasz, Mark Johnson, Lisa Kelly, Brian Kimmel, Kurt Kimmel, Greg Knestrick, Eric Landversicht, Sarah Lehnhart, Ken Lucius, Kyle McColly, Cassie Miller, Greg Moon, Jessica Moon, Sara Pahl, Gary Smalley, Jean Smith, Elaine Tschanen, Tim Vaughn, Laurie Vent, Adam Wines

Guests: Pastor Rodney Wayne Donohoo, Apostolic Gospel Church-Kidz World Daycare

Meeting Called to Order by President, Andy Bishop at 4:05 p.m. in the Clubhouse at the Villas at Sheriden

Approval of Meeting Minutes

- Tim Vaughn made a motion to approve the January 10, 2022, meeting minutes and Kathy Grasz seconded the motion. The motion was then approved unanimously by way of voice vote.

Financial Update

- Sara Pahl reported that there wasn't much activity this period. There was 92% participation with the WIN. The Edward Jones account balance was down again this period which was expected. Greg mentioned he had to do some follow up with a few members on dues, but all has been taken care of now. Kathy Grasz made a motion to accept the financial report and Doug Frisch seconded the motion. The motion was then approved unanimously by way of voice vote.

Guest Speaker: Pastor Rodney Wayne Donohoo and members of his staff spoke to the board members on the opening of the Kidz World Daycare facility in Upper Sandusky.

Director's Report-Greg Moon

Old Business

- Project Updates
 - Comprehensive Economic Development Strategy (CEDS)
 - The 4-county CEDS involving Wyandot, Crawford, Richland, and Ashland counties is now in its final phase of completion.
 - The new CEDS will be presented in the form of a formal PDF report, and in a nice, visual website called a Story Map.
 - The report and Story Map have both been completed and will be made available for a 30-day public comment period beginning next week. We will share that information with the organization as soon as it becomes available.
 - The purpose of the CEDS is to have clear economic development directives for the next few years. Having a current CEDS on file also opens us up to EDA funding programs for the next 5 years, that would otherwise be unavailable.
 - Koehler Trust Property Development
 - SiteOhio Certification – last week Greg received our final marching orders from InSite Consulting that will get our site certified:
 - One was to clear up mineral rights, which will only involve a letter from the property owner.
 - The other will be to rezone a portion of the property to General Manufacturing that is currently zoned as Highway Business and General Business. Both of these items are currently in process.
 - The last mark against the site was that it only has single phase power to its boundaries. This will likely hold us back from getting final certification for some time, but we will continue to work with our partners at AEP to move the upgrade for 3-phase forward.
 - Interested Developer – Over the past month, Greg has had 2 productive meetings with a developer out of Central Ohio. They have specifically been discussing a speculative development on this site and are now working through all the pieces involved.
 - The developer would be using the Rural Industrial Park Loan program to fund up to \$2.5 million of the project.
 - 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. Greg has been closely working with the County Commissioners, other public leaders, and multiple landowners to make sure Wyandot County is taking advantage of the money available.
 - The Brownfield Remediation program, which can be used for assessments and remediation of vacant brownfield sites, reserved \$1 million for each county.
 - The former dairy and cheese processing plant in Upper Sandusky was identified as a good candidate for the

- The grant is very comprehensive, but to break it down for Wyandot County, it would offer compensation for Greg's time doing work on the grant.
 - The grant required securing partnership agreements with area manufacturers and there was a commitment to hire involved. Greg was able to secure commitments from our local partners at Custom Glass Solutions, Kalmbach Feeds, and MBDS.
 - The total application included close to 500 jobs for our region.
 - The grant application was submitted in mid-February and is a total of roughly \$11.3 million.
 - Wyandot Improvement Network "WIN" – Branding Project
 - Greg thanked all the members that made a \$25 voluntary contribution to WIN along with your 2022 annual membership dues.
 - Out of that small amount per member, we have thus far collected close to \$1,100 to support the WIN efforts this year.
 - The Wyandot Chamber of Commerce did the same, and through their larger membership base collected close to \$8,000 in contributions for the WIN.
 - It's a great example of showing how we can collectively pull resources to move projects forward in the community.
 - For the countywide branding project, the County logo is complete, and each municipality has a working logo developed.
 - The goal is to complete and reveal by May 5th, which will coincide with the Think Local First Day.
 - Wyandot Employment Task Force – Employer Resource Sheet for Students
 - A survey was done to collect information from county employers that would help area high school students understand what local companies have to offer either while they are still in school or post-graduation.
 - Greg thanked all that participated and are now a part of the resource sheet that was shared with all of our local high schools.
 - Each company logo is hyperlinked to its corresponding webpage on the Community Opportunity website.
- Project Lead Tracking
 - Over the past four months there were 4 new building leads and 6 new site leads.
 - 2 site leads Greg was able to submit an RFI for.
 - One was a direct lead from a company located out of state that is considering locating in Ohio.
 - The company deals in manufacturing for an industry we currently do not have in the community.
 - For the recent Project Caps, Greg was able to submit a couple properties for as well.

New Business

- New Projects
 - Custom Glass Solutions Training Grant
 - In late January, it was announced CGS would receive an additional \$373,765 grant award from the Greater Ohio Workforce Board to continue its new intensive training and certificate program, which was rolled out last year.
 - Early last year, CGS committed to creating 52 new jobs between its Upper Sandusky and Fostoria locations, and to implementing the new workforce system that would provide credentialing opportunities to all its production workers. Based on the company's success rolling out the program over the last year, the Greater Ohio Workforce Board made this additional award.
 - The pilot program employed by CGS is now being looked at as a replicable model for manufacturers across the state
 - Frank Gibson reported that there were 2 other companies interested in doing the same, one of which was in Wyandot County. Other organizations interested can also reach out to Greg or Frank.
 - Teijin Expansion
 - Greg has been conversing with Teijin Automotive Technologies (formerly CSP) over the past many months about an expansion project that would add almost 12,000 SF of finesse space to the rear of their facility and would involve the relocation of 6 truck docks.
 - They've looked at various forms of assistance, but none panned out because the project would result in no net job gains.
 - The good news is this project is currently moving forward anyway.
 - Wyandot Memorial Hospital – Carey Land Acquisition
 - As reported in the Carey newspaper, the WCOED helped to begin discussions between WMH and the Village of Carey for property the Village owns right behind the public library.
 - Discussions have since progressed after Village leadership expressed their interest in selling the property to the hospital as they barely have a need for it anymore.
 - The plan would be to raise the current storage building on the property and construct a new 6,000 SF medical facility very similar to the new building in Sycamore.

Adjourn: A motion to adjourn was made by John Barnes and a second was made by Sara Pahl.

Following the meeting, tours were given by Jean Smith of Fairhaven and staff from United Church Homes of the Villas at Sheriden.