



Board Meeting Minutes
Monday, May 8, 2023
Vaughn Industries Training Room - Carey

Attendees: John Barnes, Brad Batton, Dab Bartolo, Audrey Flood, Doug Frisch, Frank Gibson, Rex Grasz, Mark Johnson, Brian Kimmel, Greg Knestrick, Sarah Lehnhart, Ken Lucius, Kyle McColly, Cassie Miller, Greg Moon, Sara Pahl, Ben Porter, Jevon Reile, Jennifer Romich, Elaine Tschanen, Tim Vaughn, Laurie Vent, Paul Wagner, Scott Washburn, Derek Wentling

Guests: Craig Swartz; National Infrastructure Bank

Meeting Called to Order by President, Brian Kimmel at 4:00 p.m. in the Vaughn Industries Training Room

Approval of Meeting Minutes

- John Barnes made a motion to approve the March 13, 2023, meeting minutes and Brad Batton seconded the motion.

Financial Update

- Sara Pahl gave an update on the WCOED financials. She stated that there were no major changes at this time. Paul Wagner made a motion to accept the financial report and Doug Frisch seconded the motion.

WCOED Director's Report-Greg Moon

Old Business

- Project Updates
 - American Rescue Plan Act (ARPA) – Local Funds
 - The County has now officially appropriated all of its \$4.2M allocation of federal ARPA funds.
 - The committee approved: \$100,000 for a new sanitary lift station in the Village of Carey, which will serve an expanded area of the Sheriden Subdivision; and \$70,000 towards the construction of a new building for Jackson Township which will primarily service voting needs.
 - The remainder of the funds were set aside for a required Auditor's payroll and software system change. This will cost roughly \$250,000 per Brad Batton.

- Greg included the listing of ARPA funded projects with the agenda so everyone could see the scope of those that received funding. The committee tried to make good use of the funds to cover those items the County would have incurred through the general fund, as well as critical infrastructure projects, and more future development focused projects. The goal was to spread these funds geographically around the county.
 - Columbus-Toledo Midway Industrial Park (Koehler Property)
 - SiteOhio – Wave 5 – JobsOhio's site certification program, SiteOhio, has just entered its 5th round. This site went all the way through Wave 4, but ended up with one critical flaw in the lack of 3-phase electric service to the site boundaries.
 - Therefore, it will be required to go all the way back through the process this year, which includes a lot of data gathering, map generation, virtual and on-site visits, etc.
 - All indications are that this time around, we should be able to satisfy all the criteria and receive the certification.
 - The City of Upper Sandusky, with assistance from County ARPA funds, is moving toward the construction of a new lift station on this property, which will necessitate the expansion of 3-phase power onto the site.
 - Kyle McColly reported that the City is currently going through the required readings to contract Peterman Associates for the lift station design work that can then go out to bid.
 - Conversation continues with the property owner, Victor Koehler, about having the old state highway intersecting the property dedicated to the City of Upper Sandusky.
 - Ohio Brownfield Remediation and Demolition Programs
 - Under the Ohio Demolition & Site Revitalization program, which was used for vacant houses in Wyandot County, 16 properties were put out to bid and awarded as of a few weeks ago.
 - The remaining 12 homes set for demolition were sent out to bid just last week. These were done separately as they required asbestos remediation.
 - Under the Brownfield Remediation Program, we've continued to move forward toward demolition of the 3-story, former Chief Dairy Building in Upper Sandusky.
 - There are gas lines going through the old building to be demolished that serve the newer facility to the south that will remain.
 - Working with the property owner, Columbia Gas has terminated its service to the entire facility. Once demolition is completed, Columbia Gas will be relocating its service location and installing a new meter on the building that remains.
 - TRC, the environmental consulting firm working on this project has delivered a draft packet to the County, which will be finalized and published soon.

for physical plans to be delivered, but the vast majority of their work is submitted through SafeBuilt's online portal which is available 24-7.

- New Projects
 - Potential Expansion
 - We've been working with a local manufacturer contemplating the purchase of a smaller, similar operation from out of state.
 - If the deal would proceed, they would be looking at a small expansion of their local facility and a few extra positions created.
 - At this point, we have connected them with local partner resources over the past few months and are hoping to garner some support for their project if it appears to be moving forward.
 - USEDA Good Jobs Challenge Grant
 - This was a large grant opportunity that we partnered with other economic development organizations in Sandusky, Seneca, Ottawa, Crawford, and Wyandot Counties on last year. Great Lakes Community Action Partnership was the lead entity.
 - Only 12 awards were given nationwide, and the one award in Ohio went to the Ohio Manufacturers Association.
 - The OMA has partnered with Great Lakes to assist them with their USEDA Good Jobs Challenge funded initiative called WorkAdvance.
 - The main part of the grant will be procuring Advanced Manufacturing short-term credential/certificate training (40 to 160 hours) with our area educational partners who provide related training.
 - Airport Grants
 - Over the last two weeks we have submitted a state level grant to ODOT's Office of Aviation for a runway marking grant in the amount of nearly \$70,000.
 - Last week we submitted an FAA grant to fund a new Airport Layout Plan. The ALP is required before we can begin to go after our regular Airport Improvement Grants, which allocates over \$100,000 for our airport each year.
- Miscellaneous Items
 - HB33 Budget Bill passed by the house:
 - \$500M to ODOD to create the Ohio Future Fund for site-readiness and preparation, to be funded via "accumulated one-time GRF."
 - \$30M in additional appropriations during SFY 2024 and 2025 for the Rural Industrial Park Loan Program.
 - Ag-Pro Upper Sandusky
 - Clouse Construction was awarded the bid as the general contractor for the new facility.
 - Annual Dinner
 - Planned for Thursday, November 2nd.
 - Speaker solidified as consultant, Betsy Goldstein, who has a great presentation on Intel and its anticipated effects for outlying communities, businesses, etc. in the surrounding region.
 - We are hoping to hold the event at Everhart Gathering Place in Nevada, but are waiting for confirmation.

- BR&E
 - We are making an effort to collect a lot of information through this year's BR&E program.
 - We have already completed multiple on-site visits with our major manufacturers.
 - In addition, we are trying to collect as many survey responses as possible. Many have already participated, but if you have not, we would ask that you please do so. Our office will send a list of those who have already responded.

Guest: Craig Swartz presented information on the National Infrastructure Bank