



Board Meeting Minutes
Monday, July 10, 2023
Vaughn Industries Training Room-Carey

Attendees: John Barnes, LuAnn Cook, Dave Courtad, Jason Eibling, Frank Gibson, Rex Grasz, Brian Kimmel, Sarah Lehnhart, Ken Lucius, Kyle McColly, Cassie Miller, Greg Moon, Jessica Moon, Sara Pahl, Ben Porter, Jennifer Rathburn, Jevon Reile, Tim Vaughn, Laurie Vent, Sherri Wagner, Scott Washburn, Derek Wentling,

Guests: Tom Creger, Wyandot County Visitor's Bureau

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

Approval of Meeting Minutes

- Tim Vaughn made a motion to approve the minutes from the May 8, 2023 board meeting. John Barnes seconded the motion, and the motion was unanimously approved by way of voice vote.

Financial Update

- Sara Pahl presented highlights from the updated financials ending June 30, 2023. Tim Vaughn made a motion to accept the financial reports, and Ken Lucius seconded the motion. The financial report was then approved unanimously by way of voice vote.

WCOED Director's Report-Greg Moon

Old Business

- Project Updates
 - Columbus-Toledo Midway Industrial Park (Koehler Property)
 - SiteOhio – The property has officially been entered into Wave 5 of JobsOhio's site certification program.
 - The City of Upper Sandusky, with assistance from County ARPA funds, is moving forward with the construction of a new sanitary lift station on this property.
 - The city council recently approved contracting with Peterman Associates for bid specifications of the lift station. Once that design work is complete, it will be delivered to AEP with a request to extend their 3-phase power to the site.

- Another item we were able to obtain for the Koehler property was a conceptual site plan, or “fit test”. After giving an engineering firm our vision for the site, intersecting roads, likely building sizes, etc., they returned a concept with multiple buildings and retention pond areas.
 - This is a good visual representation for potential developers of what could be located on the site.
 - Ohio Brownfield Remediation and Demolition Programs
 - Under the Ohio Demolition & Site Revitalization program, 16 properties were awarded with the first round of bids, and a few weeks ago an additional 13 were awarded to contractors.
 - Some of these properties have already been demolished and the others will continue into late this year.
 - The commissioners are doing pre and post demo site walks with the contractors that were awarded the work.
 - Under the Brownfield Remediation Program, we've continued to move forward toward the demolition of the 3-story, former Chief Dairy building in Upper Sandusky.
 - Bids for the remediation and demolition were due in late June. We had 2 contractors with competitive bids.
 - Unfortunately, both were beyond the amount of what we had put in our grant application last summer.
 - We are moving forward with portions of the bid including abatement of hazardous materials and sealing up the tunnel between the two buildings but are awaiting further funds before the demolition can happen.
 - We have spoken with counterparts at the Ohio DOD, and what will likely happen is we will tap into newly budgeted funds for the program.
 - Under the new state budget, both programs were funded again for the next 2 years.
 - Project Valencia
 - Now officially over 2 years into this project, things are rapidly coming into view. We've had many positive calls and meetings over the past few weeks.
 - The project metrics have changed somewhat with a slight decrease in the number of jobs, but an increase in project investment. Therefore, previous incentives offered from JobsOhio and the Ohio Rail Development Commission have recently been resubmitted and provided new approvals.
 - The company is also planning to apply for local Enterprise Zone incentives, which we would then facilitate.
 - Wyandot Occupational Resource Committee (Formerly the Wyandot Employment Task Force)
 - Information from the annual Student Plans and Perceptions survey was provided.
 - This is survey data from area Junior & Senior students, now including 5 years of data. It shows their plans following graduation and their feelings on their home community.

- Of interest is the downward trend in those going to pursue 4-year degrees and the uptick in those entering the workforce or undecided.
- Also interesting were those that prefer to live in a country setting compared to a larger area, and even 25% saying they planned to stay in Wyandot County.
- Wyandot Improvement Network
 - This group is packaging together a wayfinding sign proposal for our local municipalities.
 - The signs would be L-shaped posts with business graphics and direction arrows aimed at downtown foot traffic and would have the community's new branding at the top.
 - We are working with Schmidt Machine Company and A-1 Printing to develop the signs, and right now are verifying with the communities of Carey, Sycamore, & Upper Sandusky that they would agree to the project.
- SafeBuilt – Wyandot County Building Department
 - SafeBuilt, took over the building department services for the unincorporated areas of Wyandot County and the Village of Harpster in early April.
 - As of early July, the City of Upper Sandusky is now operating under the Wyandot County Building Department for its commercial permitting and inspection services as well.
 - The Villages of Wharton and Sycamore are also in the process of becoming a sub-department of the County as well.
- Project Lead Tracking
 - Over the past 2 months we have had 4 new leads for buildings and 12 new leads for sites.
 - Most of these have been for major projects that we have been unable to submit a proposal for.
 - 6 of those leads were EV related and 3 were solar panel manufacturing related, both of which we have seen a lot of leads for this year.

New Business

- New Projects
 - Potential Expansion
 - We've been working with a local manufacturer contemplating purchasing a smaller, similar operation from out of state.
 - They could not come to acceptable terms, and the deal seems to be dead at this point.
 - Fairhaven Community
 - As of June 1st, Fairhaven Community was sold by United Church Homes to Vancrest. The sale included 13+ acres of property immediately to the south of the Fairhaven facility.
 - There have been a few conversations with the new company president and their plans is to construct an entirely new skilled nursing, assisted living facility, a rehabilitation center, and to demolish the old Fairhaven.
 - We've also had some meetings with their project engineer regarding local utilities and regulations as recently as last week.

- UCH did retain a lot of undeveloped acreage surrounding the Vancrest property and still appears to have plans for potential development.
- Airport Grants
 - Wyandot County Airport received its first-ever FAA grant, for \$57,600 to fund a new Airport Layout Plan that will cost a total of \$65,000. The FAA is requiring an ALP as one has never been done for our airport before. The ALP is required before we can go after our regular Airport Improvement grants, which allocates over \$100,000 for our airport each year.
 - Those funds can be carried over and built up to help fund large projects at the airport. We will be looking at a complete runway resurfacing project and a lighting project in the years ahead.
 - The airport was also appropriated funds as a result of the CARES Act and APRA, which was just submitted for reimbursement a few weeks back.
 - This is another good step in showing the FAA that we can comply with their programs to receive funding.
 - In early May, we also submitted a state level grant to ODOT's Office of Aviation for a runway marking grant in the amount of nearly \$70,000.
- Miscellaneous Items
 - Wyanstock
 - Thanks to all of our WCOED members who helped to sponsor the event. It takes a lot to make the event possible and profitable for the Wyandot County Young Professionals organization.
 - Total expenses for the event keep going up and up. This year they came in at about \$42,000, and we ended up with net proceeds of roughly \$16,000.
 - Wyandot Teacher Bootcamp
 - WCOED helped to sponsor the first ever offering of the Teacher Summer Manufacturing Bootcamp in mid-June.
 - This was a college credited course for area teachers that took them to 6 participating worksites for a half-day each. The knowledge they gained is then put into a lesson plan that they implement in their classroom the following year.
 - Thank you to those locations that participated in hosting the 17 area educators that took part: The Andersons, Hanon Systems, Kalmbach Feeds, Prospira, Vaughn Industries, and Wyandot Memorial Hospital.
 - Annual Dinner
 - The event will be the first Thursday in November, the 2nd.

Speaker/Tom Creger provided information on the 2024 Solar Eclipse.

Updates from WCOED Members were given from each WCOED member on their respective organization.

Adjourn: Sara Pahl made a motion to adjourn the meeting. The meeting was adjourned.