

**Board Meeting Minutes**  
**Monday, September 11, 2023**  
**Vaughn Industries Training Room - Carey**

**Attendees:** John Barnes, Dan Bartolo, Lenny Clouse, Dave Courtad, Chris Daris, Jason Eibling, Audrey Flood, Frank Gibson, Rex Grasz, Mark Johnson, Brian Kimmel, Greg Knestrick, Ken Lucius, Kyle McColly, Cassie Miller, Greg Moon, Jessica Moon, Sara Pahl, Ben Porter, Elaine Tschanen, Laurie Vent, and Scott Washburn.

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

**Approval of Meeting Minutes**

- Scott Washburn made a motion to approve the July 10, 2023, meeting minutes and Lenny Clouse seconded the motion.

**Financial Update**

- Sara Pahl gave an update on the WCOED financials. She stated that there hasn't been much activity since the last meeting. John Barnes made a motion to accept the financial report and Greg Knestrick seconded the motion.

**WCOED Director's Report-Greg Moon**

**Old Business**

- Project Updates
  - Columbus-Toledo Midway Industrial Park (Koehler Property)
    - There was a SiteOhio training session this morning with the utility providers for the Koehler site to better understand the site certification process under Wave 5 of the program.
      - This process requires a lot of data gathering, map generation, virtual and on-site visits, etc.
    - The City of Upper Sandusky, with assistance from County ARPA funds, is moving toward the construction of a new sanitary lift station on this property facilitating the need for 3-phase power to the site.
    - Peterman Associates is working on design specifications for the lift station. They recently delivered the electrical specification to the City, which then delivered them to AEP.
  - Ohio Brownfield Remediation and Demolition Programs

- Under the Ohio Demolition & Site Revitalization program, which was used for vacant houses in Wyandot County, roughly 28 properties were put out to bid and awarded.
  - Some of these properties have already been demoed, and the others will continue into later this year.
  - The commissioners are performing pre and post demo site walks with the contractors who were awarded the work.
- Under the Brownfield Remediation Program, demolition of the 3-story, former Chief Dairy Building in Upper Sandusky continues.
  - A bid was awarded for the project but was beyond the amount of what had been put in the grant application last summer.
  - Portions of the bid are still moving forward including abatement of hazardous materials and demolishing the tunnel between the two buildings.
  - Once the tunnel has been removed, the natural gas service will be reinstalled to the main portion of the facility that will remain.
- Both the Brownfield program & Site Demolition Programs were re-funded, and therefore Wyandot County has a \$1M set aside for Brownfield Funds, and \$500,000 for demolition funds.
  - A list of additional homes and potential brownfield properties that could be cleaned up is running through the commissioner's office.
- Project Valencia
  - This project has been in the works for over 2 years now and it is rapidly nearing the finish line.
  - Recently there have been numerous meetings regarding all facets of the project including changes in roadwork needs and wastewater.
- Vancrest – Fairhaven Community
  - Work continues with Vancrest leadership and their project engineer on the new Fairhaven Community facility in Upper Sandusky.
  - The challenge has been stormwater needs for the site that sits to the south of the current Fairhaven building. It appears there is a clear path forward that would help to bolster current stormwater infrastructure in the residential neighborhood nearby.
  - This stormwater outlet could also be used to handle future development in the area surrounding the new Fairhaven facility, which was retained by United Church Homes.
- Wyandot Occupational Resource Committee (Formerly the Wyandot Employment Task Force)
  - This HR focus group will be hosting the 2<sup>nd</sup> Wyandot Career Showcase event on Thursday, Oct. 19<sup>th</sup> at the Master's Building.
  - The event will include all 6<sup>th</sup> & 9<sup>th</sup> grade students from the county; roughly 500 students.
  - All employer attendees are asked to have a 10-minute hands-on activity for each group. Groups of 8 to 10 students will rotate to about 5 different employers during their visit.
  - There are currently 15 local employers registered so far but WORC hopes more will take part. There were 17 local employers last year.

- Wyandot Improvement Network
  - This group is packaging together a wayfinding sign proposal for local municipalities.
  - The signs will be L-shaped posts with business graphics and direction arrows aimed at downtown foot traffic with the community's new branding at the top.
  - WIN is working with Schmidt Machine Company and A-1 Printing to develop the signs,
    - Carey is looking at installing 2 signs in the downtown area and covering the cost that their businesses would have paid to be on them.
    - Upper Sandusky currently has spots available at a cost of \$200 for 2 years. Once there are 10 businesses signed up, the signs will be ordered.
- SafeBuilt – Wyandot County Building Department
  - SafeBuilt, who is a nationwide company that provides building department services in counties and communities across Ohio, 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.
  - As of the Board of Building Standards meeting coming up Friday, the Village of Sycamore is also operating under the County's building department.
- Project Lead Tracking
  - Over the past 2 months there have been 5 new leads for buildings and 8 new leads for sites
    - None of the properties met project requirements.
    - The majority of these leads were in the EV-related supply chain or solar panel manufacturing.

## **New Business**

- Annual Dinner
  - Thursday, November 2<sup>nd</sup> at the Upper Sandusky Elks.
  - Social hour will begin at 5:30 with the program beginning at 6:30 and the keynote speaker at 7:00.
  - The keynote speaker will be consultant Betsy Goldstein, who has a great presentation on Intel and its anticipated effects for outlying communities, businesses, etc. in the surrounding region.
- New Projects
  - Potential Expansions
    - Work has been done with two different area manufacturers on potential expansion projects; both of significant scale to their local operations.
    - Greg spoke with one mid-last year about their need to almost double the size of their local facility.
    - They currently have some estimates surrounding new job creation and investment but have yet to solidify those metrics. We have been working with them on some logistics for their project and will be bringing in state and local assistance once they are ready to move forward.
    - The other manufacturer is contemplating an expansion locally or at one of its out of state locations.

- Project metrics are already in hand, and we have brought in our RGP/JobsOhio representatives to hopefully counter an out of state offer already received.
- We'll also be looking at local enterprise zone incentives to help move the project over the finish line.
  - Between the two projects, there could be over 50 new jobs and close to \$20M in capital investment.
- WorkAdvance Program
  - WorkAdvance is a new program to increase the pool of qualified candidates for the advanced manufacturing sector. In addition, the program can provide funding to upskill the current workforce.
  - The program is the result of a US EDA grant that WCOED was a part of over a year ago. The funding was awarded directly to the Ohio Manufacturer's Association and the facilitation of the WorkAdvance Program is happening through the Great Lakes Community Action Partnership (GLCAP) of Fostoria.
- Miscellaneous Items
  - BR&E
    - Greg thanked those who had already completed the current BR& E survey and encouraged those who hadn't to do so.

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

**Adjourn:** Lenny Clouse made a motion to adjourn the meeting and a second was made by John Barnes. The meeting was adjourned.