



Economic Development Committee Meeting  
Thursday, September 16, 2021 - 10:00 AM  
AGENDA

1. Call to Order
2. Action on Minutes
  - a. August 5, 2021
3. Build Back Better Regional Challenge Information Gathering
4. Enterprise Center Update
  - a. CRA Project River Update
5. Attracting New Business to the Downtown
6. CIC updates/Incubator Board selection
7. Mobility Hub update
8. Project Mastodon Update
9. Water/Sewer Extension; Croton-Hartford Update
10. Other Business
11. Adjourn

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**2021 Committee Goals**

1. *Plan for and target types of employers the village wants to attract; Manufacturing, Commercial, Business Offices - Update ED Plan to solidify vision for facilities (By end of Q1)*
  2. *Develop a Comprehensive Plan for a future Incubator Space - Manager working to create a plan outline to share with CIC*
  3. *Develop common purpose with Park & Rec Committee to promote park and rec amenities; Eco-tourism.*
  4. *Enterprise Center Drive construction completion in 2021 - In progress*
  5. *Obtain rezoning of the remainder of the Enterprise Center land - Discussions ongoing*
  6. *Provide consistent communication on joint projects with the CIC - Minutes and verbal report on CIC agendas.*
  7. *Develop a business census - In progress*
  8. *Help facilitate formation of Chamber of Commerce - Enlist help from CIC and Licking County Chamber of Commerce*
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Economic Development Committee  
Thursday, August 5, 2021 - 10:00 AM  
MINUTES

1. Call to Order

Committee Chair Cheryl Robertson called the Economic Development Committee meeting for August 5, 2021 to order at 10:00 am

Members Present - Cheryl Robertson, Carol Van Deest, Mayor Chip Dutcher  
Absent - None

Staff present - Jim Lenner, Jack Liggett, Bailey Klimchak, Teresa Monroe.

Public present - Alexis Fitzsimmons

2. Action on Minutes

a. June 3, 2021

**ACTION:** Carol Van Deest moved to Approve; Chip Dutcher seconded and all were in favor.

**AYES:** Cheryl Robertson, Carol Van Deest, Chip Dutcher

**NOES:** None

**ABSTAIN:** None

**Passed 3 - 0**

3. GROW Licking County Director Alexis Fitzsimmons

Introduction to the new GROW Licking County Director Alexis Fitzsimmons who provided a brief overview of her interest and transition to GROW and her desire for Licking County success. Her focus efforts are on continuing workforce development sites and infrastructure in Licking County, plans to be proactive in 2022. She added that she is here as a resource for all the counties in Licking County.

4. CIC updates/Incubator Board selection

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2. Develop a Comprehensive Plan for a future Incubator Space - Manager working to create a plan outline to share with CIC
3. Develop common purpose with Park & Rec Committee to promote park and rec amenities; Eco-tourism.
4. Enterprise Center Drive construction completion in 2021 - In progress
5. Obtain rezoning of the remainder of the Enterprise Center land - Discussions ongoing
6. Provide consistent communication on joint projects with the CIC - Minutes and verbal report on CIC agendas.
7. Develop a business census - In progress
8. Help facilitate formation of Chamber of Commerce - Enlist help from CIC and Licking County Chamber of Commerce

CIC has been on hold the past couple months, Finance Director still working to get tax exempt status. Board needs to meet and pass a resolution to forward to feds for tax status. CIC goal is to work in conjunction with GROW Licking County for focus on community development. Need to work on picking the incubator board members.

5. Mobility Hub update

Really pushing the idea of not using single use vehicles to get around town; Jim Lenner said we have partnered with a private industry as well as some institutions; he shared the concept for the mobility hub, it will be a terminal for alternate use vehicles such as EV cars, ride sharing, scooters, vertiport, busses etc. First phase is to develop technology that will aggregate all the different transit organizations into one hub in order to navigate getting to other points in Ohio. Funding explanation and update given. Added that Tech Rubber has announced expansion plan and will begin sitework any day, they will be consolidating to one facility by the end of 2022 and will look for re-use of property after moving to their new site. Ms. Klimchak said they really want the hub to be replicable for other communities to use, technology will be open source.

6. Project Mastodon Update

Tech expansion to new facility discussed under previous agenda item.

7. Enterprise Center Update

There was joint effort between the village and the Port Authority to install a new roadway; the road is in. Forty-four acres are in contract; twenty acres owned jointly by the village and the Port Authority for Project River, anticipate closing by the end of September. Mr. Lenner said the State Controlling Board through Jobs and Commerce just approved \$200,000 for the widening of Duncan Plains from US 62 to the Enterprise Center. County Engineer taking the project; \$50,000 to come from village, \$50,000 from County Engineer. Jack Liggett said he just signed the engineering contract to design the water loop extension from US 62 down Duncan Plains; will work to get the water line in prior to the road widening. New water tower build is in progress.

8. Water/Sewer Extension; Croton-Hartford

Licking County Commissioners have asked Johnstown to consider extending water to the Village of Hartford, Commissioners would provide the money. Village working on analysis, must decide on what is good for Johnstown, some expressed desire to extend in order to protect the territory; discussion on potential users along the line and potential for development. Another joint meeting for discussion to take place August 19th at 5:30 pm.

Additional discussion on diverting some money to expand water lines in other directions, possibly North SR 37 to County Line; discussion on potential opportunities for development and end user. Staff to work on analysis; before decision is made; find out if Trillium has interest in the water along the line. Discussion on potential for grant money from DOD to pay tap fees if line is extended to Croton.

Further discussion on expansion direction. Water line expansion topic moved to Finance Committee.

9. Johnstown CRA areas; TID's, TIF's, CDC's

Jim Lenner provided a summary of Johnstown's four CRA's (Community Reinvestment Area) and locations, pre and post 1994; explained that a CRA freezes the businesses property tax so whatever they are developing at today, that is their property tax until expiration. TIFF (Tax Increment Finance District); the village has none, Mr. Lenner said we have them on paper but a previous manager never filed them with the State so they do not exist. With a TIFF, property owners still pay their taxes, but they are redirected back toward improvements being made to the associated development. Mr. Lenner said there is also money for brownfields, certified or perceived.

10. Development Impact Fee Discussion

Mr. Lenner said that if we wanted to go down the path of impact fees, we would need to contract out analysis of city service impact, anything that would be impacted by a development; examples given were traffic/lights, utilities, police. Looked at Pataskala Impact Fee Methodology and Costing Report performed by Strand. Added that soon we will need to look at MS4, a stormwater management utility, and come into compliance when we receive city status. Mr. Lenner to reach out to find out what cost would be for village analysis. Mr. Lenner said to be prepared for the BIA (Building Industry Association) with the price of homes.

11. Other Business

1. Regarding future bike path extension from Track Street, Carol Van Deest said she wondered if some of that property could be considered in a brownfield. Jim Lenner said absolutely.
2. Bailey Klimchak said ACE's architect has been in contact with her, expected to submit something in next couple months.

12. Adjourn

**ACTION:** Chip Dutcher moved to Adjourn; Carol Van Deest seconded and all were in favor.  
**AYES:** Cheryl Robertson, Carol Van Deest, Chip Dutcher  
**NOES:** None  
**ABSTAIN:** None

**Passed 3 - 0**

Meeting adjourned at 11:19 a.m.