



Economic Development Committee
Thursday, March 4, 2021 - 10:00 AM
MINUTES

1. Call to Order

Committee Chair Cheryl Robertson called the Economic Development Committee meeting for March 4, 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, Ben Lee, Teresa Monroe.

Public present - None

2. Action on Minutes

a. January 7, 2021

ACTION: Chip Dutcher moved to Approve; Cheryl Robertson seconded and all were in favor.

AYES: Cheryl Robertson, Carol Van Deest, Chip Dutcher

NOES: None

ABSTAIN: None

Passed 3 - 0

3. Site Ohio

Jim Lenner said that he spoke to Rodney Johnson at length last Friday and provided an

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

update on the conversation. GROW Licking County has identified the Johnson property on Sportmans Club Road for the Site Ohio program; Mr. Lenner to follow up in a couple weeks to see if there is any imminent availability to get the property on the market and what the price might be. Ms. Robertson asked if he were willing to sell, who would own the property? Mr. Lenner said the Johnson's will own the property until a company would purchase and develop it. Mr. Lenner said the purpose of the Site Ohio program is to make sure the property is site ready with all utilities available for a company who wants it. The village investment would be to extend water and sewer to the property along with completion of any environmental studies that would need to be done. Water and sewer would need to be extended approximately four hundred feet to reach the property line; discussion on how far along the property line to extend. Jim Lenner said there is bond money left for water, not sure if any left for sewer, that would need to be a financial discussion if this is something the village even wants to do. Committee members and staff expressed desire to move forward once a contract is signed with the Johnson. Mr. Liggett said he believes in running utilities all the way across the property so the next property could attach without going back onto someone else's property; would need to look at costs. Mr. Lenner said he would reach out to AEP and the Energy Coop because they have \$25,000 each to utilize to get studies done; if able to secure, the village could use that \$50,000 to complete environmental and archeology studies. Mr. Lenner said that is all we can do until the Johnsons say yes.

ACTION: Chip Dutcher moved to proceed to work with Site Ohio on the Johnson property; Cheryl Robertson seconded and all were in favor.
AYES: Cheryl Robertson, Carol Van Deest, Chip Dutcher
NOES: None
ABSTAIN: None

Passed 3 - 0

4. Project Mastodon Update

Jim Lenner said the RFP is out for engineering. Tech will be using a considerable amount of power with this expansion; he met with The Energy Cooperative on their future plans. The representative discussed a future upgrade that would extend their transmission line; behind the water plant down to the sewer plant and across Mink Road, they would need an easement from the village to cross village property and attach to their existing substation. Mr. Lenner said The Energy Coop is looking to buy up to four acres of the village owned nine acre lot beside the substation to expand. Mr. Lenner said his concern is that this is the nicer area of the property where a parking lot could go; more discussion is needed; he has put Tech and The Energy Coop together. Discussion on which village properties currently have The Energy Coop and which have AEP.

Not project related; discussion on the CuraLeaf facility and potential for tour; a meet and

greet discussion is set for March 9th in Council chambers.

5. Project Circuit Update

GROW Licking County has indicated they are in talks with them for other sites; remove project from agenda.

Jim Lenner added that there is a similar company, a smaller scale, that has already reached out to himself and Rick Platt; fifty employees, same industry and would like approximately thirty acres. Mr. Lenner will assign a new project name; more to come.

6. CIC Update

Still waiting on tax exempt status.

7. Enterprise Center Update

Potential interest from another company discussed under Project Circuit. Jack Liggett gave an update on infrastructure; still at fifty percent of the sanitary line tested, water line still has a severe leak the contractor has not been able to locate, still working on locating so they can fix and maintain a pressure test.

8. Incubator Space Update

Staff in the process of coordinating a building tour for potential incubator space.

9. Other Business

1. Mr. Lenner said the invoices for the first Pilot Payment and the Incentive Payment have been sent to New Day for the Croton Road water line. Mr. Liggett added they have been using water since February 16th, hydrant flow rates and pressure tests have tested excellent.

2. Discussion on expansion of businesses in the current Commerce Park as well as response totals from the Business Census Survey.

3. Cheryl Robertson asked if anyone had reviewed or tried to understand the HB123 CRA summary sent; Mr. Lenner said he had a brief conversation with Representative Frazier and it was framed as a reduction in red tape from the village standpoint, he has not read the Service Commissions summary, needs to look into further.

4. Cheryl Robertson asked for an announcement when meetings are going live on Facebook; Mr. Lenner said he would do that.

5. Cheryl Robertson said it was a good decision to have the recycle bins removed from the Municipal building lot. Mr. Dutcher noted discussion with Township Trustee Joseph Robertson. Village contract with Local Waste is up December 31, 2021; discussion by Council on renewal or putting contract out for bid will take place late summer.

6. Ms. Robertson shared a concern that handicap people are not able to get to the accessible picnic table in the shelter house at Trailhead Park as there is no sidewalk. Bailey Klimchak added that the concrete pad that the picnic tables sit on is about four inches above the ground, may need to think about a ramp. Jack Liggett said he is planning

on a five foot wide concrete sidewalk and it could be sloped right into the shelter house; open to suggestion on location.

7. School Board meeting Monday evening where Rec District Legislation will be considered.

8. Bailey Klimchak has submitted the Safe Routes to School Grant Application; should hear something mid to end of March, she will be working on putting a presentation together for what the school travel plan would include.

10. Adjourn

ACTION: Cheryl Robertson 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 10:44 a.m.