

# CANAL WINCHESTER INDUSTRY AND COMMERCE CORPORATION

Wednesday, March 30, 2022 MEETING MINUTES

**Call to Order:** Sotlar called the meeting to order at 11:33 a.m.

**Roll Call:**

Present: *Bob Clark, Kyle Heavrin, Dale Joiner, Marilyn Rush-Ekelberry, Matt Peoples and Jim Sotlar*  
Also in attendance: *Mayor Ebert; Lucas Haire, Executive Vice President; Liz Rodawalt, Admin. Assistant; Laurie Amick, Joe Abbott, Ashley Ward*

**Approval of Minutes:**

A. *Motion was made to approve December 15, 2021 CWICC minutes by Rush-Ekelberry; seconded by Clark.*

*Motion carried with the following vote:*

***Yes – all in favor.***

**Financial Report Statement:**

- A. Haire reported \$10,000 was left from the Bed Tax Fund and granted to CWICC making the current balance \$10,342.78.

**Reports of Trustees or Committees:**

- A. Nothing to Report

**Report of President or other officers:**

- A. Haire reported the following on Economic Development Activity:

Tenby is nearing completion of construction on their new 150,000 square feet industrial building on Winchester Blvd. They recently announced a lease with Walgreens for a pharmacy fulfillment center. They leased 71,000 sf and will invest \$30,000,000 into the building and equipment. They will employ a minimum of 200 with a payroll exceeding \$8,500,000. This will be pharmacists and pharmacy technicians as well as order picker/packers.

The new City Hall is now complete and operations began in the building on March 28. The community center will be demolished in the coming weeks and the public parking areas will be expanded.

Fairfield Inn is now complete and operational. This leads to a total of 267 hotel rooms that are now available in the City of Canal Winchester. It will exponentially increase the city's occupancy tax collections and increase local spending on retail/restaurant uses.

Fairfield Trine has begun construction on a new mixed use building on West Waterloo Street. They have demolished 29 – 33 West Waterloo and are constructing a new building with 3,400 square feet of retail space on the first floor and 8 apartments above.

Chipotle has completed their new restaurant on Diley Road and will be operational in April.

Friendship Kitchen is nearing completion of their new convenience store and fuel center on Gender Road at US 33. They would like to open in May.

Pitney Bowes has submitted permits for a major project at their facility on Bixby Road. They will be investing more than \$16,000,000 in sorting equipment which will lead to the creation of 40 additional jobs. They currently employ 80 with an average wage of \$19.08/hr.

#### Projects – New Business

Molto Properties has submitted civil plans for review for their expansion of the Canal Pointe Industry and Commerce Park. They intend to construct two speculative warehouse buildings. A 375,000 sf rear load building and 465,000 sf cross dock building. They would like to begin construction in April of 2022 with completion in 2023.

The proposed Northpoint rezoning of 70 acres on the south side of Bixby Road at US 33 is now on hold. The residents of Canal Winchester submitted enough valid signatures to have a referendum on the zoning ordinance. The owner's attorney has indicated that the Schacht family intends to detach the property from Canal Winchester and proceed with development in Columbus. This is in accordance with a pre-annexation agreement that City Council passed.

Stotan Industrial is in contract to purchase 82 acres on the north side of Bixby Road at Winchester Pike to accommodate future industrial development. They are planning two new industrial buildings of approximately 950,000 square feet. They will be before City Council for a public hearing on April 4.

Sheetz has applied to construct a new fuel center, convenience store, and restaurant at the current location of Rutherford's Auto Body and Sudslinger's at Gender Road and Winchester Pike. Planning and Zoning will hear their revised application at their April 11 meeting.

The Planning and Zoning Commission approved a new Wright-Patt credit union building to be constructed in front of Wal-Mart. It will be adjacent to a new Turbo Wash car wash that will be constructed.

#### **Unfinished Business:**

- A. Nothing to report

#### **Election of a Trustee:**

*Motion was made to appoint Joe Abbott to a 2 year term by Rush-Ekelberry, seconded by Joiner. Motion carried with the following vote:*

***Yes –all in favor.***

*Matt Peoples was also appointed by the Mayor and confirmed by City Council to serve a two year term.*

**New or Miscellaneous Business**

- A. Discussion of 20 South High Street. *Discussion ensued regarding the purchase and environmental reviews that need to be done prior to property acquisition. Trustees agree that the City/CWICC should control this property and ensure the future use benefits Old Town and the community.*
- B. Discussion Bed Tax Funds Distribution. *Discussion ensued about the availability of the \$10,000 in bed tax funds that were granted to the CWICC. The Trustees will think over potential uses and discuss this at their next meeting.*
- C. Update on Comprehensive Plan. *Discussion ensued about timeline and keeping the community a part of the process.*
- D. Discussion of Public Notifications and Posting. *Discussion ensued about prior meeting times and options for public notification. Meeting times will remain the same at 11:30 am. Meetings will be held at 45 E. Waterloo St. in City Hall. The meeting agendas and packets will be posted on the City's website.*

***It was announced that the next meeting will be held on June 29<sup>th</sup>, 2022, 11:30 AM at 45 E Waterloo Street.***

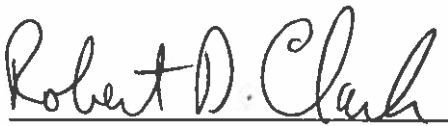
**Adjournment:**

*A motion was made to adjourn the meeting by Heavrin; seconded by Peoples. Motion carried with the following vote:*

***Yes – all in favor***

***Time out: 12:22pm***

Respectfully submitted,



Secretary

