

**MEETING OF THE
CANAL WINCHESTER INDUSTRY AND COMMERCE CORPORATION**

**Canal Winchester City Hall
45 East Waterloo Street
Canal Winchester, OH**

May 31, 2023 - 11:30 a.m.

AGENDA

1. Roll Call:
 - Marilyn Rush-Ekelberry
 - Joe Abbott
 - Bob Clark
 - David Glass
 - Kiya Hunt
 - Dale Joiner
 - Matt Peoples

2. Consideration of minutes of March 29, 2023 meeting

3. Financial Report or Statement

4. Reports of Trustees or Committees:

5. Report of President or other officers
 - A. Report of the Executive Vice President on Economic Development Activity

6. Unfinished Business

7. Election of Officers
 - A. President: _____ Vice President: _____
Secretary: _____

Motion By: _____ 2nd By: _____ Vote: _____

8. New or Miscellaneous Business
 - A. Resolution 2023 – 05 – A Resolution authorizing the Executive Vice President to enter into an agreement for Vapor Intrusion Mitigation System at 20 S. High Street.

Motion By: _____ 2nd By: _____ Vote: _____

 - B. Resolution 2023 – 06 – A Resolution authorizing the Executive Vice President to enter into a Memorandum of Understanding for right-of-way acquisition for property adjacent to 626 West Waterloo Street.

Motion By: _____ 2nd By: _____ Vote: _____

C. Discussion of façade improvement options at 20 S. High Street

i. Presentation of options by The Jones Studio

Adjournment:

Motion By: _____ 2nd By: _____ Vote: _____

Time Out: _____

CANAL WINCHESTER INDUSTRY AND COMMERCE CORPORATION

Wednesday, March 29th, 2023 MEETING MINUTES

Call to Order: Mr. Abbott called the meeting to order at 11:30 a.m.

Roll Call:

Present: *Marilyn Rush-Ekelberry, Joe Abbott, Bob Clark, Kyle Heavrin, Kiya Hunt, Dale Joiner and Matt Peoples.*

Also in attendance: *Lucas Haire, Executive Vice President; Liz Rodawalt, Administrative Assistant; Laurie Amick, David Glass*

Approval of Minutes:

A. *Motion was made to approve the November 30th, 2022 CWICC minutes by Mr. Peoples; seconded by Mr. Abbott.*

Motion carried with the following vote:

***Yes – Ms. Rush-Ekelberry, Mr. Abbott, Mr. Heavrin, Ms. Hunt, Mr. Joiner, Mr. Peoples
Abstained – Mr. Clark***

Financial Report Statement:

A. Mr. Haire presented a Revenue and Expense Statement and reported the current balance is \$33,792.78.

Reports of Trustees or Committees:

A. Nothing to Report

Report of President or other officers:

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

Construction:

Molto Properties is under construction for their expansion of the Canal Pointe Industry & Commerce Park. The two speculative industrial buildings. A 375,000 sf rear load building and 465,000 sf cross dock building are now under roof with a projected completion date in June of 2023.

Tenby Partners is under construction on their new 210,000 square feet speculative industrial building on the corner of Busey Road and Diley Road. The building is under roof and scheduled for completion in May of 2023. A letter of intent has been signed for half of the building space.

Manifold & Phalor is nearing completion of their 30,000 square feet addition on Busey Road. They will open the space in April and be operational later in the summer once delayed equipment arrives. This expansion will result in the creation of 15 new jobs.

Walgreens is under construction on their tenant finish of space at 6275 Winchester Blvd. Their investment will exceed \$30,000,000 in result in the creation of more than 200 jobs. This should be complete late this summer.

Sheetz is under construction on a new convenience store and restaurant at Gender Road and Winchester Pike. They are scheduled to be complete in June.

Wright-Patt Credit Union is now operational on W. Waterloo St. in front of Wal-Mart.

Projects – New Business:

Accurate Electric has received approval to construct a new 15,000 square feet office/warehouse building on Howe Industrial Parkway in Canal Pointe. They employ approximately 150 employees with 24 of those being administrative employees.

Barrel & Boar will be closing and the owner will be converting the space to a new concept called Homestead Taproom & Kitchen.

30 Liberty Street is being renovated into a bar and entertainment concept. The location will have a stage and provide local entertainment. The facility will also be able to be rented for private events and will be called Sweet Harmony.

Crumbl Cookies will be opening a new location at 6310 Gender Road. This is the former location of an insurance office.

Jersey Mikes will be opening a new location 6352 Gender Road. This is the former Cruiser Nutrition location.

Caymen Technologies will be converting the former car wash at 304 Bowen Road into their office location.

Unfinished Business:

- A. Update of Comprehensive Plan- Retail Estate Market Assessment – *Mr. Haire updated the trustees on the most recent Community Workshop and shared some of the market assessment data. Mckenna intends to have a draft of the plan ready by May with hopes of a potential adoption of the plan by summer 2023.*

Election of Trustees

- A. Ms. Rush-Ekelberry's term is set to expire at the end of March 2023. Mr. Joiner's term is set to expire at the end of June 2023. Both Ms. Rush-Ekelberry and Mr. Joiner expressed the desire to have their terms extended for another 2 years.

A motion was made to extend Ms. Rush-Ekelberry and Mr. Joiner's term for another 2 years by Mr. Abbott; seconded by Mr. Peoples.

Motion carried with the following vote:

***Yes – Ms. Rush-Ekelberry, Mr. Abbott, Mr. Heavrin, Ms. Hunt, Mr. Joiner, Mr. Peoples
Abstained – Mr. Clark***

- B. Mr. Heavrin introduced Mr. David Glass who will eventually be taking over Mr. Heavrin's role as a representative of South Central Power on the CWICC committee representing South Central Power as the utility designated Trustee.

New or Miscellaneous Business

- A. Resolution 2023-01. *Mr. Haire presented a resolution approving the lease of 45 E Waterloo Street, Suite C between Canal Winchester Industry and Commerce Corporation and the City of Canal Winchester.*

A motion was made to approve Resolution 2023-01 by Ms. Rush-Ekelberry; seconded by Mr. Joiner.

Motion carried with the following vote:

***Yes – Ms. Rush-Ekelberry, Mr. Abbott, Mr. Heavrin, Ms. Hunt, Mr. Joiner, Mr. Peoples
Abstained – Mr. Clark***

- B. Resolution 2023-02. *Mr. Haire presented a resolution approving the sub-lease of 45 E Waterloo Street, Suite C between Canal Winchester Industry and Commerce Corporation and the City of Canal Winchester.*

A motion was made to approve Resolution 2023-02 by Mr. Heavrin; seconded by Mr. Abbott.

Motion carried with the following vote:

***Yes – Ms. Rush-Ekelberry, Mr. Abbott, Mr. Heavrin, Ms. Hunt, Mr. Joiner, Mr. Peoples
Abstained – Mr. Clark***

- C. Resolution 2023-03. *Mr. Haire presented a resolution authorizing the Executive Vice President to enter into an architectural master planning services agreement with The Jones Studio for property at 20 South High Street.*

A motion was made to approve Resolution 2023-03 by Ms. Rush-Ekelberry; seconded by Mr. Heavrin.

Motion carried with the following vote:

***Yes – Ms. Rush-Ekelberry, Mr. Abbott, Mr. Heavrin, Ms. Hunt, Mr. Joiner, Mr. Peoples
Abstained – Mr. Clark***

- D. Resolution 2023-04. *Mr. Haire presented a resolution authorizing the Treasurer to enter into a depository agreement with Huntington National Bank for the deposit of public funds.*

A motion was made to approve Resolution 2023-04 by Mr. Joiner; seconded by Mr. Peoples.

Motion carried with the following vote:

***Yes – Ms. Rush-Ekelberry, Mr. Abbott, Mr. Heavrin, Ms. Hunt, Mr. Joiner, Mr. Peoples
Abstained – Mr. Clark***

Adjournment:

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

Yes – Ms. Rush-Ekelberry, Mr. Abbott, Mr. Heavrin, Ms. Hunt, Mr. Joiner, Mr. Peoples

Abstained – Mr. Clark

Time out: 12:16 pm

Respectfully submitted,

Secretary

Economic Development Update for CWICC – May 2023

Construction

- Molto Properties is nearing completion of their expansion of the Canal Pointe Industry & Commerce Park. The two speculative industrial buildings. A 375,000 sf rear load building and 465,000 sf cross dock building will be complete in late June.
- Tenby Partners is nearing completion on their new 210,000 square feet speculative industrial building on the corner of Busey Road and Diley Road. Two letters of intent have been signed for more than half of the building.
- Manifold & Phalor has completed construction on their 30,000 square feet addition. They are awaiting delayed electrical equipment that will allow them to begin operations.
- Walgreens is under construction on their tenant finish of space at 6275 Winchester Blvd. Their investment will exceed \$30,000,000 in result in the creation of more than 200 jobs. This should be complete late this summer.
- Accurate Electric has begun construction on a new 15,000 square feet office/warehouse building on Howe Industrial Parkway in Canal Pointe. They are scheduled for completion in early 2024 and will employ more than 150 people.
- Sheetz will open a new convenience store and restaurant at Gender Road and Winchester Pike on June 19. They have also been approve to construct a location at the northwest corner of Diley and Busey Road in the City of Pickerington.
- Turbo Wash will begin construction on a new car was on West Waterloo St. adjacent to Panera. Completion is scheduled for this fall.

Projects – New Business

- Ohio Health recently closed on 6.75 acres of land on West Waterloo St. in front on Charleston Lakes. They intend to develop a medical office campus on this site over the coming years.
- The Canal Winchester Schools have proposed and addition to Indian Trails Elementary School. This will add a west wing that consists of 18 new classrooms to accommodate all day kindergarten and future growth. They will break ground in July and finish this prior the start of the 2024-2025 school year.
- After plan amendments a rezoning request for 10.89 acres on Diley Road and Busey Road will be considered by Planning Commission. This will allow the construction of up to 244 multi-family apartments in two- and three-story buildings. There is also a proposal for a mixed-use component that would include up to four commercial outparcels along Diley Road.

- Del Taco has proposed a new drive-thru restaurant on a small outparcel between Friendship Kitchen and Sheetz on the Gender Road. This will be considered by Planning & Zoning Commission.
- City Council will be considering adoption of a Joint Economic Development District (JEDD) with Violet Township at their June 19 meeting. This will allow Violet Township and the City of Canal Winchester to partner in collecting income taxes on a DHL warehouse facility that is being developed on the southwest corner of Basil-Western and Amanda-Northern Road. This property is being developed in Violet Township and will consist of a 750,000 square feet building. This will be the largest industrial building in the area.

RESOLUTION 2023-05

A RESOLUTION AUTHORIZING THE EXECUTIVE VICE PRESIDENT TO ENTER INTO AN AGREEMENT FOR INSTALLATION OF A VAPOR INTRUSION MITIGATION SYSTEM AND ASSOCIATED IMPROVEMENTS FOR 20 SOUTH HIGH STREET.

WHEREAS, the Canal Winchester Industry and Commerce Corporation is governed by a code of regulations and applicable laws of the State of Ohio; and

WHEREAS, the Canal Winchester Industry and Commerce Corporation leases 20 South High Street from the City of Canal Winchester according to terms set forth in the lease, dated October 12, 2022 and authorized by Resolution 2022-02; and

WHEREAS, the it has been discovered the vapors in excess of commercial standards may exist with the basement of the building at 20 South High Street that will need to be addressed prior to future occupancy of the space, and

WHEREAS, a proposal has been put forth to install a vapor intrusion mitigation system by Environmental Doctor

NOW, THEREFORE, BE IT RESOLVED BY THE TRUSTEES OF THE CANAL WINCHESTER INDUSTRY AND COMMERCE CORPORATION, CANAL WINCHESTER, STATE OF OHIO:

Section 1: That the Executive Vice President of the Canal Winchester Industry and Commerce Corporation shall be authorized to entering into the agreement with Environmental Doctor for vapor instruction mitigation system and associated improvements, in a form substantial similar to that agreement, as set forth in Exhibit A, attached hereto and made apart thereof, with an amount not to exceed \$7,500.

DATE PASSED _____

PRESIDENT OF CWICC

ATTEST _____

SECRETARY

(937) 433-5202
(513) 361-0015



envirodoc.com

January 25, 2023

RADON
TESTING
MITIGATION

Canal Winchester Industry and Commerce Corporation
45 East Waterloo Street
Canal Winchester, OH 43110
Attn: Mr. Lucas Haire – Development Director
lhaire@canalwinchesterohio.gov

VAPOR INTRUSION
MITIGATION

Re: Vapor Intrusion Mitigation (VIM) Diagnostic Testing Report and System Installation Agreement for the commercial property located at 20 S. High St. Canal Winchester, OH 43110.

Mr. Haire,

Our Vapor Intrusion Mitigation (VIM) Diagnostic Testing Results and proposal for Vapor Intrusion Mitigation (VIM) System installation, based on recent site visit and preliminary Sub-slab Diagnostic Testing, is as follows:

VIM Diagnostic Testing Results

Our diagnostic testing was completed on January 12th & 13th, 2023. This work was performed to evaluate pressure field extension and sub-slab communication readings under the basement, from our proposed VIM System extraction points. We collected negative pressure readings from temporary vapor pins (test ports) to determine the average airflow under the slab for various vapor intrusion mitigation fan types. Our readings from the diagnostic testing were as follows:

Extraction Point (EP) Location – Sealed Sump Pit Opening	Fan Speed	Vapor Pin (VP) #	Distance from EP to VP	Vacuum Pressure	Sub-Slab Communication
EP #1	LOW	VP-1	12ft	0.00"	None
EP #1	LOW	VP-2	30ft	0.00"	None
EP #1	LOW	VP-3	42ft	0.00"	None
EP #1	LOW	VP-4	50ft	0.00"	None
EP #1	LOW	VP-5	35ft	0.00"	None
EP #1	MID	VP-1	12ft	-0.014"	Marginal
EP #1	MID	VP-2	30ft	-0.011"	Marginal
EP #1	MID	VP-3	42ft	-0.012"	Marginal
EP #1	MID	VP-4	50ft	-0.011"	Marginal
EP #1	MID	VP-5	35ft	-0.014"	Marginal
EP #1	MAX	VP-1	12ft	-0.015"	Marginal
EP #1	MAX	VP-2	30ft	-0.010"	Marginal
EP #1	MAX	VP-3	42ft	-0.014"	Marginal
EP #1	MAX	VP-4	50ft	-0.010"	Marginal
EP #1	MAX	VP-5	35ft	-0.036"	Good

Environmental Doctor determined that the sealed sump pit opening can be utilized as our ground-gas extraction location for the installation of the Vapor Intrusion Mitigation (VIM) System. Although we have "Marginal" to "Good" sub-slab communication from this location, we also recommend a secondary extraction point through the basement slab to increase sub-slab depressurization under the basement floor.

A Division of Indoor Environmental Specialists, Inc.
Environmental Doctor® • 438 Windsor Park Drive • Dayton, OH 45459



Scope of Work

1. Install one (1) Active Vapor Intrusion Mitigation (VIM) System on the exterior of the building. Environmental Doctor will provide the necessary materials, labor, and electrical/glass block sub-contractors to complete the system installation.
2. System installation will include system extraction points through the basement slab and in the sealed sump pit opening (Two Total Extraction Points). System construction will include 3" & 4" Schedule 40 PVC piping from each extraction point below the finished floor to a single system termination point 1' above the roof line on the exterior of the building. System installation will include a centrifugal mitigation fan (Rn4-EC) with an electronically commutated motor (ECM) and a 5-year manufacturer's warranty, a system flow gauge, audible alarm, white color fan housing, and all required fittings. Piping is to be located on the exterior of the building and attached to the existing walls. All piping will slope to drain below the slab or into the sump pit at a rate of 1/8" per foot minimum.
3. Environmental Doctor will subcontract a certified Master Electrician to provide power to the system, including all necessary wiring for system installation on the exterior of the building. Standard, 120 volt power to the exterior walls will be necessary for each new mitigation fan. Master Electrician's scope of work will include all necessary permits per the Authority Having Jurisdiction (AHJ).
4. Environmental Doctor will also subcontract a certified Glass Block Window Specialist to remove existing glass block (back right) in order to install the system conveyance piping from the basement to the exterior of the building. Our Glass Block Specialist will be responsible for sealing the glass block piping penetration once system installation is complete.

Investment Summary

Vapor Intrusion Mitigation (VIM) System – One (1) Total System with ECM Fan on the Exterior

Line Total: **\$5,165.00**

Electrical and Glass Block Provision (Estimated Cost)*

***Line Total:** **\$1,800.00**

***Total Investment Cost:** **\$6,965.00**

***Total Investment Cost is subject to change based on sub-contracted electrician and glass block specialist cost. May be confirmed prior to system installation as needed.**

General Notes:

Installation does not include painting the vertical piping or any system components to match brick/siding color. The fan itself must not be painted to maintain fan manufacturers' warranty. However, the white color fan housing may be painted to match brick/siding color.

Thank you for allowing Environmental Doctor the opportunity to work with Canal Winchester Industry and Commerce Corporation. If you have any questions or would like to discuss, please call our offices at 937.433.5202 or my mobile phone at 937.674.6736

Respectfully submitted by,

Brad Hoover

Brad Hoover, Commercial Environmental Consultant
Radon Mitigation Specialist – ODH License Number RS306
National Radon Proficiency Program (NRPP) Certification Numbers 111402RMT, 111403RT

&

Brenden Gitzinger

Brenden Gitzinger, President
Radon Mitigation Specialist - ODH License Number RS189
National Radon Proficiency Program (NRPP) Certification Numbers 107786RMT, 107785RT

Acceptance of Proposal:

The above stated prices, specifications and conditions are satisfactory and are hereby accepted. Environmental Doctor is authorized to do the work as specified. Payment Terms are Net 15 Days to be invoiced upon the completion of systems installation.

Environmental Doctor reserves the right to alter the above stated cost as is necessary due to the unexpected use of additional services and/or equipment needed to complete the job correctly, subject to customer's initialed or verbal approval. All changes are subject to customer and Environmental Doctor approval prior to completion.

Accepted by:

Canal Winchester Industry and Commerce Corporation

Signature of Responsible Party

Date

Printed Name of Responsible Party

Vapor Intrusion Mitigation (VIM) Diagnostic Testing

20 S. High St. Canal Winchester, OH 43110

Single Story Commercial Building on Basement

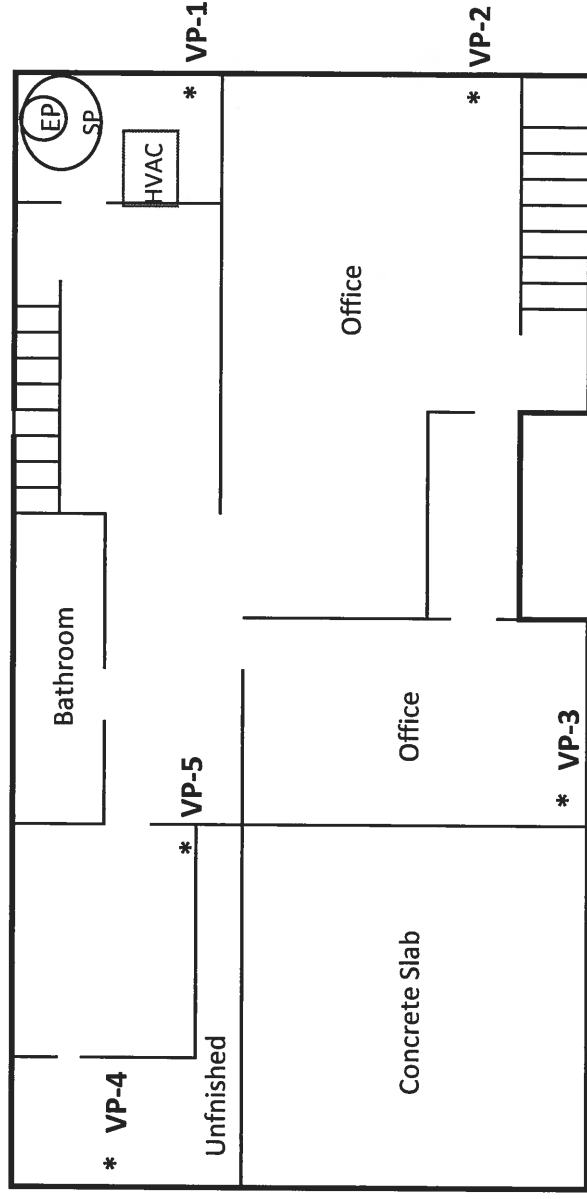
Key



= Extraction Point

(Sealed Sump Pit Opening)

- * VP-1 = 12ft from EP
- * VP-2 = 30ft from EP
- * VP-3 = 42ft from EP
- * VP-4 = 50ft from EP
- * VP-5 = 35ft from EP



Front

RESOLUTION 2023-06

A RESOLUTION AUTHORIZING THE EXECUTIVE VICE PRESIDENT TO ENTER INTO MEMORANDUM OF UNDERSTANDING FOR RIGHT-OF-WAY ACQUISITION FOR PROPERTY ADJACENT TO 626 WEST WATERLOO STREET.

WHEREAS, the Canal Winchester Industry and Commerce Corporation is governed by a code of regulations and applicable laws of the State of Ohio; and

WHEREAS, the Canal Winchester Industry and Commerce Corporation has been designated as an agency and instrumentality of the City for its industrial, commercial, distribution and research development; and

WHEREAS, vacating the proposed parcel or right-of-way will further the potential for commercial development in accordance with plans for the area,

NOW, THEREFORE, BE IT RESOLVED BY THE TRUSTEES OF THE CANAL WINCHESTER INDUSTRY AND COMMERCE CORPORATION, CANAL WINCHESTER, STATE OF OHIO:

Section 1: That the Executive Vice President of the Canal Winchester Industry and Commerce Corporation shall be authorized to enter into the Memorandum of Understanding for right-of-way acquisition, in a form substantial similar to that agreement, as set forth in Exhibit A, attached hereto and made apart thereof.

DATE PASSED _____

PRESIDENT OF CWICC

ATTEST _____

SECRETARY

MEMORANDUM OF UNDERSTANDING FOR RIGHT-OF-WAY ACQUISITION

The City of Canal Winchester (hereinafter “the City”), the Canal Winchester Industry and Commerce Corporation (CWICC), and the Gale L. Taylor Revocable Living Trust (hereinafter “the Trust”), enter into this memorandum of understanding with regard to the acquisition of property in present right-of-way easement adjacent to certain property owned by the Trust:

- The City and the Trust mutually desire that certain property within present highway easement, and adjacent to the Trust’s properties known as Franklin County Auditor parcels 184-000918, 184-003370, 184-000758, and 184-000763, be transferred to the Trust such that the right-of-way of West Waterloo Street shall have a continuous and regular border; and
- The owner of the fee simple estate underlying the highway easement held by the City is deceased; and
- The City and the Trust desire to enter into this Memorandum of Understanding to memorialize each party’s roles and responsibilities in effectuating the objective stated above;

TERMS

- A. The City will initiate and prosecute legal proceedings to obtain fee title to the subject Property, which is depicted in Exhibit A attached to this memorandum of understanding.
- B. After obtaining fee title to the Property, the City will transfer same to the CWICC.
- C. The CWICC will transfer the Property to the Trust, in consideration for the Trust’s reimbursement of the legal, surveying, and recording costs incurred by the City and CWICC for the acquisition and transfer of the Property.
- D. Transfer will be by quitclaim deed, and will include reservation of esements and restrictions as necessary for existing infrastructure upon the Property.

CITY OF CANAL WINCHESTER

By: _____

Michael Ebert, Mayor

Date: _____

THE GALE L. TAYLOR REVOCABLE LIVING TRUST

By: _____

Linda Boving, Trustee

Date: _____

CANAL WINCHESTER INDUSTRY AND COMMERCE CORPORATION

By: _____

Lucas Haire, Executive Director

Date: _____