

## CANAL WINCHESTER INDUSTRY AND COMMERCE CORPORATION

Wednesday, May 31<sup>st</sup>, 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, Kiya Hunt, Dale Joiner and Matt Peoples; David Glass arrived at 11:35am and excused himself at 12:00pm.*

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

### **Approval of Minutes:**

A. *Motion was made to approve the March 29<sup>th</sup>, 2023 CWICC minutes by Ms. Rush-Ekelberry; seconded by Mr. Peoples.*

*Motion carried with the following vote:*

***Yes – Mr. Abbott, Ms. Hunt, Mr. Joiner***

***Abstained – Mr. Clark***

### **Financial Report Statement:**

A. Mr. Haire presented a Revenue and Expense Statement and reported the current balance is \$38,367.78.

### **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 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 an 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.

#### **Unfinished Business:**

- A. Nothing to Report

#### **Election of Officers**

- A. Ms. Rush-Ekelberry nominated Mr. Abbott at President. Mr. Abbott nominated Mr. Peoples as Vice President and Mr. Clark as Secretary.

*A motion was made by Ms. Rush-Ekelberry to approve the nominations; seconded by Mr. Glass.*

*Motion carried with the following vote:*

***Yes – all in favor.***

**New or Miscellaneous Business**

- A. Resolution 2023-05. Mr. Haire presented a resolution authorizing the Executive Vice President to enter into an agreement for Vapor Intrusion Mitigation System at 20 S. High Street.

*A motion was made to approve Resolution 2023-05 by Ms. Rush-Ekelberry; seconded by Mr. Joiner.*

*Motion carried with the following vote:*

***Yes – all in favor.***

- B. Resolution 2023-06. Mr. Haire presented 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.

*A motion was made to approve Resolution 2023-06 by Mr. Glass; seconded by Mr. Clark.*

*Motion carried with the following vote:*

***Yes – all in favor.***

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

*Mr. Haire presented 3 concepts created by The Jones Studio. These visuals are for marketing purposes only. Actual improvements to be considered after potential tenants are found. All trustees are in agreement that the front stairwell should be removed. Finalized versions will be forthcoming.*

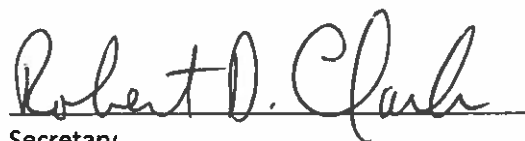
**Adjournment:**

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

***Yes – all in favor***

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

Respectfully submitted,

  
Secretary