

CANAL WINCHESTER INDUSTRY AND COMMERCE CORPORATION

Wednesday, August 31st, 2022 MEETING MINUTES

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

Roll Call:

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

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

Approval of Minutes:

A. *Motion was made to approve the June 29th, 2022 CWICC minutes by Ms. Rush-Ekelberry; seconded by Mr. Peoples.*

Motion carried with the following vote:

Yes – Abbott, Rush-Ekelberry, Peoples, Joiner, Heavrin

Abstain - Clark

Financial Report Statement:

A. Mr. Haire reported the current balance is unchanged from the previous meeting at \$10,342.78.

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 has begun construction for their expansion of the Canal Pointe Industry & Commerce Park. They intend to construct two speculative industrial buildings. A 375,000 sf rear load building and 465,000 sf cross dock building. They are already receiving interest in leasing one of the buildings.

Tenby Partners has begun construction on their new 210,000 square feet speculative industrial building on the corner of Busey Road and Diley Road. They intend to complete construction in the early summer of next year.

KDC/One has leased 60,000 square feet at 6260 Winchester Blvd. They are now operating a packaging operation at the site for an Ohio based consumer products company and employ more than 100 full time employees initially with an opportunity to grow.

Lifestyle Flooring is nearing completion of their new 7,000 sf showroom and warehouse in Canal Pointe on Howe Industrial Parkway.

Crimson Cup Coffee is under construction on improvements to 108 N. High Street. They are operating this as a warehouse but are improving the building so it can be certified as food grade so they may operate portions of the coffee business there in the future. Improvements include new lighting, siding replacement and painting, a roof overlay, new dock doors, levelers and seals and new signage.

Fairfield Trine is under construction on a new mixed use building on West Waterloo Street. They are constructing a new building with 3,400 square feet of retail space on the first floor and 8 apartments above.

Wright-Patt Credit Union is under construction on their new branch on W. Waterloo St. in front of Wal-Mart.

Taco Bell has begun construction of their new location on Meijer Dr. off Diley Road. They intend to be open by the end of November. They are also nearing completion of their major remodel of their Gender Road location.

Projects – New Business:

The Schacht property received final development plan approval on the south side of Bixby Road at US 33. Northpoint intends to begin construction on one of two new industrial buildings in excess of 500,000 square feet later this year.

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.

The Columbus Metropolitan Library has closed on three parcels on Groveport Road totaling 8.7 acres across from the swimming pool parking lot. They intend to construct a new full-service library branch at this location.

NAPA Auto Parts was approved to relocate from 103 W. Waterloo St. to 152 W. Waterloo St. They will be improving the interior of the building to accommodate their use and plan to open late this fall.

MOBO Med Spa is in contract to purchase 48 E. Waterloo Street. They intend to establish their headquarters and training facility at this location. The property will be converted from its existing residential use with a significant investment into the building.

Sheetz has finalized their engineering plans and they intend to construct a new restaurant/convenience store at Gender Road and Winchester Pike in the location of the former Rutherford's Auto Body and Sudslinger's.

Unfinished Business:

- A. Discussion – Bed Tax Funds Availability. *Mr. Clark updated the trustees on the current status of the excess bed tax funds. Discussion ensued about potential ways to spend it, including providing a portion to the CWICC, which would give them a continuing source of income.*
- B. Update of Comprehensive Plan – *Mr. Haire updated the trustees on McKenna, their progress within the community and ways they intend to involve the community more throughout this process.*

New or Miscellaneous Business

- A. Resolution 22-01. *Mr. Haire presented a resolution approving the lease of 20 S. High Street between Canal Winchester Industry and Commerce Corporation and the City of Canal Winchester.*

*A motion was made to approve Resolution 2022-01 by Mr. Joiner; seconded by Mr. Clark.
Motion carried with the following vote:*

Yes- all in favor.

- B. Resolution 22-02. *Mr. Haire presented a resolution approving the lease of 20 S. High Street between Canal Winchester Industry and Commerce Corporation and Dr. William Murray, OD.*

A motion was made to approve Resolution 2022-02 by Mr. Peoples pending legal review of the lease; seconded by Ms. Rush-Ekelberry.

Motion carried with the following vote:

Yes- all in favor.

The next meeting will be held on November 30th, 2022, 11:30 AM at 45 E Waterloo Street.

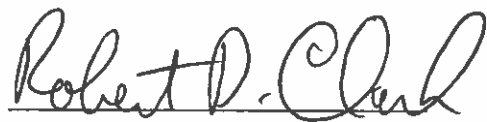
Adjournment:

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

Yes – all in favor

Time out: 12:15 pm

Respectfully submitted,



Secretary