

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.

Crumb 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,

A handwritten signature in cursive script, reading "Robert D. Clark", written over a horizontal line.

Secretary