

## **CANAL WINCHESTER INDUSTRY AND COMMERCE CORPORATION**

Wednesday, August 30<sup>th</sup>, 2023 MEETING MINUTES

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

### **Roll Call:**

Present: *Joe Abbott, Bob Clark, Kiya Hunt, Dale Joiner and Matt Peoples*

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

### **Approval of Minutes:**

A. *Motion was made to approve the May 31st, 2023 CWICC minutes by Mr. Abbott.*

*Motion carried with the following vote:*

***Yes: 5 – Mr. Abbott, Mr. Clark, Ms. Hunt, Mr. Joiner & Mr. Peoples***

### **Financial Report Statement:**

A. Mr. Haire presented a Revenue and Expense Statement and reported the current balance is \$40,983.70

### **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 August.

Walgreens has completed their space at 6275 Winchester Blvd. They invested \$30,000,000 and are hiring more than 200 people. Operations will start and ramp up over the coming months.

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.

Turbo Wash began construction on a new car wash on West Waterloo St. adjacent to Panera. Completion is scheduled for this fall.

Indian Trails Elementary is under construction on a classroom addition to the school.

MOBO Med Spa has finished construction at their location at 48 E. Waterloo St. and will open their headquarters location here in the coming weeks.

**Projects – New Business:**

Ohio Health announced a 40,000 square feet medical office building on W. Waterloo Street. They intend to have an emergency department, primary care, women’s health, sports medicine, and other specialties. The site will accommodate up to an additional 30,000 square feet of space in the future. They intend to seek approvals and start construction this fall.

Two tenants will occupy portions of Tenby’s new industrial building on the corner of Diley and Busey Road. Rite Aid has leased 75,000 square feet and Moby Dick Logistics has leased 60,000 square feet in the building. These projects will bring more than 200 new jobs to the community and a significant investment.

A rezoning request for 10.89 acres on Diley Road and Busey Road is under consideration by City Council. This would 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 was approved to construct a new drive-thru restaurant on a small outparcel between Friendship Kitchen and Sheetz on the Gender Road. They are in the process of submitting construction permits.

Joe Vino opened a new coffee shop and wine retail location at 54 W. Waterloo St., Jersey Mike’s opened in the Waterloo Crossing Shopping Center and Crumble Cookie will be opening in September there.

**Unfinished Business:**

**A. Update on improvements at 20 S. High Street.**

*Mr. Haire presented an update regarding the sump pump failure in the basement of 20 S. High Street. The City took care of the costs for the remediation. Mr. Haire said he would be taking in proposals for potential remodeling of the space. Discussion ensued regarding costs and that more information would be needed before any decisions were to be made.*

**B. Update on community plan- Economic Development section.**

*Mr. Haire presented the development section of the community plan as well as some of the feedback that was received from the steering committee. Some of the committee’s responses included having more family friendly activities, more diverse dining options, increasing tourism and potential office opportunities.*

**New or Miscellaneous Business**

- A. Discussion of improvement plans for 20 S. High Street and leasing strategy.

*Improvement plans were previously discussed. It is believed that retail and/or restaurants would be the best candidates as occupants for this space. Mr. Haire presented the idea of placing "for lease" signs in the windows with possible mock-ups to entice lessors.*

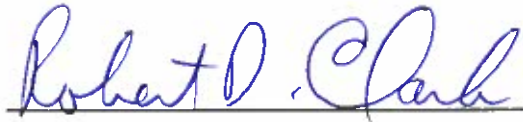
**Adjournment:**

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

***Yes: 5 – Mr. Abbott, Mr. Clark, Ms. Hunt, Mr. Joiner & Mr. Peoples***

***Time out: 12:30 pm***

Respectfully submitted,

A handwritten signature in blue ink that reads "Robert D. Clark". The signature is written in a cursive style and is positioned above a horizontal line.

Secretary