

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

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

June 29, 2022 - 11:30 a.m.

AGENDA

1. Roll Call:
 - Jim Sotlar
 - Marilyn Rush-Ekelberry
 - Joe Abbott
 - Bob Clark
 - Kyle Heavrin
 - Dale Joiner
 - Matt Peoples

2. Consideration of minutes of March 30, 2022 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
 - A. Update on 20 South High Street

7. Election of Officers

8. New or Miscellaneous Business
 - A. Discussion Bed Tax Funds Availability

 - B. Update on Comprehensive Plan

 - C. Discussion of Intel announcement and suppliers

Adjournment:

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

Time Out: _____

CANAL WINCHESTER INDUSTRY AND COMMERCE CORPORATION

Wednesday, March 30, 2022 MEETING MINUTES

Call to Order: Sotlar called the meeting to order at 11:33 a.m.

Roll Call:

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

Also in attendance: *Mayor Ebert; Lucas Haire, Executive Vice President; Liz Rodawalt, Admin. Assistant; Laurie Amick, Joe Abbott, Ashley Ward*

Approval of Minutes:

A. *Motion was made to approve December 15, 2021 CWICC minutes by Rush-Ekelberry; seconded by Clark.*

Motion carried with the following vote:

Yes – all in favor.

Financial Report Statement:

- A. Haire reported \$10,000 was left from the Bed Tax Fund and granted to CWICC making the current balance \$10,342.78.

Reports of Trustees or Committees:

- A. Nothing to Report

Report of President or other officers:

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

Tenby is nearing completion of construction on their new 150,000 square feet industrial building on Winchester Blvd. They recently announced a lease with Walgreens for a pharmacy fulfillment center. They leased 71,000 sf and will invest \$30,000,000 into the building and equipment. They will employ a minimum of 200 with a payroll exceeding \$8,500,000. This will be pharmacists and pharmacy technicians as well as order picker/packers.

The new City Hall is now complete and operations began in the building on March 28. The community center will be demolished in the coming weeks and the public parking areas will be expanded.

Fairfield Inn is now complete and operational. This leads to a total of 267 hotel rooms that are now available in the City of Canal Winchester. It will exponentially increase the city's occupancy tax collections and increase local spending on retail/restaurant uses.

Fairfield Trine has begun construction on a new mixed use building on West Waterloo Street. They have demolished 29 – 33 West Waterloo and are constructing a new building with 3,400 square feet of retail space on the first floor and 8 apartments above.

Chipotle has completed their new restaurant on Diley Road and will be operational in April.

Friendship Kitchen is nearing completion of their new convenience store and fuel center on Gender Road at US 33. They would like to open in May.

Pitney Bowes has submitted permits for a major project at their facility on Bixby Road. They will be investing more than \$16,000,000 in sorting equipment which will lead to the creation of 40 additional jobs. They currently employ 80 with an average wage of \$19.08/hr.

Projects – New Business

Molto Properties has submitted civil plans for review for their expansion of the Canal Pointe Industry and Commerce Park. They intend to construct two speculative warehouse buildings. A 375,000 sf rear load building and 465,000 sf cross dock building. They would like to begin construction in April of 2022 with completion in 2023.

The proposed Northpoint rezoning of 70 acres on the south side of Bixby Road at US 33 is now on hold. The residents of Canal Winchester submitted enough valid signatures to have a referendum on the zoning ordinance. The owner's attorney has indicated that the Schacht family intends to detach the property from Canal Winchester and proceed with development in Columbus. This is in accordance with a pre-annexation agreement that City Council passed.

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. They will be before City Council for a public hearing on April 4.

Sheetz has applied to construct a new fuel center, convenience store, and restaurant at the current location of Rutherford's Auto Body and Sudslinger's at Gender Road and Winchester Pike. Planning and Zoning will hear their revised application at their April 11 meeting.

The Planning and Zoning Commission approved a new Wright-Patt credit union building to be constructed in front of Wal-Mart. It will be adjacent to a new Turbo Wash car wash that will be constructed.

Unfinished Business:

- A. Nothing to report

Election of a Trustee:

Motion was made to appoint Joe Abbott to a 2 year term by Rush-Ekelberry, seconded by Joiner. Motion carried with the following vote:

Yes –all in favor.

Matt Peoples was also appointed by the Mayor and confirmed by City Council to serve a two year term.

New or Miscellaneous Business

- A. Discussion of 20 South High Street. *Discussion ensued regarding the purchase and environmental reviews that need to be done prior to property acquisition. Trustees agree that the City/CWICC should control this property and ensure the future use benefits Old Town and the community.*
- B. Discussion Bed Tax Funds Distribution. *Discussion ensued about the availability of the \$10,000 in bed tax funds that were granted to the CWICC. The Trustees will think over potential uses and discuss this at their next meeting.*
- C. Update on Comprehensive Plan. *Discussion ensued about timeline and keeping the community a part of the process.*
- D. Discussion of Public Notifications and Posting. *Discussion ensued about prior meeting times and options for public notification. Meeting times will remain the same at 11:30 am. Meetings will be held at 45 E. Waterloo St. in City Hall. The meeting agendas and packets will be posted on the City's website.*

It was announced that the next meeting will be held on June 29th, 2022, 11:30 AM at 45 E Waterloo Street.

Adjournment:

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

Yes – all in favor

Time out: 12:22pm

Respectfully submitted,

Secretary

Economic Development Update for CWICC – June 2022

Construction

- Molto Properties has begun clearing and has been issued a mass grading permit 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.
- Lifestyle Flooring is under construction on their new 7,000 sf showroom and warehouse in Canal Pointe on Howe Industrial Parkway. They intend to complete construction this fall.
- TG Plumbing & Mechanical is nearing completion of their new 7,000 sf office/warehouse on Robinett Way. They intend to finish in occupy this building late this summer.
- Fairfield Trine has begun 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.
- Friendship Kitchen has completed their new fuel center and restaurant on Gender Road and they are now open.

Projects – New Business

- The Schacht property rezoning of 70 acres on the south side of Bixby Road at US 33 was approved as a Planned Industrial District by City Council. They intend to submit for final development plan approval for the July meeting of Planning and Zoning Commission to construct two new industrial buildings each in excess of 500,000 square feet.
- 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. City Council voted to zone the property LM at their June 20th meeting.
- Tenby Partners has purchased 10 acres at the corner of Diley Road and Busey Road and they have proposed to construct a new 210,000 square feet speculative industrial building on the site. This building will be similar in scale and appearance to their recently completed project on Winchester Blvd. which has been partially leased by Walgreens.
- KDC/One has leased 60,000 square feet at 6260 Winchester Blvd. They plan to establish 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.
- NAPA Auto Parts has proposed to relocate from 103 W. Waterloo St. to 152 W. Waterloo St.
- Taco Bell has been approved to build a new location on Meijer Drive off Diley Road. They will also be doing a remodel of their existing location on Gender Road.

Date	Project Name - Inustry	Acreage Required	Building Required - SF	Job Projection	Water Required GPD	Sanitary Required GPD	Electric Required MW	Gas Required	Rail Req.	Notes on Qualification
1/19/2022	Cygnus - Solar Panels	100	200 - 500,000	500	2,000,000	2,000,000	30	Min.	No	No sites zoned and available. Utilitiy demand too large.
1/25/2022	Universe - food	10		20			2		No	No sites zoned and available.
2/1/2022	Justinfields - manufacturing		125 - 180,000	120					No	No buidlings available for sale.
2/4/2022	Lithium - Electric Vehicle	100		1123	125,000	47,000	15	32 M BtuH	Yes	No sites zoned and available.
2/9/2022	Grut - manufacturing	700		800	800,000	400,000	150	700,000cfH	Yes	No sites available, no rail.
2/9/2022	Spark - manufacturing		200 - 300,000	200			4		No	No building available for sale.
2/23/2022	Gourd - Food	35	250,000	700	9,000	8,100	4.8	200 mcfH	No	No available building or site zoned and ready.
3/10/2022	Caps - manufacturing (medical)	20		120					No	No sites zoned and available.
3/16/2022	Crane - Food	60	242,000		600,000	380,000	1	27 MMbtuH	No	No available building or site zoned and ready. Sewer strenght too high.
3/23/2022	Melange - automotive supply	30		70	32,000	10,000		360 m3h	No	No sites zoned and available.
3/25/2022	Arau - Healthcare manufacturing	100		100	640,000	440,000			No	No sites zoned and available.
3/25/2022	NF3 - NF3 gas	50		100	166,000		10	4" line	No	No sites zoned and available.
4/1/2022	Nova - Litium Ion battery	400		375 - 1,000					Yes	No sites available with rail.
4/20/2022	Epsilon - battery cell	500		3,500	90,000	90,000	10		Yes	No sites available.
4/20/2022	Lead Dawn - manufacturer		10,000 - 40,000				1.2		No	Submitted former Flagg, Inc. property
4/27/2022	Seltzer - R&D food	10	50,000	45	1,500		4	12 MMbtuH	No	No building available for lease with land for expansion
4/27/2022	Electric Dandelion - manufacturer	300		1,500	2,088,122		40		Yes	No available sites.
4/28/2022	TitaniumX - manufacturer	10	30,000	40			15			No sites with buidling that are expandable.
5/10/2022	High Voltage	200		1500	1,500,000	1500000	22.2		Yes	No sites zoned and available. Utilitiy demand too large.
5/17/2022	Bravado	175		500	4000000	3000000	67	430 MMbtuH	Yes	No site zoned and available. No rail sites.
5/19/2022	Blazekroll - Solar Panels		200 - 300,000	520						No standalone building of this size
5/19/2022	Nets - aquaponic farm	20		150	40000	60000	15	18,000 mcf	no	No sites zoned and available.
5/24/2022	Quartz - battery cell	25	500,000	600			8			No sites zoned and available.
6/1/2022	Flex Pack - packaging	15		133	20000	20000			Yes	No sites zoned and available.
6/7/2022	Locksmith - food		60,000 - 100,000	50	85000	80000				No building available.
6/7/2022	Argyle - Semi Conductor	640		5,000	14,000,000	13,000,000	200	111,000MCF	No	No site available. Water/sewer capacity.
6/9/2022	US-4 - rewable energy	125		715	1,000,000	843,000	50	298MMbtuH	Yes	No sites available with rail.
6/9/2022	Runway - EV battery	250		2100	411000	137000	50		Yes	No sites available with rail.
6/13/2022	Menlo Park - electronics		125,000	200	700,000	700,000	20		No	No building available - water/sewer capacity.
6/13/2022	Garnet 2022 - advanced manufacturing	35	580,000	550	100,000	30,000	24		Yes	No rail sites.

Average= 156
Median= 80