

Economic Development Committee MTG Minutes for 5/9/19  
7:30 AM Lancaster City Hall – Port Authority Conference Room – 2<sup>nd</sup> Floor

Members Present- Chair- Don McDaniel, Holly Miller-Downour and Randy Groff

Others Present- CDBG Director- Mary Jo Smith, Economic Development Director Mike Pettit, Mayor Dave Scheffler, DDL Executive Director Amanda Everitt, Chamber of Commerce President Travis Markwood and SSD Paul Martin.

**Community Development - Mary Jo Smith-**

- CDBG Resolution for FY 2019 will be presented at next council meeting, the city received \$478,000.00, \$10,000.00 more than 2018. We had approximately \$1.6 in requests for funding. The 2019 Annual Action Plan total (which includes just over \$20,000.00 unspent from 2018) is \$499,095.40
- A Public Hearing was held 5/8/2019 was well attended.
- All Applications have been received and reviewed by CD and Administration
- A list of proposed funding was provided and is included in Resolution presented to council.
- Our Downtown Revitalization project has been paid in full.
- Deadline to file with HUD is July 15<sup>th</sup>, the Resolution will have three readings at council.

Councilman Groff asked about United Hair Artist and the number of times they have received funding. Mary Jo advised that she was unsure but believed it was three times. Councilman Groff felt that United Hair Artist had some issues with possible code violations. Mary Jo explained that this was an Economic Development Grant and that the appropriate verification has been provided that shows that they created a low to moderate income job, which meets the grant requirements.

Mayor Scheffler advised that the City has moved Community Development offices to the second floor of city hall and Mary Jo offered to provide a tour of the offices to council members following this meeting. Midwest

**Economic Development Update- Economic Development Director Mike Pettit:**

- Magna Project Video was played for the committee. It showed Magna's Canadian operation and what the Lancaster operation may look like.
- Magna will be also using some local businesses and suppliers for some of their operations. Midwest Coating is a likely partner, as well as packaging with Westrock.
- Magna's developer is getting ready for closing and Magna wants to move into Spec Building on May 20<sup>th</sup>.
- Project Charge – Sales agreement has been signed on 42 acres at Rockmill. This is approximately 200 jobs coming to the city. Public announcement expected soon.
- Leads and site visit are going well, we continue to get inquiries.
- We now have three certified Ohio 1 sites - (Rockmill/Ruble/Spec Building). First city in Ohio with 3 certified sites

- Site behind Lancaster Bingo on E. Main Street - \$21,000 grant was received towards phase one environmental report, which is complete and came back clear. This is a Transload Facility on 28 acres with rail.
- SCP gave money for Rockmill certification.
- Possible additional privately-owned site to market. It is 82 plus acre near Dysart. It is zoned industrial and has utilities.
- Carbon Court 1.75 acres sold to the company that purchase Lynch Building to be used for parking and traffic. Titan Plastics has leased building.
- Complete Filter Media one line running, business growing. They will be adding additional lines soon.
- Potential offer on our Spec Building. Waiting for State incentive response. 100 jobs or so.
- Marco Pizza is coming to Lancaster on N. Memorial Drive next to Jimmy Johns.
- Timber Top- Developer annexation was discussed again. The plan is for a development of 77-acre site. Developer has a contract with Brad Hutchinson for property. This is in the planning phase. Must go through planning commission, must be annexed to receive any city services. Traffic study will be required. Plans includes an Assisted Living Facility, Condos, possible site set aside for a Fire Station. More details coming soon.
- 19 acres behind the old Colonial Heights Furniture site, which is owned by Lloyd Helber has an offer on it from a developer. Contingent on possible zoning changes.
- Chipotle is coming to the east side of Lancaster, regardless of the EG story. It will be on the southwest corner of Main and Ewing Streets. This site will have a drive-through.
- Party Plus ribbon cutting today at 4:00 pm on W. Fair Ave.
- Mayor Scheffler mentioned that Magna is teaming up with Hocking College to provide a training program to Fairfield County for potential employees.

### **Mayor David Scheffler-**

CRA Overlay was discussed again. Our Pre-1994 CRA has been amended once. City is allowed one more amendment. Council would have to approve any new CRA's. CRA Legislation was presented at council on Monday. The proposal is NOT an amendment, but an overlay, which is ONLY for multi-family housing. Census tract 317 and 322 are currently designated Federal Opportunity Zones.

Holly Miller-Downhour mentioned that this was first discussed at our January Economic Development Committee meeting. A map of the area was presented at the January meeting. She also discussed that any tax abatement would not be automatic but would have to go through an approval process. The legislation is clear that any development would need to meet a set of criteria as outlined in the legislation presented to council.

This committee has been tasked with seeking candidates for a council appointee to the Community Reinvestment Housing Council that would handle the approval process if the CRA legislation passes. We have received information on a few potential candidates via email.

Ms. Downhour also discussed that the rental market is thriving and that the current inventory is near capacity.

### **Chamber of Commerce – Travis Markwood**

- Chamber is reviewing dues a possible tiered dues structure. A focus group of members was held to look at the proposal and possible marketing of COC.
- Training is being provided to small business.

### **Destination Downtown Lancaster - Amanda Everitt**

- Mithoff is nearly full. A Law office moving to second floor. Dental Hygienist school is also on 2<sup>nd</sup> floor, and only operates three evenings a week. “High End” Day Spa on Columbus Street side of Mithoff.
- Silver Expression moving downtown from the Mall, opening June 1st
- Another business is looking to relocate to Mithoff.
- Mithoff Revitalization Celebration will be downtown on Friday June 14<sup>th</sup>. Bands, Inflatables, Food, etc.
- Maria’s is expanding patio.
- Restore and Adore on N. Columbus has moved out. Will be replaced by the Flower Pot.
- Sparkle and Rust moving to corner space currently occupied by Promotions by Design. Promotions by Design is consolidating into smaller offices located in the south portion of their current space.
- A women’s clothing boutique is going into the current Sparkle and Rust site.
- The Visitors and Convention Bureau is renovating is current space and building will be redone.
- The SID has agreed to fund up to \$20,000 in Façade Improvement Grants. SID members can apply to receive up \$5,000.00 matching grant for façade improvement. Three businesses have already applied.
- Levs has received approval to work on Façade Improvements.

Motion (Miller-Downhour) and 2nd (Groff) made to adjourn.  
Meeting Adjourned at 8:33 AM