

MINUTES OF THE VAN WERT CITY COUNCIL

October 14, 2024

Council President Thad Eikenbary called the meeting to order at 6:30 p.m.

Ms. Bowers gave the invocation.

On call of the roll: Ringwald, Kallas, Bowers, Agler, Dettrow, Moore and Marshall were present.

Ringwald made a motion to arrange the agenda to allow public speakers be moved before Administrative reports. Bowers seconded; all concurred.

Dettrow made a motion to approve the Consent Agenda. Agler seconded; Ringwald, Kallas, Moore and Marshall voted yes; Bowers abstained.

COMMENTS, COMMUNICATIONS & PETITIONS:

John White, Capital Campaign Manager of the BDC, spoke on Accelerate Van Wert 3.0; BDC's third campaign. White references a handout he presented to council in his presentation. The BDC is a 501(c)3 non profit organization funded by private donations and ran by volunteers. They help with county economic development and has been around for decades; at one point, for profit.

Campaign Goals include 1.5 million over the next 5 years; they have a yearly budget of \$300k. The BDC has 3 main goals of this campaign. First, an opportunity fund to help grow jobs and make the local area attractive to employees. Second, attract, retain and align the talent pool in VW County and third, strengthen the quality of place.

Some projects the BDC has been involved with include tearing down the Days Inn to get the ground attractable to sell, purchasing the old CJ's Sidepockets Building, The Anthony Wayne School Demo, Airport Bridge Loan to build a terminal, The Edition consolidation loan, low interest funding to VW Forward downtown small business and so much more.

White shares what the BDC has done and will continue to do for the Van Wert Community. White is asking for \$10k/year for 5 years from the city to go in pipeline and go toward future projects. The BDC is all about partnering and White mentioned building another Spec building in VW.

Justin Dickman, was representing Warren Straley and Jennings Crossing for the development on Jennings Rd. He presented legislation on "clean-up" on technical errors and omissions made previously. This is a \$1.3 MM tax capture mechanism that previously council passed in '23 with a technical amendment. This allows Straley as a developer to recoup infrastructure costs, roads, electric, water, gas, etc. that is attached with the compensation agreement in the legislation. This development will provide 42 units in the upper \$200k to lower \$300k depending on buyer

preference. Questions can be directed to Mr. Dickman who stated he has also already ran this by city auditor who was not present this evening.

ADMINISTRATIVE REPORTS

MAYOR: The mayor spoke about trick-or-treat and letting the public know that a simple “porch light on” means you are participating. This is set for the last Saturday of the month.

Council on Aging has a “drug take back day” and “shred-a-thon” they will be advertising.

Blighted Property #19 is underway. That will take some time to get a letter to owner and give them time to respond before further action is taken.

SAFETY SERVICE DIRECTOR: Mr. Fleming reported a project that is showing some interest. ODOT is funding through their TAP program “street-scapes” program. Residents may be familiar with this if they look at the decorative light poles down Walnut and stamped concrete. Fleming said an estimate was put together to continue this “street-scaping” from Walnut to Cherry including all four corners of the Cherry intersection by the YW and South on Washington St. on the East Side of the street as well as add an “arch” as an entry point to the downtown. ODOT has intentions to fund this at 90% as well as 80% for all design fees. The preliminary estimate, which includes a 10% contingency and 19% inflation factor at \$3 Million. This would be a 2027 summer project, but Fleming is hoping for legislation now that would allow himself and the mayor to seek out submitting an application for this grant.

Secondly, for the supplemental appropriations tonight, a \$150k item for engineering work for the Blaine street sewer and siphon project. Over a decade of back and forth with EPA on a long term plan on how to keep sewage/storm water out of town creek. The city is permitted 5 overflows per year. 8 years ago an equalization basin was built to help capture the overflows; this was known to not be a permanent solution. EPA would like to see overflows at no more than 4 per year. The city averages 6-8 per year. A sewer in the area of Allingham follows town creek is dilapidated and approaching 100 years old and is known to overflow at Wall St. at the bridge because there is not enough flow. Blaine St. is a logical connection from Bonnewitz to the Wall St. overflow. New sewage and a pipe will help flow this to a pump station leading to the plant or another equalization basin. Three pipes pass water under town creek to a siphon. Part of this design would replace the siphon as well. This project would be for the summer of 2025, but Fleming is looking for legislation to allow him to start engineering work on this.

Thirdly, Leeson Ave. curbs are due to start next Tuesday with pavement following the next week. The driveways and sidewalks will be the next order of business. The surface course will be likely delayed until the spring unless there is better than average weather in December. Vernon Nagel put letters on all Leeson Front doors to give heads up.

AUDITOR: The auditor was not present. Ringwald covered the supplements tonight. First, \$150k to the sewer consulting contract, 2, A group of supplementals that are needed for tonight relate to insurance and benefits including increases in insurance, for example. Third, AED for parks for \$8,000.00, Fourth, BWC Grant of \$40k, underbudgeted items for insurance. Lastly,

money received for a TIF that needs paid out. As long as these supplementals are passed, there is another piece of legislation for a transfer of funds for the BWC Grant for cots for the VWFD.

LAW DIRECTOR: Mr. Hatcher addressed -058 that will need amended for the WHEREAS to match the body of the legislation.

There is an uptick in enforcement on junk and rubbish cases; last Thursday, the 10th; many were in compliance by the time they attended court which meant the problems were resolved quickly.

Joe Jared, 113 W. Main St., asked who gave an order for police to patrol for code violations. The mayor said this has always been allowed. Jared made a suggestion to change the ordinance to state these must be neighbor complaints. He reiterates it is difficult for low end citizens to prepare for this.

COMMITTEE REPORTS

FINANCE: No report.

STREETS AND ALLEYS: Kallas made a motion to prepare a resolution to allow the Safety Service Director and/or Mayor to submit an application for the ODOT TAP Grant as an emergency. Agler seconded; all concurred.

Kallas questions how the BDC capital campaign had been ran in past council meetings or if the city wanted to start contributing starting in the year 2024. The mayor said during the last campaign, it was built into the 2025 budget and no action would typically be taken in the same year as the campaign starting.

JUDICIARY AND ANNEXATION: No report.

PROPERTIES AND EQUIPMENT: No report.

PARKS AND RECREATION: Dettrow explained the portion of the appropriations going into the parks marked as mandated AED equipment priced at \$8000. State Bill 47 is a recently passed that will require the city to install this equipment at any parks that met requirements; not necessarily every one in the city. There is no specific deadline for these installations other than a “sooner rather than later” mentality. Dettrow indicated 2 installations will occur at Smiley Park, 1 at Jubilee Park, 1 at the Rotary Athletic Complex, and 1 at Franklin Park. The Safety Service director added that this is an annual fee because they will need certified and inspected each year and that he is worried about vandalism.

HEALTH, SERVICE AND SAFETY: No report.

ECONOMIC DEVELOPMENT: No report.

QUESTIONS/COMMENTS FROM COUNCIL and PUBLIC: Joe Jared, 113 W. Main St., asked for clarification on what an AED device was. Dettrow mentioned it is a lifesaving device.

UNFINISHED BUSINESS: Blighted properties under active litigation; Law Director would like to set a meeting to go over the moving parts separately to get things in order.

NEW BUSINESS: None.

RESOLUTIONS & ORDINANCES:

First Reading Advisory for ORDINANCE Number: 24-09-051. A RESOLUTION APPROVING THE GRANTING OF A TAX INCREMENT FINANCING EXEMPTION AND COMPENSATION AGREEMENT. All concurred.

Ringwald made a motion to suspend statutory rules for ORDINANCE Number: 24-09-055. Bowers seconded; all concurred.

Ringwald made a motion to pass, on it's First and Final Reading, ORDINANCE Number: 24-09-055; AN ORDINANCE AMENDING ORDINANCE 23-01-008 AND 23-02-011, DECLARING THE IMPROVEMENT OF A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE; CREATING AN INCENTIVE DISTRICT TIF; DECLARING SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; DESIGNATING SPECIFIC PUBLIC INFRASTRUCTURE IMPROVEMENTS MADE, TO BE MADE, OR IN THE PROCESS OF BEING MADE, THAT DIRECTLY BENEFIT, OR THAT ONCE MADE WILL DIRECTLY BENEFIT, THE PARCEL FOR WHICH IMPROVEMENT IS DECLARED TO BE A PUBLIC PURPOSE; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; PROVIDING RELATED AUTHORIZATIONS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40(G), 5709.42, 5709.43, 5709.832 AND 5709.85; AND DECLARING AN EMERGENCY. Kallas seconded; all concurred. Ordinance passed.

Ringwald made a motion to suspend statutory rules for ORDINANCE Number: 24-09-056. Bowers seconded; all concurred.

Ringwald made a motion to pass, on it's First and Final Reading, ORDINANCE Number: 24-09-056; AN ORDINANCE CREATING A TAX INCREMENT FINANCING INCENTIVE DISTRICT; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN THE INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPTION FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; APPROVING COMPENSATION AGREEMENT WITH IDH ECHO VENTURES, LLC AND THE VAN WERT CITY SCHOOL DISTRICT; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT DIRECTLY BENEFIT THE PARCEL; AND, AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT AND DECLARING AN EMERGENCY. Moore seconded; all concurred.

Ringwald made a motion to prepare, as an emergency, an ordinance to make supplemental appropriations to funds 101, 225, 502, 601, 602, and 875. Agler seconded; all concurred.

Ringwald made a motion to introduce ORDINANCE: 24-10-057. Moore seconded; all concurred.

Ringwald made a motion to suspend statutory rules. Bowers seconded; all concurred.

Ringwald made a motion to pass, on it's first and final reading, ORDINANCE: 24-10-57; AN ORDINANCE TO MAKE SUPPLEMENTAL APPROPRIATIONS TO FUNDS 101, 225, 502, 601, 602 AND 875, AND DECLARING AN EMERGENCY. Agler seconded; all concurred. Ordinance passed.

Ringwald made a motion to prepare, as an emergency, an ordinance to transfer funds from fund 101, 216, and 225 to fund 305. Bowers seconded; all concurred.

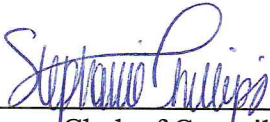
Ringwald made a motion to introduce ORDINANCE Number: 24-10-058. Bowers seconded; all concurred.

Ringwald made a motion to suspend statutory rules. Moore seconded; all concurred.

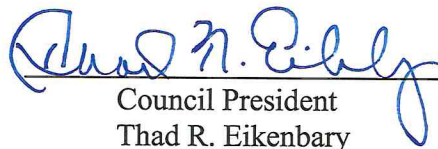
Ringwald made a motion to pass, on it's first and final reading, ORDINANCE Number: 24-10-58; AN ORDINANCE TO TRANSFER FUNDS FROM FUND 101, 216, AND 225 TO FUND 305 AND DECLARING AN EMERGENCY. Bowers seconded; all concurred. Ordinance passed.

President Eikenbary reminded Council and Public of the public meeting on rezoning Young's Waste from R-2 to I-1 that is set for 6:20 p.m. on October 28, 2024.

Agler made a motion to adjourn at 7:22 p.m. Bowers seconded; all concurred.



Clerk of Council
Stephanie R. Phillips



Council President
Thad R. Eikenbary

October 28, 2024
DATE

Accelerate

County org.

BUSINESS DEVELOPMENT CORPORATION (BDC)

The Basics

501(c)3 nonprofit run by a well-rounded volunteer board and funded by private investors.

One paid staff – Amanda Miller: Workforce Development Manager

Decades of impact on economic development in Van Wert County

Private sector partnering with VWAEDC, CIC, City, and County Government

\$50K over 5-yrs. from City is the ask.

• Prior Campaign
• 2019
• 2024

■ The Campaign

★ \$1.5 million over 5 years: \$300,000 annual budget

Three specific goal areas of focus:

- Opportunity fund to grow jobs and attract capital investment
- Attract, retain, and align the talent pool in VWC
- Strengthen the quality of place

40 acres owned
for future develop.

Results Oriented Impact in The Community (RECENT)

- ✓ - Days Inn Demo, Remediation, and sale of ground
- ✓ - McGavern building purchase: catalyst for VW Forward
- AEP Land Sale
- ✓ - Anthony Wayne school demo
- Tekni-Plex land sale
- ✓ - Airport bridge loan (terminal)
- ✓ - The Edition consolidation loan (to get doors)
- ✓ - Restaurant tenant improvements funding downtown (loans) (VW Forward)
- Workforce Development – Funding the Workforce Development Manager
- ✓ - Spec building collaboration and sales

Quotes

Seth Baker, CEO, Van Wert County Foundation

“The BDC is one of the few organizations that can gather the community leadership in a room, pitch a big idea, and produce action and results. Its leadership in the Washington Corridor project was THE CATALYST for the Van Wert Forward project – restoring and developing our downtown’s core assets and revitalizing the heart of our community.”

Thad Lichtensteiger, Van Wert County Commissioner

"The BDC has been doing the heavy lifting with Economic Development for decades! Financing, incentives, and now workforce...the BDC is committed to helping our local economy prosper."

Why is the BDC so important to our community?

- Great competition for jobs and capital investment in Ohio
- Uncertainty in workforce availability and sustainability
- Quality of place issues

Future Opportunities Utilizing BDC Resources

- Land acquisition purchase or options
- Low interest loans for qualified projects
- Financial investment in spec building to reap greater rewards
- Continued blight relief: old hospital building, Ohio City School
- Continue to fund the Workforce Development Manager position
- Work toward more self-sufficiency in the future



The Ask

$$\$10K \times 5 \text{ yrs} = \$50,000$$

Funding over a five-year period

- Inflationary pressure, staying aggressive, and opportunity fuel the \$ amount

Parting Comments

The BDC track record speaks for itself. What is its strength?

- Great leadership, collaboration and creativity, with measurable results

50+ investors

We have very specific goals that impact a large population in our county.

The momentum for development in VWC is REAL. The BDC is critical to future success.

One of THE most important things economically is to financially support the BDC which greatly impacts local economic development!

The BDC is all upside benefit for Van Wert County! We are addressing needs within our community.

We need your help to continue the investment in the BDC and VWC.