

ECONOMIC DEVELOPMENT COMMITTEE MEETING

January 8, 2026

The Economic Development Committee of Chardon City Council met on Thursday, January 8, 2026, at 5:30 PM in Conference Room A of the Municipal Center.

David Lelko, Chairman of the Economic Development Committee presiding.

Members of Economic Development Committee present: David Lelko, Daniel Meleski.

Others present: City Manager Benjamin Young, Community Development Administrator Jonathan Holody, Clerk of Council Amy Day, Heather Means, Michael Warsaw, Jimmy Pritchett.

Mr. Lelko called the meeting to order at 5:30 PM.

APPROVAL OF MINUTES

Mr. Meleski moved and Mr. Lelko seconded to accept the minutes of the Economic Development Committee meeting from September 11, 2025 as presented. Upon voice vote the motion passed unanimously.

Regarding a quarterly update from Retail Strategies, Michael Warsaw, Portfolio Director; began a PowerPoint presentation that reviewed their activities in 2025 and summarized the retail and development environment going into 2026. He highlighted key points including a drop in available retail space that has caused growth in wider areas. 2025 was a good year even though deal volume was down.

He stated that in 2025, they started focusing their efforts on existing vacancies and ready-made sites where there are opportunities for quick action, and they took a strategic approach to looking at where there are opportunities on Center Street.

Discussion occurred regarding the demise of malls and how they are being repurposed.

Mr. Meleski asked what service Retail Strategies is providing in representing the City when interacting with Pride One who purchased portions of the former Denorah Tech property on Center Steet.

Mr. Warsaw stated that primarily they are working with the Pride One broker, making sure that they have up to date information that they can take to the market. One of the things they did was to provide materials put together from Pride One and sent it to every tenant representative in their network and the tenant representatives that they think will be a good fit for Chardon.

Jimmy Pritchett, Retail Development Coordinator, stated that his responsibility is on recruitment efforts and to understand what is available in Chardon and to market those sites to the appropriate retailers.

Discussion occurred about how full-service restaurants are struggling.

Mr. Warsaw noted that there are restrictions on competing uses in the Meadowlands Drive area that have been difficult to navigate; however, Meijer does not have these restrictions.

Mr. Meleski inquired about the value Retail Strategies has for existing businesses.

Mr. Warsaw stated that they are an extension of Economic Development and focus on both business retention and new business development. One of the things they do at trade shows is they check in on existing tenants at trade shows.

In addition, they provide data to keeping an eye on their market and to know where customers are coming from.

Ben Young asked if they can provide the City with an report to use as an example for businesses and reports for businesses the City will be visiting.

Mr. Pritchett stated that Retail Strategies can provide both.

EXECUTIVE SESSION - none.

ANY OTHER BUSINESS - none.

ADJOURN

Mr. Meleski moved and Mr. Lelko seconded to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 6:13 PM.

Attest:

AMY DAY
Clerk of Council