

ECONOMIC DEVELOPMENT COMMITTEE MEETING

July 25, 2023

The Economic Development Committee of Chardon City Council met on Tuesday, July 25, 2023, at 2:00 PM in Conference Room A of the Municipal Center.

Kyle Martin, Chairman of Economic Development Committee presiding.

Members of Economic Development Committee present: Kyle Martin, Heather Means.

Others present: City Manager Randy Sharpe, Community Development Administrator Steve Yaney, Clerk of Council Amy Day, Leah Darling, Ben Chaffee, Albert Adams, Christopher Grau, Dale Markowitz, Kevin Kwiatkowski, Joseph Casamento, Andrew Blackley.

Mr. Martin called the meeting to order at 2:00 PM.

Those in attendance introduced themselves.

APPROVAL OF MINUTES

Ms. Means moved and Mr. Martin seconded to approve the minutes of the Economic Development Committee meeting from December 12, 2022. Upon voice vote the motion passed unanimously.

Regarding the review of a CRA Application by Redwood Chardon 7th Avenue OH P1 LLC, Kevin Kwiatkowski, Executive VP of Acquisitions and Construction for Redwood Chardon, explained that Redwood has begun construction on 91-unit 2 bed/2 bed apartment homes, of which 60 are located in the City's CRA along with a leasing center and model unit.

Mr. Yaney stated that the construction costs for the 60 units is \$11.7 million.

Ms. Means inquired about the completion date for the project.

Mr. Kwiatkowski stated that the project is expected to be complete by the end of 2023.

Regarding the review of a CRA Application by 510 Center Street LLC, Ben Chaffee, Senior Engineer for WeCall, explained that the

company makes large nuts and bolts for buildings and bridges. They are constructing an \$876,140 addition that will allow them to add 5 new machines and 3 new operators.

Regarding the review of a CRA Application by Coachbuilt Properties LLC, Leah Darling, owner, explained that the building will be constructed and used as a long-term rental by Beving & Dall Upholstery. She explained the property improvement is \$700,000 and is expected to be completed mid-August 2023.

Regarding the review of a CRA Application by LRC Realty LLC, Joe Cassamento, President/Treasurer of LRC Realty Inc., explained that a 40,000 square foot distribution facility is nearing completion. He added that the building will have some light manufacturing and will house the inventory of GBSA and GBGI.

Regarding the review of a CRA Application by 310 Park Inc., Albert Adams, COO of Ohio Ordnance Works, explained that earthwork has begun for the construction of a 35,000 square foot manufacturing building, estimated to cost \$5 million. He added that they are looking to add 55 more employees in the next few years.

Mr. Yaney stated that there are only 3 active CRAs and these 5 projects will add over \$20 million in construction and will have a large economic impact. He explained that the City's CRA is pre-1994 and provides for 100% abatement of property taxes during the term. After Council hears it, it will go to the schools and then to the City Manager for approval.

Mr. Sharpe added that when the buildings are done and they get the valuations, this comes to him for his signature which he forwards to the County Auditor.

Mr. Sharpe asked the applicants to comment on the CRA application process.

Mr. Kwiatkowski stated that the City's approval process was better than most, and from a construction standpoint, the City's process was similar to that of other communities.

Ms. Darling stated that Mr. Yaney was very helpful during the process. She added that a mentorship program would be beneficial to guide young, small entrepreneurs through the process.

Ms. Means stated that SCORE could be a resource that could offer the assistance Ms. Darling brought up.

Mr. Chaffee stated that the only issue he is aware of is that they had to install a sidewalk when the properties adjacent to them do not have sidewalks.

Mr. Yaney stated that if there is a sidewalk within 500 feet of a new construction, sidewalk needs to go in. He noted that Council waived this requirement for WeCall until adjoining properties install them.

Mr. Cassamento stated that he needed assistance with the formalities required as part of the planning approval process, but overall it went smoothly.

Dale Markowitz, attorney for Ohio Ordnance Works, stated that if the City had an individual who could assist local businesses maneuvering through the various loan programs and tax credits, it would be of great value since the State and County were unable to provide any assistance.

Mr. Sharpe asked if they had contacted Jobs Ohio.

Mr. Albert explained that originally they were not helpful, but after successive attempts, Jobs Ohio has been responsive.

Mr. Markowitz noted that there are many opportunities for funding for environmental clean-up for the City and property owners through the EPA's Brownfield Program.

Mr. Sharpe explained that the next steps are the Committee will report to Council and there will be follow-up paperwork.

EXECUTIVE SESSION – none.

ANY OTHER BUSINESS – none.

ADJOURN

Ms. Means moved and Mr. Martin seconded to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 2:44 PM.

Attest:

AMY DAY
Clerk of Council