

ECONOMIC DEVELOPMENT COMMITTEE

NOVEMBER 19, 2014

The meeting was called to order at 5:00 p.m. by Chairman John Kevern. Committee members present were: John Kevern and Barry VanHoozen. Rick Rettig was absent. Also present were City Administrator Bridgette Kabat and Economic Development Consultant Glenn Grisdale.

NEUROLOGICAL NETWORK, INC. JOBS GRANT APPLICATION

Mr. Grisdale introduced Annette Smith, Practice Administrator for Neurological Network, Inc. They currently have their office on the St. V's campus on Cherry Street and are looking to relocate to 702 Commerce and 885 Commerce. They will bring 28 employees and \$3.5 million in payroll. They are requesting a Jobs Grant. Mr. Grisdale explained that the grant would kick in when they reached two million in annual payroll, and the grant is for one third of the municipal income tax for a five year period. If the payroll for any year does not reach two million dollars, they would not qualify for the grant for that year. Mr. VanHoozen asked if this would be a satellite site. Ms. Smith said they are relocating and the business office will be at one site and the clinical will be at the other, but they will both be on Commerce Drive. Ms. Kabat said the Administration is in favor of approving the grant application. The Committee agreed 2-0 to recommend approval.

MAIN STREET RETAIL ENTERPRISES/V COUTURE CRA AMENDMENT

Mr. Grisdale reported that the Main Street Retail Enterprises/V Couture has requested that their CRA agreement be amended to begin in 2017 instead of 2016. He said they still plan on doing the project and are doing additional due diligence. Mr. Grisdale said that this was reviewed by outside legal counsel. The Committee agreed 2-0 to recommend approval of the CRA amendment.

OTHER BUSINESS

Mr. Grisdale stated that Total Fleet Solutions is considering moving their corporate headquarters from Holland to 3250 Levis Commons Boulevard. He said they are also looking at sites in Maumee and Sylvania. Because they will not own the building the only incentive the City has to offer is a Jobs Grant. He said if they decide to come to Perrysburg they will bring 23 full time jobs and 12 part-time positions with \$2.3 million in payroll. The Committee decided to table this application until next month for further review and to invite the applicant to be present.

Mr. Grisdale informed the Committee that Cutting Edge Countertops may be coming in within the next couple of months for a CRA and Jobs Grant. He distributed information to the Committee about the project that they are considering. He said that we should find out at the end of the month if the project is moving forward.

LIVING SPACE SUNROOMS CRA – RESCIND ORDINANCE

Ms. Kabat explained that there has been discussion in the past with both this Committee and the Planning and Zoning Committee about how to bring non-conforming properties into compliance without breaking the bank, but in a manner that will give the City a firm timeline for the property to come into compliance. Mr. Grisdale stated that Kraig Mackett of Living Space Sunrooms is one of those non-compliant properties. Mr. Mackett purchased the Sussman Building at 13100 Eckel Junction Road which was built while it was still in the Township, so there was a lower threshold of architectural standards. Mr. Mackett was present to discuss rescinding the CRA agreement that he was previously approved for to do an expansion project. He said that he feels there is a gap between our intent to try and develop the economy of Perrysburg and the properties in the Eckel Junction/Eckel Road area because of the state of those properties when they were annexed. He said that to bring his building into full compliance would cost more than the purchase price of the building. He said that 98% of his business is outside the State of Ohio and what the building looks like has no impact on his business; the improvements he has made so far that did not trigger compliance were done because of pride. He said that they have to withdraw their application for a CRA agreement because they have come to the end of the time they can extend it, and they are unable to implement the intended improvements. Mr. Mackett said that he does not believe Planning and Zoning has any way around this; it would need to be fixed legislatively. He said that he discussed it with Mr. Grisdale and if there is a legislative fix in the future, he could reapply. The Committee agreed 2-0 to recommend approval of rescinding the CRA agreement for Living Space Sunrooms.

There being no further business, the meeting adjourned at 5:34 p.m.

Respectfully submitted,

John Kevern, Chairman
Economic Development Committee

Next meeting: Wednesday, December 17, 2014 at 5:00 p.m.