

FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

SEPTEMBER 14, 2021

The meeting was called to order at 5:36 p.m. by Chairman Mark Weber. Committee members present were Deborah Born and Mark Weber. Tim McCarthy arrived at 5:39 p.m. Also present were Bridgette Kabat, City Administrator, Kate Sandretto, Law Director, Amber Rathburn, Finance Director, and Steve Bronder, Income Tax Commissioner.

APPROVAL OF MINUTES

There being no objections, the minutes of the August 10, 2021 meeting were approved.

APPOINTMENT OF JASON DANIELS

Mr. Weber thanked Mr. Daniels for his willingness to serve on the Way Public Library Board. Mr. Daniels stated that he wants to serve the community through the library. Ms. Born said she thinks that he will bring a good perspective to the board as a small business owner. The Committee agreed 3-0 to recommend Mr. Daniels' appointment.

PROMEDICA JOBS GRANT CREDIT

Glenn Grisdale, the City's economic development consultant, spoke on the Promedica ambulatory and dispatch facility project, that it is a good adaptive reuse project, and that they do not plan on expanding the existing footprint. Andrea Donahue and Eric Hulsemann, of Promedica, are requesting a jobs grant to help offset the renovation costs. This project is at the former Ohio CAT building at 25970 North Dixie Highway. They anticipate creating 66 full-time and 17 part-time jobs, with a payroll of about \$3.5 million, starting in 2023, when their project is at full capacity. Promedica would be eligible for a refund of \$17,500.00 per year for the duration of the five year grant period. Ms. Born stated she is pleased with the jobs and money Promedica will be bringing in. Mr. McCarthy asked if they will still make the December 1st date. Mr. Hulsemann stated that design work is already under way and that they should be in good shape for that date. Ms. Donahue said that they are very excited, and it is a great location. Mr. Hulsemann explained that the vehicles will check out at the beginning of the shift, which means the ambulances shouldn't be leaving the facility with lights and sirens on. The Committee agreed 3-0 to forward this to City Council.

CRA APPLICATION – TOLEDO HOSPITAL/PROMEDICA

Mr. Grisdale stated that if the 80,000 sq. ft. building housing multi-specialty practices including a Cancer Center gets approved for a CRA, ProMedica will be assigning the CRA agreement, responsibilities and benefits to a private sector party in the near future. Mr. Grisdale stated that they are requesting a 100%, 10-year abatement. This project will create 57 or more full-time positions, as well as retain 59 full-time employees currently located in Perrysburg, meaning it has a job retention component. He added that if they move forward with the CRA, they will rescind the Jobs Grant request approved last month. Ms. Robin Whitney of Promedica stated that the Cancer Center currently at McLaren St. Luke's will be relocating to Perrysburg in this building. Ms.

Born said that it is really great for the community and asked if they are going to use LEED materials again. Ms. Whitney said they will be following their general guidelines and will also make sure it is very walkable, some landscaping, and enhancing the water feature that is there. Mr. Weber said that it is a great fit for the area, to expand on what they have there. The Committee agreed 3-0 to recommend approval of the CRA application.

Mr. Weber asked Mr. Grisdale what types of incentives there are out there for small businesses. Mr. Grisdale listed off incentives including quality of life programs, high design guidelines, CRA programs, revolving loan fund program, and state programs. Mr. Weber also asked about income tax. We have thirteen active CRAs currently. Ms. Sandretto asked Mr. Grisdale if he is going to draft the resolutions, which he will.

ADDITIONAL SIDEWALKS

Ms. Sandretto explained that Resolution 9-2021 awarded a bid and agreement in an amount not to exceed \$100,000.00 with M&M FoamWorks LLC for the sidewalk lifting and repair portion of the 2021 Sidewalk Program. The original budget for the entire project was \$200,000, of which \$125,000 has been allocated. At this time, the Public Service is requesting to amend the agreement with M&M FoamWorks to add an additional \$50,000 to continue the repair and lifting portion. Ms. Kabat stated that in next year's budget is another \$200,000 for sidewalks, and that the money is going much further for lift and repair than it has ever before. Ms. Born asked Ms. Sandretto where M&M is located. Mr. Bronder said they're in Perrysburg Township. The Committee agreed 3-0 to forward this to City Council.

APPROVAL OF CODE UPDATES

Ms. Sandretto stated that every year, numerous code changes are presented and passed, which are then sent to the company that keeps our code updated. The legislation accepting these changes was missed in 2020, for the 2019 Code changes. There is also proposed legislation to approve the 2020 Code changes. Ms. Sandretto asked that these be passed as an emergency. The Committee agreed 3-0 to forward this to City Council.

ACCEPTING CERTIFICATE OF ESTIMATED REVENUES FROM COUNTY BUDGET COMM.

Ms. Rathburn explained that the Wood County Budget Commission gave the City estimates for what they will get in real estate taxes in 2022. She asked that this be passed as an emergency because it is due back to the County by the end of September. The Committee agreed 3-0 to forward this to City Council.

FINANCIAL SOFTWARE

Ms. Rathburn reported that representatives from all departments sat through demos of three different financial software systems. Ms. Rathburn explained that a Request For Proposals was done, and we received five responses back. Software Solutions was selected based on a ranking of qualifications. CMI, the firm that provides our current software, will not support our current software after July 2023. Ms. Rathburn stated that with the new software, we will be able to see

real time information, eliminate paper, and it is Cloud based. Ms. Kabat added that every department will use this to manage their budgets. Mr. Weber asked about it pricewise. Ms. Kabat stated that it was right in the middle of the pack, with some lower and some higher, and definitely the best fit. The Committee agreed 3-0 to forward this to City Council.

FINANCE DIRECTOR'S REPORT

The Committee reviewed the expenditures over \$5,000 and credit card bills for August. Ms. Born asked about United Healthcare. Ms. Kabat explained that those are employee healthcare claims and that United Healthcare is our health insurance provider. Ms. Born also asked about the Dollar General charge of \$18.95 for cat food. Ms. Kabat stated that the food is for animals that we are holding and waiting for its owner to retrieve it. Ms. Born asked if we will be getting an Animal Control Officer. Ms. Kabat responded no because the Police Chief determined we do not need one. Mr. Weber asked about NECO. Ms. Kabat explained it's the mobile data collector and will allow us to build a better GIS layer. Ms. Born asked how much was spent on the two concrete pads at Riverside Park. Mr. Weber stated that the Gold Star Memorial pad was 100% donated by Lathrop, labor and materials. Ms. Kabat will ask the Service Director who is in charge of that project about the other pad. Ms. Rathburn reported that the balance in the health insurance fund as of August 31 was \$170,162.85. She stated they are still expecting some large claims, but said that we are doing quite well with claims and is happy with where we are right now.

TAX COMMISSIONER'S REPORT

Mr. Bronder stated that we collected \$1.4 million in August 2021, noting that withholding was up. Overall, our year-to-date is \$15.5 million. Ms. Born asked about individual payments being down 64%. Mr. Bronder stated it is due to the shift in the due date. Mr. McCarthy asked if 2021 processing will be a manageable workload for his staff. Mr. Bronder thinks there will be more activity, but as long as they have full staff, they should be able to.

OTHER BUSINESS

None.

There being no further business, the meeting adjourned at 6:47 p.m.

Respectfully submitted,

Mark Weber, Chairman
Finance & Economic Development Committee

Next meeting: Tuesday, October 12, 2021 at 5:30 p.m.