



## ECONOMIC DEVELOPMENT REPORT TO COUNCIL

July 10, 2024

### EXTERNAL MEETINGS OF NOTE

multi	Clous Road Partners & Sansone Group meetings Re: Groveport Road freezer/cold storage development
multi	Addison Properties meetings Re: Madison Twp. Property under contract
multi	KW Commercial/Subway meetings Re: Groveport Road outparcel
06/13	Strategic Capital Partners meeting Re: Industrial development
06/17	Howard Hanna (Marylee Bendig) meeting Re: Parking lot development
06/21	Central Ohio Defense Group meeting
06/21	Mannik Smith Group lunch and relationship building

### EVENTS

#### 1. Rickenbacker Employer Assistance Network (REAN) Meeting & Presentation (06/20)

Groveport's Development Director presented to the Rickenbacker Employer Assistance Network (REAN) membership about housing availability and affordability along with the City of Obetz Director of Economic Development, Steve Adams. It is clear based on responding to economic development leads that the slow population growth of southern Franklin County is limiting investment and our community's ability to attract new employers. To combat this, the City of Obetz has secured a partnership with Daimler and Pulte Homes to develop Buckstone Flats in the City of Obetz, OH. Buckstone Flats is an 800-acre mixed-use development south of Rathmell Road and east of Lockbourne Road in Obetz. The project, adjacent to Big Walnut Creek, will be a community unto itself, with 143 acres of commercial development, [nearly 700 single-family homes](#) (Buckstone Bend), [288 apartments](#) (Buckstone Flats), and loads of outdoor amenities. It's slated to include commercial space and amenities such as public parks, pools and waterfront access.

#### 2. Ohio Energy Policy and Economic Development Briefing (06/21)

Across the nation, energy-intensive economic development projects are struggling at times to gain the electric power they need to operate. Communities and companies are searching for solutions to the 21st-century energy crisis. This event focused on how companies and communities can gain access to the energy they need for energy-intensive industries.

Speakers:

- Kenny McDonald, The Columbus Partnership
- Asim Haque, PJM
- Wade Williams, Montrose Group
- Ryan Scribner, Montrose Group

### 3. **Columbus Realtors 2024 State of Housing & Development (06/27)**

This year's event theme was "*Lean Into It: Tackling tomorrow's challenges of housing, transportation, infrastructure and development.*" The State of Housing and Development in central Ohio highlighted the region's economic prosperity, smart growth, and the challenges we face ahead. Central Ohio, now known in some circles as the Silicon Heartland of the Midwest, is booming. The region has seen an increase in small and large businesses, the commercial real estate market is experiencing a positive uptick, and transportation is a hot topic item in the importance of connecting cities like never before (think LinkUS, Amtrak expansion, etc.). However, with this growth and development comes challenges, especially around inventory and affordability.

Speakers:

- Kenny McDonald, The Columbus Partnership
- William Murdock, Mid-Ohio Regional Planning Commission

Panel discussion:

- Leah Evans, Homeport
- Jon Melchi, Building Industry Association of Central Ohio
- Joe Thomas, DRK & Company Realty

## **OTHER ACTIVITIES**

### 1. **Commercial/Industrial Broker Community Tour & Luncheon**

Groveport's Development Director hosted a community tour of a dozen commercial/industrial real estate brokers on June 25, 2024 utilizing a GREAT shuttle vehicle. The tour touted some community amenities, reviewed the statistics and demographics of the 45-minute labor shed, discussed some planning activities underway in Groveport, and toured six sites currently available for lease. We finished the tour by discussing utility constraints, market conditions, and real estate and economic development incentive support and structuring over lunch at Little Italy.

### 2. **"Groveport Wellness Works" Branding & Launch**

Groveport's Development Director, in conjunction with the Directors of the Recreation Center, Senior Center, and Municipal Golf Course, will soon be branding and launching a new initiative targeting employees of Groveport businesses to make them aware of our wellness and leisure assets and provide them a "resident rate" for access, fitness courses, etc. The working name for this initiative is Groveport Wellness Works and will be similar to other employer-focused programs in central Ohio. Westerville's Workplace Wellness program which offers employees residential registration rates, fitness screenings and health programming and [Dublin, Ohio's FitBiz](#) program offers a complimentary consulting service for Dublin businesses and organizations. That program will design customized corporate wellness solutions that address employees' needs and a company's overall wellness goals. Groveport Wellness Works program information is being developed now and the availability of resident rates will be audited by using either the income tax withholding shown on an employee's paystub or W-2 or by using the [Ohio Department of Taxation Tax Finder address tool](#).