



ECONOMIC DEVELOPMENT REPORT TO COUNCIL

January 10, 2024

EXTERNAL MEETINGS OF NOTE

12/12; 1/4	Tenby Partners RE: Planning discussion for a speculative flex-tech facility
12/13	Angie Atwood and Bryan Schreiber (Columbus Regional Airport Authority) RE: REAN group, business development/attraction efforts, and Foreign Trade Zone (FTZ) administration
12/14	Avery Ward (Little Italy) RE: Relationship development & planning discussion
12/21; 12/28	Clous Road Partners & Sansone Group RE: Stormwater management and variance request for frozen/cold storage warehouse
12/21	Keller Williams Commercial RE: Outparcel development discussion regarding engineering and zoning requirements (Groveport Rd./Saltzgaber Rd.)
01/08	Brent Stamm (Newmark) RE: Relationship development & planning discussion
01/08	Joe Henderson (One Columbus) RE: 2024 BR&E planning and division of labor and company introductions
01/10	Doug Lance (Brennan Investment Group) RE: Relationship development & planning discussion for a speculative industrial distribution facility

EVENTS

- **Welcome Home Ohio (WHO) Program Webinar** – The Welcome Home Ohio (WHO) program is designed to provide grants for the purchase of qualifying residential properties, the cost of construction or rehabilitation, or a nonrefundable tax credit for qualifying activities. The Ohio General Assembly funded the program in House Bill 33, with \$100 million in General Revenue Funds for grants and \$50 million in nonrefundable tax credits. Governor Mike DeWine signed the bill into law on July 4, 2023. The program will be administered by the Ohio Department of Development. Each of the three Welcome Home Ohio program offerings (Purchasing, Rehab/Construction, and Tax Credits) will be funded up to \$25 million in each fiscal year. This opportunity has the potential to fund the incorporation of 2,150 affordable, owner-occupied single-family homes across the state of Ohio. Ohio Department of Development staff hosted a webinar on Monday, December 18, 2023 attended by the Groveport Development Director.
- **All Ohio Future Fund (AOFF) Program Webinar** – On December 18, 2023, Ohio Governor Mike DeWine, Lt. Governor Jon Husted, and Ohio Department of Development Director Lydia Mihalik announced details of the new All Ohio Future Fund, which will provide \$750 million to local communities to help increase the state's inventory of project-ready economic development sites. Funding awarded through the All Ohio Future Fund will be used toward one-time local

infrastructure costs that are necessary to prepare sites for future economic development projects. The DeWine-Husted Administration created the All Ohio Future Fund in partnership with the Ohio General Assembly as part of the current operating budget. The Ohio Department of Development will administer the program in coordination with the Office of Budget and Management. Development released detailed guidelines on the date of announcement, including project requirements and eligibility. The program application will open in early 2024 to local government entities, including counties, cities, villages, townships, port authorities, community improvement corporations, transportation improvement districts, land banks, nonprofit organizations, and for-profit organizations willing to develop project-ready sites. Applications will be received and awarded on a rolling basis. Awardees will be expected to find site occupants within five years. Eligible costs include public roadwork, water and wastewater infrastructure, design and engineering, demolition, wetland mitigation, utility gap funding, and one-time site enhancements. Funding will primarily come in the form of 0% interest loans that may be partially forgivable. The Ohio Department of Development will provide an Indication of Interest outline for interested applicants to use in early 2024. Indications of interest will be accepted following final Joint Committee on Agency Rule Review (JCARR) approval of the [program] Rules. Ohio Department of Development staff hosted a webinar on Friday, January 5, 2024 attended by the Groveport Development Director.

OTHER ACTIVITIES

- **Calendar Year 2023 Community Reinvestment Area (CRA) and Income Tax Incentive Annual Report Revamp** – Groveport’s Development Director identified a potential liability as it relates to past CRA annual report administration and revenue sharing with the Groveport-Madison Local School District and moved decisively to revamp calendar year 2023 reporting requirements and inform property tax abatement beneficiaries. Updated annual report forms were sent to 32 property owners and/or their tenants for completion and submission no later than February 23, 2024. To assist the business community navigate new, more detailed reporting requirements, the Groveport Development Director will be hosting and recording a webinar via Zoom on Thursday, January 11, 2024 to review the new format and answer questions.
- **Regional Water Study** – The Ohio Water Development Authority, Ohio Environmental Protection Agency, and Ohio Department of Natural Resources announced a request for proposals (RFP) in mid-December [2023] to develop a comprehensive water study for a 15-county Central Ohio area. This study will be the first of its kind to evaluate current and future water demands, and will inform and support equitable future growth and economic development decisions that ensure sustainable and resilient water resources over the next few decades. Proposals will be due January 26, 2024. Groveport’s Development Director discussed this study with staff at One Columbus and the Mid-Ohio Regional Planning Commission to better understand goals and expected tactics to execute recommendations.
- **Main Street Business Walk Campaign** – Beginning December 12, 2023, Groveport’s Development Director began an informal Main Street Business Walk campaign. A Business Walk is a tool to create conversations between local leaders and officials and local business owners. They create a better understanding of what’s working and what needs to be done for your local businesses, helping you to support and stimulate local economic activity. This strategy is a best practice for economic development practitioners, especially those getting to know a community.
- **Quarter 1 2023 Business Retention Visit Targets**
 - The Gap
 - Pacific Sunwear

- KDC/One
- Sam's Club/Wal-Mart
- Cardinal Health
- Build-A-Bear Workshop
- Honeywell Safety Products
- Forward Air