
MEMORANDUM

Date: August 14, 2026

To: Mayor Lance Westcamp
Groveport City Council Members

From: Michael Loges, Development Director

Re: Monthly Development Report – August 2026

I. MISCELLANEOUS PROJECTS**Small Business Assistance**

Dominic Vincent Salon has become the third Groveport business, following the Birch Tavern and Lissy Bee's Boutique, to approach the City regarding potential grant assistance to help offset revenue losses attributed to the ongoing Wirt Road and Main Street realignment project. City staff continues to evaluate these requests within the context of available economic development resources and applicable program guidelines, while maintaining communication with affected businesses throughout the duration of the project.

Entrepreneurship and Small Business Development

Staff met with a Groveport resident and aspiring entrepreneur interested in establishing an independent bookstore within the City, potentially incorporating an ancillary wine bar component. The meeting provided an opportunity to better understand the entrepreneur's concept, identify potential City resources and discuss available commercial real estate opportunities. Staff is continuing to explore applicable business development resources and potential locations that could accommodate the proposed use, with the goal of supporting the entrepreneur as the concept progresses.

Commercial Real Estate Recruitment

The City of Groveport co-hosted a CCIIR meeting in partnership with a commercial real estate broker from Tucker Schiff Realty at a currently vacant commercial space near Clyde Moore Drive. The luncheon event was designed to increase awareness of the available space among the Central Ohio commercial brokerage community and generate additional leasing interest. More than 90 commercial real estate brokers attended the event, providing significant exposure for the property and an opportunity to showcase Groveport's commercial real estate market. Following the event, discussions have progressed with a prospective tenant regarding a two- to three-year initial lease for a near-immediate occupancy by a third-party delivery service that supports retail

operations. The activity demonstrates the value of targeted broker outreach in connecting available Groveport properties with prospective users.

Residential Development Opportunity

City staff representing Economic Development, Engineering, Building and Public Service met with a Central Ohio residential home builder evaluating approximately 43 acres within Groveport for the potential development of more than 150 detached, single-family homes. The proposed neighborhood represents a significant residential development opportunity and, if ultimately approved and constructed, would be located within the Groveport Madison Local School District. The site does present development challenges, particularly related to existing floodplain designations, although nearby utility infrastructure provides a potential advantage for future development. Additional due diligence and engineering analysis will be necessary before the proposal can advance, including further evaluation of site constraints and the completion of a traffic impact study. City staff will continue coordinating with the prospective developer and relevant departments as these technical issues are evaluated.

2026 Street Maintenance Program

Development and Engineering staff recently met with representatives from CWI Gifts to coordinate construction activities associated with the construction planned for Madison Lane, with a particular focus on maintaining business operations throughout the project. The meeting centered on minimizing disruptions to delivery access, employee parking, and daily traffic circulation while roadway improvements are underway. Staff worked collaboratively with **CWI Gifts** to develop a traffic management approach that accommodates critical deliveries and provides employees with safe and reliable access to the facility during construction. The City will continue to maintain regular communication with CWI Gifts throughout the project to promptly address operational concerns and ensure the improvements are completed with as little impact to the business as possible.

As planning for the 2026 Street Maintenance Program continues, Development staff will remain in close coordination with Strawser Paving and the Engineering Department regarding anticipated paving operations along Green Pointe Drive South. Construction activities within this corridor have the potential to affect access to nearly **18 businesses**, as well as COTA Route 24, a critical workforce transportation resource serving employees throughout the area. Staff is working to understand the construction phasing and schedule so that potential impacts to business operations, deliveries, customer access, and transit service can be minimized. Once additional details regarding the construction schedule are confirmed, timely communication will be distributed to all affected businesses and stakeholders to ensure they have adequate notice and can plan accordingly.

Bedrock Excavating

Staff has experienced significant interest in the approximately 24-acre parcel owned by Bedrock Excavating, located north of Lowery Court along Old Hamilton Road, since the property was listed for sale by Cushman & Wakefield. Over the past month alone, staff has participated in more than a dozen discussions with prospective purchasers and development teams representing a wide range of potential uses, including conventional multifamily housing, age-targeted residential communities, single-family residential

development, and light industrial projects. In addition, representatives from commercial real estate appraisal and valuation firms have contacted the City to better understand how various land use scenarios may influence the property's market value. As interest in the site continues to grow, staff will provide thoughtful guidance to prospective developers that is consistent with the City's planning objectives. At the same time, staff looks forward to engaging with City Council to better understand its expectations and long-term vision for this strategically located property so that future discussions with interested parties remain aligned with the community's goals.

Ambrose Property Group

Ambrose Property Group, an Indianapolis-based industrial real estate developer, is evaluating the acquisition of approximately 21 acres of property that was rezoned in 2024 to accommodate a cold storage warehouse project proposed by Clous Road Partners and Sansone Group. The proposed development concept has since evolved, and this new applicant – under contract to purchase the property – is now requesting amendments to the zoning to allow for a combination of Limited Industrial (LI) and Community Commercial (CC) uses, providing greater flexibility to respond to current market demand while maintaining compatibility with the City's long-term development objectives for the area. The proposed rezoning was introduced to Groveport City Council on July 27 for consideration, review and approved by the Planning and Zoning Commission on August 3, and is slated for a Public Hearing and vote on September 14.

Related items:

- Utility Planning
- Infrastructure Development Agreement (IDA) to be finalized
- Economic Development Agreement (EDA) to be amended
- Community Reinvestment Area (CRA) to be amended
- Tax Increment Financing (TIF) area to be established
- Tax Increment Financing (TIF) Agreement to be finalized

A.O. Smith Closure

Since A.O. Smith publicly announced its decision to permanently close its Groveport manufacturing and Obetz distribution operations, resulting in the loss of approximately 92 local jobs, I have been in direct communication with company representatives to better understand the transition timeline and identify opportunities to support the affected workforce. While the closure is the result of a corporate decision to consolidate manufacturing operations outside Central Ohio, the City's immediate priority is assisting impacted employees. To that end, I have proactively been in contact with two Groveport-area employers that are actively seeking skilled manufacturing and production workers and have expressed a strong interest in interviewing and hiring individuals displaced by the closure. Staff will continue coordinating with A.O. Smith, regional workforce partners, and local employers to help connect affected employees with new employment opportunities as quickly as possible and to minimize the impact of this announcement on Groveport families and our local economy.

According to a layoff notice filed with the state, the first round of employee layoffs will begin Aug. 24 2026.

II. MAIN STREET ACTIVITY

- a. 606 Main Street – Being evaluated for a small donut shop by an entrepreneur with three other food/restaurant businesses.
- b. Kidz Adventure Daycare (152 Main Street) – Zoning Compliance Application approved. Building Permit Application approved. Construction halted due to financial constraints
- c. MAXI Oil Change (537 Main Street) – Use variance and area variances approved by Planning & Zoning Commission and City Council; Zoning Compliance Application approved. Building Permit Application submitted and Disapproval Letter issued. Mode Architects has been engaged for an improved submission.
- d. Pawson Dog Treat Co. (532 Main Street) – Zoning Compliance Application approved. Building Permit Application approved. Construction ongoing.
- e. Main St. & Wirt Rd. Realignment – Construction ongoing. Business concerns around parking persist but new accommodations have been made.

III. INDUSTRIAL PROJECTS

- a. Prologis (5765 Green Pointe Drive North)
 - i. Reliable Healthcare Solutions (RHS) – Alignment with building plans needed
 - ii. [201,680 SF available](#) (formerly Hollingsworth short-term lease)
- b. EQT Group (6360 Port Road)
 - i. [434,120 SF available](#) (formerly Radial Corporation)

IV. REAL ESTATE

LAND

- a. 5424 Bixby Road - 39.7 +/- acres - Un-zoned (Rural); may be an opportunity to combine with 4221 Bixby Road - 12.9 +/- acres - Un-zoned (Rural)
- b. Bixby Road/SR 317 15.85 +/- acres – Zoned Limited Industrial (LI)
- c. 5370 Hendron Road - 1.5 +/- acres - Zoned Suburban Office (SO)
- d. 2690 London-Groveport Road - 1.5 +/- acres - Zoned Community Service (CS)
- e. 325 Main Street - 0.5 +/- acres - Zoned Select Commercial Planned District (SCPD)
- f. 2400 Rohr Road - 1.4 +/- acres - Zoned Planned Industrial Park (PIP)
- g. Saltzgaber Rd. & Groveport Rd. - 2.9 +/- acres - Zoned Planned Industrial Park (PIP)

BUILDINGS

- a. 275 College Street - Zoned Suburban Office (SO); recently re-listed with Howard Hanna Real Estate Services after Allied Real Estate was unable to secure a buyer after more than a year; price reduced \$146,000.

UNLISTED

- a. 5051 Hendron Road 7.2 +/- acres – Ward property