

Economic Development Incentive Committee
January 14th, 2020
Meeting Minutes

Call To Order

Mr. Nickles called the meeting to order at 1:30pm.

The following members were present constituting a quorum: Mr. Paul Koch, Ms. Abbey Bemis, Mr. Al Nickles, Mr. Trevor Hayberger, and Mr. Greg Voltz. Chief Development Officer Matt Lasko, and Clerk for the Community Development Department Kristen Barone were also present.

Approval of Minutes

Mr. Hayberger moved to approve the minutes from the November 19th, 2019 meeting; Mr. Koch seconded the motion. All members were in favor of the motion.

Program Financial Update

Mr. Lasko explained which projects have been approved by the committee, but have not yet been completed, so that money has been carried over into this year's budget. He then stated that there was also a little over \$4,000.00 that has not been committed from 2019 that has also carried over.

Mr. Nickles stated that at last month's meeting there was some concern that there was money already spent in 2019 from the 2020 budget.

Mr. Lasko clarified that there was some money committed for some larger projects, from the 2020 budget but not spent or disbursed. He then stated that there has been \$500,000.00 put in the budget for 2020. After subtracting the amount of money already committed, that leaves \$318,930 left to commit for 2020.

Application Review

Mr. Lasko stated that the only application on the agenda today is for Lake Erie Island Cruises, LLC, owned by Mr. Joe Lamb. Mr. Lamb has applied for a small business assistance grant for a full reconstruction of the existing ticket house. The new ticket house will cost about \$200,000. The base bid for the project is at \$160,000, but there is an opportunity to expand that to offer concessions, which would bring the cost up to \$200,000. The project will include restrooms for the employees, a security closet, and plumbing work that will be needed for the concessions and a larger building to permit for the addition of concessions. The City was already planning on building a ticket house as part of the Jackson Street Pier project, so the City is funding just under \$170,000 of that project. Mr. Lamb is seeking \$15,000 in small business assistance and then he is also going to pay for a portion of the costs through additions in his lease payments over the course of the next five years. This project will create new employment, but will also help a long term tenant grow his business. Therefore staff recommend approval of the grant.

Mr. Nickles asked if the timing on this project depends on the timing of the Jackson Street Pier project.

Mr. Lasko stated that the hope is that everything will be wrapped up by late spring/early summer. He stated that they are still working out the terms of the lease agreement and hoping to have that worked out by sometime in February.

Ms. Bemis asked Mr. Lasko if it makes more sense for Mr. Lamb to do the buildout himself to save on construction costs.

Mr. Voltz stated that the building is a prefab building, so this is probably as low of a cost as possible. He said that they had asked Mr. Lamb what he would feel comfortable doing himself and what work he would like to have ready to go when the season starts.

Mr. Lasko stated that since a lot of the things that are being added was Mr. Lamb's request and going towards his business benefit, the lease is going to have that a lot of the maintenance of that building is going to be his responsibility.

Ms. Bemis made a motion to accept the staff recommendation.

Mr. Koch seconded the motion.

Without further discussion, all members were in favor to approve the motion.

Next Meeting

Mr. Nickles asked if any other applications have been submitted for the February 11th meeting.

Mr. Lasko stated that they are still wrapping things up, but it looks like there will be one application to discuss and potentially a couple others.

Public Participation

Sharon Johnson asked if Mr. Lasko could clarify who was contributing what to Mr. Lamb's project.

Mr. Lasko explained the City is funding just under \$170,000 as part of the Jackson Street Pier project, Mr. Lamb is seeking \$15,000 in small business assistance, and then the remaining amount would be fronted from the City and Mr. Lamb would pay that back through his lease agreement payments.

Sharon then stated that at the November 2019 meeting, she thought she remembered hearing that \$9,000 was being borrowed from this year's budget to pay for the Cardinal business project, so she was wondering how staff come up with the carryover amount from last year.

Mr. Lasko explained that the carryover amount is funds from 2018 and 2019 that have been committed, but not yet paid since the projects have not yet been completed.

Sharon asked if \$9,000 had been borrowed from this year's budget for the application at the November meeting.

Mr. Lasko stated that the committee did approve forward committing money from this year's funds for three projects from last year. He explained that the City does not disburse the money until it is in the account, but there is the need to commit to the projects so that the businesses can show where their money is going to come from when applying for loans and can move forward with their projects.

Sharon asked if there is a list of all of the loans that were given out in 2019.

Mr. Lasko stated that no loans were given out last year, but a list of grants that were approved was provided at the last meeting in 2019. He said he could email her that list if she would like.

Sharon asked what bank Lake Erie Island Cruises was using.

Mr. Lasko stated that there were no loans needed for this project.

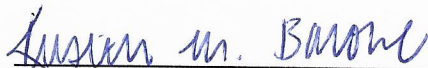
Meeting Adjournment

Mr. Hayberger made a motion to adjourn the meeting.

Mr. Koch seconded the motion.

The meeting was adjourned at 1:51pm.

APPROVED:



Kristen Barone, Clerk



Mr. Nickles, Chairman