

**Economic Development Incentive Committee**  
**May 11, 2021**  
**Meeting Minutes**

**Call To Order**

Chairman Al Nickles called the meeting to order at 2:00pm. Meeting was held virtually via Microsoft Teams. The following members were present constituting a quorum: Brendan Heil, and JaMarcus Hampton. Also present were: Community Development Director Jonathan Holody, ex-officio member Abbey Bemis, and clerk Kristen Barone.

**Approval of April 13, 2021 Meeting Minutes**

Mr. Heil made a motion to approve the minutes as submitted and Mr. Hampton seconded. All members were in favor of the motion.

**Program Financial Update**

Mr. Nickles stated that in the past, staff had administratively approved the smaller grants and asked if that would be something staff would do again in the future. Mr. Holody stated that he may decide to go back to that at some point, but at this time he is appreciating hearing feedback from the committee on all of the grants. Mr. Holody stated that this program started the year with a carryover balance from 2020 of \$277,212.00 with \$125,000.00 added for the 2021 budget, for a total of \$402,212.00. After subtracting the total amount of grants awarded, there is a total of \$103,642.00, which includes \$25,000.00 for marketing. Mr. Hampton made a motion to accept the program financial update and Mr. Heil seconded. All voting members were in favor of the motion.

**Review of Applications Received**

- **Your Turn Special Events, LLC**

Mr. Holody stated that Kozetta Pool has been a Sandusky resident and business owner for nearly 30 years. She is seeking to open a new special events venue at 540 Buchanan Street, Suite 3. Your Turn Special Events, LLC has obtained a lease for this space. The company will need to install fire exit signs and lights as well as new flooring and doors. New equipment including chairs and tables to furnish the space will also be needed. Mr. Holody stated that the estimated cost of the project is \$4,300.00 and the applicant is requesting \$2,000.00 in grant funds. Mr. Holody stated that staff recommends the \$2,000.00 grant. Mr. Hampton made a motion to approve the \$2,000.00 grant and Mr. Heil seconded the motion. All voting members were in favor.

- **Port Sandusky Restaurant, LLC**

Mr. Holody stated that Port Sandusky is a local family owned diner located at 325 West Market Street. The restaurant seeks to renovate the dining and kitchen areas by repairing an original plaster ceiling and replacing a drop ceiling. The estimated cost of

the project is \$6,000.00 and staff recommends a grant in the amount of \$2,500.00. Mr. Heil moved to approve staff's recommendation and Mr. Hampton seconded. All voting members were in favor.

- **Body by Erica Taylor, LLC**

Mr. Holody stated that Erica Taylor is a Sandusky Resident who started this business in January of 2021. The company is committed to helping clients look and feel their best through non-surgical procedures including body contouring and detoxification, teeth-whitening and other holistic health remedies. The company quickly established a sizeable client base and seeks to expand to an adjacent space in the same building, located at 1031 Pierce Street. Grant funds would go towards new equipment and improvements at the new location. The estimated cost of the project is \$33,000.00 and staff is recommending a grant of \$7,500.00 contingent upon the company being able to provide evidence of private financing. Ms. Taylor has applied for the financing and is awaiting approval. Mr. Hampton asked what the amount was that the applicant requested. Mr. Holody stated that the applicant requested \$15,000.00, but after reviewing the project costs and due to the budget and the amount of applicants looking for assistance, staff decided to recommend \$7,500.00. Mr. Holody stated he is open to feedback from the rest of the members. Mr. Hampton made a motion to approve the grant amount staff recommended contingent upon the company being able to provide evidence of private financing. Mr. Heil seconded the motion and all voting members were in favor of the motion.

- **Dott Investments, Inc (dba Kiddie Korral)**

Mr. Nickles declared a conflict in voting on this application. Mr. Heil stated that he would advise that this application wait to be heard until the next meeting when more members are present to vote since there are only two other members present today other than Mr. Nickles. Mr. Nickles stated that he will table this application until the next meeting.

- **Venue 634 L.L.C.**

Mr. Holody stated that the owner of the company is Katherine Korobkin. She currently owns the Sweet Potato Catering business and now wants to open up modern and elegant event space at 634 Columbus Avenue. In order to do this she will do an extensive renovation and equipment installation that will cost an estimated \$226,052.00. Mr. Holody stated that staff recommends a \$15,000.00 grant. Mr. Holody stated that this applicant is exploring bank financing but may also use her own financing or equity for the project. Mr. Nickles stated that the motion be contingent upon the applicant showing that she has financing or proving she has enough equity before dispersing the grant funds. Ms. Bemis asked if Mr. Holody could explain the process of distribution of funds, as a reminder to the committee. Mr. Holody stated that in addition to making sure that financing or personal funds are available from the applicant, the City waits to disburse the grants funds until the projects are completed and the



disbursement of City funds are the last step in the process. Mr. Heil made a motion to recommend the approval of the \$15,000.00 to go to City Commission, contingent upon the applicant proving other financing is in place. Mr. Hampton seconded the motion. All voting members were in favor.

#### **Review of Previously Approved Project**

- **Market Street Collective, LLC**

Mr. Holody stated that the Market Street Collective, LLC grant was approved in 2019. This applicant proposed the renovation of the old Cardinal Grocery Store. The initial completion date was the end of 2020. The City Manager is able to extend the completion dates at his discretion, so that project was extended until the end of 2021. The applicants stated that they have experienced some delays due to COVID but were planning to begin the project in the fall of 2021 and will likely be completed in the spring of next year, so it sounds like another extension will be needed if they want to continue to receive the grant funds. Mr. Nickles stated that before a second extension is given to the applicants by the City Manager, he thinks it would be appropriate to at least see the work being started or if work as not been started there needs to be a good explanation as to why other extension is needed.

#### **Next Meeting**

July 13, 2021

#### **Public Participation/Comments**

Clerk Kristen Barone read allow three comments/questions received via email from Sharon Johnson.

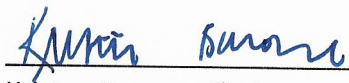
1. Marketing funds are coming out of the development fund. Can the committee include the list of marketing expenditures and on what project the money was spent on?
2. Hot Dog Tony grant never came before the commissioners for approval? Why is that?
3. Why isn't the proper verification of costs being outlined by the business asking for the grant? Some businesses are submitting figures with no verification from vendors. This is especially true for signage and façade work. How can money be given away without verification of costs from vendors? I requested a vendor's estimate on a sign that was included in the project and no document exists. The city should not be giving away money without verification of costs.

Mr. Holody stated that there have not been any marketing expenditures yet this year. Hot Dog Tony's grant will be going to the next City Commission meeting. As for verification of costs, that is completed later on in the process before the funds are disbursed.

#### **Meeting Adjournment**

Mr. Nickles adjourned the meeting at 2:38pm.

APPROVED:



Kristen Barone, Clerk



Mr. Nickles, Chairman