

Economic Development Incentive Committee

May 30, 2023

Meeting Minutes

Call to Order:

Chair Nickles called the meeting to order at 2:00 pm. The following members were present constituting a quorum: Abby Bemis, Marcus Harris, Brendan Heil, Paul Koch, and Allen Nickles. Interim Director of Community Development, Colleen Gilson, and Quinn Rambo, the Administrative Assistant for the Community Development Department were also present for the meeting.

Review of Applications Received

Family Health Services of Erie County, INC – 149 E. Water Street

Chair Nickles introduced the application and asked for Staff report. Mrs. Gilson stated the applicant was seeking a grant to help redevelop the property at 149 E. Water Street to provide primary care, behavioral health, and discount pharmacy services. The renovations would include interior demolition, installation of a new elevator, new windows, and storefront, and interior build-out at a total renovation cost of over \$3.1M. FHS has secured financing totaling \$2.6M from Civista Bank for the project. Redevelopment of the Granary building by FHS would bring needed health care services into the downtown area near senior and low-income housing and the Sandusky public transit hub. The project will also result in the creation of up to 18 new jobs representing an estimated annual payroll of \$1.7M in the City of Sandusky. Financial assistance from the City's Economic Development Fund and Destination Development Fund would help the applicant bring this project to reality. Vice Chair Koch and Mr. Harris stated that they were unable to vote on the application due to conflicts of interest. Mr. Heil stated he thought it was worthwhile project, rehabbing a historic building, and would offer many benefits to the Community. Ms. Bemis asked Mrs. Gilson what type of economic development impact the project would have with its non-profit status of the project. Mr. Heil stated that it did not qualify for tax exemptions with the way it was set up. Ms. Bemis asked if this project would provide new employment opportunities. Mrs. Gilson stated that the site would provide (18) jobs, 9 of which were existing and creating 9 new positions. Mr. Heil asked where the (9) existing jobs were moving from. Mrs. Gilson stated from FHS's existing offices in either Sandusky or Fremont. Ms. Bemis asked what funding was originally requested. Mrs. Gilson stated that the original request was for \$720,000. Ms. Bemis stated that she found that information helpful because she felt uncomfortable with the grant level and their economic impact with the not-for-profit status of the applicant.

Chair Nickles asked for a motion. Mr. Heil made a motion to recommend a grant in the amount of \$300,000 to City Commission. Chair Nickles seconded the motion. A vote was called, Mr. Harris and Vice Chair Koch abstained from the vote. Ms. Bemis, Mr. Heil, and Chair Nickles approved the motion for the application to be presented to the City Commission.

Public Participation/ Comments

There was no public present. Mrs. Gilson stated Mrs. Johnson wanted it passed along to the Committee that Family Health Services should work very closely with Sandusky Transit. Mrs. Gilson stated that she would be discussing this with Mr. Stacey, the Transit Administrator.


Meeting Adjournment:

Chair Nickles called for a motion to adjourn. Mr. Harris moved to adjourn the meeting and Mr. Heil seconded the motion. All members were in favor of the motion and the meeting ended at 2:16 pm.

APPROVED:



Secretary



Chair/ Vice Chair