

MINUTES

DECEMBER 4, 2023

COMMITTEE OF THE WHOLE

7:00 P.M.

Council Members in Attendance: Sam Crowl
Micah McCarey
Jeff Risner
Solveig Spjeldnes
Ben Ziff

Administrators and/or
Other Elected Officials: President Knisely
Mayor Patterson
Law Director Eliason
Service-Safety Director Stone

Items Discussed:

- Athens County Economic Development Council (annual report)
-Mollie Fitzgerald presented the attached report. She noted that Council Member McCarey emailed her asking about the economic impact of Issue 2, marijuana legalization, and what the City can do to capture that benefit. On a local level, it may be a while before we see any change, but certainly there will be jobs created from this industry and they will keep a close watch on it.

President Knisely asked about the Children Services Project building project, the balance in the Revolving Loan Fund, and a revenue comparison for the last two years.

Fitzgerald said there are no specifics yet on the Children Services Project, but it would be construction of two new facilities at the current location, and would be a good community project to support.

The Revolving Loan Fund is approximately \$80,000-\$90,000, which is plenty to loan out. The Fund can lend \$25,000 per job retained or created.

Finally, Fitzgerald noted that last year's revenue was about \$6 million and this year \$8 million.

Knisely asked about the basic qualifications for the Brownfield Program.

Fitzgerald responded that the program has been renewed as part of the the current State Budget Bill. The County Commissioners have named the Port Authority as the lead entity for Brownfield remediation, which includes assessment and cleanup dollars. Asbestos and lead are the two most common minerals for cleanup. The Land Bank has been identified as the lead entity for demolition projects.



Report to Athens City Council

December 4, 2023

The **Athens County Economic Development Council's** mission is to be a catalyst for quality jobs and progress in Athens County and throughout the region by creating a seamless network of economic development resources through partnerships with government, business and nonprofit organizations.

2023 Overview

Throughout 2023, the ACEDC has focused efforts on site development, downtown revitalization & business retention and expansion projects.



ACPA Spec building project is underway; anticipated completion date of July 2024.

Funding for a critical sewer extension project at the Carpenter Road industrial park in Albany.

Brownfields assessments and remediation projects throughout the county

ARC infrastructure funding for Canaanville Sewer project (enabling development of more buildings).



\$10,775 for structural assessment of uptown buildings on High Street in Glouster

Support for Glouster KOP project via SAOP Appalachian Community Grant

Support for Albany uptown redevelopment projects

\$975,815 Vibrant Communities grant for the Athens Armory renovation



\$785,775 for business expansion projects in Athens County in 2023

18 business retention and expansion (BRE) meetings with area businesses

JobsOhio Inclusion Grant Roundtable event

2023 Funding Secured

Grant Program	Project	Amount Awarded
Ohio RISE Technical Assistance	Chauncey School Assessment	\$50,000
Appalachian Community Grant	City of Athens Armory Renovation Project	\$2,000,000
	SAOP – Gloucester KOP Revitalization Project	\$1,600,000
County ARPA Funds	Albany Sewer Extension Project	\$1,500,000
JobsOhio Vibrant Communities Grant	City of Athens Armory Renovation Project	\$975,815
JobsOhio Revitalization Grant	QuidelOrtho Expansion Project	\$750,000
ARC Project Profile Grant	Canaanville Sewer Project	\$280,000
JobsOhio Inclusion Grant	Ohio Forest By-Products Expansion Project	\$25,000
	AC Green Metalworks Expansion Project	\$50,000
OhioSE Special Purpose Grant	Structural Assessment of 87 High St, Gloucester	\$10,775
Total Grant Funding Secured		\$7,191,590
Incentive Program	Beneficiary	Revenue Captured
Enterprise Zone Agreements (2)	Private Companies	\$77,432.21
Tax Increment Financing	City of Athens	\$710,419.28
Downtown Redevelopment Districts	City of Athens (Washington Street DRD)	\$10,365.29
Total Service Payments In Lieu of Taxes		\$798,216.78
Total Economic Development Funding		\$8,039,806.78

Project Spotlight: QuidelOrtho



In 2023, QuidelOrtho received a \$750,000 JobsOhio Revitalization Grant for expansion of a new high volume production process at the East State Tech Park.

This project includes jobs creation, an 18,000 SF facility expansion, and a sizable fixed asset investment by the company.



Economic Impact

20 new jobs

183 retained jobs

\$40,000,000 investment in new production line and facility upgrades

Direct Sales/Output Impact: \$12,986,914

Direct Compensation Impact: \$3,676,335

Indirect Jobs: 9

Induced Jobs: 29

Average Annual Wage of \$36.56/hour

All metric commitments made by 2026

Brownfield Remediation Projects

The Athens County Port Authority secured over \$1,400,000 from the first round of the Ohio Department of Development's Brownfield Remediation. An additional \$1mm set aside for each county was included in the state budget.

2022 Program Completed Projects:

Trimble School (Demo) - \$468,532

Chauncey School (Assessment) - \$23,404

4030 Washington Road, Albany (Assessment) - \$148,540

Chauncey Mine Land (Assessment) - \$12,280

83 Columbus Road (Assessment & Remediation) - \$58,580

63 S. Court Street (Remediation & Demo) - \$431,920

Chauncey School (Remediation) – \$280,515

TOTAL: \$1,423,771



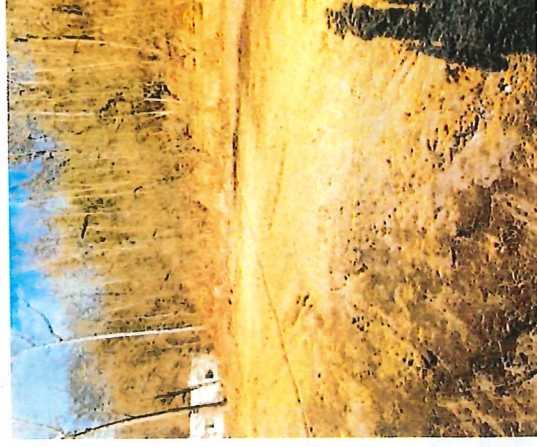
63. South Court (Formerly Follet's)



Former Chauncey School Building

2024 Program Renewal Sites Pipeline:

- Mount Zion Baptist Church
- Additional Chauncey Land for Baileys Development
- Former Alexander High School
- Tablertown Dump Site
- Albany Uptown Garage Property



83 Columbus Road (Formerly gas station)

Athens Armory Renovation

The Athens Armory has been a renovation project years in the making. The ACEDC assisted with both planning and funding efforts that made the vision come to life.

1. Led coordination of the Athens Remote Worker Strategy which provided economic impact data that substantiated the use of the Armory as coworking space and strengthened the City's successful application to the Appalachian Community Grant (ACG) program.

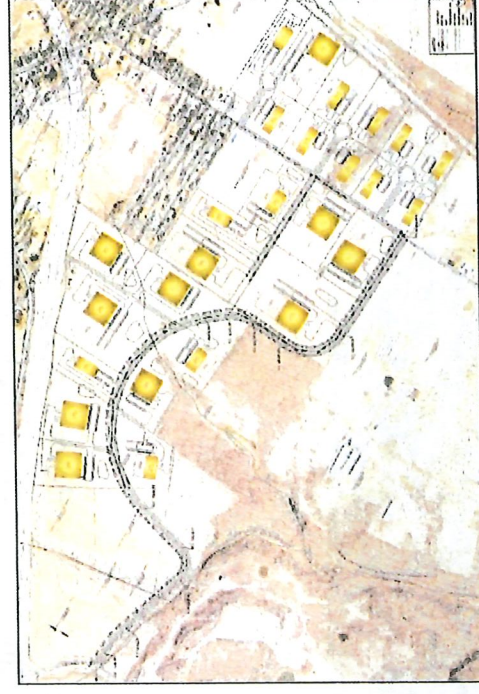
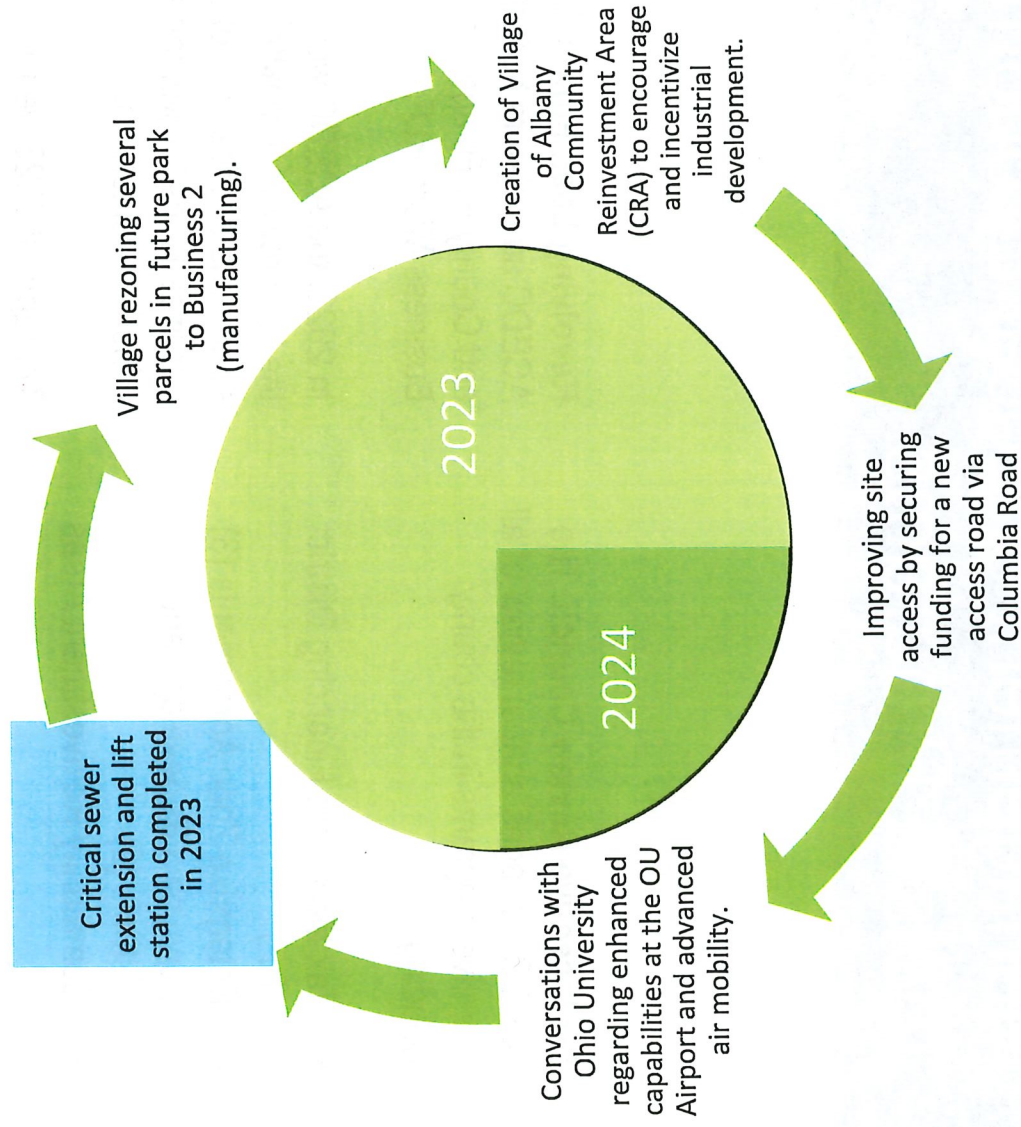
2. Connected the City with partner projects that were critical to the Appalachian Community Grant application request.

3. Secured a \$976,815 JobsOhio Vibrant Communities Grant to complete the project's capital stack which allowed for the successful "groundbreaking" event held in October.



Albany Industrial Park Progress

Over the last couple years, the ACEDC has worked closely with the Village of Albany and other economic development partners to build out critical infrastructure to support a future industrial park.



Management of Local Economic Development Tools & Programs



Tax Incentive Review Council: The ACEDC manages annual review of all incentive programs in the county including:

- Tax Increment Financing District (TIF)
- Enterprise Zone Agreements (3)
- Downtown Redevelopment Districts (2)
- Community Reinvestment Areas

In 2023, the ACEDC worked with the Village of Albany to create a new Community Reinvestment Area which will incentivize projects that align with Albany's economic development vision.



Revolving Loan Funds: The ACEDC administers both the City and County RLFs and the Small Business Micro RLF.

In 2023, the ACEDC worked with the loan review committee to streamline application policies and prioritize loans for women and minority businesses.

Throughout 2023 we received three applications to the RLF.



Revenue Bonds: The Port Authority is expanding its revenue bond portfolio. In addition to the 2021 and 2022 Woda Cooper attainable housing developments at St. Rt 682, the ACPA is issuing bonds for the Athens County Children Services facilities project.

Issuing tax-exempt revenue bonds for eligible economic, community, or housing developments grants those projects sales tax exemptions that make the projects more financially feasible.

Organizational Partners

State & Federal	Regional	Local
• JobsOhio	• OhioSE Economic Development	• Entrepreneurial Development Group
• Ohio Department of Development	• Buckeye Hills Regional Council	• Athens County Convention & Visitors Bureau
• USDA Rural Development	• Outdoor Recreation Council of Appalachia	• Athens Area Chamber of Commerce
• Economic Development Administration	• Ohio University	• Athens County Foundation
• US Environmental Protection Agency	• Area 14 Workforce Development Board	• Utility Providers
	• HAPCAP	• Athens County Commissioners
	• OU Innovation Center	• City, Village and Township representatives
	• Small Business Development Center	

Looking Forward: 2024 and beyond



Complete the ACPA speculative building project and secure tenant(s).



Secure funding for Albany Industrial Park Access Road.



Work with partners to build an advanced manufacturing training facility and industrial park in Albany.



Establish a Community Land Trust to support the construction of “missing middle” housing developments.



Issue bonds for the Athens County Children Services building project



Continue to assess and cleanup Brownfields sites throughout the county with ODOT/US EPA funding.

Questions?

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