Vandalia Development Corporation (VDC)
November 13, 2023

TRUSTEES PRESENT: Mr. Bill Hibner, Ms. Connie Woods, Mr. Mike Blakesly, Mr. David Gerhard and Ms. Holloway *(ex officio)*

TRUSTEES ABSENT: Mr. Larry Taylor

OTHERS PRESENT: Rob Cron

The meeting was called to order at 4:07 p.m. in the Large Conference Room.

Approval of Minutes

Ms. Woods made a motion to approve the meeting minutes from the October 3, 2023 meeting. Mr. Blakesly seconded the motion. The motion carried 4-0.

Financial Update

Ms. Woods passed around the financial update. She noted that the account has continued to gain interest revenue.

Ms. Holloway stated that in the last meeting the question of the company behind Project Chariot came up. She went on to say that Project Chariot was Creative Foam which was not listed as a separate obligation. She added that she had not noticed that previously. Ms. Woods said she would modify that and noted that there were monies available to cover that grant.

Mr. Blakesly made a motion to accept the financial report with the amendment to add Creative Foam to the list of project obligations. Mr. Gerhard seconded the motion. The motion carried 4-0.

Ms. Woods also noted that this would likely be her last meeting as Treasurer. She explained many of the things the Treasurer handles on behalf of the VDC. She stated that she had provided Mr. Hibner with all financial documents, the keys to the PO Box, and that the VDC would need to find an accountant. She added that Mr. Hibner should check the PO Box especially during tax season, as this is when important forms arrive.

The VDC Trustees thanked Ms. Woods for her service as Treasurer. Ms. Holloway stated that Ms. Woods had been an excellent Treasurer and member of the VDC.

Ms. Holloway asked the VDC to consider who they would like to appoint Treasurer so that could be handled at the first meeting of 2024.

Old Business

There was no old business.

New Business

Ms. Holloway presented the first item of new business, a Vandalia Development Corporation grant request for Electro Polish. She explained that Electro Polish was considering relocating from Dayton to 6161 Ventnor Avenue in Vandalia. She noted that the company would be investing $12.3 million into this project and bring 30 new jobs with an average salary of $65,000/year to the City of Vandalia. She noted that the company was requesting $25,000 in funding to support this project. She advised the Trustees that she had applied for ED/GE funding for $210,000 to help support this project, adding that the City would know in early December if the project was to be awarded funding.

Ms. Woods commented that it would be a fairly quick payback on a $25,000 grant. Ms. Holloway stated that employees would be phased in over a three-year period as the company was able to bring equipment online. General discussion about the project ensued.

Ms. Woods made a motion to approve $25,000 in funding for the Electro Polish project. Mr. Blakesly seconded the motion. The motion passed 4-0.

Ms. Holloway then moved on to the second item under new business, a Façade Improvement Program grant request for 351 E. National Road.

Ms. Holloway advised that Kevin Kremer, of the Vandalia Carry Out, had requested Façade Improvement Program funding to cover 50% of expenses for the replacement of an awning at 351 E. National Road. She noted that the existing canopy was damaged, faded, and in need of replacement. She advised that the Applicant's stated project budget was $11,000 and was requesting $5,500 in funding, or 50%. Ms. Holloway noted that that Applicant would be required to seek three quotes for the work, if they were approved for funding. She stated that the Applicant had expressed concern with getting three quotes due to the limited contractors who perform such work.

There was discussion amongst the trustees about the project and the need for three quotes. Ms. Holloway suggested that if the VDC were to approve funding for the project, that they do so with a specific motion to provide for 50% funding up to a specific amount, given that the Applicant had not sought official quotes before coming to the VDC.

Mr. Hibner stated that he thought it was important that the Applicant seek the required three quotes. Ms. Woods suggested she would be inclined to approve up to $6,000 in funding if the Applicant sought the three required quotes.

Mr. Gerhard made a motion to approve 50% project funding, not to exceed $6,000. Ms. Woods seconded the motion. The motion passed 4-0.

Project Updates

Ms. Holloway stated that she did not have much to share with the VDC as far as project updates. She noted that she had been working with Premier Health and was trying to get the agreement signed. She thanked Ms. Woods for providing another contact within Premier Health in case her contact didn't work out.

The meeting was adjourned at 5:05 p.m.

Mr. Mike Blakesly, Vice-Chairman