

# New Philadelphia City Council

## Public Works & Economic Development Committee

### Meeting Notes

December 22, 2014 – 6:30 p.m.

**Present for all or portions of the meeting were the following:** committee members Darrin Lautenschleger, Sandy Cox and Rob Maurer; committee alternate Dan Lanzer; Councilmembers Cheryl Ramos, Winnie Walker and John Zucal; Council President Sam Hitchcock; Clerk of Council Patti McKay; Mayor David Johnson; Safety Director Greg Popham; Treasurer Tom Gerber; Service Director Jim Zucal; Rodney Wekkin of Menard Inc.; and city resident Mark Cox.

**ITEM:** Real Estate Tax Abatement Request from Menard Inc.

**DISCUSSION:** Chairman Lautenschleger reminded the committee that at a previous meeting on this topic a few weeks ago, the committee requested that the city law director, mayor and service director work with Menard Inc. on its request for a real estate tax reduction based on its planned upgrade and opening of a new Menard's home improvement center at the site of the former Kmart store on Bluebell Dr. NW.

City Service Director Jim Zucal introduced Rodney Wekkin of Menard Inc., of Wisconsin, to the committee and reported that discussions with Mr. Wekkin have been very productive. Because the property is being upgraded in a business zone, it must apply for the state's Community Reinvestment Area (CRA) program for consideration of a real estate tax credit for property improvement. City Law Director Marvin Fete, who was ill and unable to attend the meeting, has reviewed the Menard request and the CRA requirements, and has recommended to the city administration that the process is more detailed than the law director's office can perform and that the city contract with a firm that specializes in this type of process for assistance.

Mr. Zucal said that the firm of Insite Advisory Group Inc. of Fairlawn has experience and expertise in this process, and that the city will contract with it to assist the city and Menard. The cost to the city for Insite's services is expected to be \$12,000 and it will take about eight to 10 weeks for the entire process to be completed. This should allow Menard to stay on schedule with its plans to begin construction on the new Menard's store in 2015.

Mr. Wekkin said he has been very happy with the cooperation that Menard Inc. has received from the city. When it opens, the Menard's store on Bluebell Dr. NW is expected to have about 200 employees (40 full-time) and an annual payroll of \$2 million to \$2.5 million.

**ACTION:** No action was required.

With no further business to be discussed by the committee, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,



Darrin Lautenschleger  
Chairman