

**Hiram Village Economic Development Committee
Virtual Meeting**

**Rosser Municipal Building
11617 Garfield Road, Hiram, Ohio 44234**

February 24, 2021

Present: Tom Bollenbacher, Hiram Village Resident
Rob Dempsey, Hiram Village Council President
Paul Spencer, Hiram Village Councilmember
Steve Schuller, Asst. Village Administrator

Absent: Mayor Bertrand, Anne Haynam, Nancy Rubin

Official Recorder: Wendelin Taylor, Asst. Fiscal Officer

Guests:

General: Tom Bollenbacher called the meeting to order at 6:30 pm. The January 19, 2021 meeting minutes were reviewed. Paul Spencer motioned to accept the minutes. Rob Dempsey seconded. Motion passed unanimously.

Other Business:

- No news on the Benner property. No one has approached the Planning and Zoning as of yet. The property, located off SR 305 behind Ellenberger's Fire & Ice, is currently zoned R3 medium density residential.
- Todd Peetz, Director for Portage County Regional Planning was present at the EDC/Planning & Zoning joint meeting on February 2, 2021. He will be compiling a use map for the Village. Unfortunately he was not present at this meeting.
- Tom Bollenbacher would like the EDC to have a conversation with the College regarding their property located at the north end of the Village limits. The property, currently zoned R4 special residential, was annexed to be developed into a retirement community. Tom believes the College should be encouraged to approach a commercial real estate broker to attract a developer or developers to area. The approximately 80 acres could possibly be rezoned to mixed use. A conversation needs to be had with the College regarding development or the possible sale of the property.

- A short discussion regarding the lack of growth in the Village. Garrettsville has gained businesses and population in recent years due to the obvious development of a downtown and an industrial area. This attracts new residents that can find entertainment, shopping, medical and job opportunities in the community. People employed by the businesses living outside Garrettsville spend money at the various shops and the gas stations. Hiram once had more to offer, however as businesses have closed new business has not been encouraged to move in. One problem is the seasonality of the population due to the College. Students and College staff are in Hiram only 7 months of the year and businesses struggle during the remaining months. Encouraging industry and businesses to move to Hiram would solve some of that issue by providing amenities to permanent residents and people working in the area.
- Mantaline has engaged the Army Corp of Engineers to look at their property and suggest solutions to the wetland and water run-off areas on their acreage. Mantaline property abuts approximately 30 acres owned by Applejack. Applejack's property also has issues with ravines, wetlands and creeks. A feasible plan to make the usable areas of Applejacks acreage accessible needs to be addressed before that land can be developed.
- A short discussion regarding possible property tax abatement to new industrial or commercial businesses was had. School taxes would not be abated, neither would income tax. It was agreed that further investigation and discussion is needed.

The next meeting is scheduled for March 16, 2021 at 7:00 pm. Meeting adjourned at 7:23 p.m.

Respectfully submitted by:

Approved:

Wendelin Taylor, Asst. Fiscal Officer

Tom Bollenbacher, Chair