



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: November 16, 2017
TO: David Ruller, City Manager
FROM: Tom Wilke, Economic Development Director
Subject: Semi-Annual EDA Revolving Loan Fund Certification

The Economic Development Administration (EDA) requires the City of Kent's Revolving Loan Fund (RLF) Review Committee and Kent City Council to semi-annually certify that the City is administering its EDA-funded RLF business loan program in accordance with the region's economic development plan and the EDA's regulatory requirements.

The RLF Committee met on November 6, 2017 and voted unanimously to certify that the City's EDA business loan program was administered in compliance with all regional and federal requirements for the period April 1, 2017 through September 30, 2017.

I am respectfully requesting time at the December 6, 2017 Committee session to seek Council approval of a resolution affirming that the City's program is consistent with the economic development focus for the region and that it is being administered in compliance with all EDA programmatic requirements and standards.

If you need any additional information in order to add this item to the agenda, please let me know.

cc: Bridget Susel, Community Development Director
Tara Grimm, Clerk of Council
Harrison Wicks, Executive Assistant



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: November 16, 2017
TO: David Ruller, City Manager
FROM: Tom Wilke, Economic Development Director
Subject: Loan Review Board Reappointment

The City's Loan Review Board is responsible for reviewing loan applications from qualified businesses seeking Economic Development Administration (EDA) funding to assist with needed commercial start-up or production expansion costs. The program guidelines designated the creation of the five (5) member Board and specified that it consist of:

- a.) Three (3) experienced loan officers from different local banks;
- b.) One (1) local realtor who has knowledge of the commercial real estate market;
- c.) One (1) local attorney.

The local realtor position is filled by Dennis Eberhart whose term expires at the end of this year. He would like to continue serving the board and he has always been a consistent contributor in the past.

I am requesting time at the December 6th committee session in order to request that Council consider reappointing Mr. Eberhart to the local realtor position on the Loan Review Board for a five-year term expiring December 31, 2022.

If you need any additional information in order to add this item to the agenda, please let me know.

Cc: Jim Silver, Law Director
Bridget Susel, Community Development Director
Tara Grimm, Clerk of Council



City of Kent, Ohio Economic Development Update

December 6, 2017



Economic Activity

- Completion of Last Year's Projects
- New Dining and Shopping Options
- Projects on the Horizon
- Other Business News
- Economic Measures
- City Revolving Loan Fund

Completion of Last Year's Projects (cont.)

Treno Ristorante



Completion of Last Year's Projects (cont.)

Jabbour's Apparel



Completion of Last Year's Projects (cont.)

Family & Community Services/Axess Pointe



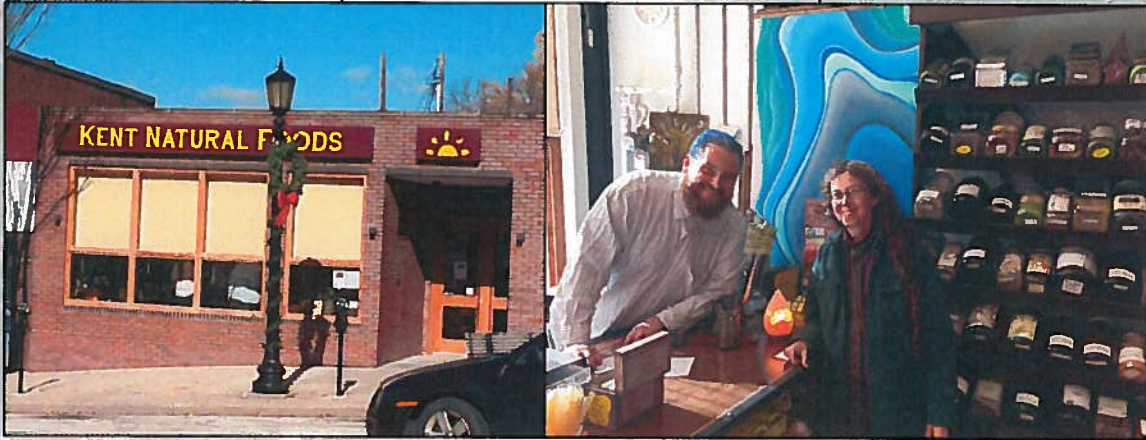
Completion of Last Year's Projects (cont.)

Family & Community Services/Axess Pointe



Completion of Last Year's Projects (cont.)

Kent Natural Foods



Completion of Last Year's Projects (cont.)

Cracked Live Action Puzzle Rooms



Completion of Last Year's Projects (cont.)

UH Emergency Dept. & Urgent Care



Completion of Last Year's Projects (cont.)

L.N. Gross Building



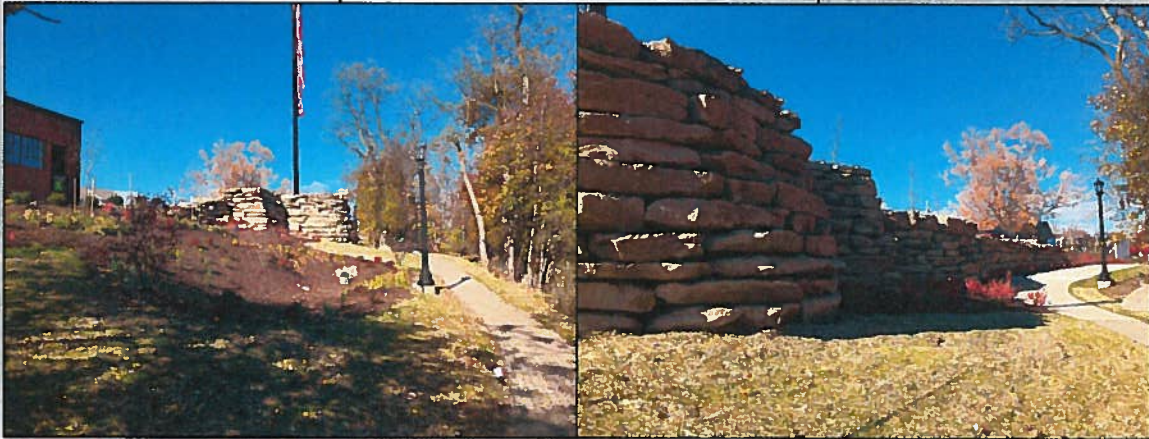
Completion of Last Year's Projects (cont.)

L.N. Gross Building



Completion of Last Year's Projects (cont.)

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Completion of Last Year's Projects (cont.)

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Completion of Last Year's Projects (cont.)

L.N. Gross Building



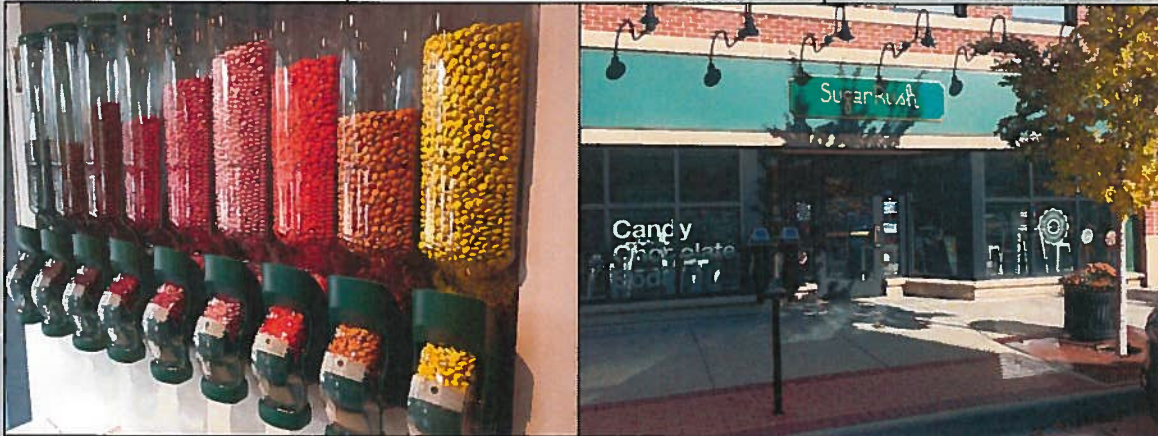
New Dining and Shopping Options

ZZ Yum Fun Restaurant



New Dining and Shopping Options (cont.)

Sugar Rush



New Dining and Shopping Options (cont.)

Silly Vapes & Black Sheep Tattoo



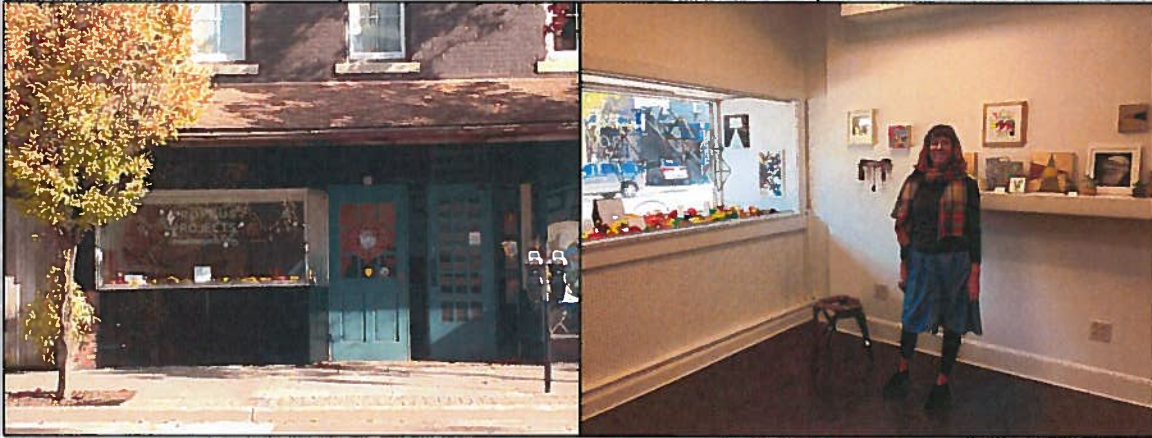
New Dining and Shopping Options (cont.)

Namaste Indian Restaurant



New Dining and Shopping Options (cont.)

Troppus Projects

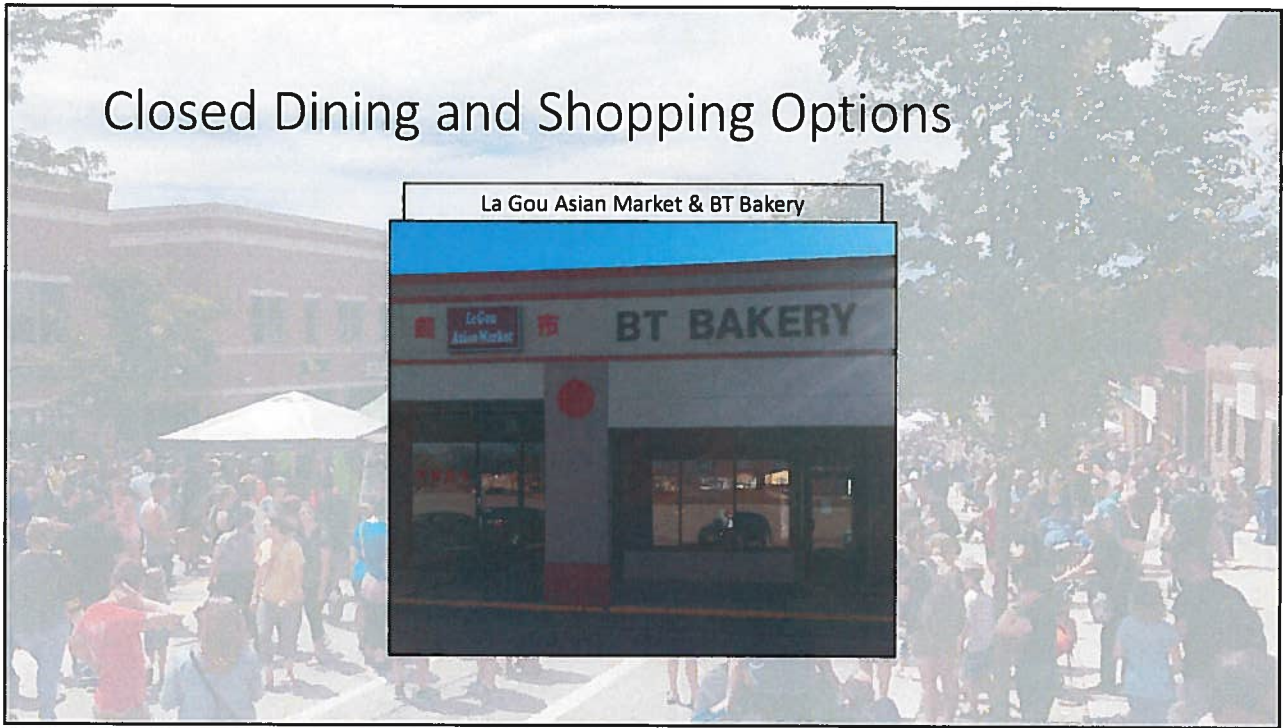


New Dining and Shopping Options (cont.)

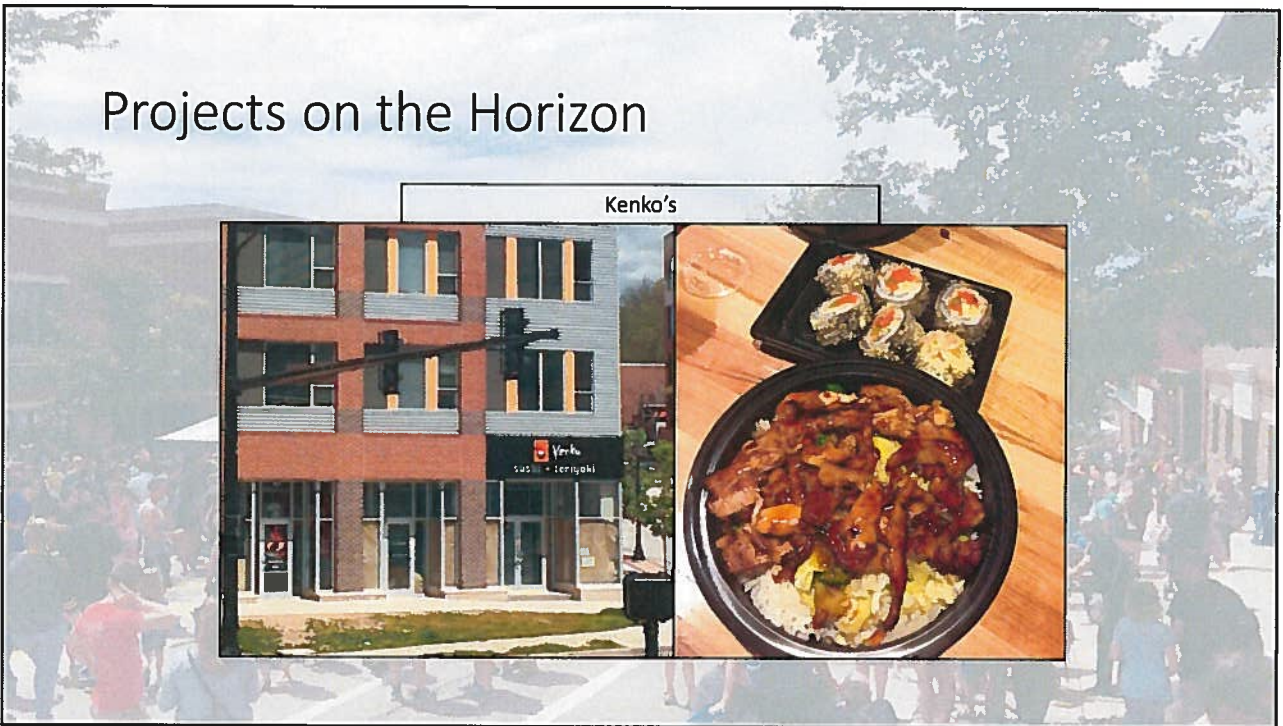
Red Letter Days



Closed Dining and Shopping Options



Projects on the Horizon



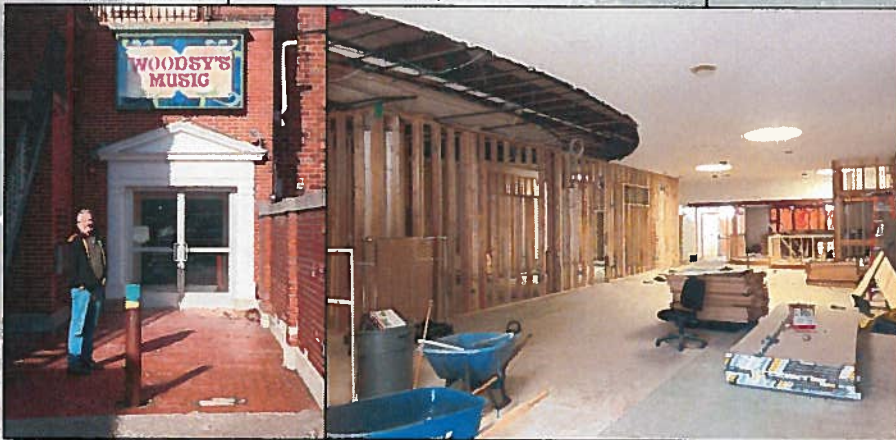
Projects on the Horizon

Pacific East



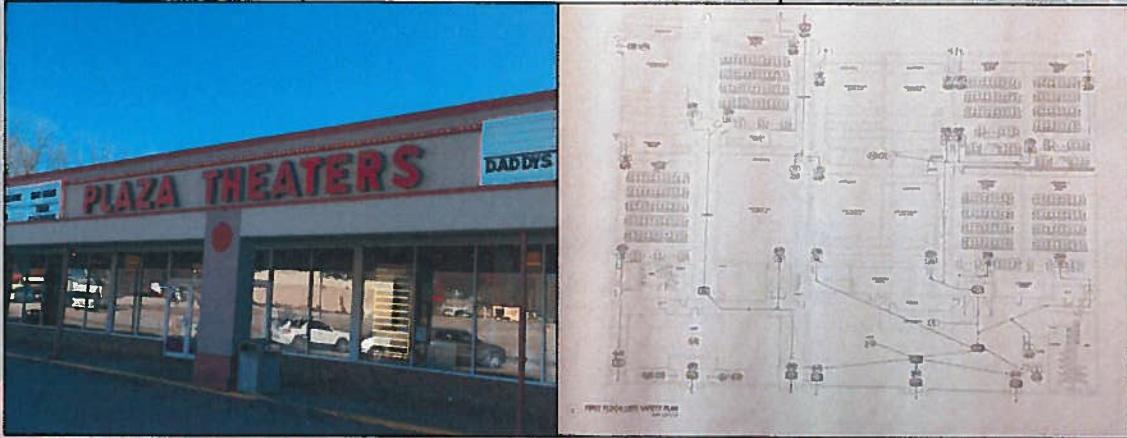
Projects on the Horizon (cont.)

Woodsy's Relocation



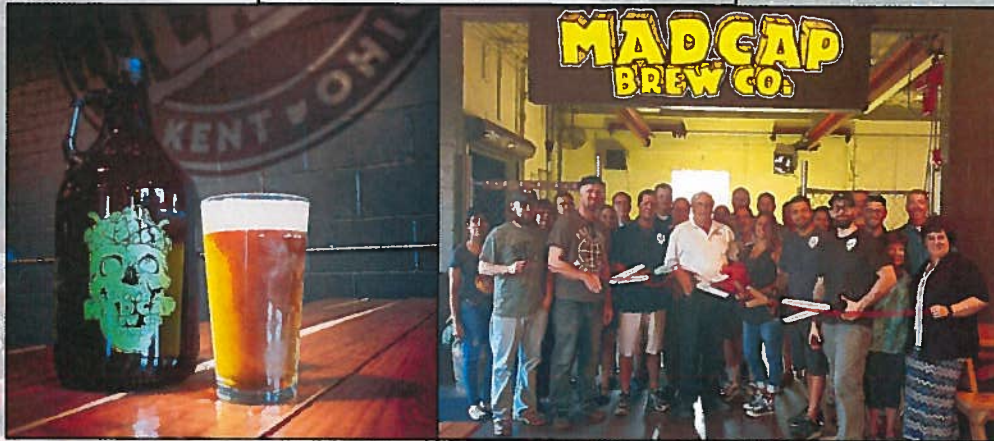
Projects on the Horizon(cont.)

University Plaza Theater Upgrade



Projects on the Horizon (cont.)

MadCap Expansion



Projects on the Horizon

Main & Ashton Retail Centre

FOR LEASE
KENT PROPOSED RETAIL CENTRE
"MAIN & ASHTON"
PRIME RETAIL DEVELOPMENT ON 3.6 ACRE SITE - AVAILABLE 2018

RETAIL



Projects on the Horizon (cont.)

Burnside Barbecue



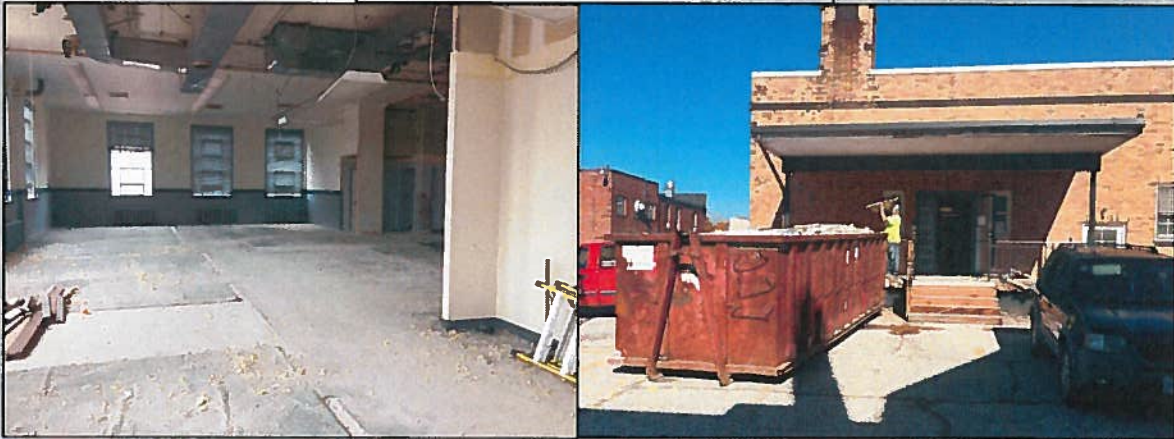
Projects on the Horizon (cont.)

Reeves Building



Projects on the Horizon (cont.)

John Flynn Courthouse Renovation



Projects on the Horizon (cont.)

John Flynn Courthouse Renovation



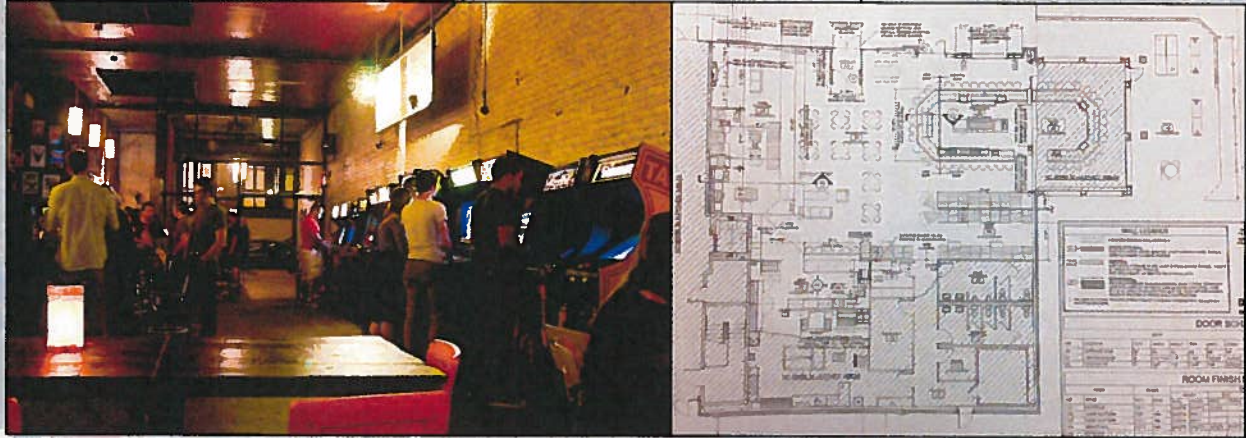
Projects on the Horizon (cont.)

Mugg's/Ramella's Corner



Projects on the Horizon (cont.)

Bar 145

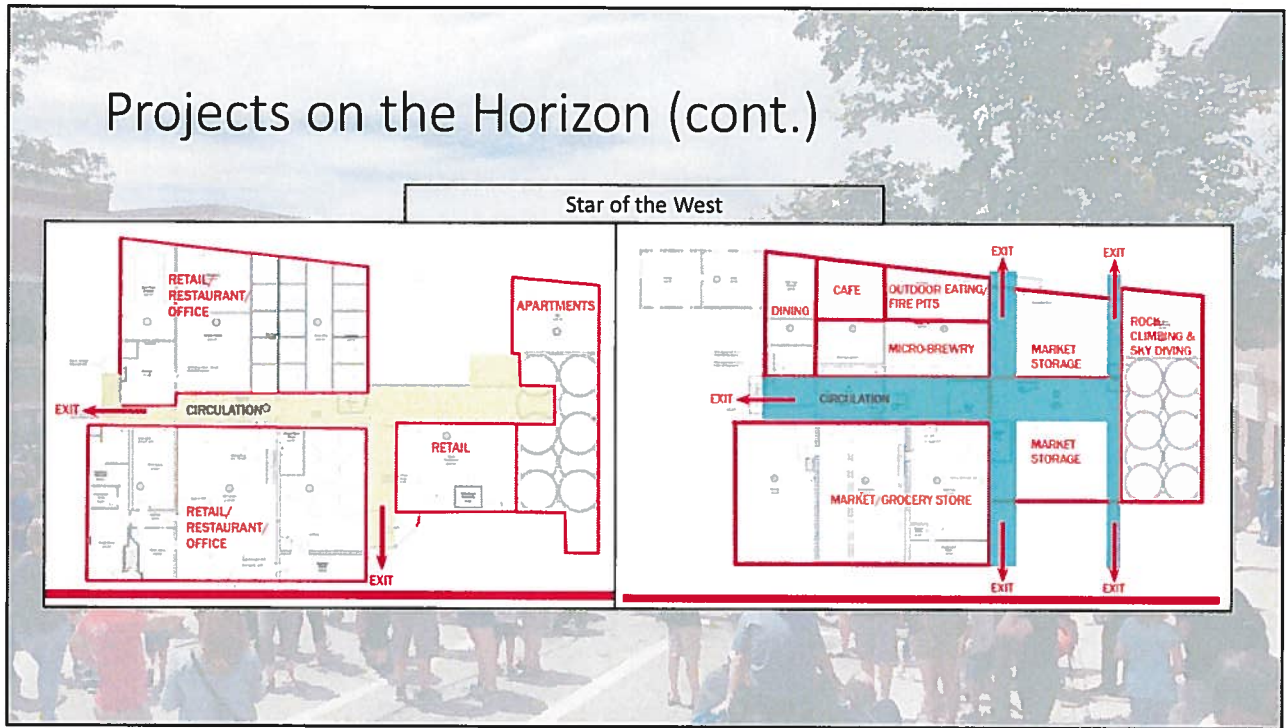


Projects on the Horizon (cont.)

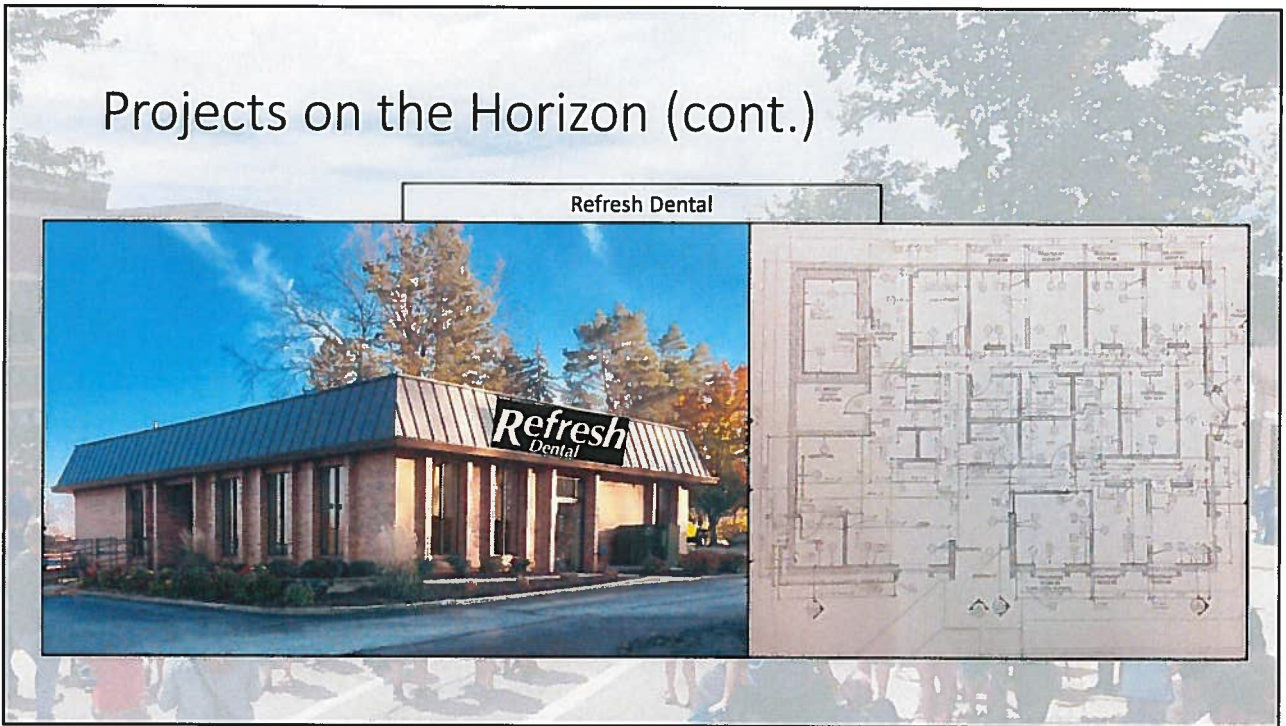
Panini's Patio Expansion



Projects on the Horizon (cont.)



Projects on the Horizon (cont.)



Projects on the Horizon (cont.)

McDonalds' Remodel



Projects on the Horizon (cont.)

Leppo's Equipment (former AWP Building)

LEPPO EQUIPMENT
Since 1945

The Leppo Way

- We will meet our commitments
- We will be thorough
- We will strive for decisions that are in the best interest of:
Our Customers, Our Co-workers, Our Vendors, and the Owners of the company
- When we don't know the "right" answer, we will ask questions

Bobcat

Dale Leppo

Wm. Glenn Leppo

Other Business News

Hardline and Fine-Line Welding



Other Business News (cont.)

Davey Tree Names New President and COO

The Davey Tree Expert Company Announces Covey as President and Chief Operating Officer of U.S. Operations

Posted April 14, 2014

Kent, Ohio — The Davey Tree Expert Company has announced the promotion of Patrick M. Covey to President and Chief Operating Officer of U.S. Operations.

Additionally, Davey's board of directors has nominated Covey to fill a three-year position on Davey's board, subject to approval by the shareholders at the annual meeting in mid-May.

Karl Warnke, Davey's chairman, president and CEO, said that Covey has demonstrated key leadership qualities, sound judgment and a strong commitment to the company during his 20 years at Davey.

"Pat has been a respected leader during his tenure at Davey," said Warnke. "He has been instrumental in the successful integration of some of the largest acquisitions in Davey history and has worked relentlessly to build collaboration between the operating segments."

Over the years, Covey has served in various capacities with increasing responsibility in both the field operations and the operations support segments of the company. Covey joined Davey in 1991 as internal auditor. He transferred to eastern utility operations in 1993 and was promoted to administrative manager in 1996. He served as a team leader on the SAP implementation project and managed the system and process group from 2000 to 2003, when he was promoted to vice president of southern utility operations. In 2005, he was promoted to vice president and general manager of the Davey Resource Group and in 2007, he was promoted to executive vice president operations, a title he held until he became chief operating officer, U.S. operations, in 2012.

"Throughout his tenure, Pat has gained valuable experience and a diverse understanding of how Davey and the Green Industry operate," Warnke said. "This unique perspective and background provide him with the knowledge necessary to fulfill the expectations that have been set for him in his new role as president and COO of our U.S. operations."

Covey earned a degree in business from the University of Wisconsin and is a certified public accountant. He is a past member of Davey's President's Council and serves on a number of boards of Davey subsidiaries. He also serves on the board of directors for Junior Achievement of North Central Ohio and the Putnam County Development Board.

Reporting to Covey are Steve Marshall, executive vice president of U.S. utility operations, and Jim Stief, executive vice president of U.S. residential and commercial operations. Additionally, two service lines and the Davey Institute will report directly to Covey.



Other Business News (cont.)

Kent Quality IP Wins Award



Kent's Quality IP wins customer service award

QualityIP, an IT services provider, was presented a 2017 Customer Service Award at an annual luncheon in Cleveland.

The event honored 24 companies in northeast Ohio that made outstanding customer service a priority in their business. Each company has raised awareness of the importance of exceptional customer service among their employees and the community at large.

Ryan Markham, chief executive officer of the Kent-based company, said the busi-

ness' focus is being helpful.

"We're honored to be recognized with so many great companies and thought-leaders in Customer Service," he said. "We strive daily to encourage our employees to put our clients first. Our customers typically come to us when something isn't working. Reducing their stress and making them happy is rewarding for our employees, and the result is a more positive work environment for them and for us. It's gratifying to have our efforts recognized."

Other Business News (cont.)

Dan Smith Park Receives Heritage Ohio Award



2017 Annual Awards

BEST DOWNTOWN PLACEMAKING PROJECT
Dan Smith Community Park

The award for Best Downtown Placemaking Project is presented to

Main Street Kent

for its exemplary contribution to the preservation & revitalization movement in Ohio


W. F. Pope, Chair
Heritage Ohio

Oct 17, 2017
Date

Other Business News (cont.)

Automation Trend

Team NEO: Manufacturing output will rise as jobs fall

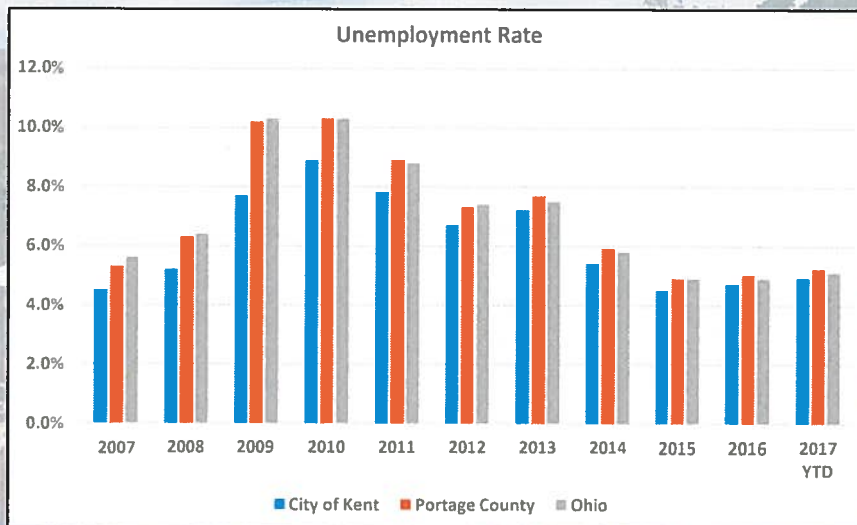
By Jay Miller



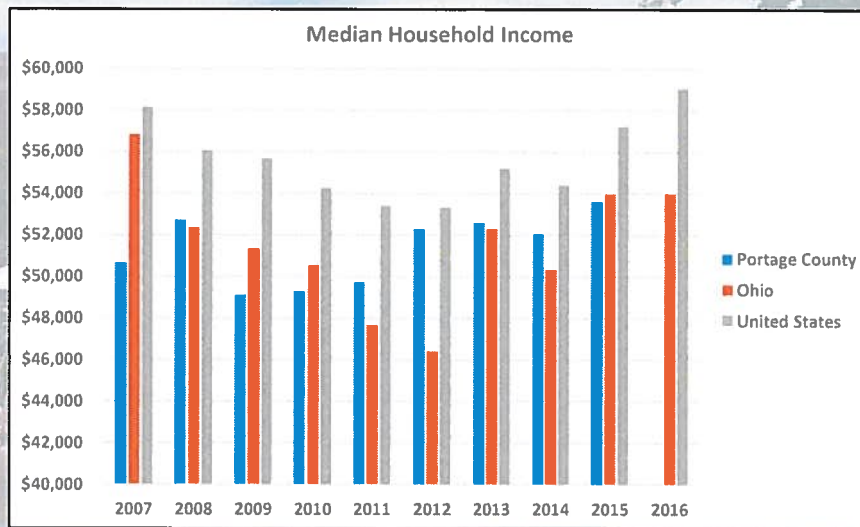
Photo: Suburban

The manufacturing sector plays the leading role in the region's economic activity, contributing \$42.5 billion to a gross regional product that approaches \$232.2 billion. That figure is well ahead of the sector in second place, real estate rental and leasing, which generates \$27.2 billion regionally.

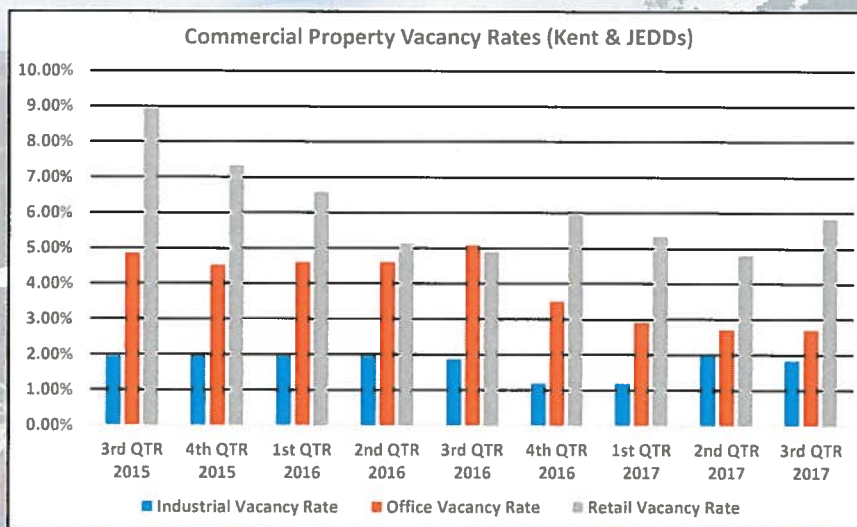
Economic Measures



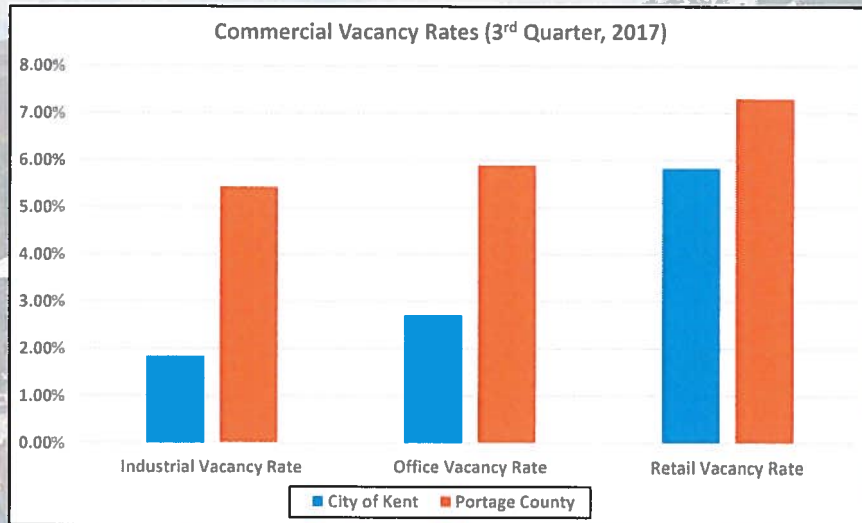
Economic Measures (cont.)



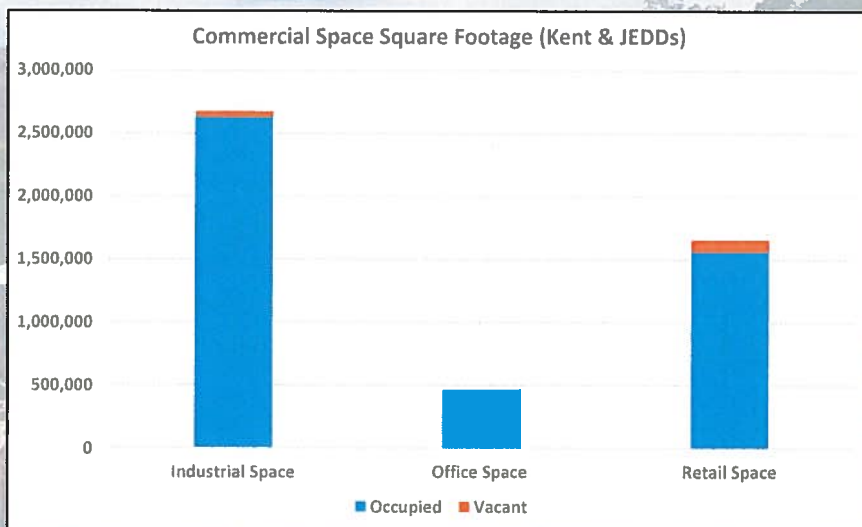
Economic Measures (cont.)



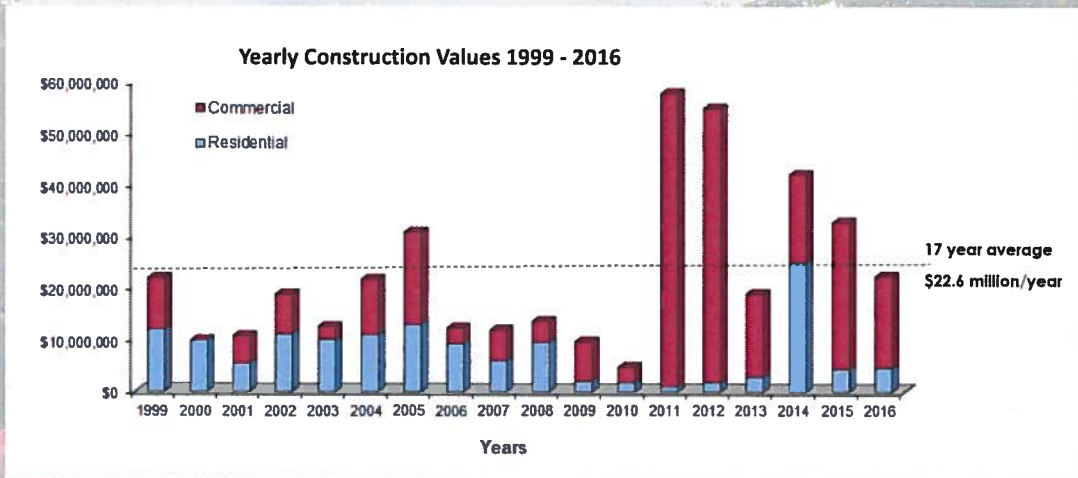
Economic Measures (cont.)



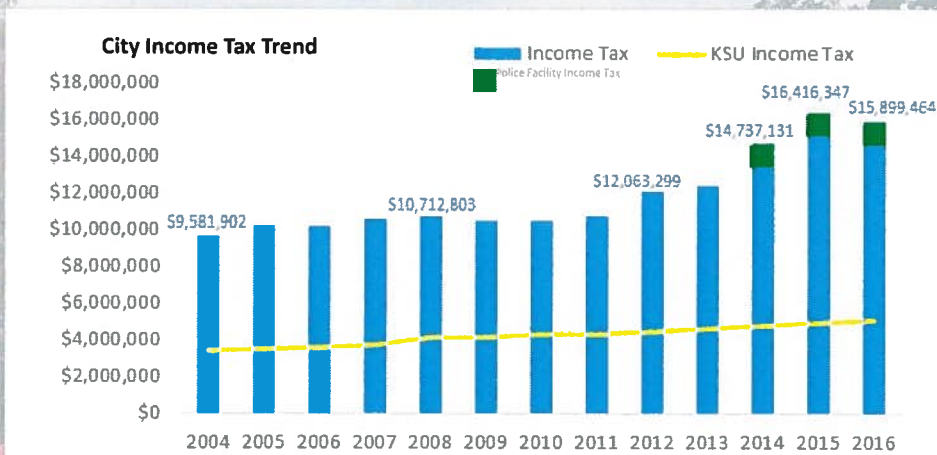
Economic Measures (cont.)



Economic Measures (cont.)



Economic Measures (cont.)



Conclusions

- Ethnic Diversity continues to be reflected in our new businesses
- Continued investment in the city bodes well
- Low unemployment continues to put upward pressure on wages
- The income tax trend, while positive, is not as robust as hoped for
- Low commercial vacancy rates continue to hinder new business openings
- The city's RLF is not in strong demand due to SBA's generous lending practices



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: November 28, 2017
TO: Dave Ruller, City Manager
FROM: Bridget Susel, Community Development Director *B.S.*
RE: TREX Transfer Request

The City has received a TREX transfer permit request from B's Kitchen LLC, which is the business entity that has acquired the vacant Mugs Brew Pub property, located at 211 Franklin Avenue, and the building at 114 West Erie Street, which had previously been occupied by Ramella's Pizzeria.

The new owners plan to demolish the two existing structures and construct a new, 26,200 s.f., six (6) story building that will house a bakery and bar area on the ground level, a restaurant on the second floor, and have 16 high-end residential apartment units on the upper three levels. The request is for the proposed TREX transfer of a class D-5 permit to allow for full liquor service at the new bar and restaurant.

The new property owners have invested \$655,000 to acquire the two properties and to pay off the real property tax delinquency that remained from the prior owner. The planned investment is estimated to be an additional \$4.85 million for the costs of construction, commercial equipment, leasehold improvements and design/engineering fees. Based on the information provided to the City, all of the requirements specified in the City's TREX Guidelines, approved by Council on May 15, 2013, have been met, including:

1. Investment in acquiring the properties, construction of the new building, commercial equipment and leasehold improvements is equal to \$210 per square foot, which exceeds the City's minimum investment level requirement of \$175 per square foot;
2. Operation is located within the City of Kent Commercial-Downtown District (C-D);
3. Permit classification has been identified and the permit source will be reported to the City prior to authorizing endorsement of TREX in writing to the Division of Liquor Control;
4. New owner will enter into a development agreement with the City of Kent if Council grants approval of the TREX transfer request;
5. Recognition from the applicants that they will seek Council approval if the permit is to be transferred to another individual, corporation, LLC or partnership located within the City of Kent.

I am respectfully requesting time at the December 6, 2017 Committee session to discuss this TREX transfer proposal in greater detail and to request Council authorization, with emergency, of the TREX transfer request.

Please let me know if you need any additional information in order to add this item to the agenda.

Thank you.

Cc: Jim Silver, Law Director
Tara Grimm, Clerk of Council
Tom Wilke, Economic Development Director
Michelle Lee, Chief of Police