



AGENDA
POWELL DEVELOPMENT CORPORATION
COHATCH CONFERENCE ROOM
50 E. OLENTANGY STREET
TUESDAY, MAY 26, 2026
12:00 PM

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- a. Approval of the minutes from the Powell Development Corporation meeting held on April 28, 2026.
[powell-development-corporation_minutes_summary 04.28.2026.pdf](#)

III. OLD BUSINESS

- a. Current Program Overview - Facade Grant
[Commercial Powell Downtown Facade Improvement Program.pdf](#)
- b. Retreat Discussion - Goal Setting Session

IV. NEW BUSINESS

- a. Vince Margello - 55 E. Olentangy Facade Grant
 - 1. [55 E Olentangy_Incentives_RecommendationFINAL_5_19_26.pdf](#)
 - 2. [FacadeGrant_Agreement_Vincent Margello_55EOlentangy_2026_final_5_19_26.pdf](#)
 - 3. [55 East Olentangy St Facade Grant Application.pdf](#)
 - 4. [Margello Development Company - 55 E. Olentangy St - Exterior Improvements 1.15.26.pdf](#)
- b. Delaware Community Band - Request for Shirt Funding

V. REPORT OF THE TREASURER

- a. Monthly Finance Report
[04.30.2026 Monthly Financial Packet.pdf](#)

VI. REPORTS OF THE POWELL DEVELOPMENT CORPORATION BOARD

- a. City Council
- b. City Manager Report
- c. School Report

[April 30 Newsletter.pdf](#)
[Board Update May 7, 2026.pdf](#)
[Board Update April 23, 2026.pdf](#)

- d. Business Retention and Expansion Committee Report (Chamber of Commerce) - Mark Goodwin
- e. Downtown Merchants Report (Visit Powell) - Megan Canavan
- f. Convention and Tourism Report (Destination Delaware) - Tim Wilson
- g. Entrepreneurialism Report (Delaware Entrepreneur Center at Ohio Wesleyan University) - Steve Flaherty
- h. Real Estate Report - Shawn Keller
- i. Economic Development Report - Sean Hughes
[Monthly Report - Economic Development - Copy.pdf](#)

VII. ADJOURNMENT



**POWELL DEVELOPMENT CORPORATION
MEETING MINUTES
APRIL 28, 2026**

I. CALL TO ORDER/ROLL CALL

Mayor Heather Karr called the April 28, 2026, Powell Development Corporation meeting to order at 12:04 p.m. Members present included Philip Whitaker, Megan Canavan (arrived at 12:35 p.m.), Tim Wilson, Ryan Jenkins, Treasurer Shawn Keller (exited the meeting 1:36 p.m.), Secretary Andrew D White, Mayor Heather Karr (exited the meeting at 12:26 p.m.), Vice-Chairman Mark Goodwin, and Chairman Steve Flaherty (exited the meeting at 1:21 p.m.). Staff present included Sean Hughes, Executive Director, Jodi Reid, Accounting Specialist and Samantha Borchers, Finance Director.

**II. NOMINATING COMMITTEE - REAL ESTATE COMMITTEE CHAIR BOARD
DIRECTOR NOMINATION**

MOTION: Mark Goodwin moved to appoint Shawn Keller as the Real Estate Committee Chair Board. Andrew White seconded. Motion passed.

VOTE: Y-8 N-0 AB-0

III. ELECTION OF OFFICERS

a. Chairman

MOTION: Mayor Heather Karr moved to nominate Steve Flaherty as Chairman. There were no other nominations. Andrew White seconded. Motion passed.

VOTE: Y-8 N-0 AB-0

b. Vice-Chairman

MOTION: Mayor Heather Karr moved to nominate Mark Goodwin as Vice-Chair. There were no other nominations. Shawn Keller seconded. Motion passed.

VOTE: Y-8 N-0 AB-0

c. Treasurer

MOTION: Mayor Heather Karr moved to nominate Shawn Keller as Treasurer. There were no other nominations. Andrew White seconded. Motion passed.

VOTE: Y-8 N-0 AB-0

- d. Secretary

MOTION: Mayor Heather Karr moved to nominate Andrew White as Secretary. There were no other nominations. Steve Flaherty seconded. Motion passed.

VOTE: Y-8 N-0 AB-0

IV. INSTALLATION OF EXECUTIVE DIRECTOR

MOTION: Mayor Heather Karr moved to confirm Sean Hughes as Executive Director. Mark Goodwin seconded. Motion passed.

VOTE: Y-8 N-0 AB-0

V. APPROVAL OF MINUTES

- a. Approval of the minutes from the Powell Development Corporation meeting held on February 24, 2026.

MOTION: Andrew White moved to approve the minutes from the Powell Development Corporation meeting held on February 24, 2026. Mayor Heather Karr seconded. Motion passed.

VOTE: Y-8 N-0 AB-0

- b. Approval of the minutes from the Powell Development Corporation meeting held on March 24, 2026.

MOTION: Andrew White moved to approve the minutes from the Powell Development Corporation meeting held on March 24, 2026. Mayor Heather Karr seconded. Motion passed.

VOTE: Y-8 N-0 AB-0

VI. FINANCIAL REPORT

- a. March Monthly Report

Finance Director Samantha Borchers discussed her responsibility for bookkeeping and transactions of the Powell Development Corporation (PDC). They will provide the board with a monthly report and work with the Treasurer on invoice approvals and also get the Treasurer's name on the bank account. Executive Director Sean Hughes reported that as a CIC they are required to do a triannual audit. Finance Director Samantha Borchers explained that the PDC is considered a component unit of the City, and their financial statements roll up in the City's. The City auditors will also audit the PDC financials as well.

Finance Director Samantha Borchers reviewed there were several large payments made in March, including the final installment payment for 4630 W. Powell Road, which is the land parcel that is near the Columbus Zoo. This will free up a lot of cash flow in the following year. The other payment was the Economic Development Incentive Payment to COhatch, which was \$188,000 grant payment for receiving their certificate of occupancy. There was also \$25,000 paid to the COhatch annex for a façade grant. She discussed the rent payment

to COhatch for the Economic Development office. This was paid for in March on an annual basis, and the office was available to be moved in March.

Finance Director Samantha Borchner requested budget adjustments. She recommended they increase the State of the City sponsorship line with a \$120.00 increase for a total line item of \$1,320.00. The PDC sponsors beverages for the event and there was a larger than expected attendance.

MOTION: Ryan Jenkins moved to approve an increase to the State of the City line item by \$120.00 for a total of \$1320.00. Andrew White seconded. Motion passed.

VOTE: Y-8 N-0 AB-0

b. Lunch Meal Line Item

Finance Director Samantha Borchers requested a budget line for board meeting luncheons and recommended a budget line of \$1,800. This is about \$15 per person for nine meetings left in the year.

MOTION: Ryan Jenkins moved to approve a budget line of \$1,800.00 for luncheons. Mayor Heather Karr seconded. Motion passed.

VOTE: Y-8 N-0 AB-0

Ryan Jenkins inquired about the Charge Point line item. Executive Director Sean Hughes reported that they have a contract with ChargePoint that provides electric vehicles charging stations in the City. There are two at City Hall and two at Murphy Park.

VII. REPORTS

a. City Council Report

Mayor Heather Karr provided an update for City Council and reviewed the Tree City USA requirements that impacted legislation and the creation of a Tree Board. They authorized new equipment to be purchased for the Public Services Department and authorized a contract for the Lechler Building. At their recent City Council meeting, Council had a two-hour discussion relating to parking in the downtown and the topic of Shared Use Parking. She apologized to the group but stated she needed to exit the meeting early due to a work commitment. Mayor Heather Karr exited the meeting at 12:26 p.m.

b. City Manager Report

City Manager Andrew White discussed that they are in the midst of construction season for the Capital Improvement Programs and have planned about \$3M in programs and sidewalk installations that will start shortly. He is excited about the Bennett Farm path that will be installed this summer and will connect residents to the east of Bennett Parkway into the downtown. He discussed the North Depot Reconstruction and parking improvements to this area. He discussed the parking issue downtown and that if the designation of private vs. public parking is taken away the City is within 30 spaces of the parking requirement in the current code. The City is currently in the process of rewriting the Code and the default parking requirement will be less than currently required. He discussed working with business

owners to create a public-private partnership. In total about 80% of parking spaces are private. He discussed that a parking structure has also been a topic and the cost is about \$60,000 per vehicle space. A 300-space parking structure can run \$15-\$20M. It would have annual maintenance, and it will never have the return put into it. He discussed the plans for the Scioto Street extension for Phase 1. Staff also recently purchased parking signage to better increase the wayfinding for public parking and will also be looking at a potential valet option.

Megan Canavan arrived at 12:35 p.m.

c. School Report

Ryan Jenkins discussed that the OLSD recently replaced board member Kevin O'Brien, who recently stepped down from his position, and appointed Brad Rellinger on March 26, 2026. He discussed they had their official groundbreaking for the new elementary school and plans for the upcoming groundbreaking for the new high school. He reviewed expected growth in the district.

d. Business Retention and Expansion Committee Report (Chamber of Commerce) - Mark Goodwin

Mark Goodwin reported that they have been in the process of interviewing for the replacement of the Executive Director for the Chamber of Commerce. Their second round of interviews will take place next week.

e. Downtown Merchants Report (Visit Powell) - Megan Canavan

Megan Canavan discussed funding for Visit Powell. She said Visit Powell plans different events throughout the year and also have leased a golf car that will be used around Memorial Day to help with getting people around the downtown. Visitors can request the golf cart to take them from Point A to Point B. More information will be provided to the public soon about the route schedule. The vehicle is a six-passenger vehicle. They hope to get more awareness of this service as it was piloted last summer. She said they are finalizing the movies in Village Green Park and music events. She explained her role as a liaison between the businesses, Visit Powell and PDC.

Ryan Jenkins questioned how many businesses there are in the downtown area. Executive Director Sean Hughes estimated it would be about 10% of businesses citywide and around 200. This would be businesses located in the Downtown TIF/CRA designated area. Executive Director Sean Hughes provided background on the start up of Visit Powell and funding that the PDC provides to them. Visit Powell does not have a membership model currently and they serve all downtown businesses by event planning, market communication, and organization of the businesses and coordinating discussions for economic development.

f. Convention and Tourism Report (Destination Delaware) - Tim Wilson

Tim Wilson discussed that their economic report for Delaware County should be expected in June and will show how the County is progressing. He voiced his appreciation on the efforts the City is doing in regard to parking. He discussed creating a vibe in the City of Powell where the walking distance would not matter. For outside visitors, better wayfinding will assist those that are unfamiliar with the area or where to find parking. He discussed efforts to engage locals and people from outside the community to come to the Powell area and seeing a lot of visitors from the southern half of the county including Columbus, Bridge Park,

Gahanna, Worthington. He wants to make sure that they are able to retain those individuals and they come back. The Columbus Zoo provides a huge asset for the City with over three million people visiting every year and they are working with the Zoo to increase their retention and market it as a multi-day adventure. An issue the County has is lack of hotels and hotels help create additional spending in the community. A person overnight spends an estimate of over \$300.00. He discussed the need to build hotels in the area and that the City has a bed tax in effect. Executive Director Sean Hughes discussed efforts for boutique hotels within downtown. Tim Wilson discussed marketing efforts around Columbus Zoo events and the Memorial Tournament. Executive Director Sean Hughes reviewed the contract approved in 2025 by the PDC with Destination Delaware for a marketing campaign.

- g. Entrepreneurialism Report - (Delaware Entrepreneur Center at Ohio Wesleyan University) - Steve Flaherty

Steve Flaherty reported that the Entrepreneur Center is engaged with the City of Delaware and now the City of Powell. Executive Director Sean Hughes has referred several entrepreneurs to them, and he is working with them on strategy. The Entrepreneur Center works with mainstream businesses, start-up businesses, and non-profit. Founder U is the idea that lives beyond the center and allows the center to become an asset for the community. It provides conference and meeting space as an asset and a place to host events. For the second half of the year, they will be hosting courses around AI for businesses.

- h. Real Estate Report - Shawn Keller

Shawn Keller shared he has had conversations with people in the meeting about real estate and opportunities in real estate fees to help facilitate aspirations for business.

- i. Economic Development Report - Sean Hughes

Executive Director Sean Hughes reviewed his monthly report and said that they had about a 76% increase year over year on their total project. A large part of those projects were business retention and expansion. Also included is 19 public and private parking agreement projects. There were 19 new businesses or startups with a 170% increase over 2025. Economic impact with this includes 31 full-time equivalents, \$2.7 million payroll and \$10,210,000 in capital investment. He reported 9 retained or expanded businesses, 900% increase over 2025. This included 36 retained full-time equivalents, 1 new full-time equivalent, and \$40,000 in new payroll. He reported \$2.74 million in new payroll, generating an estimated \$54,800 in new income taxes for City services annually. They assisted 88 existing businesses to date in business retention and expansion interactions, compared to 57 in 2025.

Executive Director Sean Hughes reviewed major projects that are being worked on. The Village Green project is a major project that staff spend a lot of time on. He provided information on the upcoming open house on the Village Green. He shared that they are working on two boutique hotels in the area and new restaurant construction in the downtown. City Manager Andrew White discussed the economic impact that Ohio State Medical Center will have when they open later in the year.

VIII. OLD BUSINESS

- a. Powell Festival Sponsorship Agreement

Executive Director Sean Hughes reviewed the sponsorship proposal in the packet and explained that each year the PDC sponsor Powell Festival. In the past the sponsorship was \$20,000 and this year there was an increase to \$25,000. The PDC had previously agreed to the sponsorship, but the agreement was not completed at the time. He presented the agreement for Chairman Flaherty to sign. Philip Whitaker questioned if this contract will be annualized. Executive Director Sean Hughes responded these are one-year contracts and not multi-year contracts.

MOTION: Shawn Keller moved to approve Powell Festival Sponsorship Agreement. Andrew White seconded. Motion passed.

VOTE: Y-9 N-0 AB-0

IX. NEW BUSINESS

a. Valet Parking Agreement

Executive Director Sean Hughes discussed alleviating some of the downtown parking concerns with the institution of a valet parking system. He introduced Gretchen Bonasera, 80 East Bourbon and Cocktail Club in Powell, who has already been operating with Premier Parking Services for valet parking for her customers. He explained that she had offered for the PDC to piggyback off of her existing service. Premier Parking provided some recommendations and options for the PDC to consider. The City is looking for the PDC to help fund this agreement which would be with 80 East and not directly with Premier to manage that service and clarified that some of the payment may be to 80 East and some of the payment directly to Premier. Gretchen Bonasera discussed the history of the discussion from a year ago when the City worked on quotes from Premier and that she felt working together they could both save. She explained that she has the infrastructure in place with the signage and kiosk and already has a contract for parking lot and the thought was to leave the contract in place and continue to use the current valet services under the contract. She discussed that Premier Parking provided options with PDC to take her area, and then the option to expand upon it with a second location and then look at the expansion of days if necessary. Gretchen Bonasera said this would not be a free service to the public, but a subsidized service and there would be a fee for valet. The fee would be giving the public an option if they want to pay for that or looking for parking somewhere else. Typical for this market would be \$10.00 for valet and 8% of that goes to offset the cost of valet. She explained that they are currently billed per valet person/per hour and it does not matter how many cars they valet during that time. Charging for this helps to offset those fees.

Executive Director Sean Hughes reported that at base level the request to the PDC is compensating or reimbursing for the use of 75 parking spaces at Powell Center, which is about \$750.00 per month. He then discussed there are three levels with Premier that are provided to the PDC for consideration. Plan A is what is happening now at 80 East. Plan B adds a second kiosk down at 47 Hall Street entrance next to Prohibition. He explained this is a short-term solution, expected to go through the end of the year and can be reevaluated.

MOTION: Tim Wilson moved to approve Plan B and to authorize the chair to sign any agreements. Andrew White seconded. Motion passed.

VOTE: Y-9 N-0 AB-0

b. Retreat Discussion - Goal Setting Session

Downtown Facade Improvement Grant Program for the City of Powell

Program Guidelines:

The Downtown Facade Improvement Grant Program for the City of Powell aims to enhance the visual appeal, economic vitality, and overall development of the downtown area. This program will be administered by the Powell Development Corporation. By offering matching funds for facade improvements, the program encourages property owners to invest in upgrading and enhancing the aesthetics of their buildings. To ensure compliance with the City of Powell Downtown Architectural Guidelines, the program will also permit demolition, when appropriate, while preserving the historic character of the downtown area.

Objectives:

1. Enhance the visual appeal and attractiveness of the downtown area of Powell.
2. Stimulate economic development and attract new businesses to the downtown area.
3. Encourage private property owners to invest in facade improvements that align with the City of Powell Downtown Architectural Guidelines.
4. Preserve the historical character of the downtown area while permitting appropriate demolition when necessary to remove blight.
5. Foster community pride and engagement by revitalizing the downtown core.

Program Guidelines:

1. Eligibility:
 - a. Property owners within the designated downtown area of Powell are eligible to apply for the grant.
 - b. Grant applications may include commercial, mixed-use, or residential (demolition only) buildings.
2. Funding:
 - a. The grant program will offer a maximum grant amount of \$25,000, which will be matched by the property owner's investment.
 - b. Projects must have a minimum \$1,500 (\$3,000 total project cost).
 - c. The matching funds must include direct financial contributions, including design and construction fees.

3. Facade Improvement Projects:

a. Ineligible Projects

- i. Routine maintenance or repairs. An exception may be made in the case of repairs if they will support the health, safety and preservation of the structure.
- ii. HVAC, plumbing and/or electrical (other than decorative lighting) repair or improvements
- iii. Sidewalk improvements
- iv. Projects that commenced before the Powell Development Corporation approval for the grant.
- v. Projects that commence prior to gaining the required zoning and building permit approval.
- vi. Interior Improvements.
- vii. Activities related to specific downtown promotional events.
- viii. Design assistance.

b. Eligible improvements may include, but are not limited to:

- i. Exterior painting and siding that comply with the Architectural Design Standards.
- ii. Restoration of historic facades, including the removal of inappropriate façade materials. Also includes the addition of appropriate detailing which leads to a substantially enhanced appearance.
- iii. Storefront restoration or renovation.
- iv. Repair or replacement of windows, doors, and awnings.
- v. Brick replacement / tuckpointing.
- vi. Roof replacement that include additional façade improvements.

- vii. Signage installation and improvements.
- viii. Lighting enhancements.
- ix. Landscaping and streetscape improvements.
- x. Parking improvements (i.e. striping, paving, signage), new parking additions and shared parking arrangements.
- xi. Projects that increase accessibility.
- xii. Projects that promote sustainability that are architecturally sensitive.
- xiii. Demolition projects that follow relevant regulations and guidelines to preserve the historical integrity of the downtown area.

4. Application and Selection Process:

- a. Property owners must submit a completed application form, including a detailed project proposal, cost estimates, and compliance with the City of Powell Downtown Architectural Guidelines.
- b. The Powell Development Corporation will review applications on a rolling basis.
- c. Selection criteria will include alignment with architectural guidelines, visual impact, economic benefits, feasibility, and overall quality of the proposal.
- d. Grants will be awarded based on the availability of funds.
- e. Property owners or tenants are eligible to apply.
- f. Tenants must have written approval by the property owner.
- g. Property owner/tenant must be current on all municipal taxes, City Codes and property maintenance or projects that bring their property maintenance into compliance.

5. Compliance with Downtown Architectural Guidelines:

- a. Facade improvement projects must adhere to the City of Powell Downtown Architectural Guidelines.
 - b. The guidelines will ensure that improvements maintain the historical character and overall aesthetic of the downtown area.
6. Demolition:
- a. In cases where demolition is deemed appropriate, the property owner must obtain the necessary permits and approvals from the City.
 - b. Demolition projects must follow relevant regulations and guidelines to preserve the historical integrity of the downtown area.
7. Monitoring and Evaluation:
- a. Grant recipients will be required to submit progress reports and final documentation upon project completion.
 - b. The Powell Development Corporation may conduct periodic site visits to monitor project progress and compliance with grant requirements.
8. Public Recognition:
- a. Grant recipients will be acknowledged and celebrated for their contributions to downtown revitalization efforts.
 - b. The Powell Development Corporation will promote the program and showcase successful facade improvement projects to encourage community engagement and further investment.

Decision Criteria:

The Powell Development Corporation will rank the applications based on the criteria. The Powell Development Corporation's final decision is not appealable by applicants. The Powell Development Corporation reserves the right to reduce grant awards if project activities are ineligible or the amount of grant requests exceed available funding. Priority will be given to projects that result in comprehensive restoration, high visibility and impact on public streets and for projects. The criteria listed below (in no particular order) will be considered:

- Instances where an immediate renovation would stop serious deterioration of the building's façade and where historic or architecturally significant features contributing to the building's character are in danger of being lost.
- Projects that would restore the historic features of a building.

- Projects that would improve the architectural integrity of a building.
- Projects that support new or existing businesses.
- Projects that would result in significant new investment and the creation of jobs in Downtown Powell.
- Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.
- Applicant's ability to complete the project in six months or less.
- Projects that resolve existing property maintenance issues.

Conclusion:

The Downtown Facade Improvement Grant Program aims to revitalize and enhance the downtown area of Powell by encouraging property owners to invest in facade improvements that align with the City of Powell Downtown Architectural Guidelines. By offering matching funds up to \$25,000, the program will stimulate economic development, attract new businesses, and foster community pride. Through compliance with architectural guidelines and appropriate demolition when necessary, the program will preserve the historical character of the downtown area while creating a visually appealing and vibrant environment for residents and visitors alike.

Downtown Facade Improvement Grant Program Application Form

Property Owner Information:

Name: _____

Contact Information:

Property Address: _____

Property Description (Commercial, Mixed-use, or Residential):

Property Ownership Status (Owner, Tenant, Other):

Project Details:

Proposed Facade Improvement Project Description:

Estimated Project Cost: _____

Amount Requested from the Grant Program: _____

Matching Investment Amount (Financial or In-kind Contribution): _____

Timeline for Project Completion: _____

Compliance with Downtown Architectural Guidelines:

How does your proposed facade improvement project align with the City of Powell Downtown Architectural Guidelines?

Are there any historical features or elements that will be preserved or restored? If yes, please describe.

Demolition (if applicable):

Is your project planning to include demolition of any existing structures or elements? If yes, please provide details and explain the rationale for demolition.

Project Impact and Benefits:

How do you anticipate the proposed facade improvements will enhance the visual appeal of the downtown area?

How will the project contribute to the economic vitality and development of the downtown area?

Are there any anticipated positive effects on the community, such as increased foot traffic, job creation, or business attraction?

Project Feasibility:

Do you have any prior experience with similar facade improvement projects? If yes, please provide details.

Have you obtained any necessary permits or approvals required for the proposed project? If not, please describe your plan for obtaining them.

Do you have the financial resources or access to funding beyond the grant program to complete the proposed project?

Supporting Documentation: Please attach the following documents with your application:

1. Detailed project proposal, including design plans and specifications.
2. Cost estimates from contractors or suppliers.
3. Images or sketches of the existing facade and proposed improvements.
4. Any additional documentation supporting your application (e.g., letters of support, historic preservation approvals).

Declaration: By signing below, I acknowledge that the information provided in this application is true and accurate to the best of my knowledge. I understand that the grant award is subject to the availability of funds and the approval of the Powell Development Corporation.

Signature: _____ Date: _____

Please submit the completed application form and supporting documentation to:

City of Powell Community Development Department in care of Powell Development Corporation

47 Hall Street
Powell, Ohio 43065

For any questions or clarifications, please contact:
614.885.5380

Powell Development Corporation Application Process

1. Pre-application Meeting

- a. Applicants are required to schedule a pre-application meeting with Powell Community Development staff to review the scope of work and project information, including drawings.
- b. All requests for pre-application meetings, please contact:
City of Community Development Department in care of the Powell Development Corporation
47 Hall Street
Powell, Ohio 43065
614.885.5380

2. Downtown Façade Improvement Application Submittal

- a. Applications will be accepted on an on-going basis. Applicants are required to submit the following:
 - i. Completed Downtown Façade Improvement Program Application form.
 - ii. Estimated budget with detailed line items (including a contingency of up to 10% for each line item).
 - iii. Visual representations of the proposed improvements, to include but not limited to:
 - Site plan(s)
 - Building plan(s)
 - Elevation(s)
 - Architectural rendering(s)
 - Product cut sheets

3. Project Approval Process

- a. Applications will be reviewed and accepted based on the complete submission and eligibility requirements.
- b. Upon acceptance, applications will be reviewed by Powell Community Development staff based upon eligibility.

- c. Projects that meet that are accepted for approval will be forwarded to the Powell Development Corporation for final approval.
- d. Decision letters will be sent to all applicants following the Powell Development Corporation approval.
- e. If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.
- f. Applicants must submit and gain any necessary zoning and building permit approvals prior to project start.
- g. All projects are expected to commence within 60 days of the zoning and building permit approval and by completed within 180 days of commencement.

4. Project Completion and Grant Reimbursement

- a. Obtain all applicable City approvals and pass all zoning and building inspections related to the project.
- b. Obtain a Certificate of Occupancy or Certificate of Completion, if applicable.
- c. Resolve any city code violations, if applicable.
- d. Submit a completed W-9 to the Powell Finance Department.
- e. Submit all receipts or invoices that match the project description and final budget. If other building improvements were made in conjunction with the façade improvements, separate cost related to the façade improvements must be provided.
- f. Receive the Powell Development Corporation verification of work.

Powell Development Corporation Policy for Facade Improvement Grant Program

1. Purpose:

The Powell Development Policy for the Facade Improvement Grant Program aims to provide guidelines for the administration and implementation of the grant program. The policy ensures consistent and fair evaluation of applications, compliance with the City of Powell Downtown Architectural Guidelines, and the successful revitalization of the downtown area.

2. Program Administration:

- a. The Powell Development Corporation will administer the Facade Improvement Grant Program and awarding grants.
- b. Powell Community Development staff shall be responsible for reviewing grant applications and evaluating proposals.

3. Eligibility:

- a. Property owners within the designated downtown area of Powell are eligible to apply for the grant.
- b. Tenants must have written approval by the property owner.
- c. Property owner/tenant must be current on all municipal taxes, City Codes and property maintenance or projects that bring their property maintenance into compliance.
- d. Eligible properties may include commercial, mixed-use, or residential buildings.

4. Grant Funding:

- a. The grant program will provide matching funds for facade improvement projects.
- b. The maximum grant amount per project shall be \$25,000, with the property owner/tenant required to provide a matching investment.
- d. The matching funds must include direct financial contributions, including design and construction fees.

c. Projects must have a minimum \$1,500 (\$3,000 total project cost).

5. Facade Improvement Projects:

a. Facade improvement projects shall align with the City of Powell Downtown Architectural Guidelines.

b. Ineligible Projects

i. Routine maintenance or repairs. An exception may be made in the case of repairs if they will support the health, safety and preservation of the structure.

ii. HVAC, plumbing and/or electrical (other than decorative lighting) repair or improvements

iii. Sidewalk improvements

iv. Projects that commenced before the Powell Development Corporation approval for the grant.

v. Projects that commence prior to gaining the required zoning and building permit approval.

vi. Interior Improvements.

vii. Activities related to specific downtown promotional events.

viii. Design assistance.

c. Eligible improvements may include, but are not limited to:

i. Exterior painting and siding that comply with the Architectural Design Standards.

ii. Restoration of historic facades, including the removal of inappropriate façade materials. Also includes the addition of appropriate detailing which leads to a substantially enhanced appearance.

iii. Storefront restoration or renovation.

- iv. Repair or replacement of windows, doors, and awnings.
- v. Brick replacement / tuckpointing.
- vi. Roof replacement that include additional façade improvements.
- vii. Signage installation and improvements.
- viii. Lighting enhancements.
- ix. Landscaping and streetscape improvements.
- x. Parking improvements (i.e. striping, paving, signage), new parking additions and shared parking arrangements.
- xi. Projects that increase accessibility.
- xii. Projects that promote sustainability that are architecturally sensitive.
- xiii. Demolition projects that follow relevant regulations and guidelines to preserve the historical integrity of the downtown area.

6. Application and Selection Process:

- a. Applicants must complete the designated application form, providing detailed project information and supporting documentation.
- b. Applications will be accepted on a rolling basis.
- c. Powell Community Development staff shall review applications and evaluate proposals based on criteria such as alignment with architectural guidelines, visual impact, economic benefits, feasibility, and overall quality.
- d. Grants will be awarded based on the availability of funds and the merit of the proposals.
- e. If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.
- f. Applicants will be notified of the committee's decision in writing.

7. Decision Criteria:

The Powell Development Corporation will rank the applications based on the criteria. The Powell Development Corporation's final decision is not appealable by applicants. The Powell Development Corporation reserves the right to reduce grant awards if project activities are ineligible or the amount of grant requests exceed available funding. Priority will be given to projects that result in comprehensive restoration, high visibility and impact on public streets and for projects. The criteria listed below (in no particular order) will be considered:

- Instances where an immediate renovation would stop serious deterioration of the building's façade and where historic or architecturally significant features contributing to the building's character are in danger of being lost.
- Projects that would restore the historic features of a building.
- Projects that would improve the architectural integrity of a building.
- Projects that support new or existing businesses.
- Projects that would result in significant new investment and the creation of jobs in Downtown Powell.
- Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.
- Applicant's ability to complete the project in six months or less.
- Projects that resolve existing property maintenance issues.

8. Compliance with Downtown Architectural Guidelines:

- a. Facade improvement projects must comply with the City of Powell Downtown Architectural Guidelines.
- b. The guidelines shall serve as a framework to ensure that improvements maintain the historical character and overall aesthetic of the downtown area.

9. Monitoring and Evaluation:

- a. Grant recipients will be required to submit progress reports and final documentation upon project completion.

- b. The Powell Development Corporation or its representatives may conduct site visits to monitor project progress and compliance with grant requirements.

10. Public Recognition:

- a. Grant recipients will be acknowledged and celebrated for their contributions to downtown revitalization efforts.
- b. The Powell Development Corporation will promote successful facade improvement projects to encourage community engagement and further investment.

11. Policy Review:

- a. This policy shall be reviewed periodically to ensure its effectiveness and alignment with the goals of the City of Powell, the Powell Development Corporation and the Facade Improvement Grant Program.
- b. Amendments to the policy may be made as necessary, with appropriate notification to stakeholders.

By implementing this Powell Development Policy, the City aims to foster the revitalization of the downtown area, attract new businesses, and create an aesthetically appealing and vibrant environment for residents and visitors alike.



May 13, 2026

RE: Vincent Margello, 55 E. Olentangy St Façade Grant Recommendation

Dear Powell Development Corporation Board Member:

Owner Vincent Margello would like to install new siding and coat the metal roof for a more consistent look at 55 E. Olentangy St. which is home to Stogies Cigars and Lounge.

They received the enclosed estimate totaling \$44,492 for the siding and roof coating work. They are working with our Planning and Building Department on any necessary processes. I would recommend that the passage of any grant dollars for this project be contingent on the applicant's acquisition of approvals and permits for the work.

Vincent Margello Request

Owner Vincent Margello has requested a \$25,000 grant which is over 50% of the \$44,492 project.

Project Commitment

A capital investment of up to \$44,492 for exterior work. The owner also is requiring the tenant to remove the vines from the front of the building.

Staff Recommendation

Staff recommends a Façade Program Grant up to \$22,246 or no more than 50% of the actual receipts to Vincent Margello for his project at 55 E. Olentangy St. Per program guidelines, this grant will work as a reimbursement upon the company providing paid receipts for the work. Staff will do a visual inspection to make sure the work was completed and confirm that all permits were acquired and inspections completed. The grant agreement and any payments will be with owner Vince Margello.

Thank you,

Sean K. Hughes, M.S., OhioCED
Economic Development Administrator,
Executive Director of the Powell Development Corporation
47 Hall Street, Powell, Ohio 43065
O: 614.885.5380, ext. 1043
C: 614-852-7982

RECOMMENDED MOTION

"I motion to approve the Vincent Margello Façade Grant for 55 E. Olentangy St. and payment of any invoice related to the same."

**FACADE GRANT AGREEMENT BETWEEN
THE POWELL DEVELOPMENT CORPORATION AND
VINCENT MARGELLO**

This FACADE GRANT AGREEMENT (“Agreement”) is made and entered into by and between the Powell Development Corporation (“PDC”), an Ohio Community Improvement Corporation designated as the City of Powell’s Economic Development entity, with its main offices located at 47 Hall Street, Powell, Ohio 43065, and VINCENT MARGELLO , 55 E. Olentangy St., Powell, Ohio 43065, (hereinafter collectively “Parties”).

Recitals

WHEREAS, VINCENT MARGELLO desires to refinish the entire roof by caulking seams and coating and applying new siding (“Project”) to his facility at 55 E. Olentangy St.; and

WHEREAS, VINCENT MARGELLO received estimates for the Project and elected to proceed with a company that provided it with an estimate of FORTY-FOUR THOUSAND FOUR HUNDRED AND NINETY-TWO DOLLARS (\$44,492) for all Project work; and

WHEREAS, the City of Powell seeks to update the building at 55 E. Olentangy St.; and

WHEREAS, Vincent Margell has requested financial assistance in paying for the Project at his facility at 55 E. Olentangy St.; and

WHEREAS, Vicent Margello commits to the completion of the Project in compliance with all City laws, guidelines and completing all necessary approvals, permits and permit fees; and

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the Parties from the execution hereof, the Parties herein agree as follows:

1. The PDC agrees to financially assist VINCENT MARGELLO with the Project at his facility at 55 E. Olentangy St., Powell, Ohio (the “Project Site”) with a contribution of a Facade Grant (the “Grant”) of up to and not to exceed TWENTY-TWO THOUSAND AND TWO HUNDRED AND FORTY-SIX DOLLARS (\$22,246) or fifty percent (50%) of the actual cost of Project, whichever value is less (the “Grant Amount”).
2. Payment of the Grant will be in the form of a reimbursement to VINCENT MARGELLO upon it providing paid receipts or documentation of the costs of the Project at the

Project Site and a staff visual inspection of the completed Project as well as any final inspections or occupancy permits from the City of Powell.

3. VINCENT MARGELLO shall be responsible for any costs exceeding the Grant Amount.
4. VINCENT MARGELLO shall provide to the Economic Development Administrator any information reasonably required by the PDC to evaluate its compliance with this Agreement and with the Grant program guidelines, including, but not limited to, timeliness of the Project work, which is required to commence within 60 days of obtaining all necessary approvals and permits, and must be completed within 180 days of commencement. The parties may agree to extend this timeline on a case-by-case basis.
5. VINCENT MARGELLO hereby certifies that at the time this Agreement is executed, VINCENT MARGELLO does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which VINCENT MARGELLO is liable under Chapters 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, VINCENT MARGELLO currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against VINCENT MARGELLO. For the purposes of the certification, "delinquent taxes" are taxes that remain unpaid on the latest day prescribed for payment without penalty under the Chapter of the Ohio Revised Code governing payment of those taxes.
6. VINCENT MARGELLO affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not. For the purposes of the covenants, "delinquent taxes" are taxes that remain unpaid on the latest day prescribed for payment without penalty under the Chapter of the Ohio Revised Code governing payment of those taxes.
7. VINCENT MARGELLO and the PDC acknowledge that this Agreement must be approved by formal action of PDC Board of Directors as a condition for the Agreement to take effect. This Agreement takes effect upon such approval and execution.
8. This Agreement is not transferable or assignable without the express, written approval of the PDC.

9. All terms of the Agreement are severable, and in the event any of them shall be held invalid by any court of competent jurisdiction, such invalidity shall not affect the remainder of the Agreement and the Agreement shall be construed as if such invalid terms were not contained herein. The laws of the State of Ohio and the City of Powell shall govern the interpretation and enforcement of this Agreement.
10. VINCENT MARGELLO hereby represents that it has full authority to act, negotiate, and execute this Agreement.

IN WITNESS WHEREOF, the Powell Development Corporation, by Steve Flaherty, its Chairman, has caused this instrument to be executed this ____ day of _____ 2026, and VINCENT MARGELLO has caused this instrument to be executed on this ____ day of _____ 2026.

POWELL DEVELOPMENT CORPORATION

By: _____
Jim Hrivnak, Chairman

VINCENT MARGELLO

By: _____
VINCENT MARGELLO , Owner



DEVELOPMENT DEPARTMENT

Downtown Facade Improvement Program: Application

47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

Downtown Facade Improvement Grant Program Application Form

Property Owner Information:

Name: Vincent Margello

Contact Information:

Property Address: 55 E Olentangy St.

Property Description (Commercial, Mixed-use, or Residential):
Commercial

Property Ownership Status (Owner, Tenant, Other):
Owner Vincent Margello

Project Details:

Proposed Facade Improvement Project Description:

Redo the entire roof, caulk vertical seams and two coats of Sherwin Williams Bondplex. Install Greenquard fanfold underlayment. Install Dutch Lap Speigel Groive vinyl siding.

Estimated Project Cost: 34,429.00

Amount Requested from the Grant Program: 25,000.00

Matching Investment Amount (Financial or In-kind Contribution): _____

Timeline for Project Completion: 120 Days

Compliance with Downtown Architectural Guidelines:

How does your proposed facade improvement project align with the City of Powell Downtown Architectural Guidelines?
Will follow guideline

Are there any historical features or elements that will be preserved or restored? If yes, please describe.
N/A

Demolition (if applicable):

Is your project planning to include demolition of any existing structures or elements? If yes, please provide details and explain the rationale for demolition.
N/A

Project Impact and Benefits:

How do you anticipate the proposed facade improvements will enhance the visual appeal of the downtown area?
The building is very old and needs attention.

How will the project contribute to the economic vitality and development of the downtown area?
It will help the appearance of downtown area.

Are there any anticipated positive effects on the community, such as increased foot traffic, job creation, or business attraction?

Business attraction

Project Feasibility:

Do you have any prior experience with similar facade improvement projects? If yes, please provide details.

I have supervised and build many buildings in Powell.

Have you obtained any necessary permits or approvals required for the proposed project? If not, please describe your plan for obtaining them.

After approval or grant I will obtain them

Do you have the financial resources or access to funding beyond the grant program to complete the proposed project?

Yes

Supporting Documentation: Please attach the following documents with your application:

1. Detailed project proposal, including design plans and specifications.
2. Cost estimates from contractors or suppliers.
3. Images or sketches of the existing facade and proposed improvements.
4. Any additional documentation supporting your application (e.g., letters of support, historic preservation approvals).

Declaration: By signing below, I acknowledge that the information provided in this application is true and accurate to the best of my knowledge. I understand that the grant award is subject to the availability of funds and the approval of the Powell Development Corporation.

Signature:  Date: 03/25/2026

Please submit the completed application form and supporting documentation to:

City of Powell Community Development Department;
in care of Powell Development Corporation
47 Hall Street
Powell, Ohio 43065

For any questions or clarifications, please contact:
614.885.5380



GENERAL CONTRACTORS

4470 INDIANOLA AVE.
COLUMBUS, OHIO 43214

(614) 262-1137
Fax (614) 262-5973

January 15, 2026

Margello Development Company, LLC
3967 Presidential Parkway
Powell, Ohio 43065

Attn: Mr. Vincent Margello

Re: Exterior Siding & Roof Painting
55 E. Olentangy Street
Powell, Ohio 43065

Exterior

Siding/Porch

Remove boards on the breast beam.

Remove decorative corbels and set aside for reinstallation.

Skin outside, inside and bottom of the breast beam and columns around the perimeter of the porch with PVC composite boards.

Reinstall existing corbels.

Paint existing porch ceiling and front door and frame two coats white.

Furnish and install home with Greenguard fanfold underlayment.

Furnish and install Dutch Lap Speigel Grove .40 vinyl siding with 5" exposure. (Color TBD)

Furnish and install all windows and doors with aluminum trim coil in white.

Furnish and install blocking as necessary.

Haul Debris

Clean up.



GENERAL CONTRACTORS

4470 INDIANOLA AVE.
COLUMBUS, OHIO 43214

(614) 262-1137
Fax (614) 262-5973

Gutters

Remove existing gutters and downspouts.
Furnish and install 6” continuous aluminum gutters with 4” downspouts in white.
Haul debris.
Clean up.

Roof Painting

Powerwash existing metal roof panels to remove residue and contaminants.
Caulk vertical seams to prevent water penetration.
Apply two (2) coats of Sherwin Williams “Bondplex” coating to the existing metal roof panels.
Clean up.

Labor & Materials \$ 44,492.00

General Note: Sales Tax is included. All work is to be completed between 7:00am to 4:30pm. Prints, permits and associated fees are not included if necessary. Aerial lifts are included in the price. Railing, lattice and vines to be removed be the customer.

All work to be covered by industrial and liability insurance. Net upon completion.

GHM, Inc.

M. N. Thornborough

Signature

Date _____ 2026

**Powell Development Corporation
Financial Report
As of April 30, 2026**

	<u>2026 Budget</u>	<u>2026 YTD April Actual</u>	<u>2026 Mth April Actual</u>	<u>2026 Remaining Balance</u>	
Beginning Balance	\$ 481,278.31	\$ 481,278.31	\$ -	-	
Transfer in from CIP Fund	600,000.00	150,000.00		450,000.00	Per approved CIP for 2026
Interest	20,500.00	3,815.71	176.93	16,684.29	StarOhio & FCNB interest
ChargePoint Revenue	14,400.00	13,458.67	1,884.53	941.33	Revenue from March 2026
Total Revenue	\$ 1,116,178.31	\$ 648,552.69	\$ 2,061.46	\$ 467,625.62	
	<u>Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Remaining</u>	
Administrative Expenses	\$ -	\$ -	\$ -	\$ -	
Salaries	-	-	-	-	
Insurance	2,500.00	2,075.00		425.00	General Liability and D&O policies through Wichert Ins.
Audit Fees	2,500.00	-		2,500.00	Clark Schaefer Hackett and Ohio Auditor of State
Tax Preparation Fees	2,000.00	-	-	2,000.00	Federal Tax Return prep by Oles & Assoc.
Accounting Fees	2,000.00	-		2,000.00	Annual ACFR preparation by Rea & Assoc.
Legal Fees	10,000.00	946.00		9,054.00	Legal services through Frost Brown Todd
Charging Station Maintenance Renewal (3 Year Contract 6/9/25-5/28/28)	-	-		-	Maintenance Agreement May 2025-May 2028
Charging Station Utility Costs (monthly)	31,200.00	12,532.90	3,651.48	18,667.10	AEP Electricity - EV chargers
Contingent Expenses	10,000.00	-		10,000.00	
Meeting Expenses	1,800.00	149.78	149.78	1,650.22	Lunch Expense for 9 Board Members and 4 City Employees
Rent Expense	12,000.00	11,000.00		1,000.00	Lease Agreement with Cohatch (\$2,000/mo split with City)
Recruitment & Sponsorships	-	-	-	-	
Powell Women in Business Sponsorship	-	-		-	
Powell Festival Sponsorship	25,000.00	-	-	25,000.00	
State of the City Sponsorship	1,320.00	1,319.95	1,319.95	0.05	State of the City Sponsorship
Website Costs	-	-		-	
Promotional Video/Materials/Marketing	5,000.00	-	-	5,000.00	
Powell Community Concert Band Supplies (shirts)	-	-		-	
Convention & Visitors	-	-	-	-	
Tourism	25,000.00	-		25,000.00	Marketing campaign associated with Destination Delaware
Consulting	1,000.00	-		1,000.00	
Promotional Video/Materials/Marketing	5,000.00	-		5,000.00	
Visit Powell/Downtown Merchants	-	-	-	-	
Downtown Powell Merchants/Visit Powell	38,500.00	19,250.00	19,250.00	19,250.00	Operational and marketing costs associated with Visit Powell
Entrepreneurialism	-	-	-	-	
Entrepreneurialism	25,000.00	-	-	25,000.00	Ohio Wesleyan Entrepreneurial Center sponsorship
Real Estate	-	-	-	-	
Real Estate (Surveys, Appraisals, Taxes, Demo/Site Cleanup, Prop. Maint.)	30,000.00	17,399.05	877.65	12,600.95	4630 W. Powell Rd & 44 N. Liberty
Strategic Land Acquisition (installments in March 2024, 2025, and 2026)	296,250.00	296,250.00		-	4630 W. Powell Rd - Final payment in 2026
Business Retention & Expansion	-	-	-	-	
Advertising Chamber of Commerce Guide	200.00	-	-	200.00	
Brightstone Creative Contract (lyrty)	-	-		-	
Performance-Based Business Attraction Economic Incentives Grant Program	-	-		-	
Small Business Construction Mitigation Grant Program	-	-		-	
COhatch Economic Development Agreement	188,000.00	188,000.00		-	Grant payment required at Certificate of Occupancy in 2026
Business Retention and Expansion Grant Program	53,733.00	-	-	53,733.00	Nocterra Brewing, Local Roots BRE approved in 2025, SOHO BRE approved in 2024
Downtown Façade Improvement Program	172,500.00	25,000.00		147,500.00	Includes \$72,500 in approved 2025 grants and \$25,000 in approved 2024 grants
Total Expenditures	\$ 940,503.00	\$ 573,922.68	\$ 25,248.86	\$ 366,580.32	
Net Income/(Loss) - Actual Available Ending Balance	\$ 175,675.31	\$ 74,630.01	\$ (23,187.40)		
Outstanding check balance		\$ 5,849.08			
Available Balance		\$ 80,479.09			
Balance per bank statement - First Citizens National		\$ 70,916.12			
Balance per bank statement - StarOhio		9,562.97			
Diff		\$ 0.00			
Outstanding Checks					
Electronic Bill Pay DelCo Water		\$ 14.00			
Electronic Bill Pay DelCo Water		\$ 14.00			
Electronic Bill Pay American Electric Power		\$ 3,304.56			
Electronic Bill Pay Yard Solutions		\$ 849.65			
Check # 1045 City of Powell		\$ 346.92			
Check # 1045 City of Powell		\$ 1,319.95			
		\$ 5,849.08			

100 N. Sandusky Avenue
 Upper Sandusky, OH 43351






POWELL DEVELOPMENT

Page 1 of 4

Customer Number:XXXXXXXX

POWELL DEVELOPMENT CORPORATION
 47 HALL ST
 POWELL OH 43065-8357

Managing Your Accounts

-  Main Office The First Citizens National Bank
100 North Sandusky Avenue
-  Mailing Address PO Box 299
Upper Sandusky, OH 43351
-  Phone Number Main Office - 419-294-2351
Toll Free - 1-888-378-1860
-  Online www.FirstCitizensNational.com
-  Social Media www.facebook.com/FirstCitizensNationalBank

Your needs have changed, and we're changing with you.

Starting April 6, 2026, there will be some changes happening around here. Increased convenience. Extended hours. Get all the details at FirstCitizensNational.com/convenience.



Summary of Accounts

Account Type	Account Number	Ending Balance
NOW BUSINESS	XXXXXXXXXXXXXXXX	\$70,916.12

NOW BUSINESS - XXXXXXXXXXXXXXX

Account Summary

Date	Description	Amount
04/01/2026	Beginning Balance	\$59,173.57
	3 Credit(s) This Period	\$36,892.33
	2 Debit(s) This Period	\$25,149.78
04/30/2026	Ending Balance	\$70,916.12

Interest Summary

Description	Amount
Interest Earned From 04/01/2026 Through 04/30/2026	
Annual Percentage Yield Earned	0.20%
Interest Days	30
Interest Earned	\$7.80
Interest Paid This Period	\$7.80
Interest Paid Year-to-Date	\$35.23
Average Ledger Balance	\$47,460.96

Electronic Credits

Date	Description	Amount
04/13/2026	ChargePoint, Inc 4102026 v9 156170119	\$1,884.53



NOW BUSINESS - XXXXXXXXXXXXXXXX [REDACTED] (continued)

Electronic Credits (continued)

Date	Description	Amount
04/27/2026	STAR OHIO CCDSTAROH [REDACTED]	\$35,000.00

Other Credits

Date	Description	Amount
04/30/2026	INTEREST	\$7.80

Other Debits

Date	Description	Amount
04/29/2026	XX1848 CHK PURCH SIG JIMMY JOHNS - 26 614-698-0198 OH 64418721 018721	\$149.78

Checks Cleared

Check Nbr	Date	Amount
1043	04/10/2026	\$25,000.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
04/10/2026	\$34,173.57	04/27/2026	\$71,058.10	04/30/2026	\$70,916.12
04/13/2026	\$36,058.10	04/29/2026	\$70,908.32		

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



P.O. Box 7177
Dublin, OH 43017

Account Statement
April 01, 2026 - April 30, 2026

ACCOUNT NUMBER

██████████

REGISTRATION

POWELL DEVELOPMENT CORPORATION
INVESTMENT SAVINGS
ATTN: FINANCE DIRECTOR
47 HALL ST
POWELL, OH 43065

Return Service Requested

0002257-0002414 PDFE 001 ----- 944168



POWELL DEVELOPMENT CORPORATION
INVESTMENT SAVINGS
ATTN: FINANCE DIRECTOR
47 HALL ST
POWELL, OH 43065

Client Services

- Call: 800-648-STAR (7827)
- Visit our website: www.tos.ohio.gov/star-ohio
- Funds Management
STAR Ohio
Columbus, OH 43260

Shareholder Message Center

STAR Ohio will be closed on Monday, May 25th for Memorial Day, Friday, June 19th for Juneteenth and Friday, July 3rd for Independence Day. The fund will close early at 1:00 p.m. on Friday, May 22nd and Thursday, July 2nd.

As a reminder, a 24 hr. advanced notification is recommended for all transactions over \$100 million. Transactions can be scheduled in advance both online and via phone.

Enhancing Security Awareness for Your Investments:

In today's digital landscape, security awareness is paramount for local governments of all sizes. To help you strengthen your defenses, we've compiled a checklist of security awareness best practices:

1. **Regular Training:** Conduct ongoing cybersecurity training for all employees, emphasizing phishing awareness and safe online practices.
2. **Multi-Factor Authentication (MFA):** Implement MFA for all financial systems to add an additional layer of security beyond passwords.
3. **Secure Access Controls:** Ensure that access to investment platforms is restricted based on roles and responsibilities, regularly reviewing permissions.
4. **Data Encryption:** Use encryption for sensitive data both in transit and at rest, protecting it from unauthorized access.
5. **Incident Response Plan:** Develop and regularly update an incident response plan to address potential security breaches swiftly and effectively.
6. **Regular Software Updates:** Keep all software, including firewalls and anti-virus programs, up to date to defend against vulnerabilities.
7. **Monitor Transactions:** Regularly review and monitor transactions for unusual activity, enabling quick detection of potential fraud.
8. **Secure Communication Channels:** Utilize secure methods for communication regarding sensitive financial information, avoiding unsecured emails.

Most importantly, if you believe your account may have been compromised in any way, please contact STAR Ohio at 1.800.648.STAR (7827) to have your account(s) flagged to monitor any suspicious activity.

ACCOUNT SUMMARY

Funds	Total Shares	Share Price	Share Value
STAR Ohio	9,562.970	\$1.0000	\$9,562.97

DISTRIBUTION SUMMARY

Funds	YTD Earnings	Reinvestment Option
	Income	Income
STAR Ohio	\$3,780.48	Reinvest

TRANSACTIONS

STAR Ohio Account Number: ██████████

30 Day Yield = 3.80%

Date	Transaction Type	To/From Account Number	Shares	Share Price	Gross Amount	Share Value
	Beginning Shares Balance		63,643.840	\$1.00		\$63,643.84
04/24/2026	Redemption		(35,000.000)	\$1.00	(\$35,000.00)	28,643.84
04/29/2026	Redemption		(19,250.000)	\$1.00	(\$19,250.00)	9,393.84
04/30/2026	Income Dividend Reinvestment		169.130	\$1.00	\$169.13	9,562.97
	Closing Balance		9,562.970	\$1.00		\$9,562.97



District Newsletter

Monthly news and updates

APRIL 30, 2026

2026 NATIONAL MERIT SCHOLARSHIP FINALISTS



Twenty-Seven Seniors Named National Merit Finalists

Twenty-seven high school students from across Olentangy Schools have been named finalists in the 2026 National Merit Scholarship competition. These academically talented high school seniors now have an opportunity to earn scholarships totaling nearly \$24 million.

Thank You School Volunteers!

April is National Volunteer Month, and Olentangy Schools wants to thank the nearly 6,000 volunteers and other community members who serve selflessly to help make our schools such a special place. Our school volunteers embody the One Olentangy spirit and work tirelessly to make a profound impact on the lives of students. If you are interested in volunteering, visit the [Volunteer Training Program web page](#) for more information.

Iowa and CogAT Test Results & Gifted Identification Letters Now Available

Iowa and CogAT test results were emailed to parents today, April 30. Parents should have received two separate emails, one with Iowa results and one with CogAT results. In addition, annual Gifted Identification letters are now available for parents to view through PowerSchool. Iowa and CogAT test results are available for students in grades 2, 3, and 6 who took the assessments in February or March 2026. Gifted Identification letters are available for students in grades 2-11 who have at least one area of gifted identification. **Follow these steps to access the report.**

End of Year School Meal Account Balances

Funds remaining on student meal accounts at the end of the school year will be carried over to the 2026-27 school year. This applies even if students are moving to a different Olentangy school building. If your child is a graduating senior or you are moving out of the Olentangy school district, student meal account balances can be refunded, transferred, or donated by emailing olsd_lunchaccount@olsd.us. **Learn more about account balance options.**



Supporting Military Families

Serving Military Families: Purple Star Class of 2026

The Ohio Department of Education and Workforce announced the **Purple Star Class of 2026**, which includes two new Olentangy schools, Arrowhead Elementary and Indian Springs Elementary, and three renewed schools. Purple Star schools show a significant commitment to serving students and families connected to our nation's military. Visit the district website for a full list of Olentangy's **Purple Star schools and Military Family Liaisons by building.**

Apply Now for Ozone Middle School Robotics

Attention middle school parents! Have a current 5th, 6th, or 7th grader interested in robotics? Ozone is the district's middle school robotics team, where students design, build, and compete with robots. Students who want to join the team should apply by May 16. **2026-27 Middle School Robotics Application**

Register Now: Social-Emotional Learning Summer Groups

The Olentangy mental health specialist team is offering age-specific Social-Emotional Learning groups in June, July, and August. Each group includes fun activities, guided discussions, and skill-building strategies designed to support students' emotional well-being and personal growth. These sessions are especially helpful for students who benefit from added guidance and connection during the summer months. Groups are open to Olentangy students entering grades 1-8. Review the **Learning Groups form** for detailed session descriptions, dates, times, and to register by May 15.



Hello, Olentangy Podcast Launches 'A Day in the Life' Series

Listen in as the latest *Hello, Olentangy* podcast episode kicks off a special new series, "A Day in the Life," where the Olentangy student experience takes center stage. This month's episode features Liberty Tree Elementary fifth grader, Vikranth, affectionately known as "the Mayor of

Liberty Tree." Hear Vikranth share what he loves most about his school, how he shows up for his friends and neighbors, and how student voice helps shape a positive school community. Follow the [Hello, Olentangy podcast](#) on Spotify or Apple Podcasts to hear this episode and future stories from around Olentangy Schools.

Change of Address Reminder

Per board policy, Olentangy families must inform the District when a student has a change of address. If you and your child have moved, please complete the [Change of Address Form](#). Check the [Attendance Boundaries GIS Map Tool](#) to understand how your new address will impact your child's school, and contact the New Student Welcome Center at nswc@olsd.us with questions.

Last Chance to Register for Olentangy's Summer Enrichment Experience

Registration for Olentangy's Summer Enrichment Experience (SEE) closes in PowerSchool on Friday, May 1 at 4 p.m. Don't miss the opportunity to flourish beyond the school year! [Learn more about Olentangy's SEE program and review the course description guide.](#)

Summer Enrichment Experience



Registration: March 1 - May 1 in PowerSchool

Olentangy Community Partners:

Olentangy Education Foundation Auctions Reserved Graduation Seats

The **bidding is now open** for your chance to secure four reserved seats in the staff section at each of the four Olentangy high school commencement ceremonies on Saturday, May 30, 2026, at the Jerome Schottenstein Center. The auction closes at 7 p.m. on May 8, and all proceeds support innovative classroom grants across Olentangy schools, making a direct impact on educational excellence.

Say 'Thank You' to an Olentangy Employee with a Staff Shout-Out

Celebrate the amazing staff who make a difference every day! The **Olentangy Education Foundation's** Staff Shout-Out program is your chance to recognize teachers, bus drivers, coaches, administrators, and building staff who go above and beyond for students. Make an optional donation to OEF at the end of your submission, and the staff member(s) will receive a special SUPER Staff Shout-Out badge.

Submit a Staff Shout-Out Today!

Virtual and In-Person Summer Groups with Syntero

Through a grant provided by the Delaware-Morrow Mental Health & Recovery Services Board, Delaware and Morrow County students have access to group prevention services this summer. One-week groups are offered Monday through Thursday beginning the week of June 8 to students at no cost. **[View the flyer to learn more about the program and register.](#)**

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Olentangy Schools

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Flourish Here.

Board of Education Update

May 7, 2026 Meeting

[May 7, 2026 board meeting slides](#)
[Board meeting livestream web page](#)

Board President's Report

- Board President Brandon Lester shared appreciation for the recent opportunities to celebrate and recognize student, staff, and district achievements across Olentangy Schools.
 - Mr. Lester emphasized the importance of civic engagement, encouraging community members to stay informed, ask questions, connect with board members and local representatives, and remain engaged in discussions impacting public education, specifically the state's funding formula for public school districts.
 - **[Recording of Board President's Report](#)**
 - **[Board of Education Action Items](#)**
-

Ohio Department of Education and Workforce 5-Star Presentation

- Mr. Jerry Zgrabik, Area Coordinator, Region 6, of Ohio Department of Education and Workforce, presented Olentangy Schools with the Overall 5-Star Award, earned by the state for the 2024-25 Ohio School Report Cards.
 - Forty-seven of Ohio's 607 public districts earned an overall five-star in ODEW's six critical components: Achievement, Progress, Gap Closing, Early Literacy, Graduation, and College/Career Readiness.
 - Only two districts in Delaware County earned this achievement, and the 2024-25 state report card represented the third consecutive year Olentangy Schools has earned top overall recognition for significantly exceeding state standards.
 - **Recording of Ohio Department of Education and Workforce 5-Star Presentation**
-

Student and Staff Recognition for Academic and Extracurricular Achievement

- The Board of Education recognized staff members, students and teams for outstanding achievements in academics, athletics, co-curricular, and extracurricular activities.
 - **Recording of Student and Staff Recognition**
-

Staff Retirement Recognition

- Olentangy recognized 45 staff members that have retired in 2026 or are retiring at the end of this school year, with 1,148 collective years of service.
 - **Recording of Staff Retirement Recognition**
-

Artificial Intelligence Readiness

- Instructional Technology Supervisors David Hayward and Brent Rohrer presented an overview of Artificial Intelligence (AI) in education and how AI tools are currently being used in Olentangy Schools to support teaching, learning, and district operations.
 - As part of developing an AI-specific policy, district leaders highlighted ongoing staff training, data privacy protections, and a thoughtful implementation process grounded in governance, safety, research, and stakeholder engagement.
 - Mr. Rohrer highlighted Google’s NotebookLM as a vetted, education-specific AI tool grounded in teacher and student resources. This approach maintains strict guardrails that prioritize safety and critical thinking, ensuring the technology supports the learning process without replacing it.
 - The district has collaborated with various stakeholder groups to identify key priorities for AI implementation, including protecting critical thinking skills, ensuring developmentally appropriate use, and maintaining a balanced approach to AI integration.
 - A balanced, phased AI readiness roadmap focused on building a strong foundation, strengthening infrastructure and procurement practices, and creating a flexible, proactive approach for sustained adoption as AI continues to evolve.
 - **Recording of Artificial Intelligence Readiness**
-

Superintendent's Report

- Superintendent Todd R. Meyer shared that Olentangy hosted the 2026 District Senior Scholarship and Awards event on Monday, May 4, recognizing 132 seniors with 164 scholarships and awards, presented by generous businesses, organizations, families, and booster groups.
 - Important upcoming dates include the last day of school on Thursday, May 28, commencement ceremonies at the Jerome Schottenstein Center on Saturday, May 30, and the groundbreaking of High School 5 on Monday, June 1.
 - **Recording of Superintendent’s Report**
 - **Superintendent Action Items**
-

Treasurer's Report

- Treasurer Ryan Jenkins reviewed the preliminary FY27 General Fund budget, which is projected to increase by 6.76%, driven primarily by staffing (6.94%), benefits (4.34%), and rising purchased services tied to support for exceptional students, along with higher utility and facility costs.
 - Mr. Jenkins addressed current legislative discussions around property taxes, emphasizing that Olentangy supports tax relief for our residents. Delaware County Auditor George Kaitsa shared an **informative video explaining property tax reform in Ohio**, and Mr. Jenkins clarified that the figure cited by the County showing 40% of Olentangy's district's budget coming from property taxes has been markedly affected by significant non-operational budget factors
 - When removing major capital expenses and refunding transactions from the FY26 budget, primarily bonds to build Deer Haven Elementary and High School 5, it results in a more accurate estimate of the district budget, with property taxes accounting for approximately 75.3% of operating-related appropriations.
 - **Recording of Treasurer's Report**
 - **Treasurer Action Items**
-

2026-27 Student Handbooks

- Chief Academic Officer Dr. Michelle Blackley and Executive Director of School Leadership Greta Gnagy reviewed updates to the 2026–27 student handbooks, including alignment with recent legislation, technical changes, and procedural changes, which included enhanced safety procedures for students riding bikes, e-bikes, scooters, and skateboards to school.
 - Updates to the athletic handbook include new Name, Image, and Likeness (NIL) guidelines allowing student-athletes to participate while maintaining eligibility, as well as formalized use of video analysis tools with required consent for student participation.
 - **Recording of 2026-27 Student Handbook Discussion**
-

Additional Board of Education Information

The next meeting will be on Wednesday, May 20, 2026, at 6:30 p.m. The **2026 Board of Education meeting schedule** is available on our district website.

All meeting information and records are available on the **Board Meeting Records webpage**.



Flourish Here.

Board of Education Update

April 23, 2026 Meeting

[April 23, 2026 board meeting slides](#)

[Board meeting livestream web page](#)

Board President's Report

- Board President Brandon Lester commended the quick response of Liberty High School, district staff, and the Delaware County Sheriff's Office on Friday, April 17, when a deer crashed through an OLHS school window.
 - Mr. Lester announced upcoming Board office hours on Saturday, April 25 at the Liberty Branch Library from 10-11 a.m. in Liberty Study Room 4, offering community members an opportunity to ask questions and engage in discussion.
 - Committee updates included the Mental Health Committee's discussion on potential parent support groups to assist parents in managing mental health and wellness for students, the groundbreaking on an expansion at the Delaware Area Career Center, and the Ohio School Boards Association's invitation to Board representatives for a community conversation on public education issues, including school funding and policy.
 - **[Recording of Board President's Report](#)**
 - **[Board of Education Action Items](#)**
-

Seeds of Change

- Seeds of Change is a cohort-based professional learning model that empowers teachers to identify classroom challenges, design solutions, and apply learning. Educators engage in ongoing, job-embedded learning by testing new strategies, gathering evidence, and refining their practice through collaboration and feedback.
 - The experience culminates in a Showcase Event where teachers share their learning and impact with colleagues.
 - Physical education teachers Kristyn Richardson and Ryan Vogel shared the new activity that they developed as their project, "Brainball," which merges physical activity with academic learning.
 - **Recording of Seeds of Change Presentation**
-

Superintendent's Report

- Superintendent Todd R. Meyer highlighted Olentangy:BridgED opportunities, including Intel visiting Shale Meadows Elementary, engaging second graders in their Future Skills program and hands-on STEAM learning, and apprenticeship opportunities with Vaughn Industries and Worthington Steel. Olentangy:BridgED is one of the programs that Olentangy offers to provide students with early opportunities to a range of career pathways.
 - The district will celebrate the groundbreaking of **High School 5 at 5 p.m. on Monday, June 1.**
 - **Recording of Superintendent's Report**
 - **Superintendent Action Items**
-

Treasurer's Report

- Treasurer Ryan Jenkins focused his report on lottery funding in Ohio, noting that gambling-related revenues—including the lottery, casinos, and sports betting—contribute to K–12 education, with lottery profits directed to the Lottery Profits Education Fund and portions of casino and sports betting taxes allocated to schools.
 - He explained that despite growth in gaming revenues, Ohio’s “first-dollar” funding structure means increased lottery or gambling revenue often offsets General Revenue Fund contributions rather than increasing education funding.
 - As a result, gambling revenues represent a stable but limited share of school funding (roughly 1 in every 8–9 state education dollars) and serve as a replacement funding source within the state budget.
 - Overall, school funding is shaped more by state policy decisions and local tax support than by fluctuations in gambling revenue.
 - **Recording of Treasurer’s Report**
 - **Treasurer’s Action Items**
-

First Reading FY26 No.4 Board Policy Updates

- Deputy Superintendent Dr. Jack Fette presented updates to Board of Education policies following the April 7 Policy Committee meeting, including a new Name, Image, and Likeness (NIL) policy aligned with Ohio High School Athletic Association guidance, as well as revisions to grading and class rank policies to ensure state compliance.
 - The changes include the adoption of a new AI policy, required under House Bill 96, which is modeled after guidance by the Ohio Department of Education and Workforce.
 - **Recording of the First Reading FY26 No.4 Board Policy Updates Discussion**
-

Business and Facilities Update

- Chief Operations Officer Jeff Gordon reviewed the Business and Facilities action items, including an easement agreement with Columbia Gas of Ohio for a gas service pipeline at Deer Haven Elementary and a contract to resurface the track at Liberty High School.
 - The district also approved a contract with Daktronics, Inc. for new scoreboards and videoboards across district high school stadiums.
 - **Recording of Business and Facilities Update Discussion**
-

Additional Board of Education Information

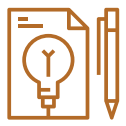
The next meeting will be on **Thursday, May 7, 2026, at 6:30 p.m. at Olentangy Orange High School**. The **2026 Board of Education meeting schedule** is available on our district website.

All meeting information and records are available on the **Board Meeting Records webpage**.

APRIL 2026 ECONOMIC DEVELOPMENT REPORT

Lani Rooftop Lounge opened on the third floor of COhatch on April 9.

THE MONTH IN NUMBERS



280 PROJECTS (45.8% increase over 4/25)

The City's Economic Development team has managed 280 projects to date. This includes 19 public and private parking agreement projects.



23 NEW BUSINESSES or STARTUPS (109% increase over 4/25)

Economic Impact:
90 Full-Time Equivalents (FTEs)
\$4.9 million payroll
\$14.2 million capital investment



11 RETAINED or EXPANDED BUSINESSES (450% increase over 4/25)

44 Retained FTEs
7 NEW FTEs
\$426,880 NEW Payroll



\$5.29 MILLION NEW PAYROLL

Generating an estimated \$105,800 in new income taxes for City services annually.



105 BUSINESS RETENTION and EXPANSION (BRE) INTERACTIONS

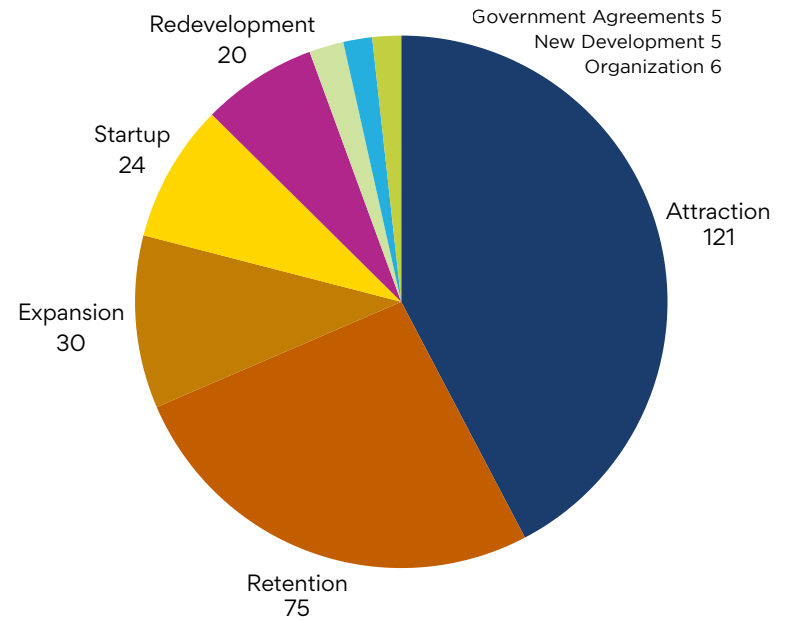
We assisted 105 existing businesses to date compared to 70 in 2025



Investment In The Community

\$242,063 grants creating \$9,072,124.14 in capital investment (3,647.84% ROI)

- Attraction
- Retention
- Expansion
- Startup
- Redevelopment
- Organization
- New Development
- Government Agreements



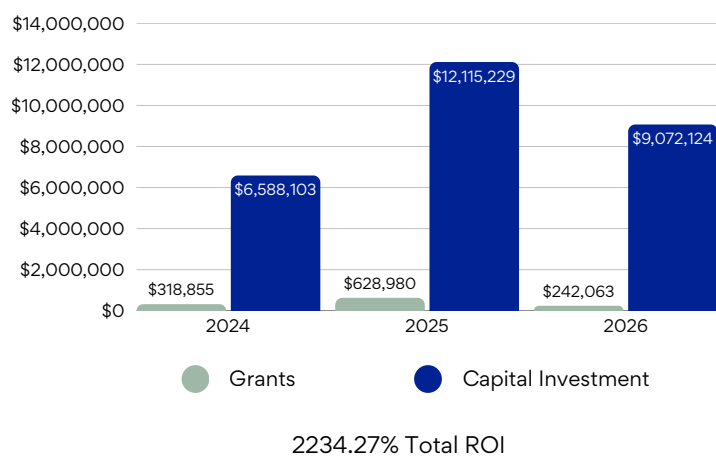
Hoseki Sushi and Grill fully opened in early April at the Middlebury Crossing Shopping Center.

ECONOMIC DEVELOPMENT IMPACT

A VISUAL REPRESENTATION OF KEY PERFORMANCE METRICS AND IMPACT FOR THE LAST THREE YEARS.

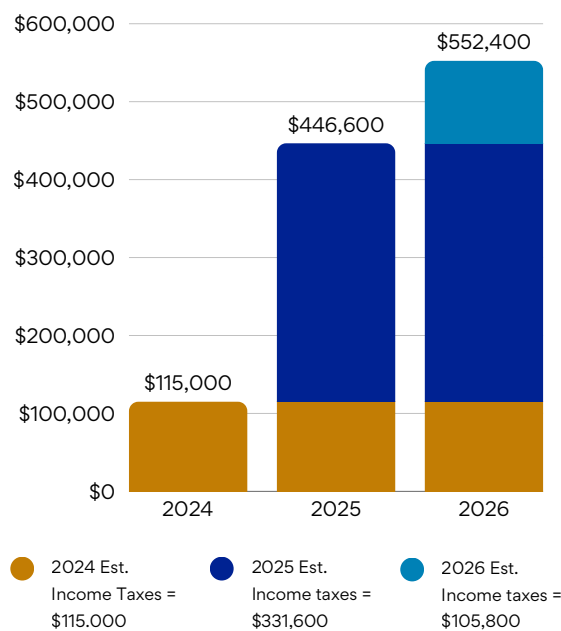
GRANT IMPACT

Each dollar awarded in grants by the PDC led to significant investment in our community.



INCOME TAX GROWTH

The new payroll generated by PDC business attraction and expansion projects has more than doubled the income taxes collected by economic development projects in two years.



PAYROLL GROWTH

PDC has already had a positive impact on growing payroll in the City of Powell.

