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DEVELOPMENT COMMITTEE REPORT

June 9, 2022

The Development Committee of Wheeling City Council met on the above date at 5:00 p.m. Committee members present: Mayor Elliott, Vice Chair Thalman, and Member Thorngate. Others present: Councilor Ketchum, City Manager Robert Herron, Fire Chief Blazier, and City Clerk Brenda Delbert

Discussion on Code 1533.01 entitled Number of Exits and Upper Floor Incentive Program:

Mayor Elliott gives background information supporting the request for changes to code language. Historically discretion has been made by the Fire Department regarding ingress and egress dependent upon layout and specifics of each structure. The existing language in City Code does not read this way, and there is a potential for developers to read at face value and decide not to pressure projects. The current code is less flexible than national codes and standards. The proposed language will not automatically approve leniency however gives ability for compromise and solutions on case-by-case basis. Mr. Thalman moves, seconded by Mr. Thorngate to approve proposed code 1533.01 language and forward to council. Motion carried. All in favor.

A discussion ensues on incentive program allowing the city to financially assist in life safety improvements to aid in development. Mr. Thalman is proposing \$100,000 loan, up to 50% of total project costs to be forgiven if space is occupied within three years. All buildings in city limits would qualify as long as there is first floor commercial space. Mayor Elliot would like to see a specific amount set aside, and operate on an application basis. Mr. Herron indicated that he could look into securing funding source on annual basis. There are questions regarding how many buildings would qualify and total dollars needed. Dean Connors and Gus Kayafas provided personal testimony on recent developments where this program could have significantly helped generate development and occupancy. Mr. Thalman moves, seconded by Mr. Thorngate to approve request and forward to council to further review. Motion carried. All in favor.

There being no further business to come before the Committee, Mr. Thalman moved, seconded by Mr. Thorngate, to adjourn. Time: 5:34 p.m.