

VILLAGE OF GREENFIELD, OHIO

CITY MANAGER'S 2022 YEARLY REPORT

April 12, 2023

I am pleased to present you with the annual report for 2022. Last year we started a campaign to unite our community around the opportunity for positive change. We saw fourteen ribbon cuttings for new businesses downtown, partly thanks to the Façade Improvement Program. We started the First Friday Events downtown, held our first-ever cookie walk, Hocus Pocus event, Community Movie nights, and other events that have allowed patrons to come back downtown and enjoy each other and the beauty of our town.

This report cannot memorialize all our village employees' positive work. Yet, it will highlight the passion and commitment the council, administration, police, workforce, water, and sewer departments have for our village. Greenfield continues to deliver exemplary municipal services responsive to our entire community and consistent with our history, culture, and unique character.

Our Downtown Revitalization was a significant accomplishment for Greenfield in 2022. The Downtown Façade Improvement Program, a component of the Downtown Revitalization, successfully attracted many business opportunities in Greenfield. These business opportunities, in turn, have impactfully affected all three economic development strategies passed by the Village Council in 2019 -- Downtown Revitalization, Destination Tourism, and Industrial Park Development -- to make Greenfield unique and attractive to businesses and citizens. I'm proud to report that our local government has focused on those three strategies.

We had much to celebrate last year, and one such event was the celebration of life and special recognition of Musician 1st Class Joseph Hoffman, who was brought home to rest in August. We celebrated women-owned businesses in Greenfield last year with Congressman Brad Wenstrup. Also, we got to walk around town with Congressman Wenstrup exploring the Façade Program Improvements and introducing him to several new business owners.

The Greenfield Rotarians celebrated their 100th anniversary, the Pipes of Christmas event returned, and we received a grant to install a beautiful mural on the side of Merchants National Bank.

I appreciate the opportunities given to me to lead a wonderful community. As I celebrate my fifth year in Greenfield, we can look back over that time and see the accomplishments as we plan for the future and make new history.

GREENFIELD WORKFORCE

Our workforce is comprised of the following positions:

3 - Waste Water Treatment

1 - Water Treatment

2 - Meter Department

4 - Street/Railroad

1 - Mechanic

2 - Water Office

1 - Finance Office

2 - Administrative Office

15 – Full-Time Police Department, 6 – Auxiliary Police Officers

1 Chief

3 Sergeants

6 Patrolmen

3 Dispatchers

6 Auxiliary

2 Civilian Officers

1 - City Manager

32 Total Full-Time Employees

The Village utilizes seasonal workers, community service workers, jobs and family service workers, and workers from other agencies to help in times of need.

DOWNTOWN REVITALIZATION

The downtown revitalization has been a spark to attract new opportunities into Greenfield. We celebrated fourteen ribbon cuttings last year, welcoming new businesses downtown. The first year of revolving loan fund payments was paid back to the Village, and we were able to reinvest some of those dollars back into a couple of businesses. We have had the opportunity to present the Façade Improvement program to several communities through webinars and in-person meetings; others are taking notice of the work and want to create their version of our success. The program continues to remind us of our rich heritage and history and deserves the opportunity to thrive again.

The Façade Improvement Program was established through the guidance given by the Federal Government. Through this guidance, we allow businesses who struggled to keep their doors open through the pandemic to be able to apply for assistance and fix up their building envelope. We will see our downtown become jubilant and vibrant through this process, attracting destination tourism and establishing a quality of life that will attract individuals and businesses to our downtown.

We are still waiting for a response from the Highland County Commissioners' funds to continue extending this program's impact for years.

We continue to be excited about this opportunity and know it will be utilized by many in the future growth of Greenfield.

INDUSTRIAL PARK DEVELOPMENT

We continue working through several RFI's (Request for Information) from JobsOhio. With each project submission, I believe we are becoming more and more attractive to businesses looking to locate in Ohio. We are also working with a few industrial companies looking to expand their presence here in Greenfield.

We celebrated Adient's expansion of its tank storage capacities, which will help them manage their materials and control the supply and demand of their operations. This expansion secures jobs in Greenfield and increases traffic on the railroad.

We continued to work with our established businesses through regular business, expansion, and retention meetings to help them grow and expand.

FINANCES

I want to thank our team for working hard in 2023 in their efforts to maintain and ensure taxpayers' money is spent efficiently and accountable.

We started 2022 with a \$676,691.06 carryover in the General Fund, and we ended the year with a \$790,936.51 carryover in the general fund. That is an increase of \$114,245.45 throughout last year. Since 2019 we have experienced an average growth in the general fund of 29%.

WORKFORCE

Through our continued efforts in building relationships with businesses, we identified a specific need for a more robust workforce in our region. Without a strong workforce, we cannot attract new businesses to our area, and current employers cannot expand. As mentioned last year, we developed the Highland County Think Tank to tackle our workforce dilemma. This group evolved into the Workforce Leadership Council and has hired Tim Detwiler to run the ACCESS program, which has helped bridge the gap between schools, government, and businesses.

The Workforce Leadership Council comprises members from the Village of Greenfield, Leesburg Schools, Future Plans, Southern Ohio ESC, Southern State Community College, Highland County Chamber of Commerce, Highland County Economic Development, and Highland County Community Action.

The work is gaining traction and is recognized throughout the region as a game changer and a program that others want to recreate in their community. We will continue to push these efforts, and we have been able to secure more financial contributing partners and have all five school districts participating, allowing students access to industry and industry to students.

POLICE DEPARTMENT

Our police department had an extremely successful year. We removed drugs and crime from our streets in record numbers. The Greenfield Police Department's work ethic and camaraderie cannot be matched, and we are very impressed with our department's ability to remove crime from our village.

Our long-time and successful K-9 Officer, Rony, passed away in 2022. We will miss him dearly as he was a leader in the county for K-9 Officers.

ACHIEVEMENTS

We experienced many milestones in 2022, and we will highlight a few of them here.

- Paved many streets throughout town.
- Demolished several vacant and blighted structures through the receivership process.
- Partnered with and worked with Small Nation on Downtown Redevelopment ideas.
- New windows installed in the City Hall Building.
- Continued the Façade Improvement Program Downtown. With the program's creation, we are also establishing a Revolving Loan Fund to be utilized by businesses for years to come.
- Secured OPWC Grant for the Fourth Street reconstruction.
- Continued Small Business Round Table meetings.
- Created the Workforce Leadership Council and ACCESS program with Highland County School districts, Highland County Economic Development Office, Highland County Chamber of Commerce, Ohio Means Jobs, and the Southern Ohio ESC to collaborate on an effort to impact Workforce Development in Highland County positively.
- Continued "Tea with Todd," a Facebook live event designed to interact with the community and make updates on community events.
- Continued the "We're Hiring" event to attract individuals to jobs available to them in Highland County.
- Continued Industrial Round Table meetings with our Industrial leaders/partners.
- Worked on our Critical Infrastructure grant on Fayette Street.
- Built a new pavilion at Felson Park.
- Creation of the DORA District.
- Johnny Paycheck signs installed.
- Creation of the Community Calendar.
- Started Main Street events.
- Creation of Posey's Plaza, a business incubator in downtown.
- Veteran Appreciation – Installed Fifty (50) new American Flags throughout town.
- Art Rookery started hosting Art in the Heart of Greenfield.
- New Halloween Parade and trick or treating downtown.
- Received a \$300,000.00 Brownfield Grant to complete a Phase One study of the old electric power plant.
- Started the Bike Rack Bench project to recognize several past Greenfield influencers
- Started the "Doors of Opportunity" initiative

- Worked on and submitted several projects to the Governor's Office of Appalachia for a portion of the ARPA money available through the Appalachian Community Grant Program. We have been partnered with a procured planner (OHM Advisors) to help develop those projects
- We welcomed fourteen new businesses, grand openings
- Celebrated several businesses anniversaries milestones
- Awarded CDBG Grant for two new tornado sirens
- Applied for CDBG Grants for flooding hazard at Sycamore Circle (awarded 4.23)
- Applied for a \$1.7M grant for Phase One water repairs
- Started a group of volunteers to help create and imagine a parks district in Greenfield. It would include Mitchell Park, Felson Park, the Cemetery, Industrial Park, and several interior parks.

VISION FOR THE FUTURE

This report continues to reflect many positive activities taking place within Greenfield. We will continue to push forward and accomplish the economic development goals and strategies established by the Village Council: Downtown Redevelopment, Industrial Park Development, and Destination Tourism.

2023 was a year of execution of projects and continued celebrations of the new and exciting opportunities in Greenfield. When could our community last boast about fourteen new businesses opening in town? These businesses are a product of the hard work of entrepreneurs/owners, not the government or Administration. Our job, as a government, is to create an attractive atmosphere for individuals who want to have a business in our town. We believe the Façade Improvement Program created that atmosphere and momentum. The Revolving Loan Fund portion of that program will continue to be an asset for the community for years.

The initiatives that the Workforce Leadership Council is working on continue to prove to be a success for our local students and business/industry partners. The ACCESS program is a one-of-a-kind product that will be replicated to improve the workforce outlook.

We will continue applying for infrastructure grants to help offset the repair costs necessary to rebuild our infrastructure. We hope to implement programs to replace the failing infrastructure under our streets, restore curbs and gutters throughout the town, and perform necessary road work.

We aim to build lasting partnerships with our local businesses in Greenfield and our region. One of our focuses for this year will be attracting new business to Greenfield and helping our current businesses. We will continue to create an attractive atmosphere for established companies to stay, grow, and draw new businesses here.

While still in its initial stages, we will work with our procured planner to implement the vision to create a master public park plan. This plan will include the creation of a parks district and


will consist of Felson Park, Mitchells Park, the cemetery, the railroad park, and our industrial park. We will continue to develop our parks into regional destination attractions and involve our community in developing those plans. We have the opportunity to establish a door to the natural beauty of the Paint Creek region, from hunting, hiking, bicycling, canoeing, kayaking, fishing, and beyond. We will need the community's help to ensure Mitchell Park continues to grow and develop a successful baseball and softball program again.

We have so much to look forward to in 2023!

IN CONCLUSION...

I have enjoyed my fifth year as city manager, and I thank Village Council for giving me this opportunity. The citizens and businesses of Greenfield have been a valuable inspiration for me daily to provide the best common-sense approach to local governance. I am happy to be part of this beautiful community and work hard every day to promote, build, and develop Greenfield's fantastic town.

Thank you,

A handwritten signature in blue ink, appearing to read "Todd Wilkin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Todd Wilkin

Greenfield City Manager

