



Wooster Growth Corporation
City of Wooster's CIC
538 N. Market Street.
Wooster, Ohio 44691

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Mr. Gabe Tudor
c/o Board of Education
Wooster City School District
144 North Market St.
Wooster, Ohio 44691

April 17, 2025

Regarding: Wooster Growth Capabilities for Cornerstone

Dear Mr. Tudor,

Please accept this letter as support from Wooster Growth Corporation to assist the Wooster City School District in its future efforts with Cornerstone Elementary, as well as other redevelopment opportunity sites as may need assistance in the future. Of course, as a permanent member of the Wooster Growth Corporation, the School District has given its time and efforts over many years in helping to unlock economic opportunities for our community. This includes helping to grow a healthy job market and strengthening the tax base which results in a lower tax bill for all residents. Among the most critical aspects of any community's economic development, is the quality of its schools. As our residents work through plans to grow the competitiveness of local education in the future, facilities will play a major role. In working through this process, please keep our organization in mind as a resource.

As a nonprofit community improvement corporation, Wooster Growth can utilize and assist with opportunities for site rehabilitation or redevelopment. In addition to local tools such as tax increment financing and community reinvestment areas, we can assist with conduit financing, parcel assessed clean energy funding, state and federal historic preservation tax credits, and community development block grants. Our organization has also successfully provided developers with key research and support on grant and funding applications.

Other potential possibilities include facilitating Requests for Proposals to encourage reinvestment and assistance with facilitating environmental and site preparation work. Past examples include the 40,000 square foot Merchants Block building on Liberty Street, and Beeson Place's 10-townhome and 16,000 square foot office complex on N. Market Street.

Wooster Growth's success revitalizing our Downtown and growing our basic-sector job base has been aided by Wooster City School District's time and guidance. If approached, Wooster Growth would be pleased to work with the District to acquire the property and issue an RFP for potential development, which would focus on housing, community facilities, and greenspace in the spirit of the City's 2024 Comprehensive Plan. Of course, proposals would evaluate the appropriateness of preserving aspects of the Cornerstone building's history. Should assistance such as this ever be helpful, please keep Wooster Growth in mind as a resource and partner in keeping our neighborhoods vibrant.

Sincerely,

Jon Ansel, President

Robert J. Reynolds, Vice-President