



Chairman Swearingen, Vice Chair Santucci, Ranking Member Upchurch, and Members of the House Economic & Workforce Development Committee, thank you for allowing me the opportunity to provide written proponent testimony on Senate Bill 41, sponsored by Senator Kristina Roegner. My name is Mike Sikora, and I serve as a Board Member, Executive Committee Member, and Legislative Chair for NAIOP of Ohio.

NAIOP of Ohio is a statewide association of over 500 members representing the real estate development industry across Ohio with the primary pursuit of assisting the progression of economic development activity. As the state's leading commercial real estate association, we applaud the work of Senator Roegner on this legislation, thank the Ohio Senate for their unanimous support, and appreciate this Committee moving forward with the advancement of this Bill.

Our developer members throughout Ohio have reported that, during inspections, sometimes the inspector identifies issues and requires changes to items that have previously already been approved in the plans by the governmental body responsible for those approvals, the associated work has been performed, and those changes required by the inspector will not actually benefit the project in any material way. As a result, additional time passes, costs are incurred, and revenue is lost that can never be recouped. Senate Bill 41 would reduce the instances and consequences of those costly inefficiencies, while still maintaining reasonable safety standards on development projects that are underway.

With Ohio currently having such great economic momentum, we have to eliminate barriers to progress in a prudent manner, and Senate Bill 41 is a step in the right direction. By allowing expedited appeals, it puts safety first, while allowing developers to pay additional funds when warranted to justify an expedited appeal, and to prove their position, in order to move a project forward to keep pace with the speed of business.

Chairman Swearingen thank you again for allowing NAIOP of Ohio the opportunity to submit testimony and we urge favorable consideration of the legislation.