

BILL #21-001

RESOLUTION #

21-001

BY: MR. SCOTT/MRS. BURNS

Declaring the year of 2021 to be a year of growth, diversity, education and community cooperation.

WHEREAS, recognizing that the year 2020 brought extraordinary events that have forever changed how we live, learn, and work, and

WHEREAS, the City of Mansfield and City Council seek to support continued growth in the foundations of community built throughout the year and to collaborate with local entities to achieve this goal.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:

SECTION 1. This Council does hereby declare the year of 2021 to be a year of growth, diversity, education and community cooperation. That the year 2021 will see the City of Mansfield continue forward, and by learning from the challenges of 2020, we will endeavor to embrace any hardships necessary for growth. We will continue our forward momentum, joining with the Chamber of Commerce and the Safety Forces to cultivate the City of Mansfield as a community that welcomes diversity, development, education and collaboration.

SECTION 2. That being an expression of good faith in the community, this Resolution shall take effect and be in full force immediately upon its passage and approval by the Mayor and City Council.

Caucus 5 January 2021
1st Reading 5 January 2021
2nd Reading
PASSED 5 January 2021

SIGNED /s/ Cliff Mears
President of Council

ATTEST /s/ Amy L. Yockey
Clerk of Council

APPROVED /s/ Timothy L. Theaker
Mayor

APPROVED AS TO FORM: John R. Spon
Law Director
City of Mansfield, Ohio

BILL #21-002

ORDINANCE # 21-002

BY: MR. VAN HARLINGEN

Authorizing the Safety-Service Director to accept and appropriate a grant from FM Global in the aggregate amount of two thousand and 00/100 dollars (\$2,000.00) to be used for the purchase of Fire Investigation Equipment.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:

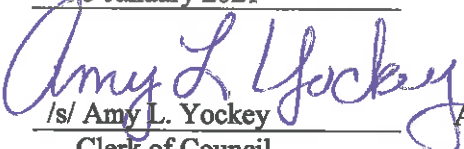
SECTION 1. That the Safety-Service Director be, and she is hereby, authorized to accept a grant in the aggregate amount of two thousand and 00/dollars (\$2,000) from FM Global to be used towards the purchase Fire Investigation Equipment.


SECTION 2. That the funds accepted by Section 1 hereof, the sum of two thousand and 00/100 dollars (\$2,000.00) shall currently be, and the same is hereby, appropriated from the unappropriated Grant Fund (#224) to the Fire Department Grants (224.16.30) Capital Outlay Classification.

SECTION 3. That being an appropriation necessary for current expenses, this Ordinance shall take effect and be in full force immediately upon its passage and approval by the Mayor.

Caucus 5 January 2021
1st Reading 5 January 2021
2nd Reading _____
PASSED 5 January 2021

SIGNED 
/s/ Cliff Mears
President of Council

ATTEST 
/s/ Amy L. Yockey
Clerk of Council

APPROVED 
/s/ Timothy L. Theaker
Mayor

APPROVED AS TO FORM: John R. Spon
Law Director
City of Mansfield, Ohio

BILL #21-003

ORDINANCE # _____

BY: MR. VAN HARLINGEN

Authorizing the Safety-Service Director to accept, on behalf of the Police Department, an Ohio Attorney General's Office Grant in the total amount of eight thousand five hundred, fourteen and 38/100 dollars (\$8,514.38), and declaring an emergency.

WHEREAS, the Ohio Law Enforcement Body Armor Grant has been awarded to the City of Mansfield to purchase Five (5) fast attack tactical platform vests, totaling \$11,352, with the local matching funds therefor to be in the amount of \$2,838.12,

WHEREAS, the local matching funds will be equally paid from the City's Drug Law Enforcement Fund (#210) and Law Enforcement Fund (#211).

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:

SECTION 1. That the Police Department's acceptance of an Ohio Law Enforcement Body Armor Grant from the Ohio Attorney General's Office in the amount of \$8,514.38, to be used towards the purchase of five (5) fast attack tactical platform vests, totaling \$11,352.50.


SECTION 2. That of the funds accepted by Section 1 hereof, the sum of eight thousand five hundred, fourteen and 38/100 dollars (\$8,514.38), shall currently be, and the same is hereby, appropriated from the unappropriated Grant Fund (#224) to the Police Grants (224.15.30) Capital Outlay Classification.

SECTION 3. That of the matching funds, the sum of one thousand four hundred nineteen, and 06/100 dollars (\$1,419.06), shall currently be, and the same hereby, appropriated from the unappropriated Drug Law Enforcement Fund (#210) to the Police Operations (210.15.01) Other Charges Classification, and the sum of one thousand four hundred nineteen and 06/100 dollars (\$1,419.06), shall be, and the same hereby, appropriated from the unappropriated Law Enforcement Fund (#211) to the Police Operations (211.15.01) Other Charges Classification.

SECTION 4. That by reason of the immediate necessity to accept the Grant this, measure is determined to be an emergency Ordinance for the immediate preservation of the public peace, health, safety and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus 5 January 2021
1st Reading 5 January 2021
2nd Reading 5 January 2021
PASSED 5 January 2021

SIGNED 
/s/ Cliff Mears
President of Council

ATTEST 
/s/ Amy L. Yockey
Clerk of Council

APPROVED 
/s/ Timothy L. Theaker
Mayor

APPROVED AS TO FORM: John R. Spon
Law Director
City of Mansfield, Ohio



DEPARTMENT OF FINANCE
STATEMENT OF FISCAL IMPACT

RE: Ohio Law Enforcement Body Armor Grant

Nature of Statement and Information Disclosed

This is a statement of fiscal impact for the City of Mansfield to accept funding from the:
Ohio Attorney General's Office

This impact statement has been performed in accordance with the City's revenue policy, adopted by City Council on August 6, 2013 with ordinance #13-166. It is a statement solely for the purpose of analyzing and reporting the fiscal impact on the City of Mansfield of either accepting or not accepting the proposed funding and using certain assumptions as indicated herein. No attempt is made to evaluate the application, award documents or any special condition for suitability to City objectives.

Current Fiscal Impacts

Impact on Revenue

Grant/Other Funding: \$8,514.38
Funding Period: 10/1/20 - 9/30/21

Impact on Expenditures

| PROJECT COSTS: | |
|-----------------------------|---------------------|
| Program Expenses | \$11,352.50 |
| | |
| | |
| | |
| Total Project Costs: | \$ 11,352.50 |

The total project cost is estimated at \$ 11,352.50. Note: * 2nd annual grant award
* 25% match - to be paid from Law Enforcement Funds #210 and #211.

Match Required: \$2,838.12

Future Fiscal Impact

Impact on Revenue

N/A

Impact on Expenditures

N/A

BY: MR. VAN HARLINGEN

Authorizing the Mayor and Safety-Service Director to accept funding from the Ohio Office of Criminal Justice Services under the Paul Coverdell Forensic Science Improvement Grant (FY2020) in the amount of twenty-eight thousand, two hundred five and 02/100 dollars (\$28,205.02), and declaring an emergency.

WHEREAS, Subgrant Number 2020-PC-NFS-7809, awarded to the City under the Paul Coverdell Forensic Science Improvement Grant Program, will provide funds to defray the costs of forensic science overtime, training, travel, and equipment, with twenty-five thousand, six hundred thirty-six and 19/100 dollars (\$25,636.19) designated for the opioid drug crisis.

WHEREAS, it is in the best interest of the City of Mansfield, Ohio, to avail itself of the opportunities provided by this program and to participate with complete commitment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:

SECTION 1. That the Mayor and Safety-Service Director be, and they are hereby, authorized to accept funding in the amount of twenty-eight thousand, two hundred five and 02/100 dollars (\$28,205.02) from the Ohio Office of Criminal Justice Services under the Paul Coverdell Forensic Science Improvement Grant (FY2020), and to execute all documents pertaining thereto.

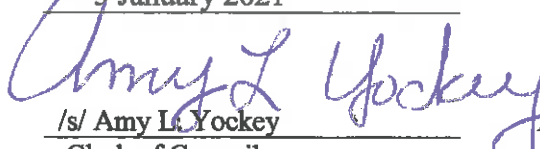
SECTION 2. That the sum of twenty-eight thousand, two hundred five and 02/100 dollars (\$28,205.02) of the Grant funds accepted in Section 1 hereof be, and the same is hereby, appropriated from the unappropriated Grant Fund (#224) to the following fund accounts in the amounts shown in the following schedule:

| | |
|---|--------------------|
| <u>224.15.50 Police Crime Lab Grant</u> | |
| Personal Services | \$6,350.70 |
| Employee Benefits | \$981.18 |
| Contractual Services | \$1,728.00 |
| Capital Outlay | <u>\$19,145.14</u> |
| Total | <u>\$28,205.02</u> |

SECTION 3. That by reason of the immediate necessity for accepting said Grant and authorizing their approved use from January 1, 2021 to December 31, 2021, this measure is determined to be an emergency Ordinance for the immediate preservation of the public peace, health, safety and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all member elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus 5 January 2021
 1st Reading 5 January 2021
 2nd Reading _____
 PASSED 5 January 2021


 SIGNED /s/ Cliff Mears
 President of Council


 ATTEST /s/ Amy L. Yockey
 Clerk of Council


 APPROVED /s/ Timothy L. Theaker
 Mayor

APPROVED AS TO FORM: John R. Spon
 Law Director
 City of Mansfield, Ohio



**DEPARTMENT OF FINANCE
STATEMENT OF FISCAL IMPACT**

Attachment to
Bill# 21-006

RE: Paul Coverdell Forensic Science Improvement Grant

Nature of Statement and Information Disclosed

This is a statement of fiscal impact for the City of Mansfield to accept funding from the:
Office of Criminal Justice Services

This impact statement has been performed in accordance with the City's revenue policy, adopted by City Council on August 6, 2013 with ordinance #13-166. It is a statement solely for the purpose of analyzing and reporting the fiscal impact on the City of Mansfield of either accepting or not accepting the proposed funding and using certain assumptions as indicated herein. No attempt is made to evaluate the application, award documents or any special condition for suitability to City objectives.

Current Fiscal Impacts

Impact on Revenue

Grant/Other Funding: \$28,205.02
Funding Period: 1/1/21 - 12/31/21

Impact on Expenditures

| PROJECT COSTS: | |
|-----------------------------|---------------------|
| Personnel | \$7,331.88 |
| Travel & Training | 1,728.00 |
| Equipment | 19,145.14 |
| | |
| | |
| Total Project Costs: | \$ 28,205.02 |

The total project cost is estimated at \$ 28,205.02. Note: * Grant awarded annually

* No local match

Match Required: \$ 0

Future Fiscal Impact

Impact on Revenue

N/A

Impact on Expenditures

N/A

BILL #21-009

ORDINANCE # _____

BY: MR. DAVENPORT

Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Agreement with Niss Aviation FBO, LLC, for certain tax incentives under Ohio Revised Code Chapter § 3735.66 for constructing a new facility at 1990 Harrington-Memorial Road, Mansfield, Ohio 44903, and declaring an emergency.

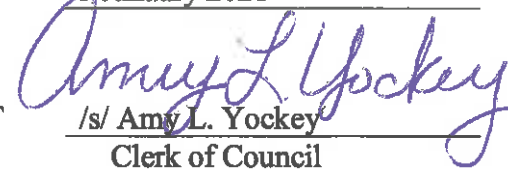
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:

SECTION 1. That the Mayor and the Public Works Director be, and they are hereby, authorized to enter into a Community Reinvestment Area Agreement with Niss Aviation FBO, LLC, relating to a Community Reinvestment Area project for constructing a new facility at 1990 Harrington-Memorial Road, Mansfield, Ohio, in the City and in the Community Reinvestment Area, which will encompass substantial new investment and related employment, and to provide in said Agreement for certain tax incentives, as authorized under Ohio Revised Code Chapter §3735.66, i.e., exemption from tax for a period of fifteen (15) years on the real estate improvements for one hundred percent (100%) of such property newly invested in the project, all as substantially designated and fully set forth in the proposed Community Reinvestment Area Agreement, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference.

SECTION 2. That in order to permit necessary commitments to go forward on the project at the earliest time, this measure is determined to be an emergency Ordinance for the immediate preservation of the public peace, health, safety and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus 5 January 2021
1st Reading 5 January 2021
2nd Reading _____
PASSED 5 January 2021

SIGNED 
/s/ Cliff Mears
President of Council

ATTEST 
/s/ Amy L. Yockey
Clerk of Council

APPROVED 
/s/ Timothy L. Theaker
Mayor

APPROVED AS TO FORM: John R. Spon
Law Director
City of Mansfield, Ohio

Exhibit "A"
to Bill# 21-009

COMMUNITY REINVESTMENT AREA AGREEMENT

This Agreement made and entered into by and between the CITY OF MANSFIELD, OHIO, a municipal corporation, with its main offices located at 30 North Diamond Street, Mansfield, Ohio 44902 (hereinafter referred to as "MANSFIELD"), and NISS AVIATION FBO, LLC, an Ohio Limited Liability Company with its main mailing address being, 3847 Shangri La Avenue East , Mansfield, Ohio 44903. **WITNESSETH:**

WHEREAS, the MUNICIPAL CORPORATION has encouraged the development of real property and the acquisition of personal property located in the area designated as a Community Reinvestment Area, and

WHEREAS, Niss Aviation FBO, LLC, is desirous of constructing a new 15,000 square foot hangar at 1990 Harrington-Memorial Road, Mansfield, Ohio site (hereinafter referred to as the "PROJECT") within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT, and

WHEREAS, the Council of the City of Mansfield by Ordinance #20-086 adopted May 19, 2020, designated the area as a Community Reinvestment Area pursuant to § 3735.66 of the Ohio Revised Code ("ORC"), and

WHEREAS, effective July 17, 2020, the Director of the Ohio Development Services Agency of the State of Ohio determined that the aforementioned area designated in said Ordinance #20-086 contains the characteristics set forth in § 3735.66 of the ORC and certified said area as a Community Reinvestment Area under said § 3735.66, and

WHEREAS, Mansfield having the appropriate authority for the stated type of project is desirous of providing the ENTERPRISE with incentives available for the development of the PROJECT in said Community Reinvestment Area under § 3735.66 of the ORC, and

WHEREAS, Niss Aviation FBO, LLC, has submitted a proposed agreement application (hereinafter referred to as "APPLICATION"), a copy of which is attached hereto as Exhibit "A".

WHEREAS, Niss Aviation FBO I, LLC, has remitted the required state application fee of \$750 made payable to the Ohio Development Services Agency with the application to be forwarded with the final agreement, and

WHEREAS, the Director of Economic Development for the City Mansfield as Housing Officer has investigated the application of Niss Aviation FBO ,LLC., and has recommended the same to the City Council of the City of Mansfield on the basis that Niss Aviation FBO, LLC, is qualified by financial responsibility and business experience to create and preserve employment opportunities in said City of Mansfield Community Reinvestment Area and improve the economic climate of the City of Mansfield, and

WHEREAS, the project site as proposed by Niss Aviation FBO, LLC, is located in the Crestview Local School District and the Pioneer Career and Technical Center School District and the Board of Education of Crestview Local Schools has been notified in accordance with § 3735.67 and 5709.83 and has been given a copy of the APPLICATION, and this AGREEMENT.

5. The City of Mansfield specifically agrees to waive the fee specified in the Ohio Revised Code Section 3735.671 (D).

6. Niss Aviation FBO, LLC, as part of this agreement, and as authorized in Section 3735.671 (A) (2) (c), shall enter into a Community Reinvestment Area Compensation Agreement with the Crestview Local School District and Pioneer Career and Technical Center detailing the annual cash payments for each year it receives the above mentioned exemption.

7. Niss Aviation FBO, LLC shall pay such real and tangible personal property taxes as are not exempted under this agreement and as otherwise are required by law to be paid and are charged against such property and shall file all tax reports and returns as required by law. If they fail to pay such taxes or file such returns and reports, all incentives and exemptions granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.

8. Mansfield shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

9. If for any reason Mansfield revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless Niss Aviation FBO, LLC materially fails to fulfill its obligations under this agreement and Mansfield terminates or modifies the exemptions from taxation granted under this agreement.

10. If Niss Aviation FBO, LLC materially fails to fulfill its obligations under this agreement, or Mansfield determines that the certification as to delinquent taxes as required by this agreement is fraudulent, Mansfield may terminate or modify the exemptions from taxation granted under this agreement. Mansfield may require repayment of the amount of taxes that would have been payable had the property tax not been exempted from taxation under this agreement.

11. Niss Aviation FBO, LLC, hereby certifies that at the time this agreement is executed, Niss Aviation FBO, LLC does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and do not owe delinquent taxes for which it is liable under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753 of the ORC, or, if such delinquent taxes are owed, Niss Aviation FBO, LLC, is currently 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 Niss Aviation FBO, LLC. 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 ORC governing payment of those taxes.

12. Niss Aviation FBO, LLC and Mansfield acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Mansfield, Ohio as a condition for the agreement to take effect. This agreement takes effect upon such approval.

13. Mansfield has developed a policy to ensure recipients of Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, Niss Aviation FBO,

EXHIBIT "B"

DESCRIPTION OF INVESTMENTS

A. Existing or new building cost and size:

| | | |
|----------------------|----------------|--------------------|
| New Construction | \$1,500,000.00 | 15,000 S.F. Hangar |
| Renovations | \$ 100,000.00 | |
| Building Acquisition | \$ 300,000.00 | |

B. Itemized value of machinery, equipment, furniture, and fixtures:

| | |
|-----------------------|--------------|
| Machinery & Equipment | \$150,000.00 |
| Furniture & Fixtures | \$100,000.00 |

C. Inventory:

| | |
|-----------|-------------|
| Inventory | \$50,000.00 |
|-----------|-------------|

| | | | |
|---------------|----------------------|-------|----------------------|
| year <u>6</u> | created: | # | |
| | full-time permanent | _____ | \$ |
| | full-time temporary | _____ | \$ |
| | part-time permanent | _____ | \$ |
| | part-time temporary | _____ | \$ |
| | TOTAL ANNUAL PAYROLL | | \$ <u>250,000.00</u> |

| | | | |
|---------------|----------------------|-------|----------------------|
| year <u>7</u> | created: | # | |
| | full-time permanent | _____ | \$ |
| | full-time temporary | _____ | \$ |
| | part-time permanent | _____ | \$ |
| | part-time temporary | _____ | \$ |
| | TOTAL ANNUAL PAYROLL | | \$ <u>250,000.00</u> |

| | | | |
|---------------|----------------------|-------|----------------------|
| year <u>8</u> | created: | # | |
| | full-time permanent | _____ | \$ |
| | full-time temporary | _____ | \$ |
| | part-time permanent | _____ | \$ |
| | part-time temporary | _____ | \$ |
| | TOTAL ANNUAL PAYROLL | | \$ <u>250,000.00</u> |

| | | | |
|---------------|----------------------|-------|----------------------|
| year <u>9</u> | created: | # | |
| | full-time permanent | _____ | \$ |
| | full-time temporary | _____ | \$ |
| | part-time permanent | _____ | \$ |
| | part-time temporary | _____ | \$ |
| | TOTAL ANNUAL PAYROLL | | \$ <u>250,000.00</u> |

| | | | |
|----------------|----------------------|-------|----------------------|
| year <u>10</u> | created: | # | |
| | full-time permanent | _____ | \$ |
| | full-time temporary | _____ | \$ |
| | part-time permanent | _____ | \$ |
| | part-time temporary | _____ | \$ |
| | TOTAL ANNUAL PAYROLL | | \$ <u>250,000.00</u> |

d. Form of business of enterprise (corporation, partnership, proprietorship, or other).

Ohio Limited Liability Company

3. Name of principal owner(s) or officers of the business.

Daniel Nlss, General Manager

4. a. State the enterprise's current employment level at the proposed project site:

None- This is a new business venture

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes ___ No xxx

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

NA

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

None- This is a new business venture

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

None- This is a new business venture

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

None- This is a new business venture

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ 100,000

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

| | |
|--|----------------------------|
| A. Acquisition of Buildings: | <u>\$ 300,000</u> |
| B. Additions/New Construction: | <u>\$ 1,500,000</u> |
| C. Improvements to existing buildings: | <u>\$ 100,000</u> |
| D. Machinery & Equipment: | <u>\$ 150,000</u> |
| E. Furniture & Fixtures: | <u>\$ 100,000</u> |
| F. Inventory: | <u>\$ 50,000</u> |
| Total New Project Investment: | <u>\$ 2,200,000</u> |

11. a. Business requests the following tax exemption incentives: 100 % for 15 years covering real property as described above. Be specific as to the rate, and term.

b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)
The tax incentives are necessary to justify the investment

In the Project for the betterment of the citizens of Mansfield and Mansfield Lahm Airport.

Submission of this application expressly authorizes the City of Mansfield to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.



City of Mansfield

Tim Theaker, Mayor

30 N. Diamond Street - Mansfield, OH 44902 – (419)755-9794 Fax-(419)755-9465
Tim Bowersock, Economic Development Director

November 23, 2020

Daniel Niss, General Manager
Niss Aviation FBO, LLC
% Bud Vetter, Esq.
70 Park Avenue West
Mansfield, Ohio 44902

RE: Niss Aviation FBO, LLC, Community Reinvestment Area Application

Dear Mr. Niss,

The City of Mansfield received the attached application for Community Reinvestment Area Tax Exemption on November 23, 2020. The Tax Exemption requested is for your proposed real property investment of \$1,600,000.00. Further, the requested exemption is 100% for 15 years.

Pursuant to law, the City of Mansfield is required to provide notification to the affected school district of the filing of applications so they may, if they choose, provide comments to the City of Mansfield within 45 days of this notice. The City of Mansfield is required to consider those comments in acting upon this application. By copy of this letter, I am notifying the appropriate school district of this request.

Final approval for Community Reinvestment Area Tax Exemption rests with City Council. Legislation will be presented to City Council on January 19, 2021. A representative of the company will be required at the January 19, 2021 City Council Caucus, which begins at 7:00 p.m., and will be held in the 3rd floor Council Chambers.

Sincerely,

Tim Bowersock

Economic Development Director

CC: Greg Nickoli , Superintendent, Pioneer Career and Technical Center
Linda Schumacher, Treasurer

Received by: _____

Date: _____

Bowersock, Tim

From: Bud Vetter <bvetter@vetterlawoffices.com>
Sent: Monday, November 23, 2020 4:54 PM
To: Bowersock, Tim
Cc: Dan Niss (dniss@nextgenfilms.com); Brenda Niss (bniss@neo.rr.com); Rick Kleshinski
Subject: FW: Niss FBO CRA App
Attachments: Niss Aviation FBO LLC CRA Application 11232020.pdf; Niss Aviation CRA Real Estate Tax Illustration 11232020.docx; Niss Aviation CRA Notification Letter 11232020.pdf

Tim,

As you indicated, I hereby acknowledge receipt of your email instead of getting anything signed. Please keep me posted on the date this is to be presented to council.

Dan/Rick,

Attached is the tax abatement info with the split with the schools for your records.

Bud

Bud Vetter, Esq.
Chief Executive Officer
70 Park Avenue West
Mansfield, Ohio 44902
Phone: 419-529-7272
Toll Free: 844-529-7227
Fax: 419-522-2040



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-----Original Message-----

From: Bowersock, Tim <tbowersock@ci.mansfield.oh.us>
Sent: Monday, November 23, 2020 4:09 PM
To: Bud Vetter <bvetter@vetterlawoffices.com>
Subject: RE: Niss FBO CRA App

Bud,

I have attached a letter notifying Mr. Niss of our receipt of the CRA Tax Exemption Application for Niss Aviation FBO, LLC. Please either have this signed and returned or acknowledge receipt via e-mail.

Scan Date: 11.23.2020 11:26:41 (-0500)
Queries to: perryscanner@vetterusa.com

CONFIDENTIAL COMMUNICATION:

Although this email may be subject to public record request, the information contained in or attached to this message is confidential. It is intended only to be read by the individual or entity named above or their designee. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any form, is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete or destroy any copy of this message.

City of Mansfield, Ohio

I would also like to request that the School consider waiving the 45 day comment period. This request is being submitted on behalf of the applicant. It is their desire to begin construction immediately upon Mansfield City Council approval.

Should you agree to waive the comment period, this application would be presented to Mansfield City Council at its December 15, 2020 meeting.

Tim Bowersock

Economic Development Director

City of Mansfield

30 N. Diamond Street

Mansfield, Ohio 44902

P: (419) 755-9794

CONFIDENTIAL COMMUNICATION:

Although this email may be subject to public record request, the information contained in or attached to this message is confidential. It is intended only to be read by the individual or entity named above or their designee. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any form, is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete or destroy any copy of this message.
City of Mansfield, Ohio

--
Beth Lykins

Treasurer

Crestview Local Schools

1575 State Route 96

Ashland, OH 44805

Bowersock, Tim

From: Bowersock, Tim
Sent: Tuesday, December 1, 2020 9:42 AM
To: 'Schumacher Linda'
Subject: RE: Niss Aviation FBO LLC CRA Application

Thanks Linda.
Tim

From: Schumacher Linda <schumacher.linda@pioneerctc.edu>
Sent: Tuesday, December 1, 2020 9:39 AM
To: Bowersock, Tim <tbowersock@ci.mansfield.oh.us>
Subject: Re: Niss Aviation FBO LLC CRA Application

Good Morning!

We will add the 45-day comment period waiver to our December 21, 2020 Board Agenda. I am sure it will be approved.

Thank you,

Linda

*Linda K. Schumacher, CPA
Treasurer
Pioneer Career & Technology Center
419-347-7926 ext 42104
Schumacher.linda@pctc.k12.oh.us*

From: Bowersock, Tim <tbowersock@ci.mansfield.oh.us>
Sent: Tuesday, November 24, 2020 9:36 AM
To: Schumacher Linda <schumacher.linda@pioneerctc.edu>
Subject: FW: Niss Aviation FBO LLC CRA Application

From: Bowersock, Tim
Sent: Tuesday, November 24, 2020 9:26 AM
To: 'Schumacher.Linda@pioneerctc.net' <Schumacher.Linda@pioneerctc.net>
Subject: Niss Aviation FBO LLC CRA Application

Linda,

I have attached copies of the CRA Application, Notification Letter and School Compensation calculations for the Niss Aviation FBO, LLC project.



BILL #21-010

ORDINANCE # _____

BY: MR. DAVENPORT

Authorizing the Mayor and Public Works Director to enter into a Community Reinvestment Area School Compensation Agreement with Niss Aviation FBO, LLC and Crestview Local Schools to authorize general compensation and income tax revenue sharing on new municipal income tax revenues, and declaring an emergency.

WHEREAS, the Community Reinvestment Area School Compensation Agreement Program, pursuant to ORC §3735.66 authorizes municipalities to grant real and/or personal property tax exemptions on eligible new investments, and

WHEREAS, the City of Mansfield by Ordinance #20-086 adopted on May 19, 2020, designated the area as a Community Reinvestment Area, and

WHEREAS, effective July 17, 2020, the Director of the Ohio Development Services Agency determined the area designated by the municipality within Ordinance #20-086 contains the characteristics set forth in § 3735.66 of the ORC and certified the areas of a Community Reinvestment Area, and

WHEREAS, the municipality provided the Board of Education of the Crestview Local School with notice of the project prior to formal action as required within ORC § 5709.83, and § 3735.67, and

WHEREAS, the municipality has acted pursuant to ORC § 3735.66 within Ordinance #21-____ adopted January____, 2021, to grant a tax exemption to Niss Aviation FBO, LLC, will enter into a formal Community Reinvestment Area.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:

SECTION 1. That the Mayor and Public Works Director be, and they are hereby, authorized to enter into a Community Reinvestment Area Compensation Agreement with Niss Aviation FBO, LLC, and the Crestview Local Schools, all as substantially designated and fully set forth in the proposed Agreement, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference.

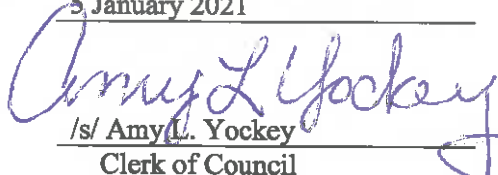
SECTION 2. That in order to allow this project to go forward at the earliest time, this measure is determined to be an emergency Ordinance for the immediate preservation of the public peace, health, safety and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus 5 January 2021
1st Reading 5 January 2021
2nd Reading _____
PASSED 5 January 2021

SIGNED



/s/ Cliff Mears
President of Council



/s/ Amy L. Yockey
Clerk of Council

APPROVED



/s/ Timothy L. Theaker
Mayor

APPROVED AS TO FORM: John R. Spon
Law Director
City of Mansfield, Ohio

COMMUNITY REINVESTMENT AREA COMPENSATION AGREEMENT

This agreement between the **City of Mansfield**, a Municipal Corporation with its offices at 30 North Diamond Street, Mansfield, Ohio 44902, **Crestview Local Schools**, Board of Education, a public school district with its principal offices at 1575 State Route 96, Ashland, Ohio 44805, and **Niss Aviation FBO, LLC**, an Ohio Limited Liability Company with its principal offices at 3847 Shangri La Avenue E., Mansfield Ohio 44903 specifies the manner and procedure to be used pursuant Ohio Revised Code (ORC) Section 5709.82 authorizing (requiring) general compensation and income tax revenue sharing on new municipal income tax revenues relating to the **Niss Aviation FBO, LLC** Community Reinvestment Area project.

Whereas, the Ohio Community Reinvestment Area Program, pursuant ORC Sections 3735.66 authorizes municipalities to grant real property tax exemptions on eligible new investments; and

Whereas, the City of Mansfield, by Ordinance No. **20-086** adopted **May 19, 2020** designated an area within the municipality as a Community Reinvestment Area;

Whereas, effective July 17, 2020, the Director of the Ohio Development Services Agency determined the area designated by the municipality within Ordinance No. **20-086** contains the characteristics set forth in Section 3735.66 of the ORC and certified the area as a Community Reinvestment Area;

Whereas, the municipality provided the Crestview Local Schools Board of Education and the Pioneer Career and Technology Center joint vocational school notice of the project prior to formal consideration as required within ORC section 3735.671 (A) (1) or 5709.83;

Whereas, the municipality has acted pursuant ORC Section 3735.65 - .70 within Ordinance No. **20-086** adopted **May 19, 2020** to grant a tax exemption to Niss Aviation FBO, LLC and entered into a formal Community Reinvestment Area Agreement on January _____, 2021; and

Whereas, the City of Mansfield and the Crestview Local Schools Board of Education pursuant to ORC section 5709.82 elect to enter into a Revenue Sharing/Compensation Agreement with Niss Aviation FBO, LLC concerning the benefits relating to the aforementioned project.

Now Therefore, in consideration of the foregoing and of the mutual promises, covenants and agreements hereinafter set forth the municipality and board of education agree as follows:

Section 1. Definitions as used in this agreement. The following shall have the meanings set forth below:

"Annual Payment Amount" shall mean the amount paid directly by Niss Aviation FBO, LLC to the board of education under Section 2 of this agreement.

Board of Education: Treasurer

Crestview Local Schools, 1575 State Route 96, Ashland, Ohio 44805

Business: Member

Niss Aviation FBO, LLC, 3847 Shangi La Avenue E., Mansfield, Ohio 44903

Any party may change its contact or address for receiving notices and reports by giving written notice of such change to the other parties.

Section 7. Severability of Provisions. The invalidity of any provision of this agreement shall not affect the other provisions of this agreement, and this agreement shall be construed in all respects as if any invalid portions were omitted.

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**Niss Aviation FBO, LLC
Mansfield Lahm Airport
November 23, 2020**

| | | |
|-----------------------------------|------------------------|--|
| Total Investment | \$1,600,000 | |
| | <u>X .35</u> | |
| Assessed Value | \$ 560,000 | |
| Net Real Estate Tax Rate | <u>X .0540*</u> | |
| Real Estate Tax | \$ 30,240 | (Based on Tax Year 2019 Rate) |
| School Comp Rate | <u>X .40</u> | |
| School Compensation | \$ 12,096 | Annually for 15 Years |
| | | |
| Company Savings | \$ 18,144 | Annually for 15 Years |
| | | |
| School Compensation Split: | \$ 11,491 | Crestview Local Schools |
| | \$ 605 | Pioneer Career and Technical Center |

***Full 2019 Tax Rate 71.30**
Reduction Factor -20.90 (71.30 x .293144)
Net 2019 Tax Rate 50.40

BILL #21-011

ORDINANCE # _____

BY: MR. DAVENPORT

Authorizing the Mayor and Public Works Director to enter into a Community Reinvestment Area School Compensation Agreement with Niss Aviation FBO, LLC and Pioneer Career and Technology Center to authorize general compensation and income tax revenue sharing on new municipal income tax revenues, and declaring an emergency.

WHEREAS, the Community Reinvestment Area School Compensation Agreement Program, pursuant to ORC §3735.66 authorizes municipalities to grant real and/or personal property tax exemptions on eligible new investments, and

WHEREAS, the City of Mansfield by Ordinance #20-086 adopted on May 19, 2020, designated the area as a Community Reinvestment Area, and

WHEREAS, effective July 17, 2020, the Director of the Ohio Development Services Agency determined the area designated by the municipality within Ordinance #20-086 contains the characteristics set forth in § 3735.66 of the ORC and certified the areas of a Community Reinvestment Area, and

WHEREAS, the municipality provided the Board of Education of the Pioneer Career and Technology Center with notice of the project prior to formal action as required within ORC § 5709.83, and § 3735.67, and

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SECTION 2. That in order to allow this project to go forward at the earliest time, this measure is determined to be an emergency Ordinance for the immediate preservation of the public peace, health, safety and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus 5 January 2021
1st Reading 5 January 2021
2nd Reading _____
PASSED 5 January 2021

SIGNED 
/s/ Cliff Mears
President of Council

ATTEST 
/s/ Amy L. Yockey
Clerk of Council

APPROVED 
/s/ Timothy L. Theaker
Mayor

APPROVED AS TO FORM: John R. Spon
Law Director
City of Mansfield, Ohio

COMMUNITY REINVESTMENT AREA COMPENSATION AGREEMENT

This agreement between the **City of Mansfield**, a Municipal Corporation with its offices at 30 North Diamond Street, Mansfield, Ohio 44902, **Pioneer Career and Technology Center**, Board of Education, a Joint Vocational school with its principal offices at 27 Ryan Road, Shelby, Ohio 44875, and **Niss Aviation FBO, LLC**, an Ohio Limited Liability Company with its principal offices at 3847 Shangri La Avenue E., Mansfield Ohio 44903 specifies the manner and procedure to be used pursuant Ohio Revised Code (ORC) Section 5709.82 authorizing (requiring) general compensation and income tax revenue sharing on new municipal income tax revenues relating to the **Niss Aviation FBO, LLC** Community Reinvestment Area project.

Whereas, the Ohio Community Reinvestment Area Program, pursuant ORC Sections 3735.66 authorizes municipalities to grant real property tax exemptions on eligible new investments; and

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Whereas, the municipality provided the Crestview School Board of Education and the Pioneer Career and Technical Center joint vocational school notice of the project prior to formal consideration as required within ORC section 3735.671 (A) (1) or 5709.83;

Whereas, the municipality has acted pursuant ORC Section 3735.65 - .70 within Ordinance No. **20-086** adopted May 19, 2020 to grant a tax exemption to Niss Aviation FBO, LLC and entered into a formal Community Reinvestment Area Agreement on January _____, 2021; and

Whereas, the City of Mansfield and the Pioneer Career and Technology Center Board of Education pursuant to ORC section 5709.82 elect to enter into a Revenue Sharing/Compensation Agreement with Niss Aviation FBO, LLC concerning the benefits relating to the aforementioned project.

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Pioneer Career and Technology Center. 27 Ryan Road, Shelby, Ohio 44875

Business: Member
Niss Aviation FBO, LLC, 3847 Shangi La Avenue E,, Mansfield, Ohio 44903

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