

# Summary November 6th, 2024

## Committee Meeting

Finance 6:35pm

Economic Development 6:50pm

<u>Bill</u>	<u>Status</u>	<u>Title</u>	<u>Sponsor</u>	<u>Committee Meeting</u>
<b>COUNCIL BEGINS</b>				
<b>CAUCUS BEGINS</b>				
24-214	Vote	Authorizing the Public Works Director to accept and appropriate a donation from the Buckeye Garden Club in the amount of Two Hundred Fifty and 00/100 Dollars (\$250.00) to be used for The Sterkel Park Project Program renovation for the express use in the landscape improvements, and declaring an emergency.	<b>Burns</b>	
24-215	Vote	Authorizing the acceptance of funding from the Ohio Department of Public Safety in the amount of Twenty-Eight Thousand One Hundred Seventy-Eight and 72/100 Dollars (\$28,178.72) to be used for the Impaired Driving Enforcement Program (IDEP) and Selective Traffic Enforcement Program (STEP), and declaring an emergency.	<b>Meier</b>	
24-216	Vote	Establishing Standing Committees of Council, designating membership thereon for the term commencing November 6, 2024, and expiring December 31, 2025, and declaring an emergency.	<b>All Members of Council</b>	
24-217	Vote	Authorizing the Public Works Director to accept a grant from the Richland County Foundation in the amount of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) for the purpose of the Downtown Development Incentive Program, and declaring an emergency.	<b>Robertson</b>	
24-218	Vote	Authorizing the expenditure of up to Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00), less the administrative expenses incurred by the City, to KNVW Unlimited Enterprises, LLC from the Grant Fund (#224) for the development of 175 N. Mulberry Street, Famico's Place Phase #I Renovations to the Upper Resident Living Areas as part of the Downtown Development Incentive Program, and declaring an emergency.	<b>Robertson</b>	

24-219	Caucus Only	Authorizing the Public Works Director to accept and appropriate a donation from the Richland County Foundation Rotary Club of Mansfield – Tom Doty Community Fund in the amount of Twenty-One Thousand and 00/100 Dollars (\$21,000.00) to be used for the Prospect Park Pavilion Construction Project, and declaring an emergency.	Burns	
24-220	Caucus Only	Authorizing the Public Works Director to accept and appropriate a donation from the Mansfield Rotary Club in the amount of Thirteen Thousand Four Hundred Fifty and 00/100 Dollars (\$13,450.00) to be used for the Prospect Park Pavilion Construction Project, and declaring an emergency.	Burns	
24-221	Caucus Only	Authorizing the Public Works Director to accept and appropriate a donation from the Global Energy Partners, LLC in the amount of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) to be used for the purchase of supplies for use in of the City of Mansfield Parks.	Burns	
24-222	Caucus Only	Authorizing the Public Works Director to accept and appropriate a donation from the Edge Plastics in the amount of One Thousand Six Hundred Eighty and 00/100 Dollars (\$1,680.00) to be used for the youth jerseys of the City of Mansfield Parks and Recreation Flag Football teams, and declaring an emergency.	Burns	
24-223	Vote	Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Agreement with B. P. Industrial, LLC and W. William Schmidt & Associates, Inc, DBA, Schmidt Security Pro for the construction of a new 6,000 square foot building at their 241 Mansfield Industrial Parkway property, and declaring an emergency.	Falquette	
24-224	Vote	Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Agreement with Airport West II, LLC for their planned construction of a new 150,000 square foot Industrial Building at their Airport West Road property, and declaring an emergency.	Falquette	
24-225	Vote	Appropriating the sum of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00) from the unappropriated Safety Services Fund (#214) for the purpose of transferring funds to the Fire Capital Equipment Fund (#420), based on actual and anticipated EMS revenue through December 31, 2024, and declaring an emergency.	Meier	

**NEXT MEETING Tuesday, November 19th, 2024 7:00 Council to follow**



BY: MRS MEIER

Authorizing the acceptance of funding from the Ohio Department of Public Safety in the amount of Twenty-Eight Thousand One Hundred Seventy-Eight and 72/100 Dollars (\$28,178.72) to be used for the Impaired Driving Enforcement Program (IDEP) and Selective Traffic Enforcement Program (STEP), and declaring an emergency.

WHEREAS, the City of Mansfield has been awarded this traffic enforcement grant through the Ohio Department of Public Safety, which does not require a local cash match.

**NOW, THEREFORE, 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 funding from the Ohio Department of Public Safety in the amount of Twenty-Eight Thousand One Hundred Seventy-Eight and 72/100 Dollars (\$28,178.72) to be used for the Impaired Driving Enforcement Program (IDEP) and Selective Traffic Enforcement Program (STEP) by the Mansfield Police Department, and to execute any and all documents necessary to accept said grant and receive the funds therefor.

SECTION 2. That of the funds accepted by Section 1 hereof, the sum of Twenty-Eight Thousand One Hundred Seventy-Eight and 72/100 Dollars (\$28,178.72) shall currently be, and the same is hereby, appropriated from the unappropriated Grant Fund (#224) to the following classifications:

<u>224.15.30 Police Grants</u>	
Personal Services	\$ 21,182.00
Employee Benefits	\$ 4,437.62
Contractual Services	\$ 1,500.00
<u>Supplies</u>	<u>\$ 1,059.10</u>
Total	\$ 28,178.72

SECTION 3. That by reason of the immediate necessity for accepting said grant and utilizing such funds in accordance with the terms and conditions relating thereto, 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	<u>6 November 2024</u>
1 <sup>st</sup> Reading	<u>6 November 2024</u>
2 <sup>nd</sup> Reading	<u>6 November 2024</u>
PASSED	<u>6 November 2024</u>

SIGNED /s/ Phillip E. Scott  
President of Council

ATTEST /s/ Delaine Weiner  
Clerk of Council

APPROVED /s/ Jodie Perry  
Mayor

APPROVED AS TO FORM: Roeliff E. Harper  
Law Director  
City of Mansfield, Ohio



**DEPARTMENT OF FINANCE  
STATEMENT OF FISCAL IMPACT**

**RE:** IDEP and STEP Grants

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**Nature of Statement and Information Disclosed**

This is a statement of fiscal impact for the City of Mansfield to accept funding from the:  
Ohio Department of Public Safety

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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: \$28,178.72  
Funding Period: 10/1/24 - 9/30/2

***Impact on Expenditures***

<b>PROJECT COSTS:</b>	
Personal Services	\$21,182.00
Employee Benefits	\$ 4,437.62
Contractual Services	\$ 1,500.00
Supplies	\$ 1,059.10
<b>Total Project Costs:</b>	<b>\$ 28,178.72</b>

The total project cost is estimated at \$ 28,178.72 . Note: \* Similar award in 2021 (ord.#21-197).  
\* No local cash match.

**Match Required:** \$0.00

**Future Fiscal Impact**

***Impact on Revenue***

N/A

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***Impact on Expenditures***

N/A

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**DEPARTMENT OF FINANCE  
STATEMENT OF FISCAL IMPACT**

***Other Future Commitments***

N/A

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**Disclosures of Possible Material Future Events**

N/A

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**General Assumptions**

A fiscal impact statement constitutes a forward-looking statement on the acceptance of funds from sources other than City revenue such as grants and the proper execution of all requirements as set forth in any grant application, agreement, or other duly enforceable stipulations.

In any case where a reasonable expectation of a future condition or event has been disclosed or is already known to Finance Department personnel, that information has been used as an assumption in the fiscal impact statement. Expectations not known or not considered reasonably expected to occur have been excluded from the fiscal impact statement. If an event or condition may occur which would have a material and *direct* fiscal impact, but is not reasonably expected to occur, it is disclosed in the fiscal impact statement.

General assumptions are made in this fiscal impact statement that the City staff executing the grant program already possess the required knowledge to perform all of the requirements of the grant, and that the information provided to the Finance Department to prepare this impact statement is true and correct. It is also assumed that no outside events will create a positive or negative influence on the grant program, and that there will be no changes in the legal, operational, or economic environment in which the grant program and the City as a whole operates, except as disclosed herein.



BY: ALL MEMBERS OF COUNCIL

Establishing Standing Committees of Council, designating membership thereon for the term commencing November 6, 2024, and expiring December 31, 2025, and declaring an emergency.

WHEREAS, Council believes it necessary and essential to an orderly manner of conducting the legislative responsibilities of Council that certain standing committees of Council be established to commence November 6, 2024, and

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

SECTION 1. That the following standing committees of Council be, and the same are hereby, established for the term commencing November 6, 2024, and expiring December 31, 2025, with membership and position thereon as indicated:

<b>STANDING COMMITTEES OF COUNCIL</b>			
<b>COMMITTEE</b>	<b>CHAIRMAN</b>	<b>VICE CHAIRMAN</b>	<b>MEMBER(S)</b>
AIRPORT	Diaz	Falquette	Robertson
CLAIMS	Akuchie	Robertson	Daley
ECONOMIC DEVELOPMENT	Falquette	Burns	Robertson
EMPLOYEE RELATIONS	Meier	Akuchie	Diaz
FINANCE & AUDIT	Falquette	Robertson	Mount
MUNICIPAL & PUBLIC UTILITIES	Burns	Mount	Daley
PARKS & RECREATION	Burns	Diaz	Meier
PUBLIC AFFAIRS	Robertson	Meier	Burns
RULES	Akuchie	Daley	Burns
SAFETY	Meier	Burns	Akuchie
STREETS & TRAFFIC	Diaz	Meier	Mount
ZONING	Mount	Meier	Falquette

SECTION 2. That all standing, special, and other committees heretofore established and designated, be, and the same are hereby, dissolved.

SECTION 3. That Council may from time-to-time establish other committees, determine the responsibilities thereof, and designate membership thereon.

SECTION 4. That by reason of the immediate necessity for establishing functional committees for prompt dispatch of government affairs, 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 6 Nov 2024  
1<sup>st</sup> Reading 6 Nov 2024  
2<sup>nd</sup> Reading 6 Nov 2024  
PASSED 6 Nov 2024

SIGNED /s/ Phillip E. Scott  
President of Council

ATTEST /s/ Delaine Weiner  
Clerk of Council

APPROVED /s/ Jodie Perry  
Mayor

APPROVED AS TO FORM: Roeliff E. Harper  
Law Director  
City of Mansfield, Ohio







**DEPARTMENT OF FINANCE  
STATEMENT OF FISCAL IMPACT**

**RE:** Downtown Development Incentive Program Grant

**Nature of Statement and Information Disclosed**

This is a statement of fiscal impact for the City of Mansfield to accept funding from the:  
Richland County Foundation

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: \$250,000  
Funding Period: 7/1/24-6/30/25

***Impact on Expenditures***

<b>PROJECT COSTS?</b>	
Administrative Costs (estimate)	\$ 11,545
Program Costs	\$238,455
<b>Total Project Costs:</b>	<b>\$ 250,000</b>

The total project cost is estimated at \$ 250,000 . Note: \* Similar award in 2022 (ord.#22-081).  
\* No local cash match.

**Match Required:** \$0,00

**Future Fiscal Impact**

***Impact on Revenue***

Increase residential opportunities in downtown Mansfield

***Impact on Expenditures***

N/A



**DEPARTMENT OF FINANCE  
STATEMENT OF FISCAL IMPACT**

***Other Future Commitments***

N/A

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**Disclosures of Possible Material Future Events**

N/A

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**General Assumptions**

A fiscal impact statement constitutes a forward-looking statement on the acceptance of funds from sources other than City revenue such as grants and the proper execution of all requirements as set forth in any grant application, agreement, or other duly enforceable stipulations.

In any case where a reasonable expectation of a future condition or event has been disclosed or is already known to Finance Department personnel, that information has been used as an assumption in the fiscal impact statement. Expectations not known or not considered reasonably expected to occur have been excluded from the fiscal impact statement. If an event or condition may occur which would have a material and *direct* fiscal impact, but is not reasonably expected to occur, it is disclosed in the fiscal impact statement.

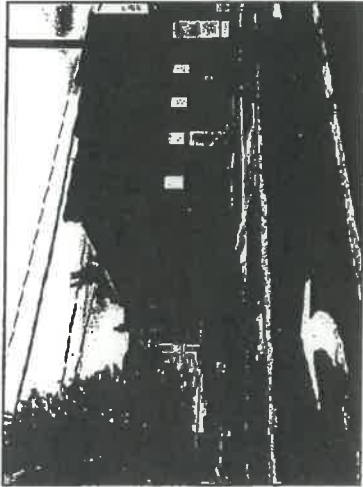
General assumptions are made in this fiscal impact statement that the City staff executing the grant program already possess the required knowledge to perform all of the requirements of the grant, and that the information provided to the Finance Department to prepare this impact statement is true and correct. It is also assumed that no outside events will create a positive or negative influence on the grant program, and that there will be no changes in the legal, operational, or economic environment in which the grant program and the City as a whole operates, except as disclosed herein.



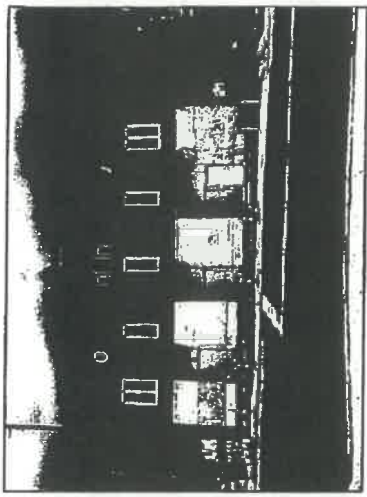
EXISTING BUILDING  
SITE LOCATION



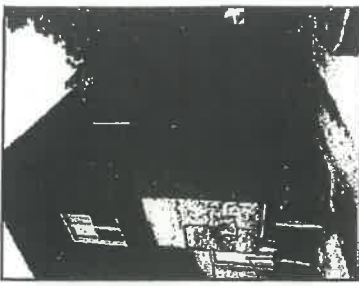
PROJECT LOCATION MAP



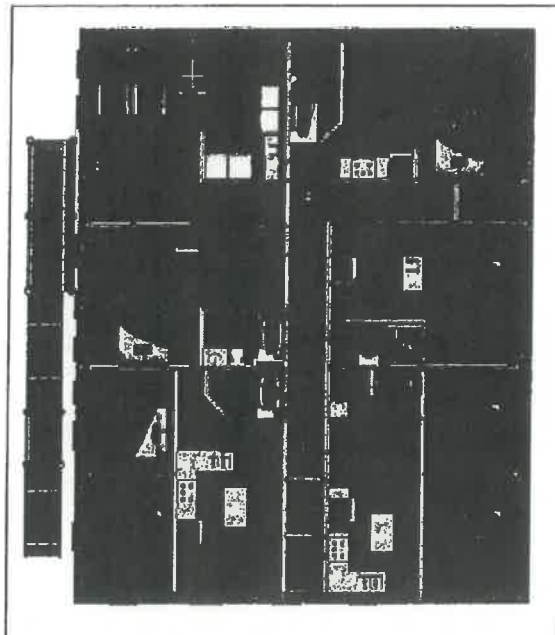
WEST-SOUTH ELEVATION  
NO SCALE



EAST ELEVATION  
NO SCALE



EAST-NORTH ELEVATION  
NO SCALE



PROPOSED SECOND FLOOR RENOVATION

# Famico's Place Upper Resident Living Areas Phase #1 Renovations

Creating a better tomorrow  
for our clients and the community.  
We are committed to providing the highest quality  
services and products to our clients and the community.  
We are committed to providing the highest quality  
services and products to our clients and the community.  
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services and products to our clients and the community.

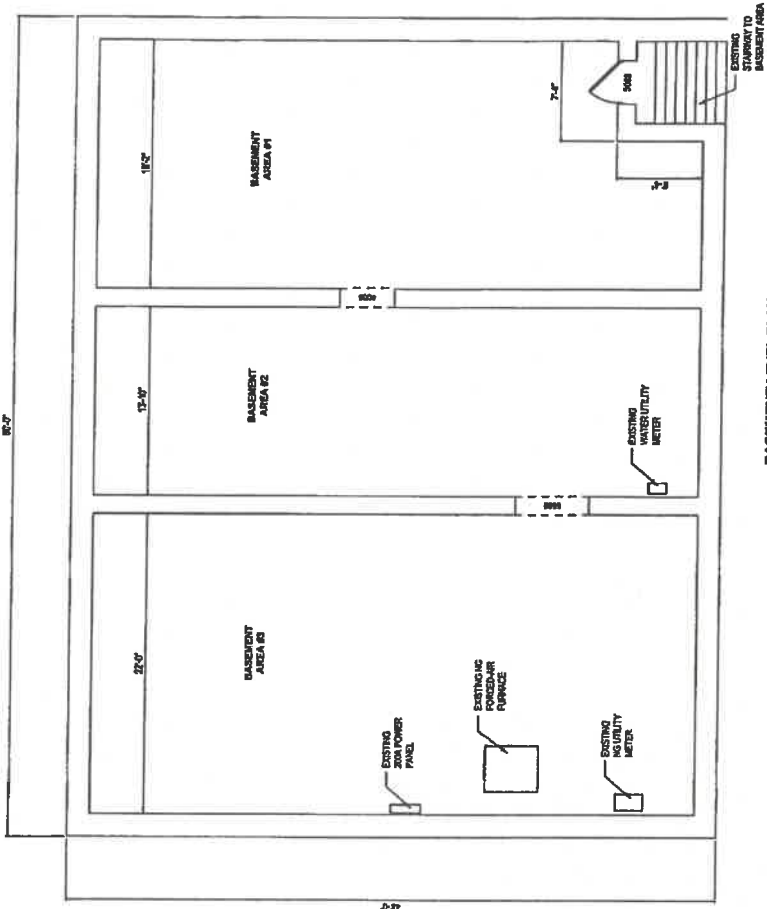
Famico Williams  
Residence Units  
175 North Midway Street



Project Cover Sheet  
Existing Building Information  
Date: 2-23-2023

GRASSER  
TECHNICAL SERVICES  
TECHNICAL CAD DRAWING DEPARTMENT  
1000 W. 10th Street, Suite 100  
Tulsa, Oklahoma 74106

Quantity: REG  
Title: PV  
Sheet: C1



**BASEMENT LEVEL PLAN**  
EXISTING

**Planning Authority:**  
 City of Fairfax  
 Department of Public Works  
 Planning and Zoning Commission  
 1111 North Fairfax Street, Suite 200  
 Fairfax, VA 22030  
 Phone: (703) 246-2200  
 Fax: (703) 246-2201  
 Website: www.fairfaxva.gov

**Project Name and Address:**  
 Funicco Williams  
 Residence Units  
 173 North Halsey Street

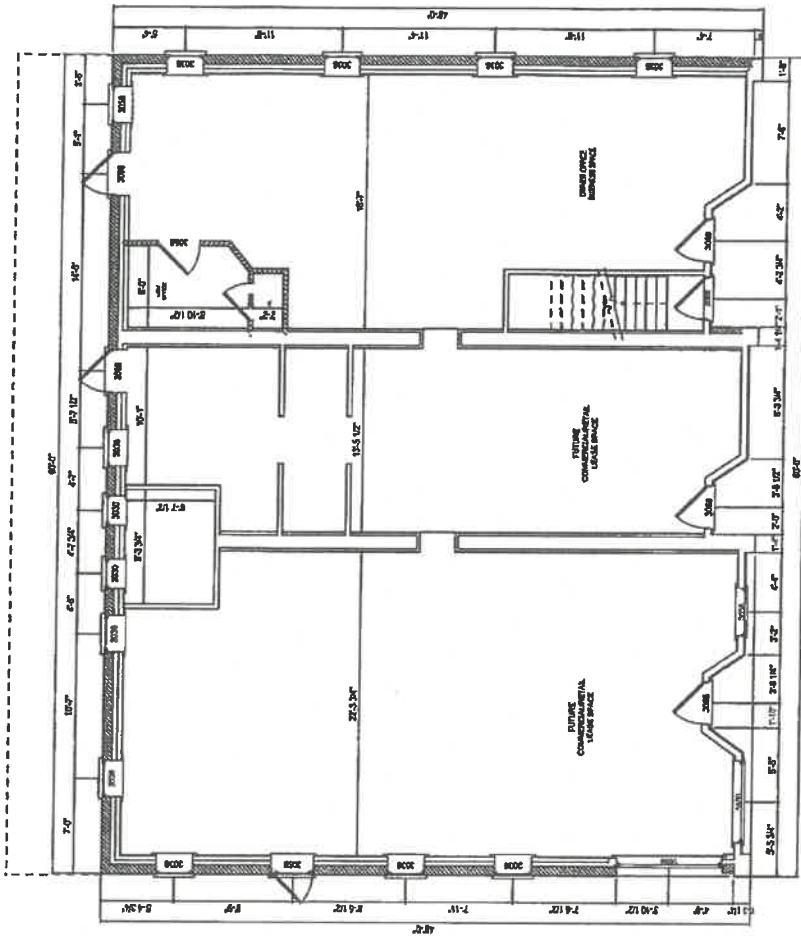


**Professional Name:**  
 James R. Grasser  
**Basement Floor Level**  
 Existing Existing Information  
**Date:** 04/15/2024



Project No.	JRE	Scale	AS SHOWN
Drawn By	PW	Date	04/15/2024
Checked By	PW	Sheet	A1





**FIRST FLOOR LEVEL PLAN**  
 1001-1002

**Disclaimer:** This drawing is for informational purposes only. It is not intended to be used for construction or other purposes without the express written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect's liability is limited to the professional services rendered by the architect.

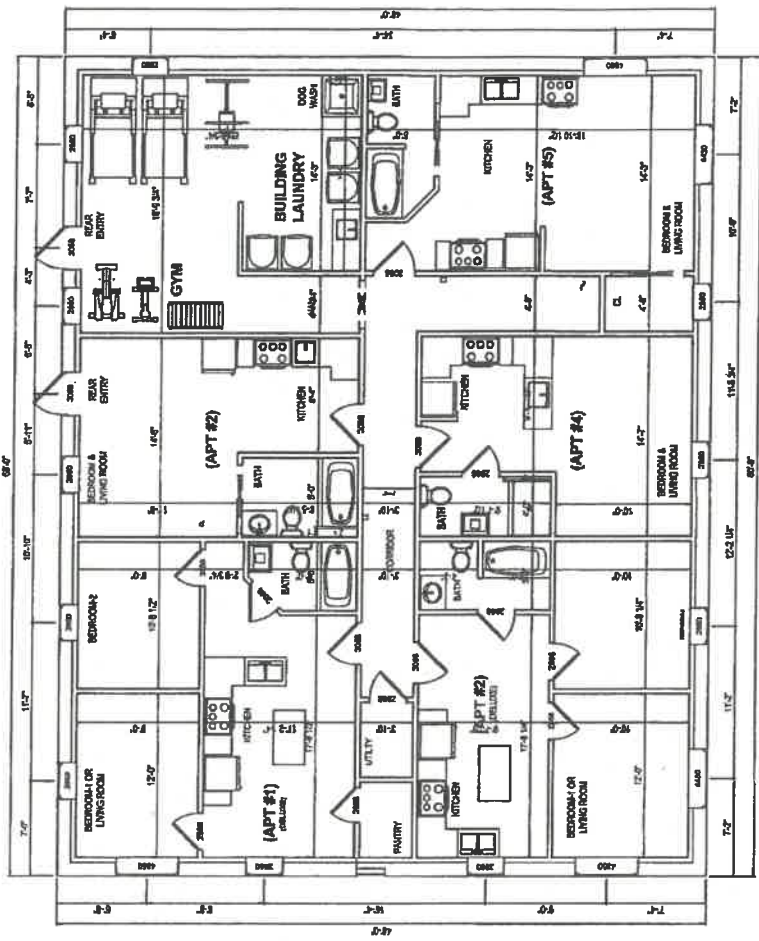
**Famico Williams Residence Units**  
 175 North Maberry Street



**First Floor level**  
 Existing Building Information  
 Date: 04-20-2024

**GRASSER TECHNICAL SERVICES**  
 ARCHITECTURAL & ENGINEERING  
 1001-1002  
 175 North Maberry Street, Suite 1001-1002  
 Dallas, TX 75201

Drawn By: JFG  
 Checked By: FW  
 Approved By: FW  
 Scale: A2



**PROPOSED SECOND LEVEL PLAN**  
SCALE: 1/8" = 1'-0"

**Building for the Building**  
 Owners: Farnco Williams (2017) provides the information of building and  
 construction and is not responsible for the accuracy of the information  
 provided. The information is provided for informational purposes only and  
 is not intended to be used for any other purpose. The information is  
 provided for informational purposes only and is not intended to be used  
 for any other purpose. The information is provided for informational  
 purposes only and is not intended to be used for any other purpose.

**Project Name and Address**  
**Farnco Williams**  
**Residence Units**  
 115 North Highway Street



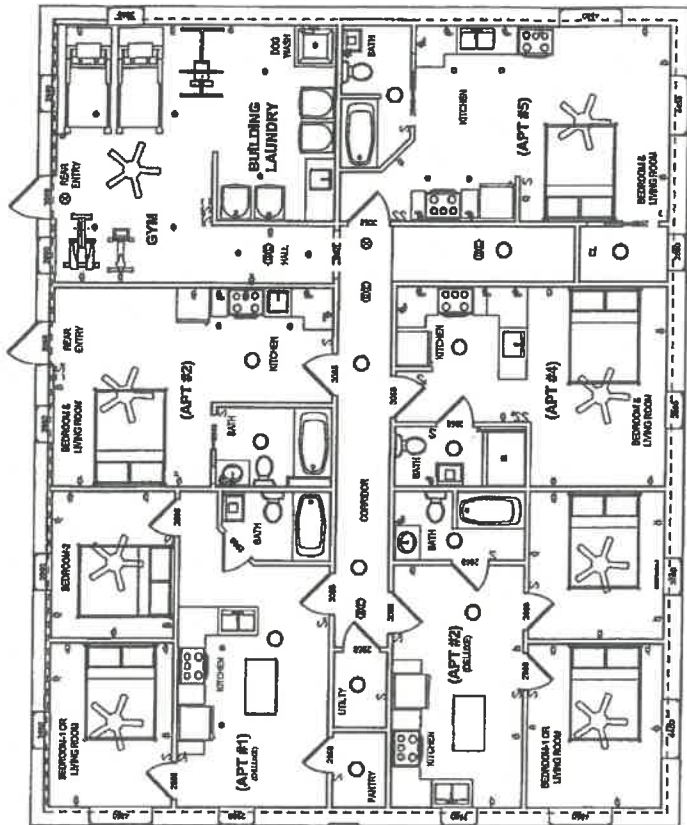
**Project Name**  
**Proposed Second Floor**  
**Proposed Building Information**

Scale: 1/8" = 1'-0"

**GRASSER**  
**TECHNICAL SERVICES**  
 TECHNICAL CAD DEPARTMENT OPERATIONS  
 200 S. 10th Street, Suite 100, St. Paul, MN 55102  
 Phone: (612) 222-1111  
 Email: info@grasser.com

**Sheet**  
**A3**

Drawn By: JRG  
 Checked By: PW  
 Project No.: PW



SECOND FLOOR FURNITURE PLAN  
SCALE

Drawing Scale: 1/8" = 1'-0"  
 General Notes:  
 1. All dimensions are to the center of the wall unless otherwise noted.  
 2. All dimensions are to the center of the wall unless otherwise noted.  
 3. All dimensions are to the center of the wall unless otherwise noted.  
 4. All dimensions are to the center of the wall unless otherwise noted.  
 5. All dimensions are to the center of the wall unless otherwise noted.

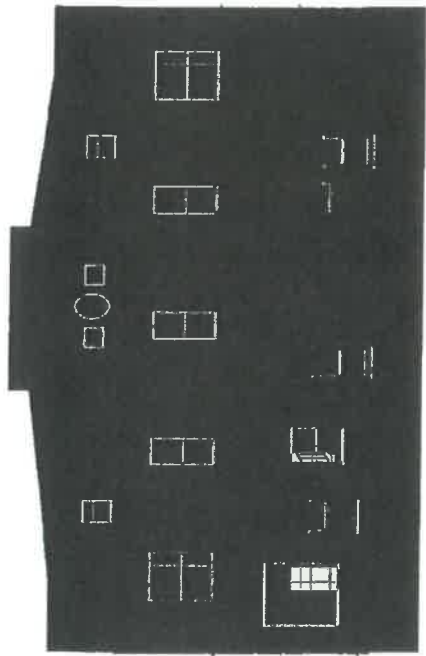
**Funicco Williams  
Residence Units**  
 175 North Highway Street



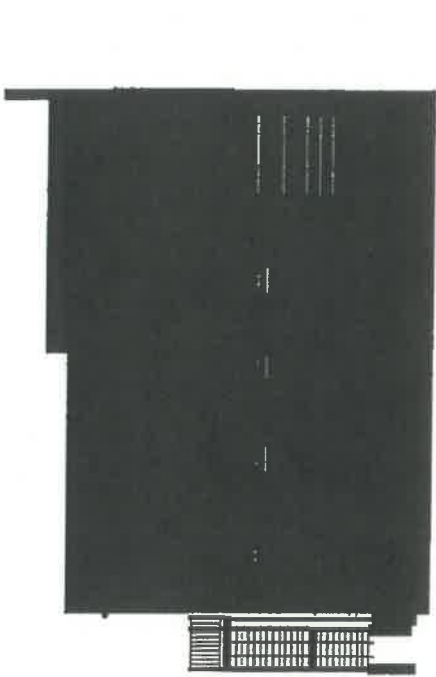
Project Name:  
**Second Floor Furniture  
Proposed Building Information**  
 Date: 03/20/2013

Contracting Service:  
**GRASSER  
TECHNICAL SERVICES**  
 12000 130th Street, Suite 100, Richmond, BC, Canada  
 Phone: (604) 273-1111 Fax: (604) 273-1112  
 Email: info@grassertech.com Website: www.grassertech.com

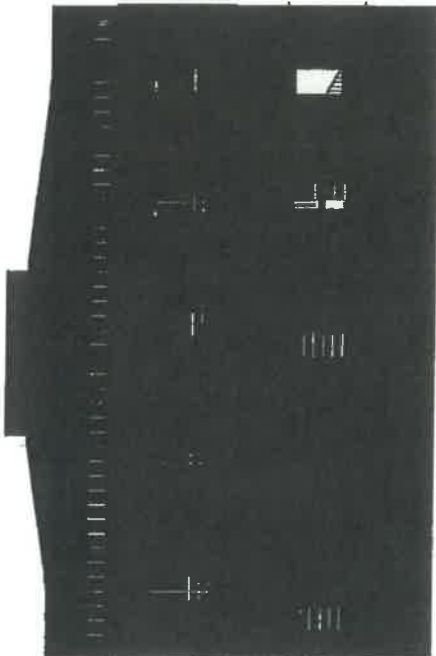
Drawn By: JFD  
 Checked By: PW  
 Approved By: PW  
 Scale: A4



EAST EXTERIOR ELEVATION  
WEST



SOUTH EXTERIOR ELEVATION  
WEST



WEST EXTERIOR ELEVATION  
WEST



SOUTH EXTERIOR ELEVATION  
WEST

Owner: Farnico Williams  
Residence Units  
117 North Military Street  
Ft. Worth, Texas 76102

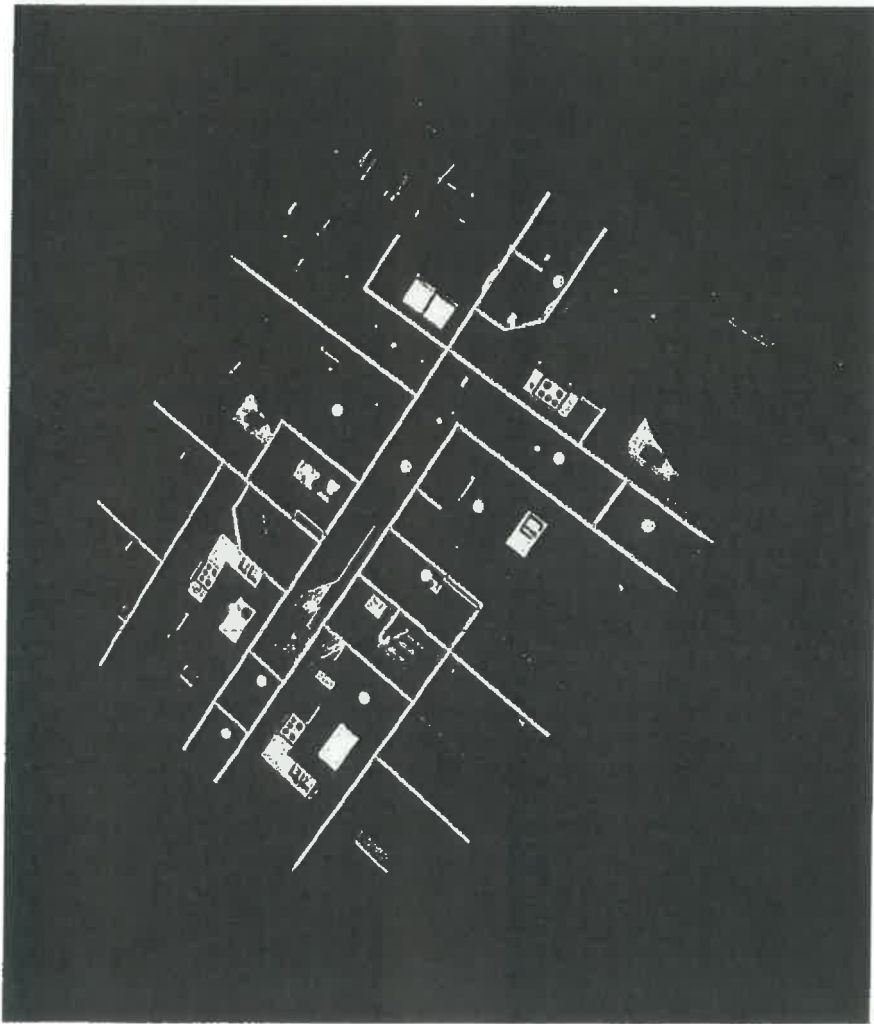
Project Name: Farnico Williams  
Residence Units  
117 North Military Street  
Ft. Worth, Texas 76102



Project Name: Exterior Elevations  
Existing Building Renovation  
Date: As Noted Date: 8/28/2018

Professional Drawing Service  
GRASSIER  
TECHNICAL SERVICES  
TECHNICAL DRAFTING DEPARTMENT  
ARCHITECTURAL, MECHANICAL, ELECTRICAL AND  
PLUMBING ENGINEERING

Sheet No. A5  
Scale: AS NOTED  
Date: 8/28/2018



**OVERALL SECOND FLOOR VIEW**



**EXERCISE ROOM**



**LAUNDRY AREA**

**Project Name:** Fumico Williams Residence Units  
 173 North Webster Street  
 Chicago, Illinois 60610

**Project No.:** 20

**Project Title:** 3D Views and Layouts  
 Proposed Building Information

**Client:** A6  
**Date:** 8/20/2023

**Company:** GRASSER TECHNICAL SERVICES  
 TECHNICAL AND GRAPHICAL REPRESENTATION  
 1000 N. LAKE STREET, SUITE 100, CHICAGO, IL 60610  
 (773) 327-1111

**Sheet No.:** REG  
**Sheet Title:** PV  
**Sheet Size:** PV  
**Scale:** A6





EXISTING BUILDING  
SITE LOCATION

PROJECT LOCATION MAP



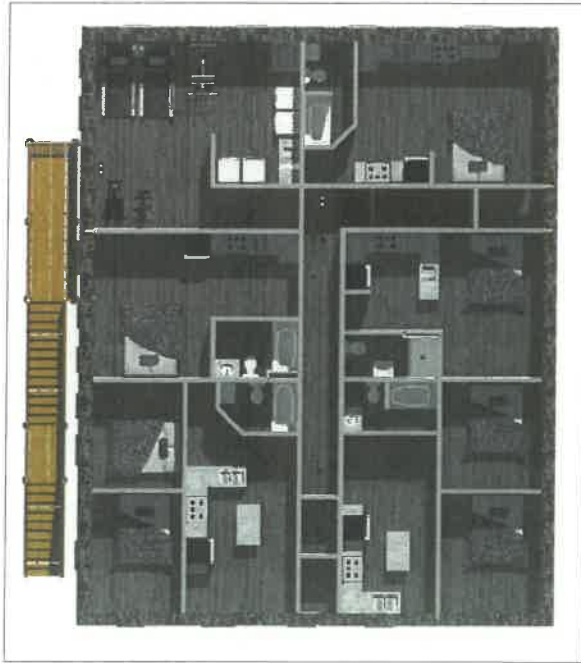
WEST-SOUTH ELEVATION  
NO SCALE



EAST ELEVATION  
NO SCALE



EAST-NORTH ELEVATION  
NO SCALE



PROPOSED SECOND FLOOR RENOVATION

# Famico's Place Upper Resident Living Areas Phase #1 Renovations

**Working Service Description:**  
 Grasser Technical Services (GTS) has been selected to design and provide professional engineering and architectural services for the proposed renovation and expansion of the project. All information is provided for informational purposes only. GTS does not warrant the accuracy or completeness of the information provided. GTS is not responsible for any errors or omissions in this report or drawings. GTS is not responsible for any construction delays or cost overruns. GTS is not responsible for any construction delays or cost overruns.

**Project Name and Address:**  
 Famico Williams  
 Residence Units  
 175 North Mulberry Street



**Client Name:**  
 Project Cover Sheet  
 Existing Building Information

**Scale:** As Shown

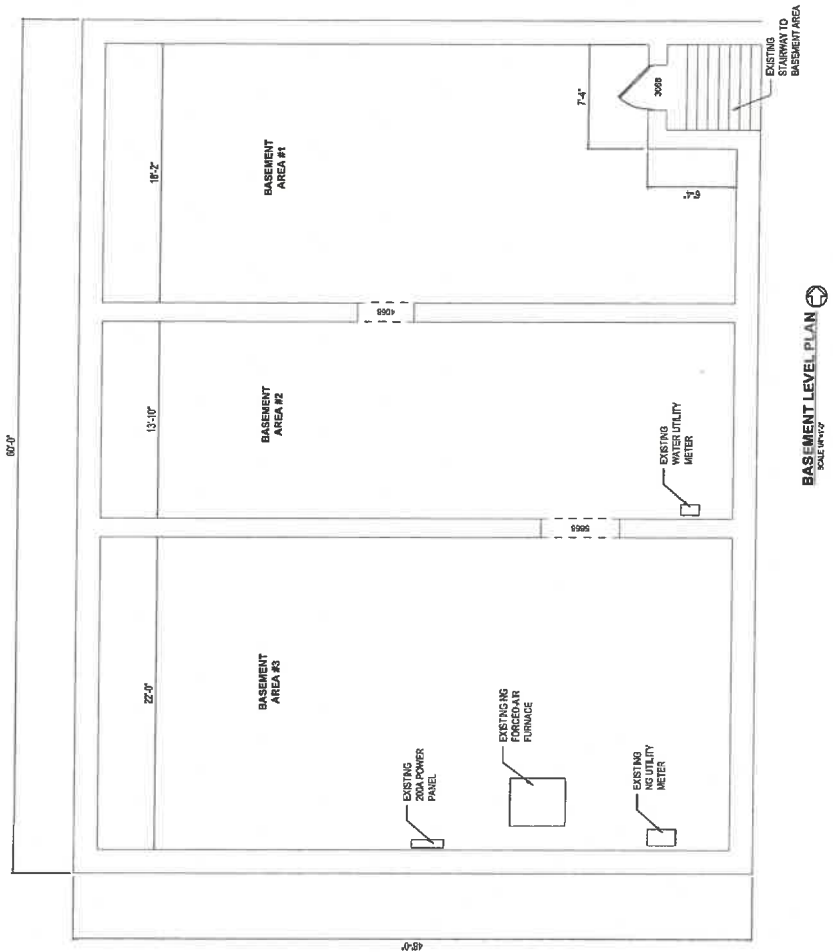
**Date:** 2-24-2024

**Professional Design Services:**  
 GRASSER  
 TECHNICAL SERVICES  
 1000 OLD BRIDGETOWN DEPARTMENT  
 ROAD  
 BRIDGETOWN, NJ 08008  
 TEL: 609-683-1111  
 WWW.GRASSERTECHNICALSERVICES.COM

**Drawn By:** JEG  
**Checked By:** FW  
**Approved By:** FW

**Sheet:** C1





**BASEMENT LEVEL PLAN**  
Scale: 1/8" = 1'-0"

**Working Service Disclaimer:**  
Grassier Technical Services (GTS) provides technical building and mechanical drawings for informational purposes only. All drawings are prepared and approved by a registered professional engineer. All information is provided as is, without warranty. GTS does not assume any liability for any errors or omissions in these drawings.

**Project Name and Address:**  
Famico Williams  
Residence Units  
115 North Mulberry Street



**Project Name:**  
Basement Floor Level  
Existing Building Information

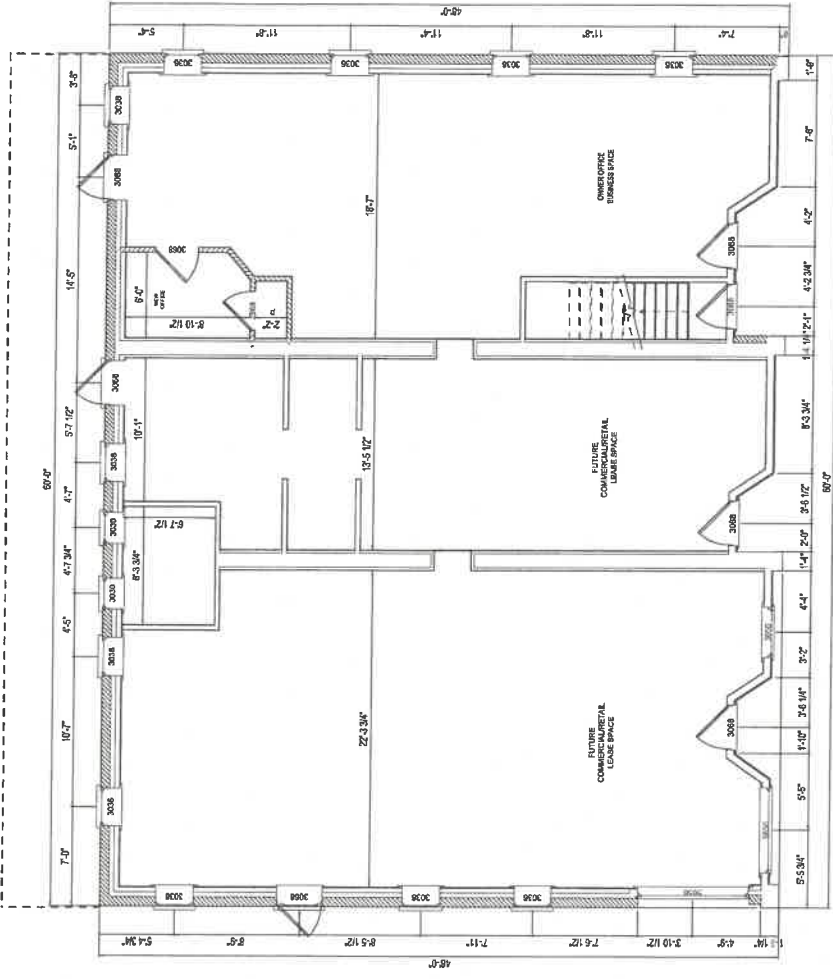
**Date:** 8-30-2024

**Scale:** As Noted

**Grassier Technical Services**  
TECHNICAL CAD DRAFTING DEPARTMENT  
1000 W. 10th Street, Suite 100  
Wichita, KS 67202  
Phone: 316.261.1100  
Fax: 316.261.1101  
www.grassier-tech.com

**Drawn By:** JEG  
**Checked By:** PW  
**Reviewed By:** PW

**Date:** A1



FIRST FLOOR LEVEL PLAN  
SCALE 1/4" = 1'-0"

**Building Services (Disclaimer):**  
 Building Services (B/S) provides the building and mechanical systems design and construction services. All information is provided for informational purposes only. B/S does not warrant, represent or guarantee the accuracy, completeness or reliability of the information. B/S is not responsible for any errors or omissions in the information. B/S is not responsible for any consequences arising from the use of the information. B/S is not responsible for any damages, including consequential damages, arising from the use of the information.

**Project Name and Address:**  
 Famico Williams  
 Residence Units  
 135 North Wilberry Street

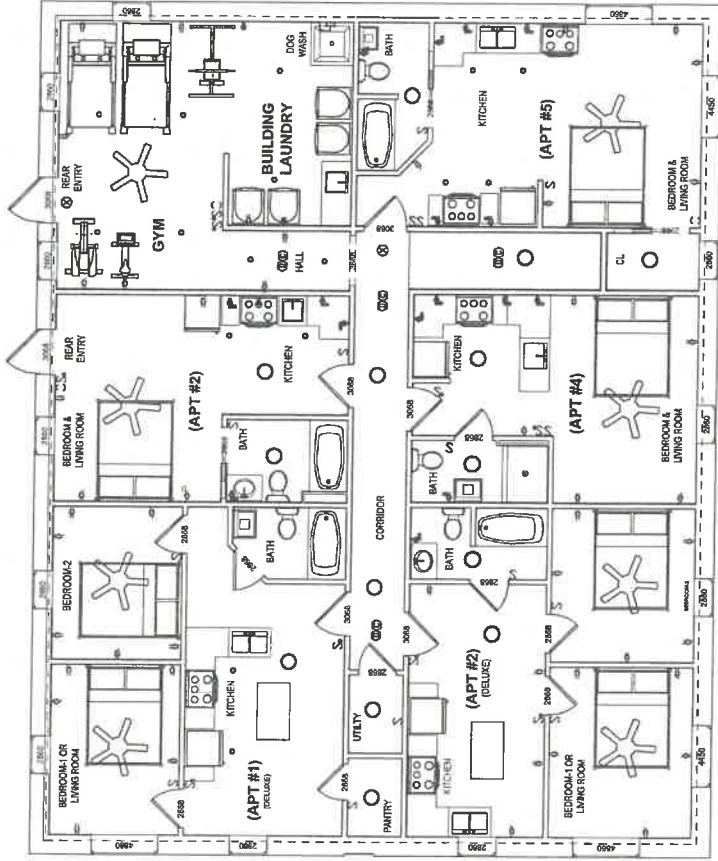


**Planning Notes:**  
 First Floor level  
 Existing Building Information  
 Date: A1 Noted Date: 8-30-2024

**Technical Drawing Department**  
 GRASSER TECHNICAL SERVICES  
 200 W. 10th Street, Suite 100  
 St. Paul, MN 55102  
 Phone: 612-222-1111  
 Fax: 612-222-1112  
 Email: info@grassertech.com

**Drawn By:** JEG  
**Checked By:** FW  
**Approved By:** FW  
**Sheet:** A2





SECOND FLOOR FURNITURE PLAN  
SCALE: 1/8" = 1'-0"

**Facility Service Exclusions:**  
 Greater Facilities Services (GFS) provides individual building and site specific information. GFS does not provide professional architectural services. GFS does not provide professional engineering services. GFS does not provide professional mechanical, electrical, plumbing, or fire protection services. GFS does not provide professional structural services. GFS does not provide professional geotechnical services. GFS does not provide professional environmental services. GFS does not provide professional surveying services. GFS does not provide professional landscape architecture services. GFS does not provide professional interior design services. GFS does not provide professional construction management services. GFS does not provide professional program management services. GFS does not provide professional project management services. GFS does not provide professional risk management services. GFS does not provide professional insurance services. GFS does not provide professional legal services. GFS does not provide professional accounting services. GFS does not provide professional tax services. GFS does not provide professional consulting services. GFS does not provide professional advisory services. GFS does not provide professional research services. GFS does not provide professional data analysis services. GFS does not provide professional data visualization services. GFS does not provide professional data integration services. GFS does not provide professional data migration services. GFS does not provide professional data backup services. GFS does not provide professional data recovery services. GFS does not provide professional data archiving services. GFS does not provide professional data retention services. GFS does not provide professional data disposal services. GFS does not provide professional data security services. GFS does not provide professional data privacy services. GFS does not provide professional data governance services. GFS does not provide professional data compliance services. GFS does not provide professional data audit services. GFS does not provide professional data monitoring services. GFS does not provide professional data protection services. GFS does not provide professional data backup and recovery services. GFS does not provide professional data backup and recovery solutions. GFS does not provide professional data backup and recovery software. GFS does not provide professional data backup and recovery hardware. GFS does not provide professional data backup and recovery services. GFS does not provide professional data backup and recovery solutions. GFS does not provide professional data backup and recovery software. GFS does not provide professional data backup and recovery hardware. GFS does not provide professional data backup and recovery services.

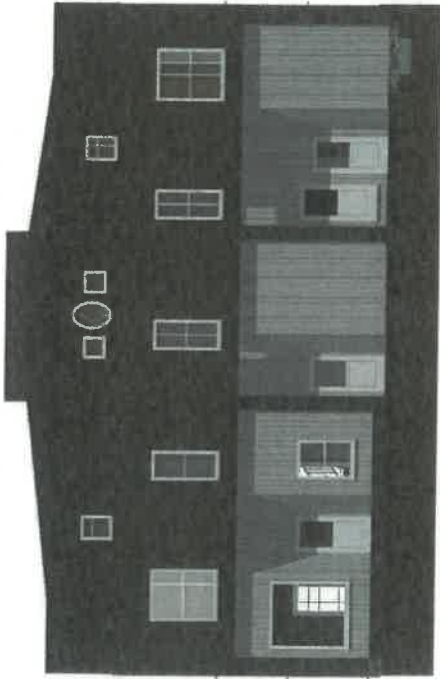
**Project Name and Address:**  
 Famico Williams  
 Residence Units  
 115 North Hillberry Street



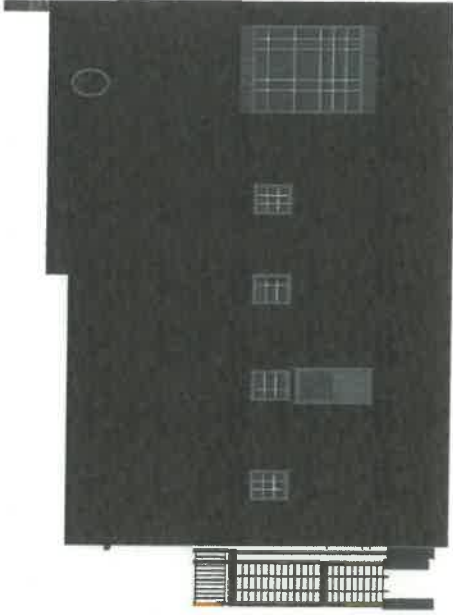
**Drawn by Name:**  
 Second Floor Furniture  
 Proposed Building Information  
 Scale: A3 Noted Date: 9-10-2024

**Technical Drawing License:**  
 GRASSER  
 TECHNICAL SERVICES  
 TECHNICAL CAD DRAFTING DEPARTMENT  
 10000 W. CENTRAL EXPRESSWAY SUITE 100  
 DENVER, CO 80231-1000

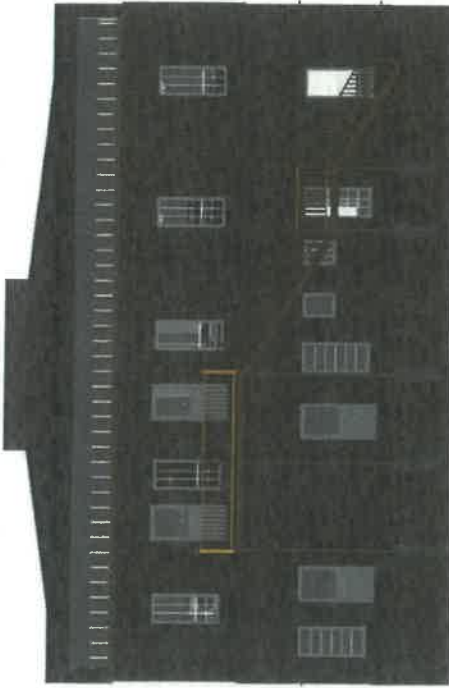
**Drawn By:** JEG  
**Checked By:** PW  
**Date:** A4



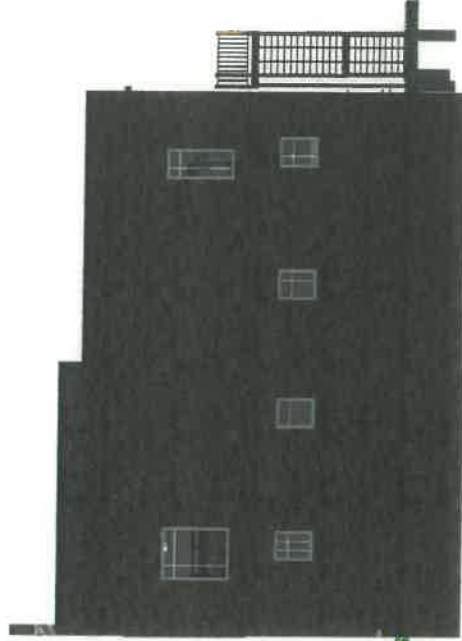
**EAST EXTERIOR ELEVATION**  
NO SCALE



**SOUTH EXTERIOR ELEVATION**  
NO SCALE



**WEST EXTERIOR ELEVATION**  
NO SCALE



**SOUTH EXTERIOR ELEVATION**  
NO SCALE

**GRASSER TECHNICAL SERVICES**  
 GRASSER TECHNICAL SERVICES  
 TECHNICAL DRAFTING DEPARTMENT  
 2000 S. W. 10TH AVE., SUITE 1000  
 MIAMI, FL 33135  
 PHONE: (305) 441-1111  
 FAX: (305) 441-1112

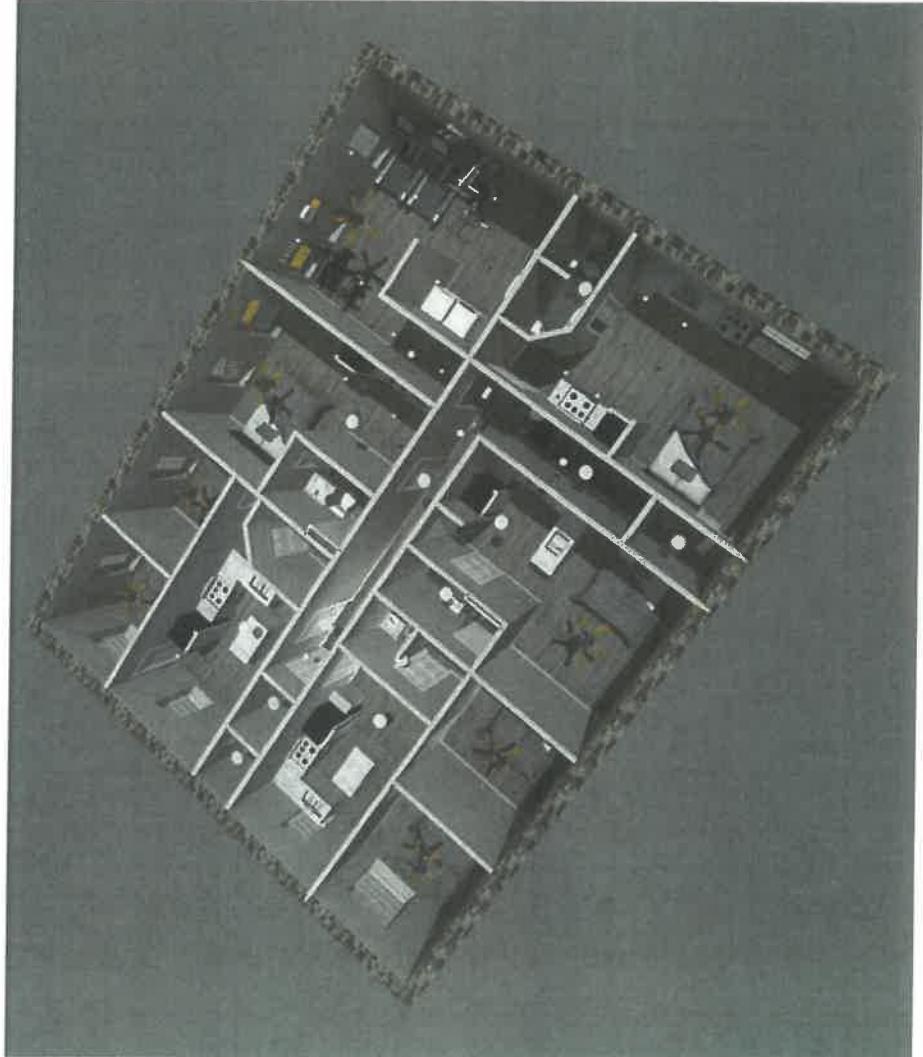
**Famico Williams Residence Units**  
 175 North Mulberry Street



**Exterior Elevations**  
 Existing Building Information  
 Date: 9-30-2024  
 Scale: As Shown

**GRASSER TECHNICAL SERVICES**  
 TECHNICAL DRAFTING DEPARTMENT  
 2000 S. W. 10TH AVE., SUITE 1000  
 MIAMI, FL 33135  
 PHONE: (305) 441-1111  
 FAX: (305) 441-1112

**Drawn By:** JFG  
**Checked By:** FW  
**Reviewed By:** FW  
**Plot:** A5



**OVERALL SECOND FLOOR VIEW**



**EXERCISE ROOM**



**LAUNDRY AREA**

**Creating Success. Delivering Value.**  
 Grassser Technical Services (CTS) provides technical drafting and 3D rendering services for residential and commercial projects. All work is completed in accordance with industry standards. All information is provided for informational purposes only. CTS does not warrant the accuracy or completeness of the information displayed in this view or document.

**Project Name and Address:**  
**Famico Williams  
 Residence Units  
 172 North Malberry Street**



**Client Name:**  
**3D Views and Layouts  
 Proposed Building Information**

**Scale:** As Noted **Date:** 8-30-2024

**Technical Drafting Services**  
**GRASSER  
 TECHNICAL SERVICES**  
 TECHNICAL DRAFTING DEPARTMENT  
 10000 10th Avenue, Suite 100  
 Fort Worth, Texas 76132-1000  
 www.grassertechnical.com

**Drawn By:** JEG  
**Checked By:** FW  
**Approved By:** FW

**Date:** **A6**







BILL #24-221

ORDINANCE # \_\_\_\_\_

BY: MRS. BURNS

Authorizing the Public Works Director to accept and appropriate a donation from the Global Energy Partners, LLC in the amount of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) to be used for the purchase of supplies for use in of the City of Mansfield Parks.

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

SECTION 1. That the Public Works Director be, and is hereby, authorized to accept a donation from the Global Energy Partners, LLC in the amount of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) to be used for the purchase of supplies for use in the City of Mansfield Parks.

SECTION 2. That the sum of One Thousand Five Hundred and 00/100 dollars (\$1,500.00) be, and the same is hereby, appropriated from the unappropriated Parks & Recreation Fund (#236) to the Parks and Recreation Operations (236.18.01) Supplies and Materials Classification.

SECTION 3. That this measure shall take effect and be in force after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>06 Nov 2024</u>
1 <sup>st</sup> Reading	<u>19 Nov 2024</u>
2 <sup>nd</sup> Reading	<u>03 Dec 2024</u>
PASSED	<u>17 Dec 2024</u>

SIGNED /s/ Phillip E. Scott  
President of Council

ATTEST /s/ Delaine Weiner  
Clerk of Council

APPROVED /s/ Jodie Perry  
Mayor

APPROVED AS TO FORM: Roeliff E. Harper  
Law Director  
City of Mansfield, Ohio





## 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"), B. P. Industrial, LLC, 3257 German Church Road, Mansfield, Ohio, 44904 and W. William Schmidt & Associates, Inc., DBA, Schmidt Security Pro, 241 Mansfield Industrial Parkway, 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**, B. P. Industrial, LLC, is desirous of investing in the construction of a new industrial building at their property located at 241 Mansfield Industrial Parkway, Mansfield, Ohio (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**, W. William Schmidt & Associates, Inc., DBA, Schmidt Security Pro is desirous of leasing the new building and investing in new or first used machinery & equipment, furniture & fixtures and inventories necessary to operate their business at the Project site, 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**, B. P. Industrial, LLC, has submitted a proposed agreement application (hereinafter referred to as "APPLICATION"), a copy of which is attached hereto as Exhibit "A".

**WHEREAS**, B. P. Industrial, LLC, has remitted the required state application fee of \$750 made payable to the Ohio Department of Development 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 B. P. Industrial, LLC and W. William Schmidt & Associates, Inc, DBA Schmidt Security Pro, and has recommended the same to the City Council of the City of Mansfield on the basis that B. P. Industrial, LLC and W. William Schmidt & Associates, Inc., DBA Schmidt Security Pro, are 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 the B. P. Industrial, LLC and W. William Schmidt & Associates, Inc., DBA Schmidt Security Pro, is located in the Madison Local School district and the Board of Education of Madison 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.

**WHEREAS**, pursuant to Ohio Revised Code Section 3735.67 (A), and in conformance with the format required under Section 3735.671 (B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

**NOW, THEREFORE**, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. B. P. Industrial, LLC shall invest in the construction of a new 6,000sf industrial building at 241 Mansfield Industrial Parkway, Mansfield, Ohio.

Said building will be constructed on Parcel Number 028-90-150-20-000 the same is known and designated on the Auditor's revised list of lots in the City of Mansfield, Richland County, Ohio (as shown in the attached Exhibit "B").

The PROJECT will involve an estimated investment in the building of Seven Hundred Thousand Dollars (\$700,000.00), plus or minus 10%, at the 241 Mansfield Industrial Parkway site.

The PROJECT will begin November 15, 2025 and all construction and installation will be completed by April 30, 2025.

2. W. William Schmidt & Associates, Inc., DBA, Schmidt Security Pro shall invest Fifty Thousand Dollars (\$50,000.00) in furniture & fixtures and One Hundred Thousand Dollars (\$100,000.00) in new inventory for the project.
3. W. William Schmidt & Associates, Inc., DBA, Schmidt Security Pro will create employment after the commencement of construction of the aforesaid facility, in accordance with the schedule provided in Exhibit "C" attached hereto and incorporated herein.

3. B. P. Industrial and W. William Schmidt & Associates, Inc., DBA, Schmidt Security Pro shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the enterprise's compliance with the agreement, including returns filed pursuant to § 5711.02 of the ORC if requested by the Council.

4. The CITY OF MANSFIELD hereby grants B. P. Industrial, LLC a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code for the number of years and percentages:

Years of Tax Exemption

Tax Exemption Amount (Percentage)

15 years

60%

Each identified project improvement will receive a fifteen (15) year exemption period. The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption extend beyond December 31, 2039.

B. P. Industrial, LLC must file the appropriate tax forms (DTE 24) with the Richland County Auditor to effect and maintain the exemptions covered in the agreement.

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

6. B. P. Industrial, 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.

7. 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.

8. 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 B. P. Industrial, LLC materially fails to fulfill its obligations under this agreement and Mansfield terminates or modifies the exemptions from taxation granted under this agreement.

9. If the B. P. Industrial, 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.

10. B. P. Industrial, LLC certifies that at the time this agreement is executed, B. P. Industrial, 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, B. P. Industrial, 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 B. P. Industrial, 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.

11. B. P. Industrial, LLC, W. William Schmidt & Associates, Inc., DBA, Schmidt Security Pro and the City of 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.

12. 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, B. P. Industrial, LLC

and W. William Schmidt & Associates, Inc., DBA, Schmodt Security Pro, are committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.

13. Exemptions from taxation granted under this agreement shall be revoked if it is determined that the B. P. Industrial, LLC, W. William Schmidt & Associates, Inc., DBA, Schmidt Security Pro or any successor enterprise, or any related member (as those terms are defined in § 5709.61 of the ORC) has violated the prohibition against entering into this agreement under Division (E) of § 3735.671 or § 5709.62, 5709.63, or 5709.632 of the ORC prior to the time prescribed by that division or either of those sections.

14. This agreement is not transferable or assignable without the express written approval of Mansfield.

**IN WITNESS WHEREOF**, the CITY OF MANSFIELD, OHIO, by Jodie A. Perry, Mayor and Louis Andres, Public Works Director, and pursuant to Ordinance # 24-\_\_\_\_, has caused this instrument to be executed this \_\_\_\_ day of November, 2024, B. P. Industrial, LLC by Brian Schmidt, its Member, has caused this instrument to be executed on this \_\_\_\_\_ day of November, 2024 and W. William Schmidt & Associates, Inc. by Brian Schmidt, its CEO

WITNESS

CITY OF MANSFIELD, OHIO

\_\_\_\_\_

BY: \_\_\_\_\_  
Jodie A. Perry, Mayor

\_\_\_\_\_

BY: \_\_\_\_\_  
Louis Andres, Public Works Director

B. P. INDUSTRIAL, LLC

\_\_\_\_\_

BY: \_\_\_\_\_  
Brian Schmidt, Member

W. WILLIAM SCHMIDT & ASSOCIATES, INC.

\_\_\_\_\_

BY: \_\_\_\_\_  
SEAN WALSH, CEO

APPROVED AS TO FORM:

\_\_\_\_\_  
Roeliff E. Harper, Law Director  
City of Mansfield, Ohio

**CITY OF MANSFIELD  
Community Reinvestment Area**

**PROPOSED AGREEMENT** for Community Reinvestment Area Tax Incentives between the W. William Schmidt & Associates, Inc. located in the County of **Richland** and City of **Mansfield**.

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

W. William Schmidt  
& Associates, Inc.  
Enterprise Name

Brian Schmidt  
Contact Person

241 Mansfield Industrial Pkwy 419-526-4747  
Address Telephone Number

- b. Project site:

Schmidt Security Pro Same  
Contact Person

Same Same  
Address Telephone Number

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

Security/Fire Installation and Service, warehouse

- b. List primary 6 digit North American Industry Classification System (NAICS) # 56162

Business may list other relevant SIC numbers. \_\_\_\_\_

- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: \_\_\_\_\_

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

Corporation

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

Brian Schmidt

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

46 FT, 3 PT

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

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:

N/A

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

57 FT, 10 PT

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

46 FT, 3 PT

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

The new warehouse will allow for the relocation of several employees in addition to inventory, tool and vehicle storage.

5. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?  
Yes  No

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes  No

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?  
Yes  No

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description: Warehouse - new construction

7. Project will begin Nov 1, 2024 and be completed Apr. 30, 2025 provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

3 FT, 2 PT - all permanent

b. State the time frame of this projected hiring: 2-3 yrs.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):

3 FT, 2 PT - all permanent

9. a. Estimate the amount of annual payroll such new employees will add \$200,000 (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

Permanent FT = \$150,000

Permanent PT = \$50,000  
3



b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ 0

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>                    </u>
B. Additions/New Construction:	\$	<u>700,000</u>
C. Improvements to existing buildings:	\$	<u>50,000</u>
D. Machinery & Equipment:	\$	<u>                    </u>
E. Furniture & Fixtures:	\$	<u>50,000</u>
F. Inventory:	\$	<u>100,000</u>
<b>Total New Project Investment:</b>	\$	<u>900,000</u>

11. a. Business requests the following tax exemption incentives: 60 % 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)

Additional Warehouse Space is required to support  
additional business growth and local employment.

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.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C) (1) and 2921.13(D) (1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Brian Schmidt (B.P. Industrial, LLC.)  
Name of Property Owner  
10/16/24  
Date  
Brian Schmidt  
Signature  
\_\_\_\_\_  
Typed Name and Title

\* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

\*\* Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.



**CITY OF MANSFIELD**

**JODIE A. PERRY, MAYOR**  
30 N. DIAMOND STREET  
MANSFIELD, OHIO 44902  
419-755-9626  
[www.ci.mansfield.oh.us](http://www.ci.mansfield.oh.us)



---

**Tim Bowersock, Economic Development Director**

October 17, 2024

Brian Schmidt  
W. William Schmidt & Associates, Inc.  
241 Mansfield Industrial Parkway  
Mansfield, Ohio 44903

RE: W. William Schmidt & Associates, Inc./B. P. Industrial, LLC  
Community Reinvestment Area Application

Dear Mr. Schmidt,

The City of Mansfield received the attached application for Community Reinvestment Area Tax Exemption on October 17, 2024. The Tax Exemption requested is for your proposed real property investment of \$750,000.00. Further, the requested exemption is 60% 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 14 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 November 19, 2024. A representative of the Company will be required at the November 19, 2024, City Council Caucus, which begins at 7:00 p.m., and will be held in the 3<sup>rd</sup> floor Council Chambers.

Sincerely,

Tim Bowersock  
Economic Development Director

Cc: Rob Peterson, Superintendent, Madison Local School District  
Bradd Stevens, Treasurer, Madison Local Schools

Received By: Brian Schmidt

Date: 10/18/24

EXHIBIT "B"

DESCRIPTION OF INVESTMENTS

A. Existing or new building cost and size:

28,000 S.F. Industrial Building	\$2,500,000.00
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B. Itemized value of machinery, equipment, furniture, and fixtures:

Machinery & Equipment	\$ 250,000.00
-----------------------	---------------

Furniture & Fixtures	\$ 15,000.00
----------------------	--------------

C. Inventory	\$ 850,000.00
--------------	---------------

Estimated Schedule of Jobs

EXHIBIT "C"

		estimated jobs	estimated annual payroll
year <u>1</u>	created:	#	
	full-time permanent	<u>1</u>	\$ <u>50,000.00</u>
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>1</u>	\$ <u>25,000.00</u>
	part-time temporary	<u>          </u>	\$
	retained:	#	
	full-time permanent	<u>          </u>	\$
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>75,000.00</u>
year <u>2</u>	created:	#	
	full-time permanent	<u>1</u>	\$ <u>50,000.00</u>
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>1</u>	\$ <u>25,000.00</u>
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>150,000.00</u>
year <u>3</u>	created:	#	
	full-time permanent	<u>1</u>	\$ <u>50,000.00</u>
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>
year <u>4</u>	created:	#	
	full-time permanent	<u>          </u>	\$
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>
year <u>5</u>	created:	#	
	full-time permanent	<u>          </u>	\$
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>

year <u>6</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>
year <u>7</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>
year <u>8</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>
year <u>9</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>
year <u>10</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>
year <u>11</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>
year <u>12</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>



year <u>13</u>	created	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>

year <u>14</u>	created	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>

year <u>15</u>	created	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>200,000.00</u>



## 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”), Airport West II, LLC, 1310 W. 4<sup>th</sup> Street Mansfield, Ohio 44906 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**, Airport West II, LLC, is desirous of investing in the construction of a new industrial building at their property located at Airport West Road, Mansfield, Ohio (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**, Airport West II, LLC has submitted a proposed agreement application (hereinafter referred to as “APPLICATION”), a copy of which is attached hereto as Exhibit “A”.

**WHEREAS**, Airport West II, LLC, has remitted the required state application fee of \$750 made payable to the Ohio Department of Development 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 Airport West II, LLC, and has recommended the same to the City Council of the City of Mansfield on the basis that Airport West II, 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 the Airport West II, LLC, is located in the Madison Local School district and the Board of Education of Madison 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.

**WHEREAS**, pursuant to Ohio Revised Code Section 3735.67 (A), and in conformance with the format required under Section 3735.671 (B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

**NOW, THEREFORE**, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. Airport West II, LLC shall invest in the construction of a new 150,000sf industrial building at their Airport West Road, Mansfield, Ohio site.

Said building will be constructed on Parcel Number 028-90-150-51-000 the same is known and designated on the Auditor's revised list of lots in the City of Mansfield, Richland County, Ohio (as shown in the attached Exhibit "B").

The PROJECT will involve an estimated investment in the building of Thirteen Million Dollars (\$13,000,000.00), plus or minus 10%, at the Airport West site.

The PROJECT will begin April 1, 2025 and all construction and installation will be completed by September 30, 2026.

2. A yet to be determined tenant shall create employment after the commencement of construction of the aforesaid facility, in accordance with the schedule provided in Exhibit "C" attached hereto and incorporated herein.

3. Airport West II, LLC shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the enterprise's compliance with the agreement, including returns filed pursuant to § 5711.02 of the ORC if requested by the Council.

4. The CITY OF MANSFIELD hereby grants Airport West II, LLC a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code for the number of years and percentages:

<u>Years of Tax Exemption</u>	<u>Tax Exemption Amount (Percentage)</u>
15 years	60%

Each identified project improvement will receive a fifteen (15) year exemption period. The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption extend beyond December 31, 2041.

Airport West II, LLC must file the appropriate tax forms (DTE 24) with the Richland County Auditor to effect and maintain the exemptions covered in the agreement.

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

6. Airport West II, 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.

7. 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.

8. 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 Airport West II, LLC materially fails to fulfill its obligations under this agreement and Mansfield terminates or modifies the exemptions from taxation granted under this agreement.

9. If the Airport West II, 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.

10. Airport West II, LLC hereby certifies that at the time this agreement is executed, Airport West II, 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, Airport West II, 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 Airport West II, 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.

11. Airport West II, LLC and the City of 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.

12. 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, Airport West II, LLC, is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.

13. Exemptions from taxation granted under this agreement shall be revoked if it is determined that Airport West II, LLC or any successor enterprise, or any related member (as those terms are defined in § 5709.61 of the ORC) has violated the prohibition against entering into this agreement under Division (E) of § 3735.671 or § 5709.62, 5709.63, or 5709.632 of the ORC prior to the time prescribed by that division or either of those sections.

14. This agreement is not transferable or assignable without the express written approval of Mansfield.

**IN WITNESS WHEREOF**, the CITY OF MANSFIELD, OHIO, by Jodie A Perry, Mayor and Louis Andres, Public Works Director, and pursuant to Ordinance # 24-\_\_\_\_, has caused this instrument to be executed this \_\_\_\_ day of November, 2024 and AIRPORT WEST II, LLC, by Randy Payne, its Member, has caused this instrument to be executed on this \_\_\_\_ day of November, 2024.

WITNESS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF MANSFIELD, OHIO

BY: \_\_\_\_\_  
Jodie A. Perry, Mayor

BY: \_\_\_\_\_  
Louis Andres, Public Works Director

AIRPORT WEST II< LLC

BY: \_\_\_\_\_  
Randy Payne, Member

APPROVED AS TO FORM:

\_\_\_\_\_  
Roeliff E. Harper, Law Director  
City of Mansfield, Ohio





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

Partnership

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

Randy Payne, James Schmidt, Brian Glowaski, and Jeff Morris

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

zero

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

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:

\_\_\_\_\_  
\_\_\_\_\_

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

zero

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

N/A

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

N/A

5. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?  
Yes  No

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes  No

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?  
Yes  No

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description: \_\_\_\_\_

Construction of 150,000 square feet of new age - Class A warehouse/industrial space (the building is expandable to 300,000 sf). Building will be available for lease and/or purchase by warehouse/industrial tenants.

7. Project will begin 2nd quarter, 2025 and be completed 3rd quarter, 2026 provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

Warehousing tenant - estimated 3 full time jobs and 7 part time jobs

Industrial tenant - estimated 5 full time jobs and 20 part time jobs

b. State the time frame of this projected hiring: 2-3 years from project completion

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):  
Same as above

9. a. Estimate the amount of annual payroll such new employees will add \$ \*\*  
(new annual payroll must be itemized by full and part-time and permanent and temporary new employees). \*\*Warehousing - \$124,800 (full time employees) & \$174,720 (part time employees) / Industrial - \$208,000 (full time employees) & \$499,200 (part time employees)



The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Airport West II, LLC  
Name of Property Owner

Signature

9/27/24  
Date

Randy A. Payne, Member  
Typed Name and Title

\* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

\*\* Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.

EXHIBIT "B"

DESCRIPTION OF INVESTMENTS

A. Existing or new building cost and size:

150,000 sf Industrial Building	\$13,000,000.00
--------------------------------	-----------------

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

N/A

C. Inventory

N/A



Estimated Schedule of Jobs

EXHIBIT "C"

		estimated jobs	estimated annual payroll
year <u>  1  </u>	created:	#	
	full-time permanent	<u>    3    </u>	\$ <u>124,800.00</u>
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>    7    </u>	\$ <u>174,720.00</u>
	part-time temporary	<u>          </u>	\$
	retained:	#	
	full-time permanent	<u>          </u>	\$
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>
year <u>  2  </u>	created:	#	
	full-time permanent	<u>          </u>	\$
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>
year <u>  3  </u>	created:	#	
	full-time permanent	<u>          </u>	\$
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>
year <u>  4  </u>	created:	#	
	full-time permanent	<u>          </u>	\$
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>
year <u>  5  </u>	created:	#	
	full-time permanent	<u>          </u>	\$
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>

year <u>6</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>

year <u>7</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>

year <u>8</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>

year <u>9</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>

year <u>10</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>

year <u>11</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>

year <u>12</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>

year <u>13</u>	created	#	
	full-time permanent	<u>          </u>	\$
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>

year <u>14</u>	created	#	
	full-time permanent	<u>          </u>	\$
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>

year <u>15</u>	created	#	
	full-time permanent	<u>          </u>	\$
	full-time temporary	<u>          </u>	\$
	part-time permanent	<u>          </u>	\$
	part-time temporary	<u>          </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>



**CITY OF MANSFIELD**  
**JODIE A. PERRY, MAYOR**  
30 N. DIAMOND STREET  
MANSFIELD, OHIO 44902  
419-755-9626  
[www.ci.mansfield.oh.us](http://www.ci.mansfield.oh.us)



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**Tim Bowersock, Economic Development Director**

October 2, 2024

MacKenize Cass  
Airport West II, LLC  
% Adena Corporation  
1310 West Fourth Street  
Mansfield, Ohio 44906

RE: Airport West II, LLC  
Community Reinvestment Area Application


Dear Ms. Cass,

The City of Mansfield received the attached application for Community Reinvestment Area Tax Exemption on September 30, 2024. The Tax Exemption requested is for your proposed real property investment of \$13,000,000.00. Further, the requested exemption is 60% 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 14 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 November 5, 2024. A representative of the Company will be required at the November 5, 2024, City Council Caucus, which begins at 7:00 p.m., and will be held in the 3<sup>rd</sup> floor Council Chambers.

Sincerely,

  
Tim Bowersock  
Economic Development Director

Cc: Rob Peterson, Superintendent, Madison Local School District  
Bradd Stevens

Received by:   
Date: 10/3/24

**Bowersock, Tim**

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**From:** Bradd Stevens <bstevens@madisonrams.net>  
**Sent:** Thursday, October 17, 2024 6:47 AM  
**To:** Bowersock, Tim  
**CC:** Rob Peterson  
**Subject:** Re: Airport West II CRA Application

Last evening the Board unanimously voted to approve the School District Compensation Agreement between Airport West II LLC and the Madison Local School District.

On Thu, Oct 3, 2024 at 2:03 PM Bowersock, Tim <[tbowersock@ci.mansfield.oh.us](mailto:tbowersock@ci.mansfield.oh.us)> wrote:

Bradd,

Please see the attached CRA application from Airport West II, LLC. This is for another Spec Building project in the vicinity of the Airport.

We have reverted back to the type of agreement that we used a number of years ago. Under this agreement, we will be agreeing to a 60% tax exemption on the new building that will be based on the Auditor's assessed value at the time the Auditor picks it up on the tax rolls.

The company will make their payments to the County Auditor and the school will receive their portion of the taxes through the normal distribution.

This should resolve the problem we experienced a couple of years ago when the Auditor's assessed value was considerably less than the cost to construct an industrial building such as this.

Please sign and date the notification letter and return it to me at your earliest convenience.

Please feel free to contact me with any questions.

Tim Bowersock

Economic Development Director

City of Mansfield

