

BILL #23-146 *

ORDINANCE # 23-149

BY: MR. DAVENPORT

Amending Section 198.01 of the Mansfield Codified Ordinances of 1997, by increasing the threshold for competitive bidding, thereby maintaining consistency with the Ohio Revised Code and clarifying the Mansfield Codified Ordinances.

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

SECTION 1: That Section 198.01 of the Mansfield Codified Ordinances of 1997, be, and the same is hereby, amended to read as follows:


“198.01 CONTRACTS UNDER THE OHIO STATUTORY THRESHOLD FOR BIDDING.

Notwithstanding any conflicting provisions in the Ohio Revised Code, beginning on the effective date of this section through calendar year 2024, any contract, or purchasing of supplies or materials, the total cost of which is less than the amount identified in O.R.C. Section 9.17, [currently seventy-five thousand dollars (\$75,000)], shall not be required to be competitively bid by the City of Mansfield or any of its departments or commissions. Such non-competitive threshold amount shall be reviewed for change at least bi-annually.

SECTION 2: 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.

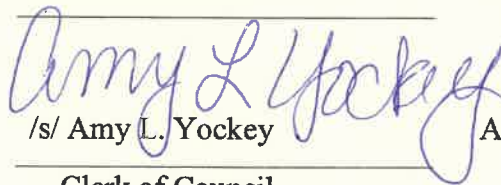
Caucus 3 October 2023
1st Reading 17 October 2023
2nd Reading 17 October 2023
PASSED

SIGNED



/s/ David Falquette

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

*Publication Required.

BILL #23-150

ORDINANCE # _____

BY: MR. DAVENPORT

Amending Ordinance #19-157 relating to petty cash funds in in various City Departments by decreasing such fund for the Police Department, and declaring an emergency.

WHEREAS, the purpose of this Ordinance is to decrease the petty cash fund for the Police Department as represented in Ordinance #19-157 from one hundred and 00/100 dollars (\$100.00) to zero and 00/100 (\$0.00) dollars.

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


SECTION 1. That Ordinance #19-157, passed August 6, 2019, be, and the same is hereby, amended to provide as follows:


“That petty cash funds are hereby established in the following departments in the following amounts:


Utility Collections (drawer change)	\$1,400.00
Utility Collections	\$100.00
Police Department	\$100.00 \$0.00
Police Records Department (drawer Change)	\$25.00
Clerk of Courts	
Violations Bureau	\$850.00
Drawer Change (10 drawers)	\$1,370.00
Income Tax (drawer change)	\$200.00
Airport	\$50.00
Fire Department	\$100.00
Codes & Permits (drawer change)	\$200.00

SECTION 2 That by reason of the immediate necessity to decrease petty cash funds for the Police Department, 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 17 October 2023
 1st Reading 17 October 2023
 2nd Reading _____
 PASSED 17 October 2023

SIGNED  _____
 /s/ David Falquette
 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 #23-151

ORDINANCE # 23-151

BY: MRS. MEIER

Authorizing the payment to Mr. Rooter in the amount of eight thousand, nine hundred, thirty-eight and 75/100 dollars (\$8,938.75) by affirming a Then and Now Certificate of the Finance Director, and declaring an emergency.

WHEREAS, the Parks and Recreation Department obtained services with Mr. Rooter, for repair to backflows at North Lake and Johns Park Splash pads prior to submitting a purchase order therefor to the Finance Department in the amount of eight thousand, nine hundred, thirty-eight and 75/100 dollars (\$8,938.75), and


WHEREAS, R.C. 5705.41(D)(1) provides that the payment of Three Thousand Dollars or more on a contract or order made by a municipality without a certificate of available funds being attached at such time must be authorized by the legislative authority after the fiscal officer subsequently certifies that the funds were available at the time the contract or order was made and that such funds are still available.

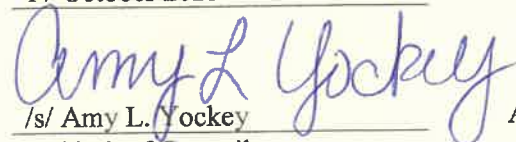
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:

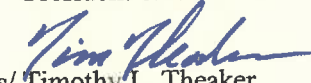
SECTION 1. That this Council does hereby affirm the Then and Now Certificate issued by the Finance Director relating to the request and receipt by the Parks and Recreation Department services with Mr. Rooter, for repair to backflows at North Lake and Johns Park Splash pads prior to submitting a purchase order to the Finance Department, and authorize the Finance Director to issue her warrant to Mr. Rooter, in the amount of eight thousand, nine hundred, thirty-eight and 75/100 dollars (\$8,938.75) from funds heretofore appropriated in the Parks and Recreation Fund (#236).

SECTION 2. That reason of the immediate need to authorize payment of this obligation within thirty days after receipt of the certificate of the Finance Director per R.C. 5705.41(D)(1), 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 after its passage, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus 17 October 2023
1st Reading 17 October 2023
2nd Reading _____
PASSED 17 October 2023

SIGNED 
/s/ David Falquette
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

23-152

BILL #23-152

RESOLUTION # _____

BY: MR. SCOTT


Transferring appropriations in the amount of sixty-five thousand and 00/100 dollars (\$65,000.00) within the Safety Services Fund (#214), for the purpose of funding overages associated with the grant from Ohio Controlling Board and North Central State College for the First Responders Safety and Training Center, and declaring an emergency.

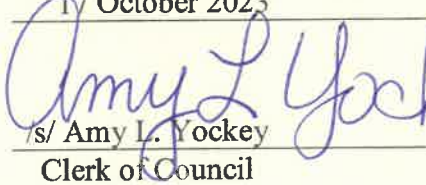
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:

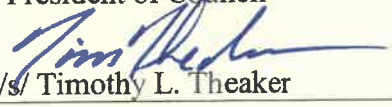
SECTION 1. That appropriations in the amount of sixty-five thousand and 00/100 dollars (\$65,000.00) be, and the same is hereby, transferred within the Safety Services Fund (#214) from the Police Department Operations (214.15.01) Personal Services Classification to the Police Department Operations (214.15.01) Capital Outlay Classification.

SECTION 2. That being a transfer of funds necessary for current expenses, this Resolution shall take effect and be in full force immediately upon its passage and approval by the Mayor.

Caucus 17 October 2023
1st Reading 17 October 2023
2nd Reading _____
PASSED 17 October 2023

SIGNED 
/s/ David Falquette
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 #23-153

ORDINANCE #

23-153

BY: MR. DAVENPORT

Approving the Law Director's acceptance of a grant from the Ohio Crime Victims Assistance Office to be used for the Crime Victims Assistance Program administered by the Law Director's Office in the total amount of thirty-three thousand, fifty-six and 00/100 dollars (\$33,056.00), appropriating the funds to be expended in 2023, and declaring an emergency.

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


SECTION 1. That the Law Director's acceptance of a grant from the Ohio Crime Victims Assistance Office is to be used for the Crime Victims Assistance Program administered by the Law Director's Office in the total amount of thirty-three thousand, fifty-six and 00/100 dollars (\$33,056.00).

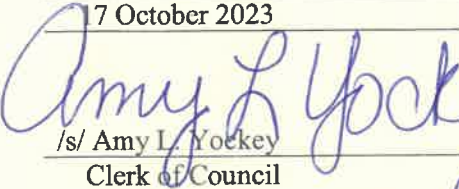
SECTION 2. That of the funds accepted by Section 1 hereof, the sum of twenty-four thousand, one hundred fifty-nine and 00/100 dollars (\$24,159.00), shall currently be, and the same is hereby, appropriated from the unappropriated Grant Fund (#224) for the remainder of 2023 to the following classifications:


<u>224.06.30 Law Director. Grants</u>	
Personal Services	\$11,000.00
Employee Benefits	\$8,977.00
Contractual Services	\$2,440.00
Supplies and Materials	\$1,742.00
Total	\$24,159.00

SECTION 3. That by reason of the immediate necessity for ratifying the acceptance of said grant funds and applying them to current victims assistance costs in accordance with grant requirements, 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 17 October 2023
1st Reading 17 October 2023
2nd Reading _____
PASSED 17 October 2023


SIGNED /s/ David Falquette
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#23-153

RE: Ohio Crime Victims 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 (Crime Victims Section)

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: \$33,056.00
Funding Period: 10/1/23 - 9/30/24

Impact on Expenditures

Table with 2 columns: Cost Category, Amount. Rows include Personnel Costs (\$83,453.60), Other Program Costs (4,182.00), and Total Project Costs (\$87,635.60).

The total project cost is estimated at \$ 87,635.60 . Note:

- * Grant awarded annually
* Previous award was \$33,056.00 (Ord. #22-205)
* Required match is \$7,503.50, but \$54,579.60 is needed from the General Fund to pay total project costs.

Match Required: \$7,503.50

Future Fiscal Impact

Impact on Revenue

N/A

Impact on Expenditures

N/A



**DEPARTMENT OF FINANCE
STATEMENT OF FISCAL IMPACT**

Other Future Commitments

N/A

Disclosures of Possible Material Future Events

All personnel costs associated with one Crime Victims Advocate will be the responsibility of the General Fund (#101) beyond 9/30/24 unless future grants are awarded. These costs include, but are not limited to, salary, benefits, and/or unemployment costs if applicable.

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.

BILL #23-154

ORDINANCE # 23-154

BY: MS. MOTON


Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Agreement with, property owners, Mark J. Meltzer Living Trust and Waycraft Cabinetry for certain tax incentives under Ohio Revised Code Chapter § 3735.66 for the construction of a new industrial building at 1901 Airport West Road, Mansfield, Ohio 44903, and declaring an emergency.

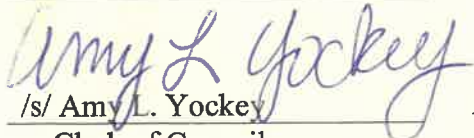
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:


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 Mark J. Meltzer Living Trust and Waycraft Cabinetry, relating to a Community Reinvestment Area project for construction of a new industrial building at 1901 Airport West Road, Mansfield, Ohio 44903, 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 fifty percent (50%) 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 17 October 2023
1st Reading 17 October 2023
2nd Reading _____
PASSED 17 October 2023

SIGNED 
/s/ David Falquette
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 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"), Mark J. Meltzer Living Trust, 228 Byron Street, Palo Alto, California, 94301 and Waycraft Cabinetry, 1901 Airport West Road, 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, Mark J. Meltzer Living Trust, is desirous of investing in the construction of a new industrial building at their property located at 1901 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, Waycraft Cabinetry 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, Mark J. Meltzer Living Trust, has submitted a proposed agreement application (hereinafter referred to as "APPLICATION"), a copy of which is attached hereto as Exhibit "A".

WHEREAS, Mark J. Meltzer Living Trust, 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 Mark J. Meltzer Living Trust and Waycraft Cabinetry, and has recommended the same to the City Council of the City of Mansfield on the basis that Mark J. Meltzer Living Trust and Waycraft Cabinetry, 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 Mark J. Meltzer Living Trust and Waycraft Cabinetry, 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. The Mark J. Meltzer Living Trust shall invest in the construction of a new 28,000sf industrial building at 1901 Airport West Road, Mansfield, Ohio.

Said building will be constructed on Parcel Number 028-90-500-93-007 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 of Two Million Five Hundred Thousand Dollars (\$2,500,000.00), plus or minus 10%, at the 1901 Airport West site.

The PROJECT will begin October 15, 2023 and all construction and installation will be completed by August 31, 2023.

2. Waycraft Cabinetry shall invest Two Hundred Fifty Thousand Dollars (\$250,000.00) in new and/or first used machinery & equipment, Fifteen Thousand Dollars (\$15,000.00) in furniture & fixtures and Eight Hundred Fifty Thousand Dollars (\$850,000.00) in new inventory for the project.
3. Waycraft Cabinetry 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. The Mark J. Meltzer Living Trust and Waycraft Cabinetry 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 The Mark J. Meltzer Living Trust 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	50%

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.

The Mark J. Meltzer Living Trust 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. The Mark J. Meltzer Living Trust 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 The Mark J. Meltzer 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 Mark J. Meltzer Living Trust 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. The Mark J. Meltzer Living Trust hereby certifies that at the time this agreement is executed, the Mark J. Meltzer Living Trust 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, the Mark J. Meltzer Living Trust, 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 the Mark J. Meltzer Living Trust. 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. The Mark J. Meltzer Living Trust, Waycraft Cabinetry 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, the Mark J. Meltzer Living Trust and Waycraft Cabinetry, 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 Mark J. Meltzer Living Trust , Waycraft Cabinetry 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 TIMOTHY L. THEAKER, Mayor and DAVID REMY, Public Works Director, and pursuant to Ordinance # 23-____, has caused this instrument to be executed this ____ day of October, 2023, the Mark J. Meltzer Living Trust by Mark J. Meltzer, its Trustee, has caused this instrument to be executed on this _____ day of October, 2023 and Waycraft Cabinetry by Sean Walsh, its CEO

WITNESS

CITY OF MANSFIELD, OHIO

BY: _____
TIMOTHY L. THEAKER, Mayor

BY: _____
DAVID REMY, Public Works Director

THE MARK J. MELTZER LIVING TRUST

BY: _____
MARK J. MELTZER, Trustee

WAYCRAFT CABINETRY

BY: _____
SEAN WALSH, CEO

APPROVED AS TO FORM:

John Spon, Law Director
City of Mansfield, Ohio

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
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Furniture & Fixtures	\$ 15,000.00
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C. Inventory	\$ 850,000.00
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Estimated Schedule of Jobs

EXHIBIT "C"

		estimated jobs	estimated annual payroll
year <u>1</u>	created:	#	
	full-time permanent	<u>10</u>	\$ <u>600,000.00</u>
	full-time temporary	<u> </u>	\$
	part-time permanent	<u> </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>600,000.00</u>

year <u>2</u>	created:	#	
	full-time permanent	<u>10</u>	\$ <u>600,000.00</u>
	full-time temporary	<u> </u>	\$
	part-time permanent	<u> </u>	\$
	part-time temporary	<u> </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>1,200,000.00</u>

year <u>3</u>	created:	#	
	full-time permanent	<u>2</u>	\$ <u>1,200,000.00</u>
	full-time temporary	<u> </u>	\$
	part-time permanent	<u> </u>	\$
	part-time temporary	<u> </u>	\$
	TOTAL ANNUAL PAYROLL		\$ <u>1,200,000.00</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>1,200,000.00</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>1,200,000.00</u>

year <u>6</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>1,200,000.00</u>
year <u>7</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ 1,200,000.00
year <u>8</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>1,200,000.00</u>
year <u>9</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>1,200,000.00</u>
year <u>10</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>1,200,000.00</u>
year <u>11</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>1,200,000.00</u>
year <u>12</u>	created:	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>1,200,000.00</u>

year <u>13</u>	created	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>1,200,000.00</u>

year <u>14</u>	created	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>1,200,000.00</u>

year <u>15</u>	created	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>1,200,000.00</u>

received
8/25/23 TB

CITY OF MANSFIELD
Community Reinvestment Area

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the Walcraft Cabinetry new warehouse 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).

Mark Meltzer

Enterprise Name

228 Byron St Palo Alto CA 94301

Address

Mark

Contact Person

408-306-7900

Telephone Number

- b. Project site:

1901 Airport West Rd

Address

Sean Walsh

Contact Person

419-982-7737

Telephone Number

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

Warehousing, distribution, and light manufacturing

- b. List primary 6 digit North American Industry Classification System (NAICS) # 337110

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).

Walcraft Cabinetry will be leasing the building from Mark Meltzer and is an LLC

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

Sean Walsh

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

0

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

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):

4 Full time employees

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

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

This is a new venture and will not impact our current labor force, rather add to it

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

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

A. Acquisition of Buildings:	\$ _____
B. Additions/New Construction:	\$2.5 Million
C. Improvements to existing buildings:	\$ _____
D. Machinery & Equipment:	\$250k
E. Furniture & Fixtures:	\$15k
F. Inventory:	\$850k
Total New Project Investment:	\$ _____

11. a. Business requests the following tax exemption incentives: ^{0-50 TB} _____ % for ^{15 TB} ~~20~~ years covering real estate as described above. Be specific as to the rate, and term.

b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)
We were offered this by the Mansfield Economic Development department. This was the incentive we needed

to choose Mansfield as the permanent home for our new cabinet brand, Elyon, to be launched from.

We will be making a substantial investment in the community during shifting economic times.

This offer gave us confidence that we had the support we needed to make Mansfield our new

home and to bring back quality careers into this community.

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.

Mark Meltzer

8/24/23

Name of Property Owner

Date

Signature

Mark Meltzer - Property Owner

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.

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: New construction of a 28,000sf light manufacturing facility

7. Project will begin Sept, 2023 and be completed July 2024, 20 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):

20 Full time jobs for the first two years. We're planning on expanding on the property with an additional larger building which could create many additional jobs after year two

b. State the time frame of this projected hiring: 1.5 yrs.

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

(3) At opening, (5) Within 6 months, (5) by one year, (7) by 1.5 years w/ expected growth to follow

9. a. Estimate the amount of annual payroll such new employees will add \$ 1,200,000 (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).



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

September 8, 2023

Mark Meltzer
Mark J. Meltzer Living Trust
228 Byron Street
Palo Alto, CA 94301

RE: Mark J. Meltzer Living Trust/Waycraft Cabinetry Airport West Road Project, Community Reinvestment Area Application

Dear Mr. Whisler,

The City of Mansfield received the attached application for Community Reinvestment Area Tax Exemption on August 25, 2023. The Tax Exemption requested is for your proposed real property investment of \$2,500,000.00. Further, the requested exemption is 50% 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 September 3, 2023. A representative of the company may be required at the September 3, 2023 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: Rodney Peterson, Superintendent, Madison Local Schools
Brad Stevens, Treasurer

Received by: BRAD STEVENS
Date: 9/15/23

BILL #23-155

RESOLUTION #

23-155

BY: ALL MEMBERS OF COUNCIL

Expressing support for the renewal levy of Richland County Children Services on the November 7, 2023 ballot, and declaring an emergency.

WHEREAS, Richland County Children Services has placed on the November 7, 2023 ballot a renewal levy which would generate approximately \$2.3 million annually for Richland County Children Services, resulting in zero increase for taxpayers, and

WHEREAS, the monies would help cover the costs of day-to-day operations, including utilities, supplies, staffing, and the cost of placement for children living in foster care, and


WHEREAS, Richland County Children Services receives 20% of its revenue from this local levy, which the agency uses as matching funds to bring additional state & federal funding into the local community.

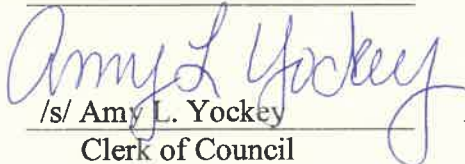
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:


SECTION 1. That this Council wholeheartedly expresses its strong support for the renewal levy of Richland County Children Services which has been placed on the November 7, 2023 ballot.

SECTION 2. That this Resolution shall take effect and be in full force immediately upon its passage.

Caucus 17 October 2023
1st Reading 17 October 2023
2nd Reading
PASSED 17 October 2023

SIGNED 
/s/ David Falquette
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