

BILL #24-214

ORDINANCE #

24-215

BY: MRS. BURNS

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.

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

SECTION 1. That the Public Works Director be, and he is hereby, authorized to accept and appropriate the following funds 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, for which the City expresses its sincere appreciation to the Buckeye Garden Club, for its generous donation.

SECTION 2. That the sum of Two Hundred Fifty and 00/100 Dollars (\$250.00) as accepted in Section 1 hereof be, and the same is hereby appropriated from the unappropriated Parks & Recreation Fund (#236) to fund accounts and amounts shown in the following schedule:

<u>236.18.01 Parks & Recreation Operations</u>	
Capital Outlay	\$250.00

SECTION 3. That by reason of the immediate necessity to accept the donation to be used on the Sterkel Park renovation for the express use in the landscape, and 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, 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	<u>6 November 2024</u>
1 st Reading	<u>6 November 2024</u>
2 nd Reading	<u>6 November 2024</u>
PASSED	<u>6 November 2024</u>

ATTEST *Delaine Weiner*
/s/ Delaine Weiner
Clerk of Council

Phillip E. Scott
SIGNED /s/ Phillip E. Scott
President of Council

Jodie Perry
APPROVED /s/ Jodie Perry
Mayor

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

BILL #24-215

ORDINANCE # 24-218

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 st Reading	<u>6 November 2024</u>
2 nd 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

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

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

PROJECT COSTS:

Table with 2 columns: Category and Amount. Rows include Personal Services (\$21,182.00), Employee Benefits (\$ 4,437.62), Contractual Services (\$ 1,500.00), and Supplies (\$ 1,059.10).

Total Project Costs: \$ 28,178.72

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

Impact on Expenditures

N/A



**DEPARTMENT OF FINANCE
STATEMENT OF FISCAL IMPACT**

Other Future Commitments

N/A

Disclosures of Possible Material Future Events

N/A

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 #24-216

RESOLUTION #

24-217

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:

STANDING COMMITTEES OF COUNCIL			
COMMITTEE	CHAIRMAN	VICE CHAIRMAN	MEMBER(S)
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	<u>6 Nov 2024</u>
1st Reading	<u>6 Nov 2024</u>
2nd Reading	<u>6 Nov 2024</u>
PASSED	<u>6 Nov 2024</u>

Philip E. Scott
SIGNED /s/ Philip E. Scott
President of Council

ATTEST *Delaine Weiner*
/s/ Delaine Weiner
Clerk of Council

APPROVED *Lodie Perry*
/s/ Lodie Perry
Mayor

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

BY: MS ROBERTSON

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.

WHEREAS, the goal of this incentive program is to encourage redevelopment of existing properties, development of new properties, and most importantly increase residential opportunities in downtown Mansfield.

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

SECTION 1. That the Public Works Director be, and he is hereby, authorized to accept a grant in the aggregate amount of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00), from the Richland County Foundation to be used for the Downtown Development Incentive Program.

SECTION 2. That the sum of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) be, and the same is hereby, appropriated from the unappropriated Grant Fund (#224) to the following Community Development Grant (224.65.30) Classifications:

<u>224.65.30 Community Development Grant</u>	
Personal Services	\$11,545.00
Contractual Services	\$238,455.00
Total	\$250,000.00

SECTION 3. That by reason for the immediate necessity to continue with the Downtown Development Incentive Program to award funds and 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, 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
 1st Reading 6 Nov 2024
 2nd Reading _____
 PASSED 6 Nov 2024

Delaine Weiner
 ATTEST /s/ Delaine Weiner
 Clerk of Council

Phillip E. Scott
 SIGNED /s/ Phillip E. Scott
 President of Council
Jodie Peirry
 APPROVED /s/ Jodie Peirry
 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

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

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

Disclosures of Possible Material Future Events

N/A

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 #24-218

ORDINANCE # 24-218

BY: MS ROBERTSON

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.

WHEREAS, pursuant to Ordinance #24-____, passed by Council on Nov 6, 2024, Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) of a grant received from the Richland County Foundation was accepted for the purpose of the Downtown Development Incentive Program, and

WHEREAS, the goal of the Downtown Development Incentive Program is to encourage the redevelopment of existing properties, the development of new properties, and, most importantly, increase residential opportunities in downtown Mansfield.


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


SECTION 1. This City Council does hereby approve the expenditure of an amount not to exceed Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) less administrative expenses incurred by the city.

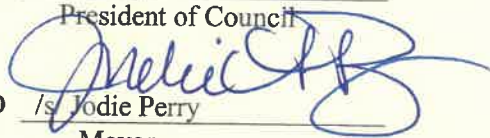
SECTION 2. The expenditure, as set forth in Section 1 hereof, shall be paid from the Grant Fund (#224) Community Development Grant (224.65.30) Contractual Services Classification.

SECTION 3. That by reason for the immediate necessity to start the Downtown Development Incentive Program. 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, 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	<u>06 Nov 2024</u>
1 st Reading	<u>06 Nov 2024</u>
2 nd Reading	<u> </u>
PASSED	<u>06 Nov 2024</u>


 SIGNED /s/ Phillip E. Scott
 President of Council

ATTEST 
/s/ Delaine Weiner
 Clerk of Council

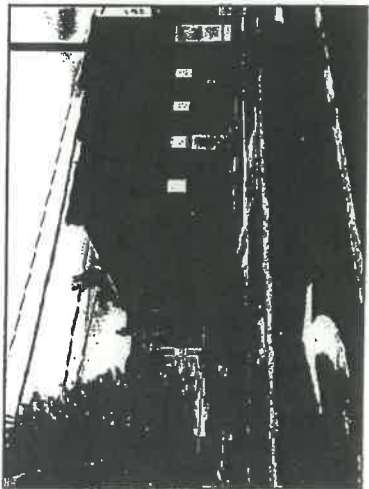
APPROVED 
/s/ Jodie Perry
 Mayor

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

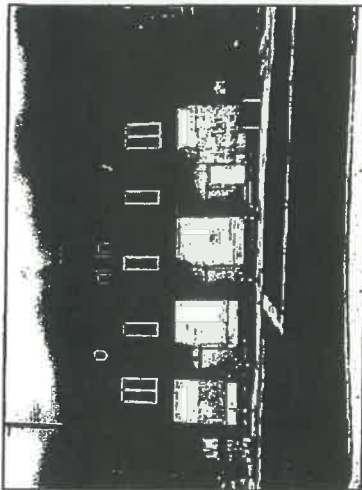
EXISTING BUILDING
SITE LOCATION



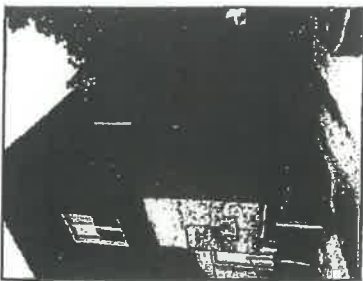
PROJECT LOCATION MAP



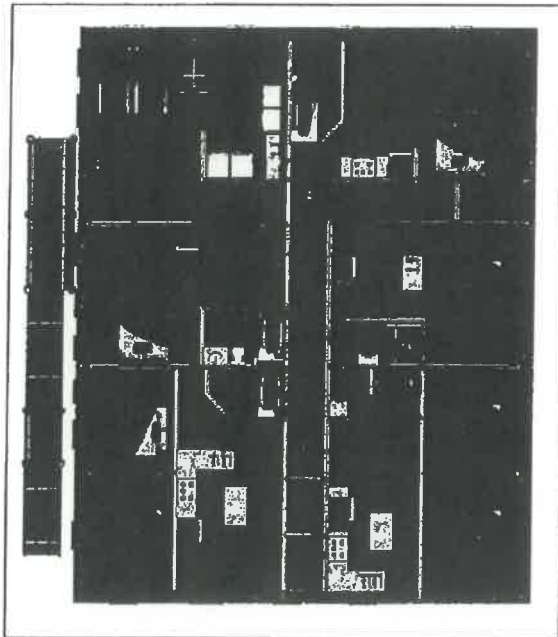
WEST-SOUTH ELEVATION
NO SCALE



EAST ELEVATION
NO SCALE



EAST-NORTH ELEVATION
NO SCALE



PROPOSED SECOND FLOOR RENOVATION

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

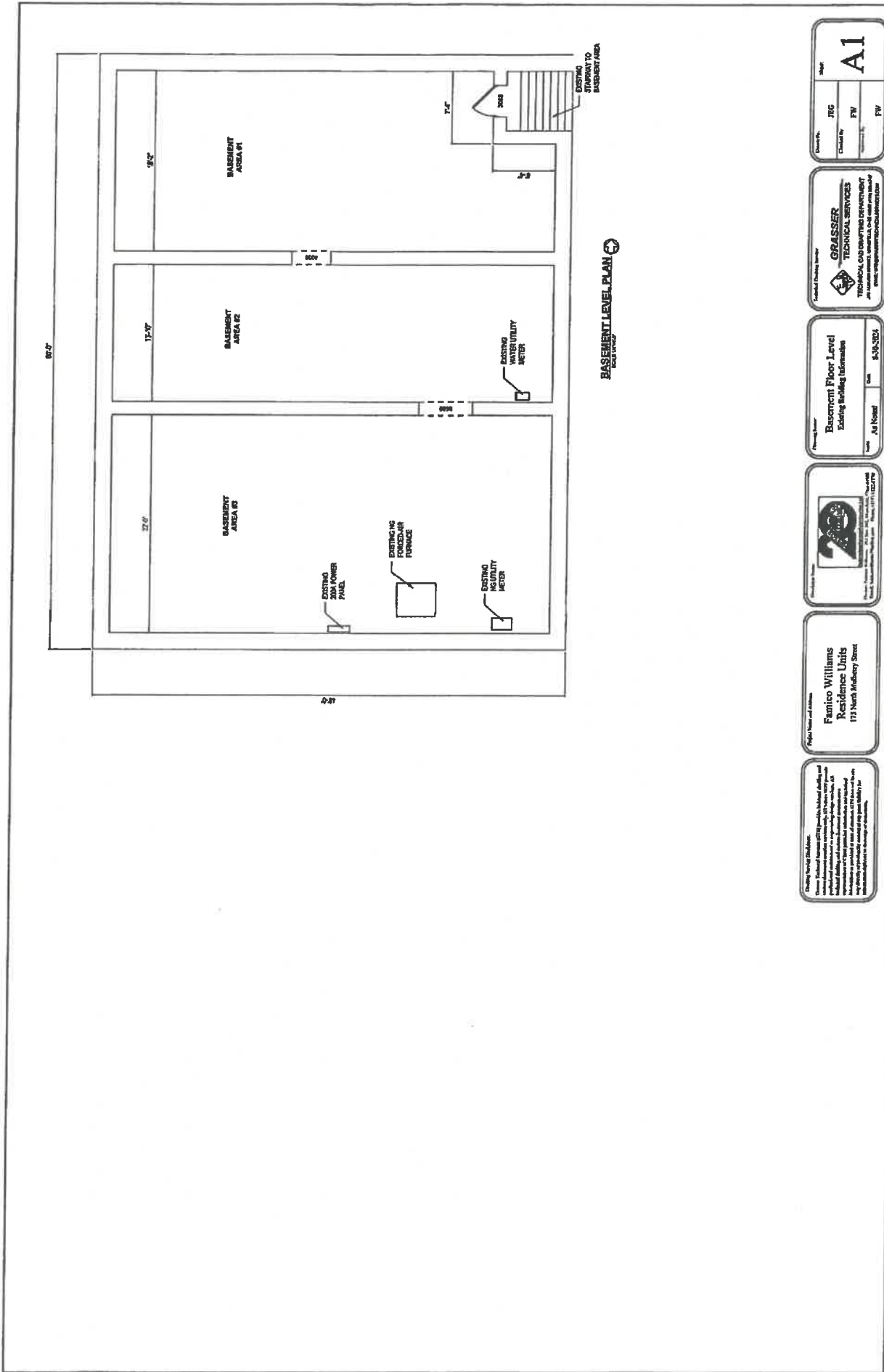
Project Name: Famico Williams Residence Units
121 North Military Street



Project Cover Sheet
Building Information

GRASSER
TECHNICAL SERVICES
ARCHITECTS, LLC

Sheet No: JTD
Checked By: FW
Project No: C1



BASEMENT LEVEL PLAN

Checklist for this drawing:
 Design: []
 Detail: []
 Construction: []
 Installation: []
 Operation: []
 Maintenance: []
 Safety: []
 Environmental: []
 Health: []
 Security: []
 Compliance: []
 Documentation: []

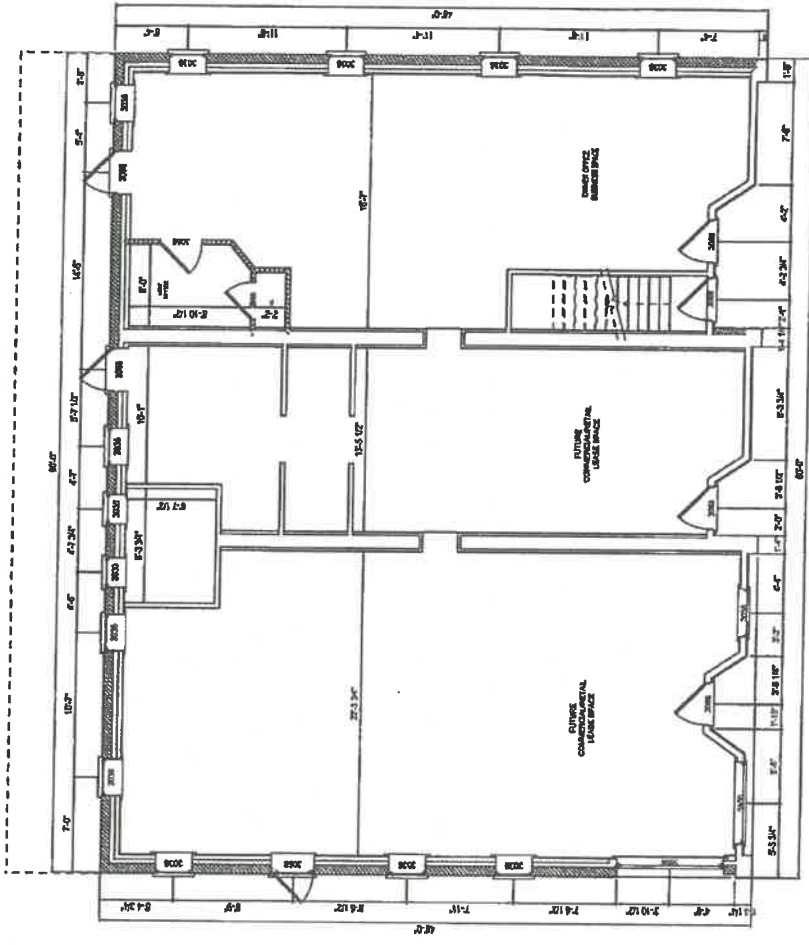
**Famico Williams
 Residence Units
 113 North Broadway Street**



**Basement Floor Level
 Existing Building Information**

**GRASSER
 TECHNICAL SERVICES**

A1



FIRST FLOOR LEVEL PLAN
SCALE: 1/8" = 1'-0"

Building for the City of Dallas
 Dallas, Texas 75201
 Project: Fawcett Building
 Date: 11/15/2017

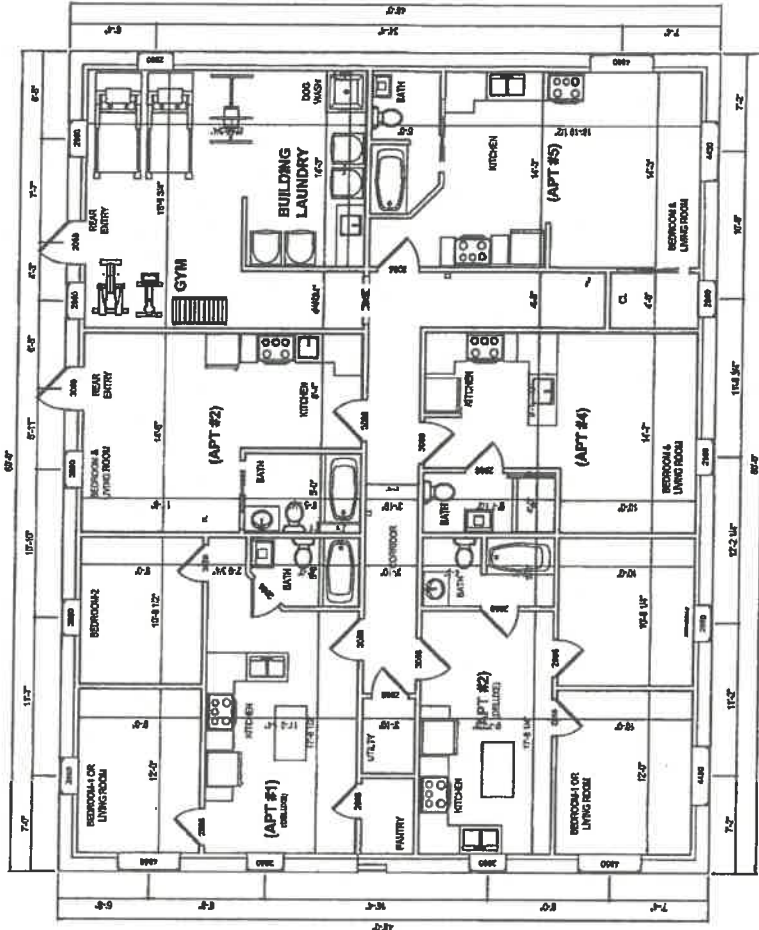
Fanico Williams
 Residence Units
 133 North Maberry Street
 Dallas, Texas 75201



First Floor Level
 Existing Building Information
 Date: 8/10/2013

GRASSER
 TECHNICAL SERVICES
 TECHNICAL CAD DRAWING DEPARTMENT
 Dallas, Texas 75201

Sheet No. FRI
 Title: FVI
 Scale: A2



PROPOSED SECOND LEVEL PLAN

Building Code Compliance
 All work shall conform to the 2015 International Building Code (IBC) and all applicable local codes. The contractor shall be responsible for obtaining all necessary permits and for ensuring that all work is done in accordance with the approved plans and all applicable codes. The contractor shall also be responsible for ensuring that all work is done in accordance with the approved plans and all applicable codes.

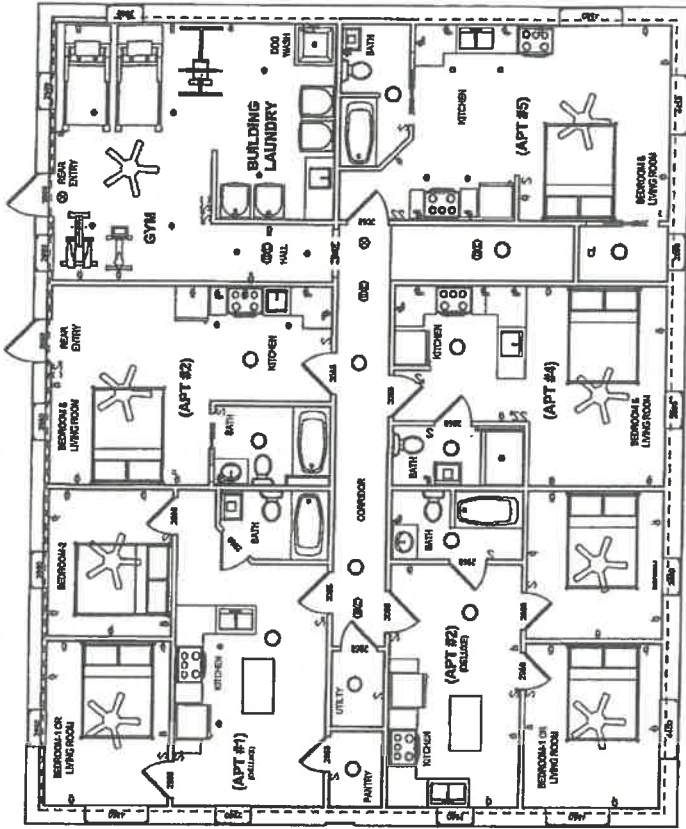
Project Name and Address
Fanico Williams Residence Units
 115 North Anthony Street



Proposed Second Floor
 Proposed Building Submittal

GRASSER TECHNICAL SERVICES
 TECHNICAL AND CONTRACT ADMINISTRATION
 115 North Anthony Street, Suite 200
 Charlotte, NC 28202

Sheet No. **A3**
 Date: 10/15/2015
 Drawn By: JRD
 Checked By: FW
 Project No.: FW



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

Creating Accurate Blueprints
 Our team of professional drafters and designers work closely with you to ensure your project is completed on time and within budget. We provide a wide range of services including architectural, mechanical, electrical, and plumbing drawings. Our experienced staff is available to assist you with all aspects of your project.

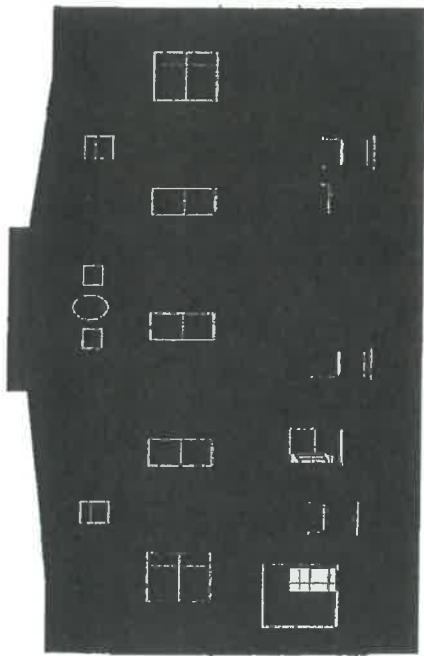
Project Name and Address
**Famico Williams
 Residence Units**
 115 North Mulberry Street



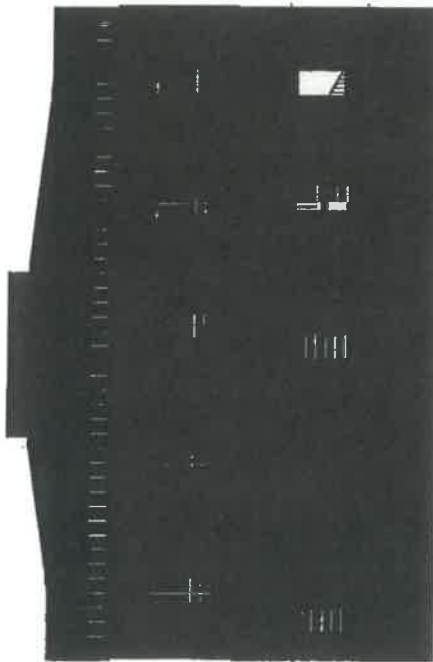
Project Number
**Second Floor Furniture
 Proposed Building Information**
 Date: 04-20-2014
 As Noted

Project Location
**GRASSER
 TECHNICAL SERVICES**
 TECHNICAL DRAFTING DEPARTMENT
 10000 W. 16th Avenue, Suite 100, Denver, CO 80202
 Phone: (303) 751-1234

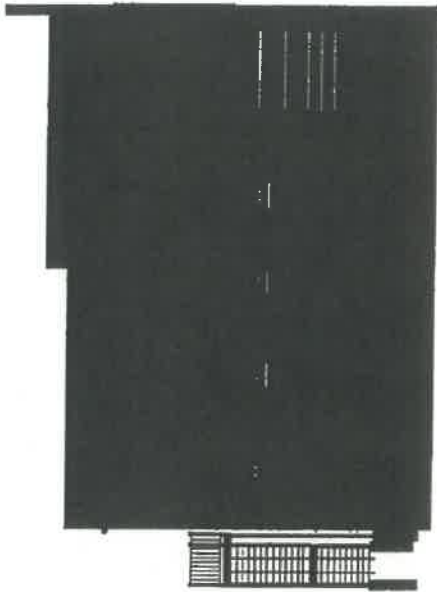
Sheet No. **J20**
 Drawn by **PW**
 Checked by **PW**
 Scale **A4**



EAST EXTERIOR ELEVATION
NOT TO SCALE



WEST EXTERIOR ELEVATION
NOT TO SCALE



SOUTH EXTERIOR ELEVATION
NOT TO SCALE



SOUTH EXTERIOR ELEVATION
NOT TO SCALE

These drawings were prepared by the Architect for the Client. They are not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in these drawings. The Client is responsible for providing accurate information and for obtaining all necessary permits and approvals. The Architect is not responsible for any delays or cost overruns caused by the Client or any third parties.

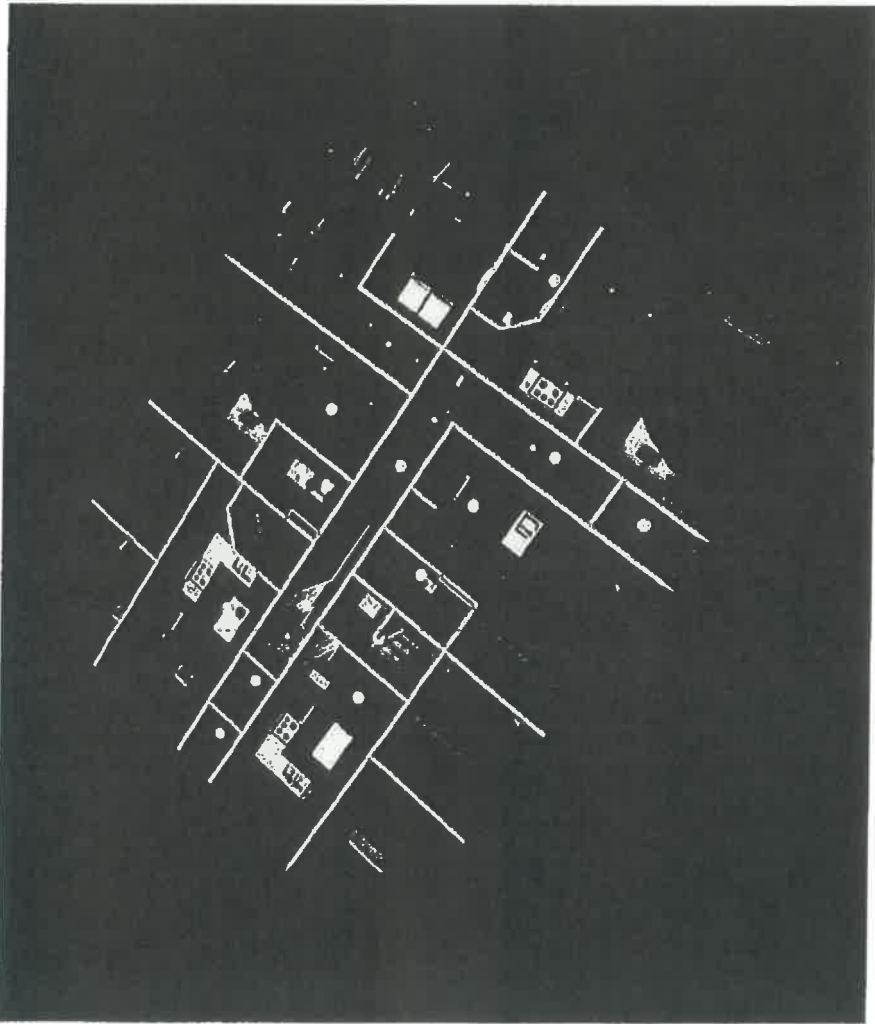
Fanico Williams
 Residence Units
 175 North Hollywood Street



Exterior Elevations
 Existing Building Modernism
 Name: AS Hybrid Date: 8/20/2023

GRASSER
 TECHNICAL SERVICES
 ARCHITECTURAL, CAD, EXTERIOR REPRESENTATIVE
 10000 W. CENTURY BLVD., SUITE 1000, LOS ANGELES, CA 90047
 TEL: 310.440.0000 FAX: 310.440.0001

Drawn By: JDC
 Checked By: PV
 Project No.: PV
 Date: **A5**



OVERALL SECOND FLOOR VIEW



EXERCISE ROOM



LAUNDRY AREA

Grassier Technical Services, Inc. provides technical drafting and design services for the construction industry. Our services include architectural, mechanical, electrical, and plumbing drawings. We are a full-service firm with a staff of over 200 professionals. We are located in the heart of the business district in the city of Dallas, Texas. We are a member of the International Brotherhood of Teamsters, Local 1000.

Famico Williams Residence Units
132 North Mulberry Street



3D Views and Layouts
Proposed Building Information

GRASSIER TECHNICAL SERVICES
ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CONSTRUCTION DOCUMENTS

Sheet No. **A6**
Checked by: RW
Approved by: PJM



EXISTING BUILDING
SITE LOCATION

PROJECT LOCATION MAP



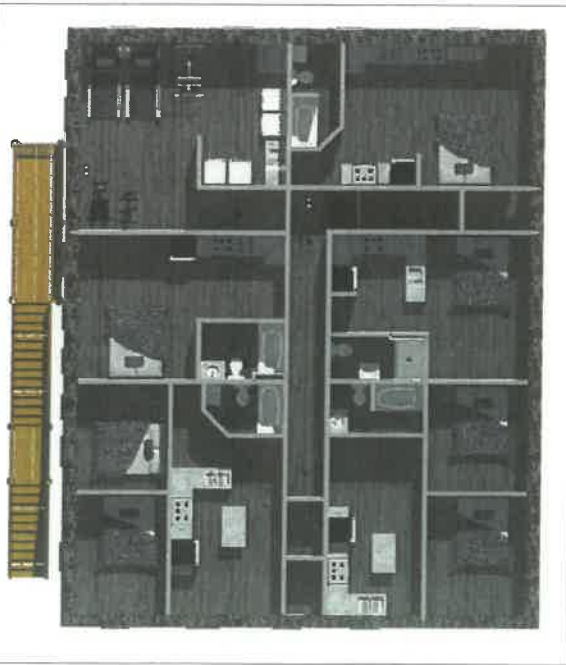
WEST-SOUTH ELEVATION
NO SCALE



EAST ELEVATION
NO SCALE



EAST-NORTH ELEVATION
NO SCALE



PROPOSED SECOND FLOOR RENOVATION

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

Working Hours: 9:00am - 5:00pm
Contact: Technical Services (213) 979-5500
General Inquiries (951) 979-5500
Fax: (951) 979-5500
www.grassertech.com
Grassier Technical Services, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply.

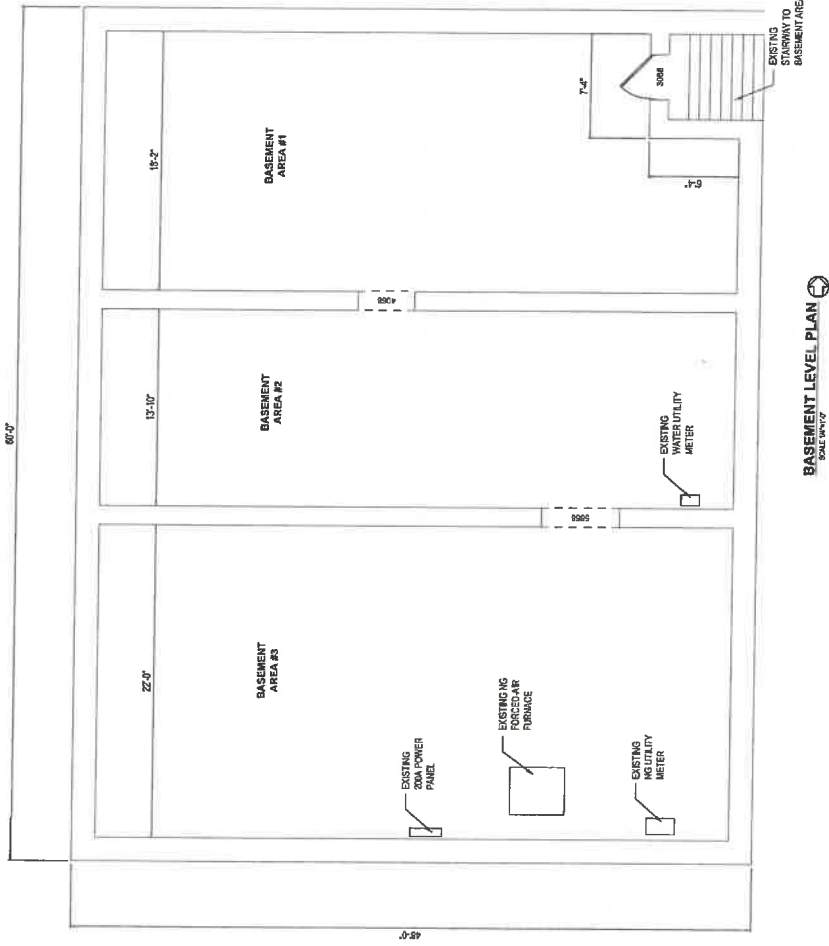
Project Name and Address
Famico Williams
Residence Units
173 North Milberry Street



Project Name:
Project Cover Sheet
Existing Building Information
Date: 2-24-2024
Author: AS Noveck

Technical Drawing Service:
GRASSIER
TECHNICAL SERVICES
TECHNICAL CAD DRAFTING DEPARTMENT
173 NORTH MILBERRY STREET
MILBERRY, CA 94568
(925) 932-4778

Drawn By: JEG
Checked By: PW
Approved By: PW
Sheet: C1



BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"

Working Owner Disclosure:
 Grasser Technical Services (GTS) provides technical building and site plan services, contract administration, GIS data and GIS data management, technical drawing and construction documents, and other professional services as provided in the contract. GTS does not provide any financial or advisory services or any other liability services. Grasser Technical Services is not a contractor.

Project Name and Address:
**Famico Williams
 Residence Units**
 173 North Milberry Street



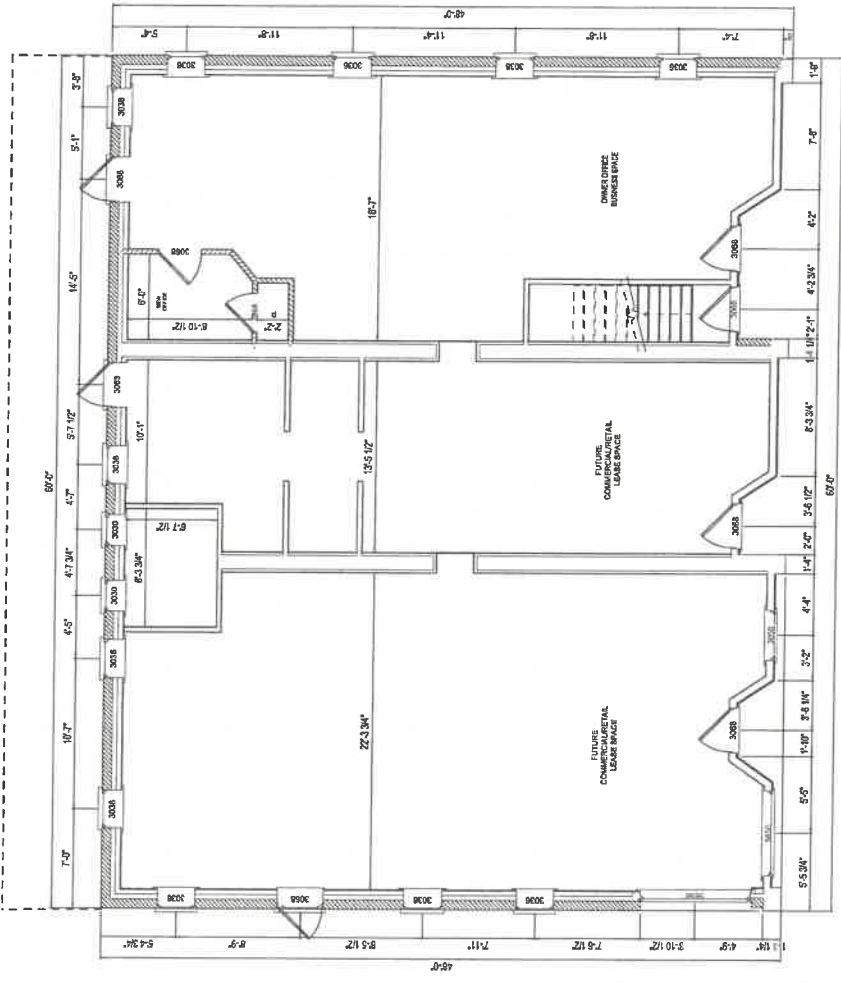
Project Name:
Basement Floor Level
 Existing Building Information

Author: AS Njord
Date: 8-30-2024

Technical Drafting Service:
**GRASSER
 TECHNICAL SERVICES**
 TECHNICAL CAD DRAFTING DEPARTMENT
 2800 W. 10th Street, Suite 100, Omaha, NE 68107
 P: 402.476.1111 | F: 402.476.1112 | www.grasser.com

Sheet:
A1

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



FIRST FLOOR LEVEL PLAN
SCALE: 1/8" = 1'-0"

Grassier Technical Services
 175 North Main Street, Suite 200
 Charlotte, NC 28204
 Phone: 704.371.1779
 Fax: 704.371.1778
 Email: info@grassier.com

Famico Williams
 Residence Units
 175 North Main Street

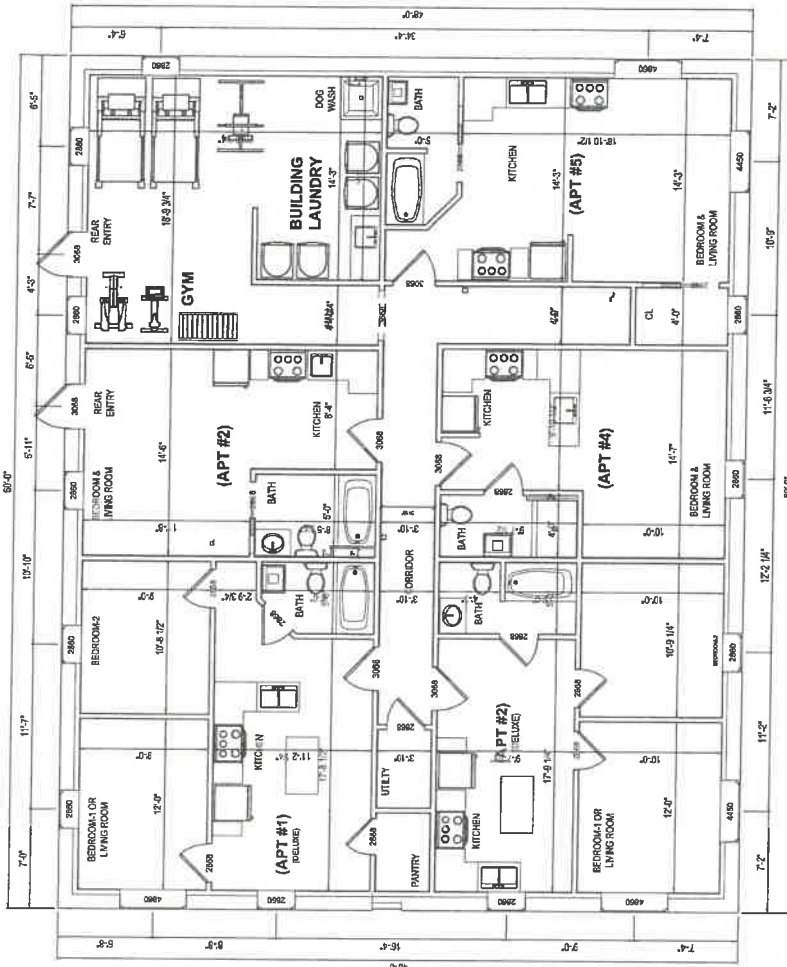


Plan No. Name: **First Floor Level**
 Existing Building Information
 Scale: As Noted Date: 8-30-2024

Project Name and Address:
 TECHNICAL CAD DRAFTING DEPARTMENT
 175 NORTH MAIN STREET, SUITE 200, CHARLOTTE, NC 28204
 PHONE: 704.371.1779

Drawn By: JEG
 Checked By: FW
 Date: 8-30-2024
 Scale: As Noted

A2



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

Working Service Envelope:
Grassroots Technical Services, LLC is not responsible for the accuracy of the information provided in this drawing. The information is provided for informational purposes only. The information is not intended to be used for any other purpose. The information is not intended to be used for any other purpose. The information is not intended to be used for any other purpose.

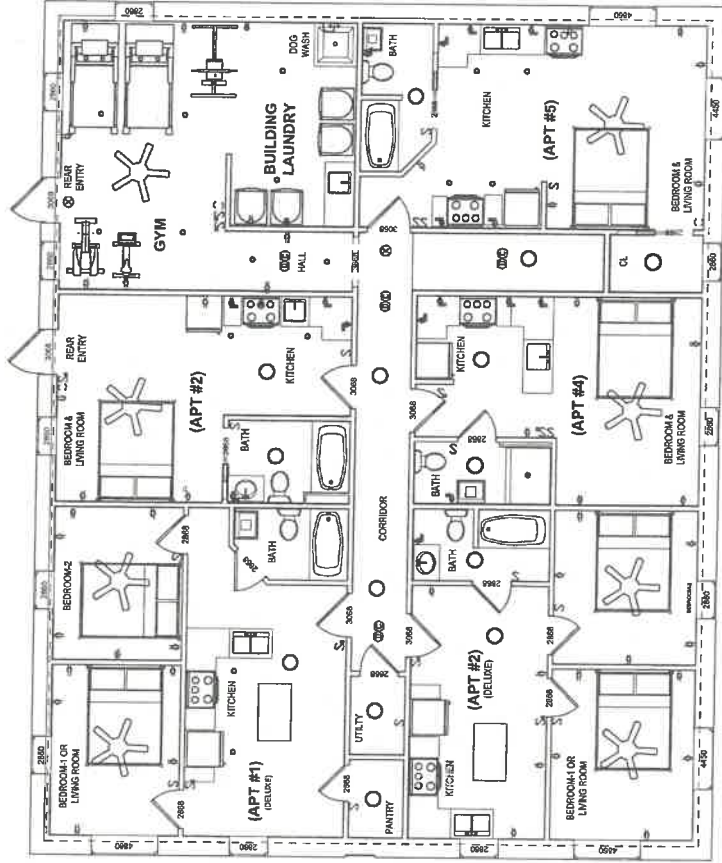
Project Name and Address:
Famico Williams
Residence Units
175 North Mulberry Street



Proposed Second Floor
Proposed Building Information
Date: 8-30-2024
Scale: As Noted

GRASSROOTS TECHNICAL SERVICES
TECHNICAL CAD DRAFTING DEPARTMENT
3080 W. 10th Street, Suite 100, Fort Lauderdale, FL 33309
Phone: 754-929-1111 | Fax: 754-929-1112

Sheet:
REV: JRG
REV: FW
REV: FW
A3



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

Working Assumptions:
 General Contract Documents (GCC) shall apply to building and construction unless otherwise noted. All dimensions shall be in feet and inches unless otherwise noted. All dimensions shall be to the center of the wall unless otherwise noted. All dimensions shall be to the center of the wall unless otherwise noted. All dimensions shall be to the center of the wall unless otherwise noted. All dimensions shall be to the center of the wall unless otherwise noted.

Project Name and Address:
**Fernco Williams
 Residence Units
 177 North Milberry Street**

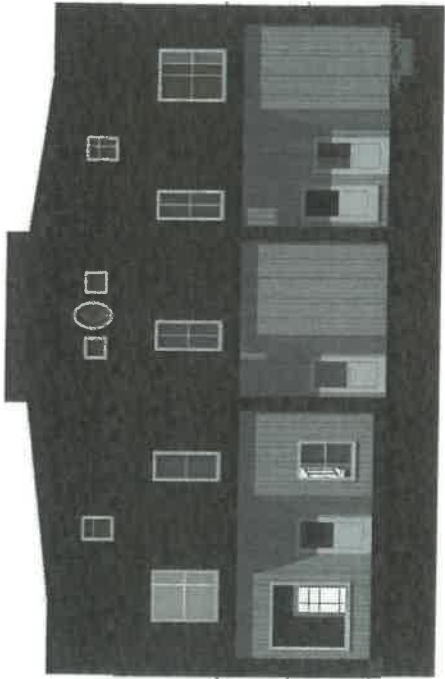


Project Name:
**Second Floor Furniture
 Proposed Building Information**

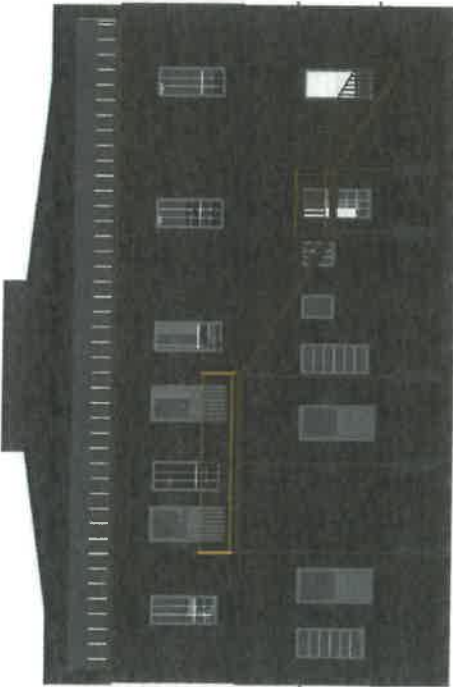
Scale: AS NOTED Date: 9-10-2024

Technical Drawing Service:
**GRASSER
 TECHNICAL SERVICES**
 TECHNICAL CAD DRAFTING DESIGN & PRINT
 700 W. 10TH STREET, SUITE 100, FT. WORTH, TX 76102
 WWW.GRASSERTECHNICALSERVICES.COM

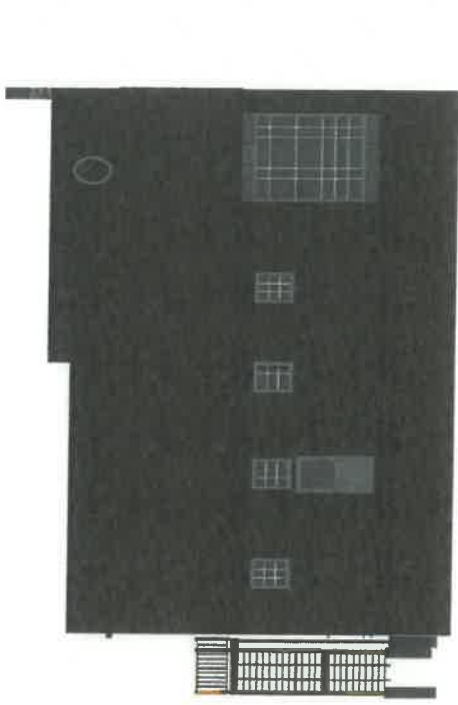
Sheet No: JEG
 Client No: FW
 Revision No: FW
A4



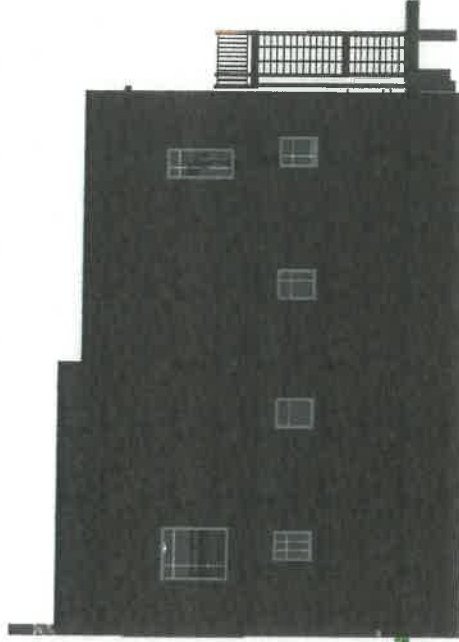
EAST EXTERIOR ELEVATION
1/8" SCALE



WEST EXTERIOR ELEVATION
1/8" SCALE



SOUTH EXTERIOR ELEVATION
1/8" SCALE



SOUTH EXTERIOR ELEVATION
1/8" SCALE

GRASSER TECHNICAL SERVICES, INC. (GTS) provides residential building and commercial building services. GTS does NOT provide mechanical, electrical, plumbing, or fire protection services. GTS does NOT provide any services or design services or any other services.

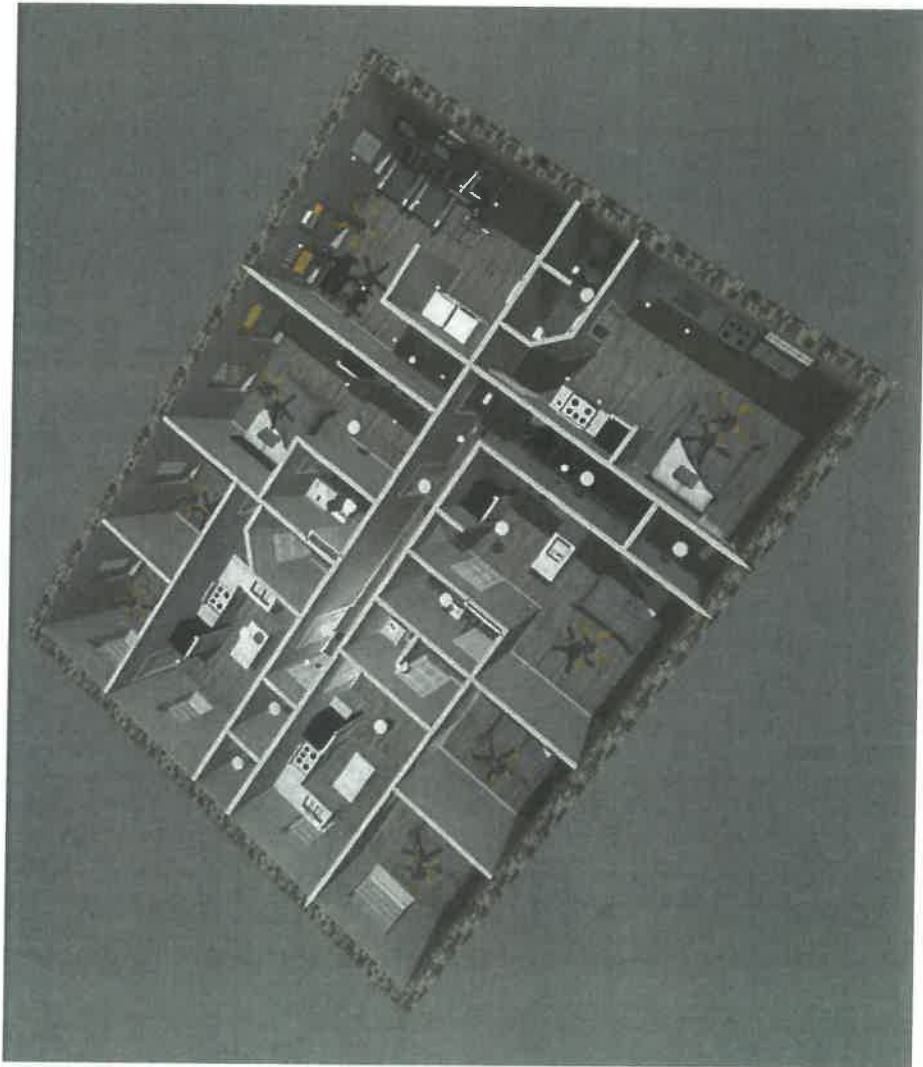
Famico Williams Residence Units
175 North Millberry Street



Project Name: **Exterior Elevations**
Existing Building Information
Scale: **As Noted** Date: **9-30-2024**

Technical Drafting Services:
GRASSER TECHNICAL SERVICES
TECHNICAL CAD DRAFTING DEPARTMENT
281 AVENUE SOUTH, MIAMI, FL 33133
TEL: 305-441-1000 FAX: 305-441-1001

Drawn By: **JEG**
Checked By: **PW**
Approved By: **PW**
Sheet: **A5**



OVERALL SECOND FLOOR VIEW



EXERCISE ROOM



LAUNDRY AREA

Client: Famico Williams
Project Name and Address: Famico Williams Residence Units, 175 North Military Street
Project Location: Raleigh, NC
Project Start Date: 08/2018
Project End Date: 03/2019

Project Name and Address: Famico Williams Residence Units, 175 North Military Street
Project Location: Raleigh, NC
Project Start Date: 08/2018
Project End Date: 03/2019



Draw No. Name: 3D Views and Layouts Proposed Building Information
Scale: As Noted
Date: 8-30-2018

Company Name: GRASSER TECHNICAL SERVICES
Address: 175 NORTH MILITARY STREET, SUITE 100, RALEIGH, NC 27601
Phone: (919) 877-1111
Website: WWW.GRASSERTECHNICALSERVICES.COM

Drawn By: JEG
Checked By: FW
Project No.: A6
Sheet No.: PIV

BILL #24-219

ORDINANCE #

24-220

BY: MRS. BURNS

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.

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 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.

SECTION 2. That the sum of Twenty-One Thousand and 00/100 Dollars (\$21,000.00) be, and the same is hereby, appropriated from the unappropriated Parks & Recreation Fund (#236) to the Parks and Recreation Operations (236.18.01) Capital Outlay Classification.

SECTION 3. That by reason of the immediate necessity to accept the donation to be used on the Prospect Park Pavilion Construction Project and 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, 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	06 Nov 2024
1 st Reading	06 Nov 2024
2 nd Reading	
PASSED	06 Nov 2024

ATTEST Delaine Weiner
/s/ Delaine Weiner
Clerk of Council

SIGNED Phillip E. Scott
/s/ Phillip E. Scott
President of Council
APPROVED Jodie Perry
/s/ Jodie Perry
Mayor

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

BILL #24-220

ORDINANCE # 24-221

BY: MRS. BURNS

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.

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 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.

SECTION 2. That the sum of Thirteen Thousand Four Hundred Fifty and 00/100 Dollars (\$13,450.00) be, and the same is hereby, appropriated from the unappropriated Parks & Recreation Fund (#236) to the Parks and Recreation Operations (236.18.01) Capital Outlay Classification.

SECTION 3. That by reason of the immediate necessity to accept the donation to be used on the Prospect Park Pavilion, and 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, 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	06 Nov 2024
1 st Reading	06 Nov 2024
2 nd Reading	
PASSED	06 Nov 2024

ATTEST Delaine Weiner
/s/ Delaine Weiner
Clerk of Council

Philip E. Scott
SIGNED /s/ Philip E. Scott
President of Council

Jodie Perry
APPROVED /s/ Jodie Perry
Mayor

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

BILL #24-221

ORDINANCE #

24-222

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	06 Nov 2024
1 st Reading	06 Nov 2024
2 nd Reading	
PASSED	06 Nov 2024

ATTEST Delaine Weiner
/s/ Delaine Weiner
Clerk of Council

SIGNED Phillip E. Scott
/s/ Phillip E. Scott
President of Council

APPROVED Jodie Perry
/s/ Jodie Perry
Mayor

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

BILL #24-222

ORDINANCE # 24-223

BY: MRS. BURNS

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.


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

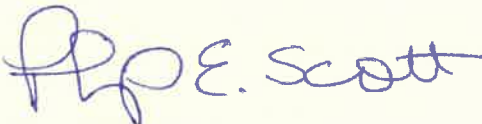
SECTION 1. That the Public Works Director be, and is hereby, authorized to accept a donation from the Edge Plastics in the amount of One Thousand Six Hundred Eighty and 00/100 Dollars (\$1,680.00) to be used for the youth jerseys of the City of Mansfield Parks and Recreation Flag Football teams.

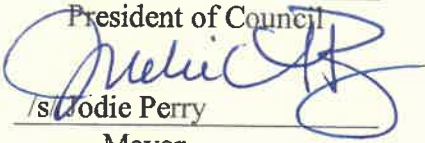
SECTION 2. That the sum of One Thousand Six Hundred Eighty and 00/100 Dollars (\$1,680.00) be, and the same is hereby, appropriated from the unappropriated Parks & Recreation Fund (#236) to the Parks and Recreation Operations (236.18.01) Supplies and Materials Classification.

SECTION 3. That by reason of the immediate necessity to accept the donation and purchase youth jerseys for the City of Mansfield Parks and Recreation Flag Football teams. 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, 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 06 Nov 2024
1st Reading 06 Nov 2024
2nd Reading _____
PASSED 06 Nov 2024


ATTEST /s/ Delaine Weiner
Clerk of Council


SIGNED /s/ Phillip E. Scott
President of Council


APPROVED /s/ Jodie Perry
Mayor

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

BY: MR FALQUETTE

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.

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 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, 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 sixty percent (60%) 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	<u>06 Nov 2024</u>
1 st Reading	<u>06 Nov 2024</u>
2 nd Reading	<u>06 Nov 2024</u>
PASSED	<u>06 Nov 2024</u>

Phillip E. Scott

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST *Delaine Weiner*
/s/ Delaine Weiner
Clerk of Council

APPROVED *Modie Perry*
/s/ Modie 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

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>
Total New Project Investment:	\$ <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



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 3rd 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: 

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
---------------------------------	----------------

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>

BY: MR FALQUETTE

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.

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 Airport West II, LLC for their planned construction of a new 150,000 square foot Industrial Building at their Airport West Road property, 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 sixty percent (60%) 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	06 Nov 2024
1 st Reading	06 Nov 2024
2 nd Reading	_____
PASSED	06 Nov 2024

Delaine Weiner

 /s/ Delaine Weiner
 Clerk of Council

Phillip E. Scott

SIGNED /s/ Phillip E. Scott

 President of Council

Jodie Perry

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"), Airport West II, LLC, 1310 W. 4th 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

CITY OF MANSFIELD
Community Reinvestment Area

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the Airport West II, LLC 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).

Airport West II, LLC
Enterprise Name

MacKenize Cass
Contact Person

1310 W. 4th St., Mansfield, OH 44906
Address

419-529-4424
Telephone Number

- b. Project site:

new spec building on +/- 15.8 acres Randy Payne
Contact Person

Airport West Road, Mansfield
Address

419-529-4456 ext. 224
Telephone Number

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

spec building for warehousing or industrial use

- b. List primary 6 digit North American Industry Classification System (NAICS) # 531120

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).

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)

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

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>13,000,000</u>
C.	Improvements to existing buildings:	\$	<u> </u>
D.	Machinery & Equipment:	\$	<u> </u>
E.	Furniture & Fixtures:	\$	<u> </u>
F.	Inventory:	\$	<u> </u>
	Total New Project Investment:	\$	<u>13,000,000</u>

11. a. Business requests the following tax exemption incentives: 100 % for 15 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)
The request for a tax incentive is beneficial to be able to market and find a
tenant for this high quality building. The tax incentive allows the lease rate to be
competitive in the market. We need to find a tenant for the building in order to
create new jobs in the area. Without the tax incentive, our building will be passed over
because available buildings in other markets have reduced lease rates due to that area's tax
incentives.

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.

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	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	TOTAL ANNUAL PAYROLL		\$ <u>299,520.00</u>

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

year <u>15</u>	created	#	
	full-time permanent	_____	\$
	full-time temporary	_____	\$
	part-time permanent	_____	\$
	part-time temporary	_____	\$
	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



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 3rd 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

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> 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

BILL #24-225

ORDINANCE # 24-228

BY: MRS MEIER


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.

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

SECTION 1. That the sum of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00) be, and the same is hereby, appropriated from the unappropriated Safety Service Fund (#214) to the Fire Department Operations (214.16.01) Transfer Out Classification.

SECTION 3. That by reason of the immediate necessity for appropriating such funds and to spend on needs before year-end, 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 6 November 2024
1st Reading 6 November 2024
2nd Reading 6 November 2024
PASSED 6 November 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