

BILL #25-090

ORDINANCE #

25-089

BY: MRS. BURNS

Authorizing the Public Works Director to accept and appropriate a donation from Mechanics Bank in the amount of Two Hundred Fifty and 00/100 dollars (\$250.00) to be used for the Disc Golf Course at Middle Park and declaring an emergency.

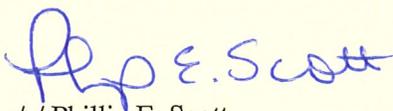
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:

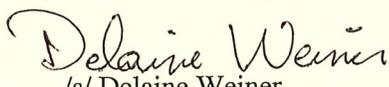
SECTION 1. That the Public Works Director be, and is hereby, authorized to accept a donation amount of Two Hundred Fifty and 00/100 dollars (\$250.00) from Mechanics Bank for the new Disc Golf Course at Middle Park, and the City expresses its sincere appreciation to Mechanics Bank.

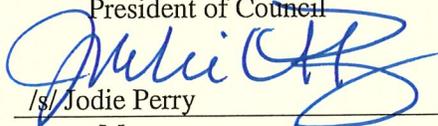
SECTION 2. That the sum of Two Hundred Fifty and 00/100 dollars (\$250.00) be, and the same is hereby, appropriated from the unappropriated Parks and Recreation Fund (#236) to the Parks and Recreation Operations (236.18.01) Capital Outlay Classification.

SECTION 3. That by reason of the immediate necessity to accept the donation and complete the Disc Golf course. 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>17 June, 2025</u> |
| 1 st Reading | <u>17 June 2025</u> |
| 2 nd Reading | <u>17 June 2025</u> |
| PASSED | <u>17 June 2025</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

BY: ALL MEMBERS OF COUNCIL

Honoring Firefighter Phil Dollish upon his retirement from the City of Mansfield Fire Department.

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

SECTION 1. That this Council, on behalf of the government and the citizens of the Mansfield community, is privileged to honor and pay tribute to Firefighter Phil Dollish upon his retirement, effective May 3, 2025, after 33 years of service from the City of Mansfield Fire Department.

After 33 years of outstanding service, Firefighter Phil Dollish has concluded his career with the Mansfield Fire Department, officially taking his gear off the truck for the last time on May 3, 2025. His career stands as a model of dedication, leadership, and unwavering commitment to the citizens of Mansfield, throughout more than three decades of service, Phil answered countless calls for help, battling fires, performing rescues, and providing comfort in the most difficult moments. His skill, courage, and heart for the job not only protected lives and property, but also helped shape the Mansfield Fire Department in to the organization it is today. He led by example, consistently demonstrating the work ethic, professionalism, and high standards that define the Mansfield Fire Department. Phil's excellence was recognized formally on numerous occasions, including being named Firefighter of the Year in 2017 and receiving multiple medals for distinguished service and acts of valor, including a Legion of Merit and a Purple Heart. He earned the admiration of his peers, who knew him not only as a capable firefighter, but also a trusted mentor. In addition to his work on the fireground, Phil provided steely leadership as a former President of IAFF Local 266. He was a passionate advocate for his fellow firefighters, never hesitating to stand up for the safety and wellbeing of both his colleagues and the citizens they serve. During one of the department's most difficult moments – the 2009 layoffs that impacted 20 firefighters – Phil personally maintained contact with every member affected, ensuring they remained connected and supported. On behalf to the City of Mansfield, and the citizens benefitted from his years of service, we extend our deepest gratitude and congratulations to Firefighter Phil Dollish. His lasting contributions have made Mansfield a safer, stronger community, and his example will continue to inspire for years to come. We wish him great happiness, health, and fulfillment in this well-earned next chapter of his life.

PASSED 17 June 2025

Delaine Weiner
ATTEST /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

Laura Burns

David Falquette

Eleazer Akuchie

Shari Robertson

Aurelio Diaz

Keith Porch

Deborah Mount

Louie Andres

Cheryl Meier

Jodie Perry

Antoinette Daley

Roeliff E. Harper

Designating Mansfield Community Improvement Corporation as the agency of the City of Mansfield for its industrial, commercial, distribution, and research development.

WHEREAS, Ohio Revised Code (“R.C.”) Chapter 1724 sets forth the general powers and responsibilities of community improvement corporations and sets forth specifically that a municipal corporation may designate a community improvement corporation as the agency of the municipal corporation for the latter’s own industrial, commercial, distribution, and research development; and,

WHEREAS, pursuant to R.C. Section 1724.10(B), such designation of agency by a municipal corporation as to a community improvement corporation is made by the municipal corporation’s council; and,

WHEREAS, on _____, 2025, the Mayor caused to be filed with the Ohio Secretary of State the Articles of Incorporation of the Mansfield Community Improvement Corporation (the “CIC”) as a non-profit economic development corporation, to be formed under R.C. Chapter 1724 and registered to do business in the state, as evidenced by said Articles of Incorporation attached hereto as EXHIBIT A; and,

WHEREAS, this Council desires that the CIC, upon its due formation, is to be the City of Mansfield’s agency for industrial, commercial, distribution, and research development in accordance with R.C. Section 1724.10.

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

SECTION 1. This Council determines it is the policy of the City of Mansfield to promote the health, safety, morals, and general welfare of its inhabitants through the designation of the CIC as the agency of the City of Mansfield.

SECTION 2. The Mansfield Community Improvement Corporation is designated as the agency for the City of Mansfield’s industrial, commercial, distribution, and research development.

SECTION 3. The Mayor is authorized to enter into an agreement by and between the City of Mansfield and the CIC as set forth in R.C. Section 1724.10(B).

SECTION 4. It is found and determined that all formal actions of this Council concerning and pertaining to the adoption of this Ordinance were taken in an open meeting of this Council, and that all deliberations of the Council, and any of its committees, that resulted in such formal action were in meetings open to the public, and all in compliance with legal requirements including R.C. Section 121.22.

SECTION 5. This Ordinance is to take effect on and after the earliest period allowed by law.

Caucus 17 June, 2025
1st Reading 17 June, 2025
2nd Reading 17 June, 2025
PASSED 17 June, 2025

Delaine Weiner
ATTEST /s/ Delaine Weiner
Clerk of Council

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

APPROVED *Rodie Perry*
/s/ Rodie Perry
Mayor

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

**FIRST ADDENDUM
TO COMMUNITY REINVESTMENT AREA AGREEMENT**

THIS FIRST ADDENDUM is an integral part of the Community Reinvestment Area Agreement approved on October 6, 2020 (the “**Agreement**”), a copy of which is attached hereto, by and between the City of Mansfield, Ohio, a municipal corporation and political subdivision of the State of Ohio (the “**City**”), and KJBS, LLC, an Ohio Limited Liability Company (the “**Original Owner**”), with respect to the building expansion at 52 N. Diamond St. (the “**Original Project**”) located on certain real property located on taxable parcels 0270504513000 and 0270504311000 (the “**Project Site**”), the creation of jobs by the Original Owner in conjunction with the Original Project, and the terms and conditions upon which the City has granted a tax exemption from real property improvements pursuant to Ohio Revised Code Section 3735.67.

Under Section 4; Real Property Tax Exemption of the Agreement, the existing language is DELETED and REPLACED with the following:

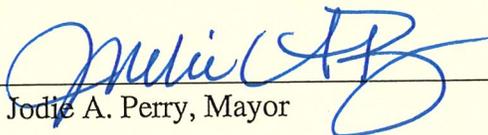
“The City hereby grants a fifteen (15) year real property tax exemption, pursuant to R.C. Section 3735.67 and for the assessed value of any new remodeling of the Project Site, Fifty percent (50%). The exemption commences the first year such real property improvement would first be taxable were that property not hereby exempted from taxation. No exemption shall commence after tax year 2021 (i.e., tax lien date January 1, 2022) nor extend beyond tax year 2035 (i.e., tax lien date January 1, 2036).”

For purposes of clarification, the foregoing deletion and replacement of the language comprising Section 4 of the Agreement does not restart any fifteen (15) year exemption period described therein.

Signature page follows.

IN WITNESS WHEREOF, the CITY OF MANSFIELD, OHIO, by Jodie A Perry, Mayor and Louis Andres, Public Works Director, and pursuant to Ordinance # _____, has caused this instrument to be executed on the dates indicated below, to be effective upon the execution of all parties.

CITY OF MANSFIELD, OHIO, an Ohio Municipal Corporation

BY: 
Jodie A. Perry, Mayor

6/20/25
Date

BY: _____
Louis Andres, Public Works Director

Date

KJBS, LLC, an Ohio Limited Liability Company

BY: _____
Brian McCartney, Member

Date

APPROVED AS TO FORM:

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

Date

**FIRST ADDENDUM
TO COMMUNITY REINVESTMENT AREA AGREEMENT**

THIS FIRST ADDENDUM is an integral part of the Community Reinvestment Area Agreement approved on November 15, 2022 (the “**Agreement**”), a copy of which is attached hereto, by and between the City of Mansfield, Ohio, a municipal corporation and political subdivision of the State of Ohio (the “**City**”), and 1027 Trimble, LLC, an Ohio Limited Liability Company (the “**Original Owner**”), with respect to the building expansion at 1027 Trimble Rd. Unit 2 (the “**Original Project**”) located on certain real property located on taxable parcel 0270722194033 (the “**Project Site**”), the creation of jobs by the Original Owner in conjunction with the Original Project, and the terms and conditions upon which the City has granted a tax exemption from real property improvements pursuant to Ohio Revised Code Section 3735.67.

Under Section 4; Real Property Tax Exemption of the Agreement, the existing language is DELETED and REPLACED with the following:

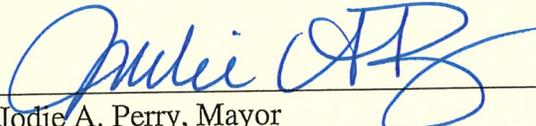
“The City hereby grants a fifteen (15) year real property tax exemption, pursuant to R.C. Section 3735.67 and for the assessed value of any new remodeling of the Project Site, Fifty-five percent (55%). The exemption commences the first year such real property improvement would first be taxable were that property not hereby exempted from taxation. No exemption shall commence after tax year 2023 (i.e., tax lien date January 1, 2024) nor extend beyond tax year 2037 (i.e., tax lien date January 1, 2038).”

For purposes of clarification, the foregoing deletion and replacement of the language comprising Section 4 of the Agreement does not restart any fifteen (15) year exemption period described therein.

Signature page follows.

IN WITNESS WHEREOF, the CITY OF MANSFIELD, OHIO, by Jodie A Perry, Mayor and Louis Andres, Public Works Director, and pursuant to Ordinance #_____, has caused this instrument to be executed on the dates indicated below, to be effective upon the execution of all parties.

CITY OF MANSFIELD, OHIO, an Ohio Municipal Corporation

BY: 
Jodie A. Perry, Mayor

6/20/25
Date

BY: _____
Louis Andres, Public Works Director

Date

1027 Trimble, LLC, an Ohio Limited Liability Company

BY: _____
Randy Payne, Member

Date

APPROVED AS TO FORM:

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

Date

BY: MR FALQUETTE

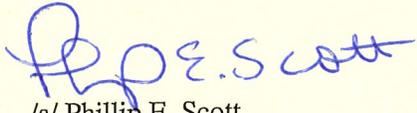
Authorizing the Mayor and the Public Works Director to enter into an Amended Community Reinvestment Area Agreement with M & D Real Estate Investments, Ltd., an Ohio Limited Liability Company, amending the previous CRA Agreement with M & D Real Estate Investments, Ltd., an Ohio Limited Liability Company, entered into via Ordinance #21-023 and terminating the CRA School Compensation Agreement entered into via Ordinance #21-024, for the completed construction project located at 449 Newman Street, and declaring an emergency.

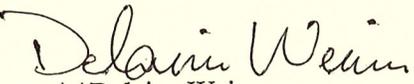
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:

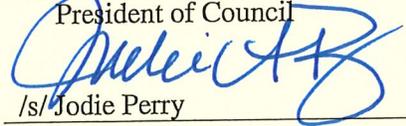
SECTION 1. That the Mayor and the Public Works Director be, and they are hereby, authorized to enter into an Amended Community Reinvestment Area Agreement with M & D Real Estate Investments, Ltd., an Ohio Limited Liability Company, amending the previous CRA Agreement with M & D Real Estate Investments, Ltd., an Ohio Limited Liability Company, entered into via 21-023 and terminating the CRA School Compensation Agreement entered into via Ordinance #21-024 for the completed construction project located at 449 Newman Street, located 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 granting a fifteen (15) year real property tax exemption for the assessed value of any new remodeling of the Project Site, Fifty-five percent (55%), all as substantially designated and fully set forth in the proposed First Addendum to Community Reinvestment Area Agreement, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference.

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

Caucus 17 June, 2025
1st Reading 17 June 2025
2nd Reading _____
PASSED 17 June 2025


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

**FIRST ADDENDUM
TO COMMUNITY REINVESTMENT AREA AGREEMENT**

THIS FIRST ADDENDUM is an integral part of the Community Reinvestment Area Agreement approved on February 2, 2021 (the “**Agreement**”), a copy of which is attached hereto, by and between the City of Mansfield, Ohio, a municipal corporation and political subdivision of the State of Ohio (the “**City**”), and M & D Real Estate Investments, LTD, an Ohio Limited Liability Company (the “**Original Owner**”), with respect to the building expansion at 449 Newman St. (the “**Original Project**”) located on certain real property located on taxable parcel 0270509805002 (the “**Project Site**”), the creation of jobs by the Original Owner in conjunction with the Original Project, and the terms and conditions upon which the City has granted a tax exemption from real property improvements pursuant to Ohio Revised Code Section 3735.67.

Under Section 4; Real Property Tax Exemption of the Agreement, the existing language is DELETED and REPLACED with the following:

“The City hereby grants a fifteen (15) year real property tax exemption, pursuant to R.C. Section 3735.67 and for the assessed value of any new remodeling of the Project Site, Fifty-five percent (55%). The exemption commences the first year such real property improvement would first be taxable were that property not hereby exempted from taxation. No exemption shall commence after tax year 2022 (i.e., tax lien date January 1, 2023) nor extend beyond tax year 2036 (i.e., tax lien date January 1, 2037).”

For purposes of clarification, the foregoing deletion and replacement of the language comprising Section 4 of the Agreement does not restart any fifteen (15) year exemption period described therein.

Signature page follows.

IN WITNESS WHEREOF, the CITY OF MANSFIELD, OHIO, by Jodie A Perry, Mayor and Louis Andres, Public Works Director, and pursuant to Ordinance #_____, has caused this instrument to be executed on the dates indicated below, to be effective upon the execution of all parties.

CITY OF MANSFIELD, OHIO, an Ohio Municipal Corporation

BY: Jodie A. Perry 6/20/25
Jodie A. Perry, Mayor Date

BY: _____
Louis Andres, Public Works Director Date

M & D Real Estate Investments, LTD, an Ohio Limited Liability Company

BY: _____
Shelley Fisher, Member Date

APPROVED AS TO FORM:

Roeliff E. Harper, Law Director Date
City of Mansfield, Ohio

BY: MR FALQUETTE

Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Agreement with Fanello Development Company, LLC, an Ohio limited liability company, for their planned construction of a new Industrial Building at 1501 Harrington Memorial Road, and declaring an emergency.

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

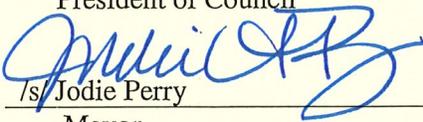
SECTION 1. That the Mayor and the Public Works Director be, and they are hereby, authorized to enter into a Community Reinvestment Area Agreement with Fanello Development Company, LLC, an Ohio limited liability company for their planned construction of a new Industrial Building at their property located at 1501 Harrington Memorial Road, 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 twelve (12) years on the real estate improvements for seventy five percent (75%) of such property newly invested in the project, all as substantially designated and fully set forth in the proposed Community Reinvestment Area Agreement, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference.

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

Caucus 17 June, 2025
1st Reading 17 June 2025
2nd Reading _____
PASSED 17 June 2025

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

APPROVED AS TO FORM:

Roeliff E. Harper
Law Director
City of Mansfield, Ohio