BILL #25-055*

ORDINANCE # 25-054

BY: MS. MOUNT

Amending Section 1335.20 of the Mansfield Codified Ordinances concerning the demolition of structures in the City of Mansfield, and declaring an emergency.

**WHEREAS**, the Permitting and Development Director has requested that a requirement for Demolitions be adopted pertaining to the removal of demolition debris; and

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

SECTION 1. That Section 1335.20 of the Mansfield Codified Ordinances be, and the same is hereby, amended to read as follows:

**1335.20 COMPLETION.**

(a) Demolition of any residential building or structure under any permit shall not be considered completed until:

(1) The contractor or resident-owner under Section 1335.24 has removed all lumber, rubble and other building or structural materials and debris and all demolition equipment from the graded premises; and

(2) The contractor or resident-owner under Section 1335.24 has broken and removed all foundations or slabs ~~to not less than four feet below the ground surface, and has filled all basements~~, trenches or other depressions with ~~not less than four feet of~~ compacted earth, or with Bureau approval, graded neatly to the existing established grade level, and further depending on the season and or weather permitting has applied seed and straw, unless a building permit has been issued for a structure which will make use of the foundation or slab remaining after demolition; and

(3) The Bureau of Buildings, Inspections, Licenses and Permits has issued to the contractor or resident-owner under Section 1335.24 a certificate of final inspection, which certificate shall issue when the provisions of this chapter have been satisfied, subject, however, to Section 1335.16 .

(b) Demolition of any commercial building or structure under any permit shall not be considered completed until:

(1) The contractor or owner under Section 1335.24 has removed all lumber, rubble and other building or structural materials and debris and all demolition equipment from the graded premises; and

(2) The contractor or owner under Section 1335.24 has broken and removed all foundations or slabs ~~to not less than four feet below the ground surface, and has filled all basements~~, trenches or other depressions with ~~not less than four feet of~~ compacted earth, or with Bureau approval, and due to the past site use that may affect the soil conditions a site may need to be left undisturbed and effectively the site shall either be graded neatly to the existing established grade level or prepared in such way as to allow for a floor slab to remain undisturbed. Further, depending on the season and or weather permitting has applied seed and straw to those sites able to be graded unless a building permit has been issued for a structure which will make use of the foundation or slab remaining after demolition; and

(3) The Bureau of Buildings, Inspections, Licenses and Permits has issued to the contractor or owner under Section 1335.24 a certificate of final inspection, which certificate shall issue when the provisions of this chapter have been satisfied subject, however, to Section 1335.16.

SECTION 3: SECTION 3. That by reason of the immediate necessity for demolition projects going out for bid to follow amended guidelines, 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 | 15 April 2025 |
| 1st Reading | 15 April 2025 |
| 2nd Reading | |
| PASSED | 15 April 2025 |

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

ATTEST Delaine Weiner
/s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

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

*Publication Required.

BILL #25-056

ORDINANCE # 25-055

BY: MR. FALQUETTE

Rescinding Ordinance # 20-218 relating to a Community Reinvestment Area Agreement, and declaring an emergency.

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

SECTION 1. That Ordinance #20-218, passed October 6, 2020, and authorizes the Mayor and Public Works Director to enter into a Community Reinvestment Area Agreement with 4 Life Investments, Inc., an Indiana Corporation with its main offices located at 3472 Stellhorn Road, Fort Wayne, Indiana 46815, for a project for expanding their existing facility at 424 Springmill Street, Mansfield, Ohio, in the City and 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 one hundred percent (100%) of such property newly invested in the project, all as substantially designated and fully set forth in the proposed Community Reinvestment Area Agreement, a copy of which is attached hereto as Exhibit "A," be and the same is hereby, repealed.

SECTION 2. That by reason of the immediate necessity for the Economic Development Program revitalization, 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 | 15 April 2025 |
| 1st Reading | 15 April 2025 |
| 2nd Reading | |
| PASSED | 15 April 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

Exhibit "A"
To Bill # 25-056

# COMMUNITY REINVESTMENT AREA AGREEMENT

This Agreement made and entered into by and between the CITY OF MANSFIELD, OHIO, a municipal corporation, with its main offices located at 30 North Diamond Street, Mansfield, Ohio 44902 (hereinafter referred to as "MANSFIELD"), and 4 Life Investments, Inc. an Indiana Corporation with its main offices located at 3472 Stellhom Road, Fort Wayne, Indiana 46815, 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,** 4 Life Investments, Lie., is desirous of renovating and expanding their facility located at 424 Springmill Street, Mansfield Ohio. This renovation and expansion of the facility (hereinafter referred to as the "PROJECT') will consist of a 500 square foot addition to the existing 2,500 square foot facility and interior renovations to the facility 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 die 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,** 4 Life Investments, Inc. has submitted a proposed agreement application (hereinafter referred to as "APPLICATION"), a copy of which is attached hereto as Exhibit "A".

**WHEREAS,** 4 Life Investments, Inc. has remitted the required state application fee of $750 made payable to the Ohio Development Services Agency with the application to be forwarded with the final agreement, and

**WHEREAS,** the Director of Economic Development of Mansfield as Housing Officer has investigated the application of 4 Life Investments, Inc. and has recommended the same to the City Council of the City of Mansfield on the basis that 4 Life Investments, Inc. 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 4 Life Investments, hie. is located in the Mansfield City School District and the N/A Joint Vocational School District and the Board of Education of Mansfield City 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. 4 Life Investments, Inc. shall construct a 500 square foot addition to their existing 2,500 square foot facility located at 424 Springmill Street. In addition 4 Life Investments, Inc. shall renovate their existing facility.

Said addition shall be constructed on Parcel Number 027-04-102-02-000 as 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 total building investment of Three Hundred Twenty Four Thousand Dollars ($324,000.00), plus or minus 10%, at the 424 Springmill Street site. In addition the Project will include approximately One Hundred Fifty Five Thousand Dollars ($155,000.00) investment in new Furniture, Fixtures, equipment and inventory.

The PROJECT will begin October 2020 and all acquisition, construction and installation will be completed by April 2021.

2. 4 ~~One~~ Life Investments, Inc., dba the Fire Pit 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. 4 Life Investments, Inc., 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 4 Life Investments, Inc., 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> |
|---|---|
| 12 years | 100% |

Each identified project improvement will receive [redacted] 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, 2033.

4 Life Investments, Inc., 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. 4 Life Investments, Inc., as part of this agreement, and as authorized in Section 3735.671 (A) (2) (c), shall enter into a Community Reinvestment Area Compensation Agreement with the Mansfield City School District detailing the annual cash payments for each year it receives the above mentioned exemption.

7. 4 Life Investments, Inc., 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 4 Life Investments, Inc. fails to pay such taxes or file such returns and reports, all incentives and exemptions granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.

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

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

10. If 4 Life Investments, Inc. materially fails to fulfill its obligations under this agreement, or any Mansfield determines that the certification as to delinquent taxes as required by this agreement is fraudulent, Mansfield may terminate or modify the exemptions from taxation granted under this agreement. Mansfield may require repayment of the amount of taxes that would have been payable had the property tax not been exempted from taxation under this agreement.

11. 4 Life Investments, Inc. hereby certifies that at the time this agreement is executed, 4 Life Investments, Inc. does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does 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, 4 Life Investments, Inc. currently is 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 4 Life Investments, Inc. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the ORC governing payment of those taxes.

12. 4 Life Investments, Inc. and Mansfield acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Mansfield, Ohio as a condition for the agreement to take effect. This agreement takes effect upon such approval.

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

14. Exemptions from taxation granted under this agreement shall be revoked if it is determined that 4 Life Investments, Inc., 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.

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

**IN WITNESS WHEREOF**, the CITY OF MANSFIELD, OHIO, by TIMOTHY L. THEAKER, Mayor and David Remy, Public Works Director, and pursuant to Ordinance # 20-218, has caused this instrument to be executed this 20th day of October, 2020, and 4 Life Investments, Inc., by Jerry Starks, Jr. its President, has caused this instrument to be executed on this 24th day of ~~October~~ November, 2020.

WITNESS

Marlene Showronski

Marlene Showronski

Marcella Carter

CITY OF MANSFIELD, OHIO

BY: Tim Theaker
TIMOTHY L. THEAKER, Mayor

BY: David L. Remy
David Remy, Public Works Director

4 LIFE INVESTMENTS, INC.

BY: Jerry Starks Jr.
Jerry Starks, Jr., President

APPROVED AS TO FORM:

John Spon
John Spon, Law Director
City of Mansfield, Ohio

received
9/28/2020 TE

EXHIBIT "A"

**CITY OF MANSFIELD**
**Community Reinvestment Area**

**PROPOSED AGREEMENT** for Community Reinvestment Area Tax Incentives between the 4 Life Investments 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).

| | |
|---|---|
| 4 Life Investments INC | Jerry Starks Jr |
| Enterprise Name | Contact Person |
| 8472 Stellhorn Rd Fort Wayne IN 46815 | 260-440-7065 |
| Address | Telephone Number |

b. Project site:

| | |
|---|---|
| Fire Pit | Lodema M'Poko |
| | Contact Person |
| 424 Springmill St, Mansfield, OH | 419-295-3586 |
| Address | Telephone Number |

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

b. List primary 6 digit North American Industry Classification System (NAICS) # 722513

Business may list other relevant SIC numbers. 5812

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).

C Corp

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

Jerry Starks Jr

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

0

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

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

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

0

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

0

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

0

5. Does the Property Owner owe:

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

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:
Finish any construction not completed as of today;
add additional sq. ft for an enclosed smoking area; and
refinish and expand the parking lot for more parking.

7. Project will begin Mar 1 Nov. 1, 20 20 and be completed December 31, 20
provided a tax exemption is provided.

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

b. State the time frame of this projected hiring: >1 yrs.

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

9. a. Estimate the amount of annual payroll such new employees will add $ 446,000
(new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

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

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

| | | |
|---|---|---|
| A. | Acquisition of Buildings: | $ 80000 |
| B. | Additions/New Construction: | $ 178000 |
| C. | Improvements to existing buildings: | $ 188000 |
| D. | Machinery & Equipment: | $ 60000 |
| E. | Furniture & Fixtures: | $ 80000 |
| F. | Inventory: | $ 48000 |
| | Total New Project Investment: | $ [illegible] |

11. a. Business requests the following tax exemption incentives: 100 % for 12 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 start up costs and risks for new restaurant venues are incredibly high, especially for owner operated entities. National Restaurant Association statistics show that the average life expectancy of a restaurant or bar is less than two years. These incentives will help us minimize those risks. Our desire for the Fire PR concept is to create jobs, help stimulate tax revenue for the City, and State, contribute to the revitalization of a distressed neighborhood, and to become financially successful. These incentives will also help ensure that we meet our goals.

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.

4 Life Investments INC

Name of Property Owner

9/22/2020

Date

Jerry Starks

Signature

Jerry Starks Jr, President

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:**

| | | |
|---|---|---|
| Renovations: | $152,000 | |
| New Construction | $172,000 | 500 S.F. Addition |

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

| | |
|---|---|
| Furniture & Fixtures | $50,000 |
| Machinery & Equipment | $60,000 |

C. **Inventory:**

$45,000

**Estimated Schedule of Jobs** **EXHIBIT "C"**

| | | estimated jobs | estimated annual payroll |
|---|---|---|---|
| year 1 | created: | # | |
| | full-time permanent | 6 | $ 268,320.00 |
| | full-time temporary | | $ |
| | part-time permanent | 7 | $ 144,280.00 |
| | part-time temporary | | $ |
| | retained: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 412,600.00 |
| year 2 | created: | # | |
| | full-time permanent | 1 | $ 78,260.00 |
| | full-time temporary | | $ |
| | part-time permanent | 4 | $ 76,000.00 |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 566,860.00 |
| year 3 | created: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 566,860.00 |
| year 4 | created: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 566,860.00 |
| year 5 | created: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 566,860.00 |
| year 6 | created: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |

| | | | |
|---|---|---|---|
| | TOTAL ANNUAL PAYROLL | | $ 566,860.00 |
| year 7 | created: | # | |
| | full-time permanent | ____ | $ |
| | full-time temporary | ____ | $ |
| | part-time permanent | ____ | $ |
| | part-time temporary | ____ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 566,860.00 |
| year 8 | created: | # | |
| | full-time permanent | ____ | $ |
| | full-time temporary | ____ | $ |
| | part-time permanent | ____ | $ |
| | part-time temporary | ____ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 566,860.00 |
| year 9 | created: | # | |
| | full-time permanent | ____ | $ |
| | full-time temporary | ____ | $ |
| | part-time permanent | ____ | $ |
| | part-time temporary | ____ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 566,860.00 |
| year 10 | created: | # | |
| | full-time permanent | ____ | $ |
| | full-time temporary | ____ | $ |
| | part-time permanent | ____ | $ |
| | part-time temporary | ____ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 566,860.00 |

# City of Mansfield
## Tim Theaker, Mayor

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


September 28, 2020

Jerry Starks, Jr., President
4 Life Investments, Inc.
3472 Stellhorn Road
Fort Wayne, Indiana 46815

**RE: 4 Life Investments, Inc., Community Reinvestment Area Application**

Dear Mr. ~~McGertney~~ STARKS,

The City of Mansfield received the attached application for Community Reinvestment Area Tax Exemption on September 28, 2020. The Tax Exemption requested is for your proposed real property investment of $324,000.00. Further, the requested exemption is 100% for 12 years.

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

Final approval for Community Reinvestment Area Tax Exemption rests with City Council. Legislation will be presented to City Council on November 17, 2020. A representative of the company will be required at the November 17, 2020 City Council Caucus, which begins at 7:00 p.m., and will be held in the 3rd floor Council Chambers.

Sincerely,

Tim Bowersock

Tim Bowersock
Economic Development Director

Cc: Stan Jefferson, Superintendent, Mansfield City Schools
Tacy Courtright, Treasurer

Received by: ______________________________
Date: ______________________________

**Bowersock, Tim**

| | |
|---|---|
| **From:** | Microsoft Outlook |
| **To:** | Courtright.Tacy@mansfieldschools.org; Stan Jefferson |
| **Sent:** | Wednesday, September 23, 2020 10:53 AM |
| **Subject:** | Relayed: Community Reinvestment Area Application |

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

Courtright.Tacy@mansfieldschools.org (Courtright.Tacy@mansfieldschools.org)

Stan Jefferson (jefferson.stan@mansfieldschools.org)

Subject: Community Reinvestment Area Application

Community Reinvestment Ar...

**Bowersock, Tim**

**To:** Courtright.Tacy@mansfieldschools.org; Stan Jefferson
**Subject:** Community Reinvestment Area Application
**Attachments:** 4 Life Investments Notification Letter 09232020.pdf; CRA Application 4 Life Investments Inc 09232020.pdf; 4 Life Inv CRA Real Estate Tax Illustration 09222020.docx

Mr. Jefferson and Ms. Courtright,

The City of Mansfield received the attached CRA application from Mr. Starks this morning. In the application he has requested a twelve year 100% tax exemption for the new investment in real estate and has agreed to a proposed School Compensation amount equal to 40% of the exempted taxes for the same period. (See Illustration)

As a result of this investment the applicant projects creating 21 jobs.

The City of Mansfield is required to give the School 45 days to comment on the application if you wish to do so. Mr. Starks would like to move the project forward as soon as possible and has requested that I ask the School to waive all or part of the 45 day comment period which will enable the City to expedite the approval process.

Please feel free to contact me with any questions or if you would like to meet to discuss this project.

Tim Bowersock
Economic Development Director
City of Mansfield
30 N. Diamond Street
Mansfield, Ohio 44902
P: (419) 755-9794

BILL #25-057

ORDINANCE # 25-056

BY: MR. FALQUETTE

Rescinding Ordinance # 22-172 relating to a Community Reinvestment Area Agreement, and declaring an emergency.

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

SECTION 1. That Ordinance #22-172, passed September 6, 2022, and authorizes the Mayor and Public Works Director to enter into a Community Reinvestment Area Agreement with MTC Holdings, LLC, relating to a Community Reinvestment Area project for the construction of their new facility at Miller Parkway, Mansfield, Ohio, in the City and the Community Reinvestment Area, which will encompass substantial new investment and related employment, and to provide in said agreement for certain tax incentives, as authorized under Ohio Revised Code Chapter 3735.66, i.e., exemption from tax for a period of fifteen (15) years on the real estate improvements for fifty percent (50%) of such property newly invested in the project, all as substantially designated and fully set forth in the proposed Community Reinvestment Area Agreement, a copy of which is attached hereto as Exhibit "A," be and the same is hereby, repealed.

SECTION 2. That by reason of the immediate necessity for the Economic Development Program revitalization, 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 | 15 April 2025 |
| 1st Reading | 15 April 2025 |
| 2nd Reading | |
| PASSED | 15 April 2025 |

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

ATTEST Delaine Weiner
/s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

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

Exhibit "A"
To Bill # 25-057

# COMMUNITY REINVESTMENT AREA AGREEMENT

This Agreement made and entered into by and between the CITY OF MANSFIELD, OHIO, a municipal corporation, with its main offices located at 30 North Diamond Street, Mansfield, Ohio 44902 (hereinafter referred to as "MANSFIELD"), and MTC Holdings, LLC, an Ohio Limited Liability Company with its main offices located at 95 Ohio Brass Road, 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,** MTC Holdings, LLC, is desirous of investing in the construction of a new industrial building at their property located at Miller Parkway, Mansfield, Ohio (hereinafter referred to as the 'TROJECT") 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,** MTC Holdings, LLC, has submitted a proposed agreement application (hereinafter referred to as "APPLICATION"), a copy of which is attached hereto as Exhibit "A".

**WHEREAS,** MTC Holdings, LLC, has remitted the required state application fee of $750 made payable to the Ohio Development Services Agency with the application to be forwarded with the final agreement, and

**WHEREAS,** the Director of Economic Development for the City Mansfield as Housing Officer has investigated the application of MTC Holdings, LLC., and has recommended the same to the City Council of the City of Mansfield on the basis that MTC Holdings, 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 MTC Holdings, LLC, is located in the Crestview Local School District and the Pioneer Career and Technical Center Vocational School District and the Board of Education of Crestview Local School and Pioneer Career and Technical Center have been notified in accordance with § 3735.67 and 5709.83 and have 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. MTC Holdings, LLC shall invest in the construction of a new 8,000sf industrial building at Miller Parkway t, Mansfield, Ohio.

Said building will be constructed on Parcel Numbers 013-89-015-01-012 and 013-89-015-01-013 as the same is known and designated on the Auditor's revised list of lots in the City of Mansfield, Richland County, Ohio (as shown in the attached Exhibit "B".

The PROJECT will involve an estimated investment of Three Hundred Fifty Thousand Dollars ($350,000.00), plus or minus 10%, at the Miller Parkway site.

The PROJECT will begin September 15, 2022 and all construction and installation will be completed by July 31, 2023.

2. Carroll Fabrication, LLC 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. MTC Holdings, 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 MTC Holdings, 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 | 50% |

Each identified project improvement will receive a ~~twelve (12)~~ 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, 2038.

MTC Holdings, 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. MTC Holdings, 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 MTC Holdings, 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 MTC Holdings, 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. MTC Holdings, LLC, hereby certifies that at the time this agreement is executed, MTC Holdings, 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, MTC Holdings, 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 MTC Holdings, 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. MTC Holdings, LLC and Mansfield acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Mansfield, Ohio as a condition for the agreement to take effect. This agreement takes effect upon such approval.

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, MTC Holdings, LLC, 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 MTC Holdings, LLC, any successor enterprise, or any related member (as those terms are defined in § 5709.61 of the ORC) has violated the prohibition against entering into this agreement under Division (E) of § 3735.671 or § 5709.62, 5709.63, or 5709.632 of the ORC prior to the time prescribed by that division or either of those sections.

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

**IN WITNESS WHEREOF**, the CITY OF MANSFIELD, OHIO, by TIMOTHY L. THEAKER, Mayor and DAVID REMY, Public Works Director, and pursuant to Ordinance # 22-161, has caused this instrument to be executed this 15th day of September, 2022, and MTC Holdings, LLC by Michael Carroll, its Member, has caused this instrument to be executed on this 15th day of ~~September,~~ November 2022.

TRS

WITNESS

Marlene Skowronski

CITY OF MANSFIELD, OHIO

BY: ______________________

TIMOTHY L. THEAKER, Mayor

BY: ______________________

DAVID REMY, Public Works Director

MTC Holdings, LLC

BY: ______________________

MICHAEL CARROLL, Member

APPROVED AS TO FORM:

______________________

John Spon, Law Director

City of Mansfield, Ohio

EXHIBIT "A"

**CITY OF MANSFIELD**
**Community Reinvestment Area**

**PROPOSED AGREEMENT** for Community Reinvestment Area Tax Incentives between the MTC 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).

MTC HOLDINGS LLC
Enterprise Name

MIKE DORROLL
Contact Person

1012 WOODSIDE DR ~~MANSFIELD OH 44906~~
Address

567 300 8146
Telephone Number

b. Project site:

MILLER PARKWAY

Contact Person

RED INDUSTRIAL PARK
Address

Telephone Number

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

LIGHT MANUFACTURING (MACHINE SHOP)

b. List primary 6 digit North American Industry Classification System (NAICS) # 332721

Business may list other relevant SIC numbers. 3451

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

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

LLC.

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

MICHAEL A CARROll

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

0

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes X 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:

95 OHIO BRISS ROAD TO REID INDUSTRIAL PARK

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

1 FULL TIME

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

1 FULL TIME

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

NEW LOCATION ALLOWS FOR COMPANY GROWTH

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: ______________________

7. Project will begin ~~AUGUST~~ SEPTEMBER PER MIKE, 20 22 and be completed JULY 31, 2023 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):

5 FULL TIME OVER 3 YRS

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

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):
1 YR = 1 FT 2 YR = 2 FT 3 YR = 2 FT

9. a. Estimate the amount of annual payroll such new employees will add $ 150,000 (new annual payroll must be itemized by full and part-time and permanent and temporary new employees). 5 FT @ 30-35K A YEAR

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: | $ 0 |
| B. | Additions/New Construction: | $ 250~500 K |
| C. | Improvements to existing buildings: | $ 0 |
| D. | Machinery & Equipment: | $ 50~100K (mill laser) |
| E. | Furniture & Fixtures: | $ 0 |
| F. | Inventory: | $ 0 |
| | Total New Project Investment: | $ 350~400K |

50 Per Mark Carroll 6/1/22

11. a. Business requests the following tax exemption incentives: ~~100~~ 50 % 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)

COMPETITIVE BUSINESS

ALLOW FOR GROWTH

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.

MTC HOLDINGS LLC
Name of Property Owner

JUNE 2 2022
Date

Signature

MIKE CARROLL 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.

# City of Mansfield
## Tim Theaker, Mayor

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


August 2, 2022

Mike Carroll, Member
MTC Holdings, LLC
% Carroll Fabrication, LLC
95 Ohio Brass Road
Mansfield, Ohio 44906

RE: MTC Holdings, LLC Miller Parkway Project, Community Reinvestment Area Application

Dear Mr. Whisler,

The City of Mansfield received the attached application for Community Reinvestment Area Tax Exemption on June 2, 2022. The Tax Exemption requested is for your proposed real property investment of $800,000.00. Further, the requested exemption is 50% for 15 years.

Pursuant to law, the City of Mansfield is required to provide notification to the affected school district of the filing of applications so they may, if they choose, provide comments to the City of Mansfield within 14 days of this notice. The City of Mansfield is required to consider those comments in acting upon this application. By copy of this letter, I am notifying the appropriate school district of this request.

Final approval for Community Reinvestment Area Tax Exemption rests with City Council. Legislation will be presented to City Council on September 6, 2022. A representative of the company may be required at the September 6, 2022 City Council Caucus, which begins at 7:00 p.m., and will be held in the 3rd floor Council Chambers.

Sincerely,

Tim Bowersock

Tim Bowersock
Economic Development Director

Cc: Gregg Nicholl, Superintendent, Pioneer Career and Technology Center
Linda Schumacher, Treasurer

Received by: Linda K. Schumacher
Date: 8/3/22

# City of Mansfield

## Tim Theaker, Mayor

30 N. Diamond Street - Mansfield, OH 44902 – (419)755-9794 Fax-(419)755-9465

**Tim Bowersock, Economic Development Director**


August 2, 2022

Mike Carroll, Member
MTC Holdings, LLC
% Carroll Fabrication, LLC
95 Ohio Brass Road
Mansfield, Ohio 44906

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Sincerely,

Tim Bowersock

Tim Bowersock
Economic Development Director

Cc: Jim Grubbs, Superintendent, Crestview Local Schools
Robin Klenk, Treasurer

Received by: Robin Klenk - Confirmed Verbally 9/3/22
Date: 9/3/22

# City of Mansfield

## Tim Theaker, Mayor

30 N. Diamond Street - Mansfield, OH 44902 – (419)755-9794 Fax-(419)755-9465

**Tim Bowersock, Economic Development Director**

August 2, 2022

Mike Carroll, Member
MTC Holdings, LLC
% Carroll Fabrication, LLC
95 Ohio Brass Road
Mansfield, Ohio 44906

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Sincerely,

Tim Bowersock

Tim Bowersock
Economic Development Director

Cc: Gregg Nicholl, Superintendent, Pioneer Career and Technology Center
Linda Schumacher, Treasurer

Received by: Mike Carroll – Confirmed Verbally 8/2/22
Date: 8/2/22

EXHIBIT "B"

DESCRIPTION OF INVESTMENTS

A. Existing or new building cost and size:

8,000 S.F. Office Building

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 1 | created: | # | |
| | full-time permanent | 1 | $ 30,000.00 |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | retained: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 30,000.00 |
| year 2 | created: | # | |
| | full-time permanent | 2 | $ 60,000.00 |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 90,000.00 |
| year 3 | created: | # | |
| | full-time permanent | 2 | $ 60,000.00 |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 150,000.00 |
| year 4 | created: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 150,000.00 |
| year 5 | created: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 150,000.00 |

| | | | |
|---|---|---|---|
| year 6 | created: | # | |
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 150,000.00 |
| year 7 | created: | # | |
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 150,000.00 |
| year 8 | created: | # | |
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 150,000.00 |
| year 9 | created: | # | |
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 150,000.00 |
| year 10 | created: | # | |
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 150,000.00 |
| year 11 | created: | # | |
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 150,000.00 |
| year 12 | created: | # | |
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 150,000.00 |

BILL #22-170

ORDINANCE # 22-172

BY: MS. MOTON

Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Agreement with MTC Holdings, LLC for certain tax incentives under Ohio Revised Code Chapter § 3735.66 for the construction of a new facility at Miller Parkway, Mansfield, Ohio 44903, and declaring an emergency.

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

SECTION 1. That the Mayor and the Public Works Director be, and they are hereby, authorized to enter into a Community Reinvestment Area Agreement with MTC Holdings, LLC , relating to a Community Reinvestment Area project for construction of their new facility at Miller Parkway, Mansfield, Ohio, in the City and in the Community Reinvestment Area, which will encompass substantial new investment and related employment, and to provide in said Agreement for certain tax incentives, as authorized under Ohio Revised Code Chapter §3735.66, i.e., exemption from tax for a period of fifteen (15) years on the real estate improvements for fifty percent (50%) of such property newly invested in the project, all as substantially designated and fully set forth in the proposed Community Reinvestment Area Agreement, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference.

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

| | | | |
|---|---|---|---|
| Caucus | 6 September 2022 | | |
| 1st Reading | 6 September 2022 | | |
| 2nd Reading | | | |
| PASSED | 6 September 2022 | SIGNED | /s/ David Falquette<br>President of Council |
| ATTEST | /s/ Amy L. Yockey<br>Clerk of Council | APPROVED | /s/ Timothy L. Theaker<br>Mayor |

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

# City of Mansfield
## Tim Theaker, Mayor

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


November 28, 2022

Lydia L. Mihalik, Director
Ohio Development Services Agency
77 South High Street, 29th Floor
Columbus, Ohio 43215

RE: Community Reinvestment Area Agreement between the City of Mansfield and MTC Holdings, LLC

Dear Director Mihalik,

Attached, in accordance with Section 3735.671(F) of the Ohio Revised Code, I am submitting the above referenced Community Reinvestment Area Agreement.

Sincerely,

Tim Bowersock
Economic Development Director
CRA Housing Officer

CC: Richland County Auditor
Crestview Local Schools
Pioneer Career & Technical Center

BILL #25-058

ORDINANCE # 25-057

BY: MR. FALQUETTE

Rescinding Ordinance # 22-161 relating to a Community Reinvestment Area Agreement, and declaring an emergency.

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

SECTION 1. That Ordinance #22-161, passed August 16, 2022, and authorizes the Mayor and Public Works Director to enter into a Community Reinvestment Area Agreement with 1404 PAW, LLC, relating to a Community Reinvestment Area project for expanding their existing facility at 1404 Park Avenue West, Mansfield, Ohio, in the City and 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 fifty percent (50%) of such property newly invested in the project, all as substantially designated and fully set forth in the proposed Community Reinvestment Area Agreement, a copy of which is attached hereto as Exhibit "A," be and the same is hereby, repealed.

SECTION 2. That by reason of the immediate necessity for the Economic Development Program revitalization, 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 | 15 April 2025 |
| 1st Reading | 15 April 2025 |
| 2nd Reading | |
| PASSED | 15 April 2025 |

P. E. Scott

SIGNED /s/ Phillip E. Scott
President of Council

Delaine Weiner

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

Exhibit "A"
To Bill # 25-058

## COMMUNITY REINVESTMENT AREA AGREEMENT

This Agreement made and entered into by and between the CITY OF MANSFIELD, OHIO, a municipal corporation, with its main offices located at 30 North Diamond Street, Mansfield, Ohio 44902 (hereinafter referred to as "MANSFIELD"), and 1404 PAW, LLC, an Ohio Limited Liability Company with its main offices located at 1310 West Fourth 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,** 1404 PAW, LLC, is desirous of investing in renovations at their building located at 1404 Park Avenue West, Mansfield, Ohio (hereinafter referred to as the 'TROJECT") 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,** 1404 PAW. LLC, has submitted a proposed agreement application (hereinafter referred to as "APPLICATION"), a copy of which is attached hereto as Exhibit "A".

**WHEREAS,** 1404 PAW, LLC, has remitted the required state application fee of $750 made payable to the Ohio Development Services Agency with the application to be forwarded with the final agreement, and

**WHEREAS,** the Director of Economic Development for the City Mansfield as Housing Officer has investigated the application of 1404 PAW, LLC., and has recommended the same to the City Council of the City of Mansfield on the basis that 1404 PAW, 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 1404 PAW, LLC, is located in the Mansfield City School District and the N/A Joint Vocational School District and the Board of Education of Mansfield City 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. 1404 PAW, LLC shall invest in renovations to their 39,000sf building located at 1404 Park Avenue West, Mansfield, Ohio.

Said building is located on Parcel Number 027-03-034-02-000 as the same is known and designated on the Auditor's revised list of lots in the City of Mansfield, Richland County, Ohio (as shown in the attached Exhibit "B".

The PROJECT will involve an estimated investment of Two Million Five Hundred Thousand Dollars ($2,500,000.00), plus or minus 10%, at the 1404 Park Avenue West site.

The PROJECT will begin September 1, 2022 and all construction and installation will be completed by December 31, 2022.

2. A current 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. 1404 PAW, 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 1404 PAW, 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) |
|---|---|
| 12 years | 50% |

Each identified project improvement will receive a twelve (12) 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, 2035.

1404 PAW, 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. 1404 PAW, 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 1404 PAW, 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 1404 PAW, 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. 1404 PAW, LLC, hereby certifies that at the time this agreement is executed, 1404 PAW, 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, 1404 PAW I, 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 1404 PAW, 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. 1404 PAW, LLC and Mansfield acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Mansfield, Ohio as a condition for the agreement to take effect. This agreement takes effect upon such approval.

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, 1404 PAW, LLC, 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 1404 PAW, LLC, any successor enterprise, or any related member (as those terms are defined in § 5709.61 of the ORC) has violated the prohibition against entering into this agreement under Division (E) of § 3735.671 or § 5709.62, 5709.63, or 5709.632 of the ORC prior to the time prescribed by that division or either of those sections.

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

**IN WITNESS WHEREOF**, the CITY OF MANSFIELD, OHIO, by TIMOTHY L. THEAKER, Mayor and DAVID REMY, Public Works Director, and pursuant to Ordinance # 22-161, has caused this instrument to be executed this _____ day of August, 2022, and 1404 PAW, LLC by RANDY PAYNE, its Member, has caused this instrument to be executed on this ______ day of August, 2022.

WITNESS

CITY OF MANSFIELD, OHIO

______________________________ BY: ______________________________
TIMOTHY L. THEAKER, Mayor

______________________________ BY: ______________________________
DAVID REMY, Public Works Director

1404 PAW, LLC

______________________________ BY: ______________________________
RANDY PAYNE, Member

APPROVED AS TO FORM:

______________________________
John Spon, Law Director
City of Mansfield, Ohio

BILL #22-159

ORDINANCE # 22-161

BY: MS. MOTON

Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Agreement with 1404 PAW, LLC for certain tax incentives under Ohio Revised Code Chapter § 3735.66 for renovating and expanding their existing facility 1404 Park Avenue West, Mansfield, Ohio 44903, and declaring an emergency.

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

SECTION 1. That the Mayor and the Public Works Director be, and they are hereby, authorized to enter into a Community Reinvestment Area Agreement with 1404 PAW, LLC, relating to a Community Reinvestment Area project for expanding their existing facility at 1404 Park Avenue West, Mansfield, Ohio, in the City and in the Community Reinvestment Area, which will encompass substantial new investment and related employment, and to provide in said Agreement for certain tax incentives, as authorized under Ohio Revised Code Chapter §3735.66, i.e., exemption from tax for a period of twelve (12) years on the real estate improvements for fifty percent (50%) of such property newly invested in the project, all as substantially designated and fully set forth in the proposed Community Reinvestment Area Agreement, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference.

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

| | | | | |
|---|---|---|---|---|
| Caucus | 16 August 2022 | | | |
| 1st Reading | 16 August 2022 | | | |
| 2nd Reading | | | | |
| PASSED | 16 August 2022 | | SIGNED | /s/ David Falquette<br>President of Council |
| ATTEST | /s/ Amy L. Yockey<br>Clerk of Council | | APPROVED | /s/ Timothy L. Theaker<br>Mayor |

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

EXHIBIT "A"

received
7/6/22 JBS

# CITY OF MANSFIELD
## Community Reinvestment Area

**PROPOSED AGREEMENT** for Community Reinvestment Area Tax Incentives between the 1404 PAW, 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).

| | |
|---|---|
| 1404 PAW, LLC | Michael Whisler |
| Enterprise Name | Contact Person |
| 1310 W. 4th St., Mansfield 44906 | 419.529.4456 ext. 264 |
| Address | Telephone Number |

b. Project site:

| | |
|---|---|
| commercial building | Same as above |
| | Contact Person |
| 1404 Park Ave. W. Mansfield 44906 | |
| Address | Telephone Number |

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

Commercial tenants - use as office space for businesses & Charter School occupies front of building

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: Third Street Family Health Services: will be transferring existing administrative jobs at 600 W. Third St. to this location (this is only 1 of 3 tenants - other tenants are not a consolidation) Third Street's location on Third St. will remain open

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

Limited Liability Company

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

Randy Payne & James Schmidt

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

one tenant currently has 5 employees working at this building

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes___ No_X__

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

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

1404 PAW (enterprise) has 5 full time employees but they do not work at the project site

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 x

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: 2 projects: (1) Buckeye Community School (tenant)

expanding their sf in the building to include an add'l 4859 sf - renovation to allow for more space for students/teachers - estimated cost of project is $800,000

(2) Third Street Family Health Services (tenant) - estimated cost of project is $1,600,000

will be leasing 8278 sf and completing a renovation of the suite along with some exterior building improvements for a very modern take on administrative office space

7. Project will begin summer of, 20 22 and be completed end of yr. 2022, 20 provided a tax exemption is provided.

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

Buckeye Community School projects create an estimated 18 new jobs in the area

Third Street Family Health Services project will bring an estimated 30 jobs to this location

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

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

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).

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

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

| | | |
|---|---|---|
| A. | Acquisition of Buildings: | $ |
| B. | Additions/New Construction: | $ |
| C. | Improvements to existing buildings: | $ 2,500,000 |
| D. | Machinery & Equipment: | $ |
| E. | Furniture & Fixtures: | $ |
| F. | Inventory: | $ |
| | **Total New Project Investment:** | $ |

11. a. Business requests the following tax exemption incentives: 50 % for 12 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)

This real estate tax exemption is necessary for the building to be appropriately priced in the market

in order to be competitive on lease rates extended to tenants - which in turn the tenant creates the new jobs for the area

or retains jobs in the city rather than relocating these jobs to other areas with newer, updated buildings

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.

| | |
|---|---|
| 1404 PAW, LLC | July 5, 2022 |
| Name of Property Owner | Date |
| Randy A. Payne | Randy A. Payne, General Manager |
| 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 <u>must</u> 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
## Tim Theaker, Mayor

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

July 15, 2022

Mike Whisler, CFO
1404 PAW, LLC.
% Adena Corporation
1310 West Fourth Street
Mansfield, Ohio 44906

RE: 1404 PAW, LLC., Community Reinvestment Area Application

Dear Mr. Whisler,

The City of Mansfield received the attached application for Community Reinvestment Area Tax Exemption on July 5, 2022. The Tax Exemption requested is for your proposed real property investment of $2,500,000.00. Further, the requested exemption is 50% for 12 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 August 16, 2022. A representative of the company will be required at the August 16, 2022 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: Stan Jefferson, Superintendent, Mansfield City Schools
Tacy Courtright, Treasurer

Received by: ______
Date: 7 15 22

# City of Mansfield
## Tim Theaker, Mayor

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

July 15, 2022

Mike Whisler, CFO
1404 PAW, LLC.
% Adena Corporation
1310 West Fourth Street
Mansfield, Ohio 44906

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Sincerely,
Tim Bowersock
Tim Bowersock
Economic Development Director

Cc: Stan Jefferson, Superintendent, Mansfield City Schools
Tacy Courtright, Treasurer

Received by: TACY COURTRIGHT VERBALLY CONFIRMED
Date: 7/15/22

EXHIBIT "B"

DESCRIPTION OF INVESTMENTS

A. Existing or new building cost and size:

| | | |
|---|---|---|
| Building Renovations | $2,500,000.00 | 39,000 S.F. Office Building |

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 1 | created: | # | |
| | full-time permanent | 9 | $ 270,000.00 |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | retained: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 270,000.00 |
| year 2 | created: | # | |
| | full-time permanent | 9 | $ 270,000.00 |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 540,000.00 |
| year 3 | created: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 540,000.00 |
| year 4 | created: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 540,000.00 |
| year 5 | created: | # | |
| | full-time permanent | | $ |
| | full-time temporary | | $ |
| | part-time permanent | | $ |
| | part-time temporary | | $ |
| | TOTAL ANNUAL PAYROLL | | $ 540,000.00 |

| year 6 | created: | # | |
|---|---|---|---|
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 540.000.00 |

| year 7 | created: | # | |
|---|---|---|---|
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 540,000.00 |

| year 8 | created: | # | |
|---|---|---|---|
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 540.000.00 |

| year 9 | created: | # | |
|---|---|---|---|
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 540.000.00 |

| year 10 | created: | # | |
|---|---|---|---|
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 540.000.00 |

| year 11 | created: | # | |
|---|---|---|---|
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 540.000.00 |

| year 12 | created: | # | |
|---|---|---|---|
| | full-time permanent | ________ | $ |
| | full-time temporary | ________ | $ |
| | part-time permanent | ________ | $ |
| | part-time temporary | ________ | $ |
| | TOTAL ANNUAL PAYROLL | | $ 540.000.00 |

BILL #25-059

ORDINANCE # 25-058

BY: MS. MEIER

Amending Section 24 of Ordinance No. 25-005 adopting personnel positions, pay grades, and salaries for certain employees of the City of Mansfield 2025 payroll year, and declaring an emergency.

**WHEREAS,** pursuant to Sections 1 through 37 of Ordinance No. 25-005, passed January 7, 2025, this Council adopted certain personnel positions, pay grades and salaries for certain employees of the City of Mansfield for the 2025 payroll year, and

**WHEREAS,** pursuant to Section 24 of Ordinance 25-005 positions and pay rates are outlined for City personnel, and, so as to promote efficiency and productivity of the City, it has become necessary to increase the number of positions in a classification of that Section.

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

SECTION 1. That Section 24 of Ordinance No. 25-005, passed January 7, 2025, be, and the same is hereby amended to read and provide as follows:

"SECTION 24. **SERVICE COMPLEX DIVISION – PERSONNEL.** The Service Complex Division within the Public Service Department shall be composed of the following personnel who shall be compensated in accordance with the salary range or pay grade indicated:

| POSITION | SALARY/GRADE/HOURLY |
|---|---|
| | |
| a. Principal Operations Supervisor | $60,000 - $85,000 |
| b. Secretary III (2) | 13 |
| c. Storekeeper | 14 |
| d. Utility Maintenance Dispatcher ~~(3)~~ (4) | 12 |
| e. Confidential Secretary | $45,000 - $60,000" |

SECTION 2. That by reason of the immediate necessity for adopting a comprehensive plan for personnel of the City of Mansfield which establishes the various authorized positions, pay grades and salaries, 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 | 15 April 2025 |
| 1st Reading | 15 April 2025 |
| 2nd Reading | |
| PASSED | 15 April 2025 |

ATTEST Delaine Weiner
/s/ Delaine Weiner
Clerk of Council

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

APPROVED /s/ Jodie Perry
Mayor

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

BILL #25-061 ORDINANCE # 25-059

BY: MRS. MEIER

Authorizing the Safety Service Director to purchase one (1) Ford F550 from Montrose Ford (3960 Medina Rd, Akron, Ohio 44333), according to STS pricing contract # RSI025486, in the amount of not exceeding One Hundred Twenty-Five Thousand and 00/100 Dollars ($125,000.00).

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

SECTION 1. That the Safety Service Director be, and is hereby, authorized to purchase pursuant to O.R.C. 125.04, without competitive bidding, from Montrose Ford (3960 Medina Rd, Akron, Ohio 44333), one (1) Ford F550, for the Mansfield Fire Department, to replace the spill response vehicle, in the amount of not exceeding One Hundred Twenty-Five Thousand and 00/100 Dollars ($125,000.00).

SECTION 2. That the vehicle under Section 1 hereof shall be purchased with funds from the Fire Department's Capital Equipment Fund (420.16.01) Capital Outlay 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 | 15 April 2025 |
| 1st Reading | 15 April 2025 |
| 2nd Reading | |
| PASSED | 15 April 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

BILL #25-062

ORDINANCE # 25-060

BY: MRS. BURNS

Authorizing the Public Works Director to accept and appropriate a grant from the Richland County Foundation in the amount of Two Thousand Five Hundred and 00/100 Dollars ($2,500.00) to be used for the Summer Fun at North Lake Park Program, 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 grant from the Richland County Foundation, in the amount of Two Thousand Five Hundred and 00/100 Dollars ($2,500.00) to be used for the Summer Fun at North Lake Park Program.

SECTION 2. That the sum of Two Thousand Five Hundred and 00/100 Dollars ($2,500.00) be, and the same is hereby, appropriated from the unappropriated Grant Fund (#224) to the Parks and Recreation Grants (224.18.30) Contractual Services 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 | 15 April 2025 |
| 1st Reading | 15 April 2025 |
| 2nd Reading | |
| PASSED | 15 April 2025 |

P. E. Scott

SIGNED /s/ Phillip E. Scott
President of Council

Delaine Weiner

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

Attachment "A"

To Bill # 25-62

RICHLAND COUNTY FOUNDATION

## CONFIDENTIAL GRANT CONTRACT

**Grant # 26345**

**The Richland County Foundation's grant to your organization is for the explicit purpose(s) described below and is subject to your acceptance of the following conditions.**

| | |
|---|---|
| **Grantee:** | City of Mansfield |
| **Address:** | 30 N. Diamond St.<br>Mansfield, OH 44902 |
| **Amount:** | $2,500.00 |
| **Purpose:** | Summer Fun at North Lake Park |
| **Grant Period:** | June 1, 2025-August 31, 2025 |

**Payment schedule:** A grant check or funds will be released to you upon receipt by the Richland County Foundation (the "Foundation") of the signed Grant Contract.

Funds that are not expended or encumbered during the grant period should be returned to the Foundation unless the Foundation provides written authorization to extend the grant beyond the original end date of the grant period.

**Special conditions: Funds may only be used specifically as stated on this contract:**

**The Foundation staff must be notified and approve any change in the use of these funds prior to such change in use.**

In media coverage of your program/project, please identify the support of the Foundation. If you have any photos or articles the Foundation could use in newsletters, annual reports, or other publications, please forward them to mteynor@rcfoundation.org.

## GRANT CONDITIONS

The following grant conditions must be adhered to in the use of any grant made by the Richland County Foundation.

The funds provided pursuant to this grant may be spent only in accordance with the provisions of this contract. The related program/project is subject to modification only with the Foundation's prior written approval.

To be eligible for funds from the Foundation, the grantee must be (i) an organization described in 501(c)(3) of the Internal Revenue Code or (ii) a governmental unit described in Section 170(c)(1) of the Internal Revenue Code.

The grantee shall return to the Foundation any unexpended funds:

1. At the end of the grant period, or
2. If the Foundation determines that the grantee has not performed in accordance with this contract and its approved program/project and approved budget, or
3. If the grantee is no longer (i) an organization described in 501(c)(3) of the Internal Revenue Code or (ii) a governmental unit described in Section 170(c)(1) of the Internal Revenue Code.

No funds provided by the Foundation may be used for any political campaign or to support attempts to influence legislation of any governmental body.

This grant is not intended to create, nor shall it be deemed or construed to create, any relationship between the grantee and the Foundation other than that of a grantee and a grantor. The grantee is not an agent or legal representative of the Foundation for any purpose. All persons carrying out the purposes of this grant shall be independently contracted or employed by the grantee pursuant to current law and shall only serve as representatives or agents of the grantee.

In accepting this grant, the grantee agrees to indemnify, defend, and hold harmless the Richland County Foundation from any liability, loss, cost, injury, damage, or other expense (including attorneys' fees) that may be incurred by the Richland County Foundation or claimed by any third person against it as a result of the Richland County Foundation's funding of the grantee's program/project or any action or non-action taken by the Richland County Foundation in connection with the grantee's program/project.

The grantee agrees to provide to the Foundation evidence of the grantee's General Liability Insurance with a minimum policy limit of $1,000,000 per occurrence and $2,000,000 in the aggregate, with an insurance carrier having an A.M. Best Rating of A-VII or better.

If a provision stated in this contract is not effective, the others remain in effect. To the extent a provision is not effective, it shall be effective under applicable law.

The grantee is responsible for the expenditure of funds and for maintaining adequate supporting records consistent with generally accepted accounting practices. Unless otherwise stipulated in writing, this grant is made with the understanding that the Foundation has no obligation to provide other or additional support to the grantee.

**Reporting requirements:**

The grantee will furnish the Foundation with a written report, including a fair and complete financial statement and a brief narrative that describes program/project progress upon the completion of the program/project for which the grant has been made. The Foundation may also request interim reports, and, in any case, will be supplied with a report at least once during the term of the grant.

Such reports shall supply sufficient information as necessary for the Foundation to determine that the grant is being used for the purposes intended and for the Foundation to fulfill its own reporting responsibilities.

The Richland County Foundation is pleased to have made a grant to your organization and looks forward to receiving your Grant Report by the deadline posted on our website. To complete the final report please go to the Foundation's website www.richlandcountyfoundation.org. You will find the final report form by clicking Grants and Scholarships, and then choose Grants, then Grant Opportunities, and scroll to the grant program you were awarded from to find the final report link.

For the Grantee:

Signature of CEO/ President/ Executive Director — Date: 4-7-25

Marc Abrams Superintendent
Print Name and Title

For Richland County Foundation:

Allie Watson, President & CEO — Date: March 21, 2025

Please return a signed copy of this contract to the Foundation.

RICHLAND COUNTY FOUNDATION

March 21, 2025

City of Mansfield
Mayor Jodie L. Perry
30 N. Diamond St.
Mansfield, OH 44902

Dear Mayor Jodie L. Perry:

The Richland County Foundation Board of Trustees has considered your recent request for ***Summer Fun at North Lake Park*** and is pleased to share your grant is awarded in the amount of $2,500.00 from the Marion B. Bowers Fund.

Included is a copy of the Foundation's Grant Contract. Please read this information over carefully, and if the conditions meet with your approval, please sign, scan, and email a copy to Richland County Foundation at brhea@rcfoundation.org and retain the signed physical copy for your records. The Foundation will release the funds as outlined in the Grant Contract once the signed contract is received. If you have any questions concerning the Grant Contract, Payment, or Special Conditions please contact me at the Richland County Foundation.

The Foundation generally does not fund a specific program beyond one year. Therefore, please do not interpret this specific grant as any indication of future funding for this program.

If you plan any publicity regarding this program, the Foundation would appreciate being recognized as a donor. You can find publicity guidelines on our website at the bottom of the Grant Opportunities page.

If you would prefer to receive your payment electronically rather than by a paper check, please contact the Richland County Foundation at 419-525-3020.

Sincerely,

Bobby Rhea
Community Investment Officer

181 South Main Street, Mansfield, Ohio 44902-7910 • (419) 525-3020 • FAX (419) 525-1590
www.richlandcountyfoundation.org

**DEPARTMENT OF FINANCE**
**STATEMENT OF FISCAL IMPACT**

**RE:** Summer Fun at Norhtlake Park 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: $2,500
Funding Period: 1/1/25 - 12/31/2

***Impact on Expenditures***

| PROJECT COSTS: | |
|---|---|
| Contractual Services | $2,500 |
| **Total Project Costs:** | **$ 2,500** |

The total project cost is estimated at $ **$2,500** . Note: * Similar award in 2024 (ord.#24-088).
* No 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.