

**CITY COUNCIL AGENDA**  
**June 3, 2019**  
**7:30p.m.**

The meeting convenes at City Hall, in Council Chambers, 1<sup>st</sup> Floor, 538 N. Market Street, Wooster, Ohio.

- I. ROLL CALL & ORDERING OF AGENDA**
- II. APPROVAL OF MINUTES**
- III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**
- IV. PETITIONS/COMMUNICATIONS FROM PUBLIC**  
Liquor Control – West Side Entertainment Group, LLC  
701 W. Liberty Street  
Wooster, Ohio 44691
- V. COMMITTEE REPORTS; PUBLIC HEARINGS**
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
  - 1. First Reading – ORDINANCE NO. 2019-10  
AN ORDINANCE ESTABLISHING THE SALARY OF CITY COUNCIL MEMBERS AND PRESIDENT FOR THE TERMS BEGINNING ON OR AFTER JANUARY 1, 2020 (Sanders)
  - 2. First Reading – ORDINANCE NO. 2019-11  
AN ORDINANCE ESTABLISHING THE SALARY OF THE OFFICE OF MAYOR FOR THE TERM BEGINNING ON OR AFTER JANUARY 1, 2020 (Sanders)
  - 3. First Reading – ORDINANCE NO. 2019-12  
AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH COYOTE GROUP LLC FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES (Ansel)
  - 4. First Reading – RESOLUTION NO. 2019-34  
A RESOLUTION PROVIDING FOR THE ANNUAL TAX BUDGET FOR FISCAL YEAR BEGINNING JANUARY 1, 2020 (Ansel)
  - 5. First Reading - ORDINANCE 2019-13  
AN ORDINANCE DETERMINING THE NECESSITY OF AND AUTHORIZING THE ISSUANCE AND SALE OF HEALTH CARE FACILITIES REVENUE BONDS, SERIES 2019 (WEST VIEW HEALTHY LIVING PROJECT) OF THE CITY OF WOOSTER, OHIO, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000; AUTHORIZING THE EXECUTION AND DELIVERY OF A BASE LEASE AND LEASE IN CONNECTION THEREWITH; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT TO SECURE SUCH SERIES 2019 BONDS; AUTHORIZING OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2019 BONDS; AND DECLARING AN EMERGENCY (Ansel)

6. First Reading – RESOLUTION NO. 2019-35  
A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT A CRITICAL  
INFRASTRUCTURE APPLICATION TO THE STATE OF OHIO DEVELOPMENT  
SERVICES AGENCY FOR A SMALL CITIES COMMUNITY DEVELOPMENT  
BLOCK GRANT; TO ACCEPT SUCH MONIES, IF AWARDED; TO EXECUTE ANY  
NECESSARY DOCUMENTS IN CONNECTION THEREWITH; AND DECLARING  
AN EMERGENCY (Silvestri)

**VIII. MISCELLANEOUS**

**IX. ADJOURNMENT**

NOTICE TO LEGISLATIVE  
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

9555138		NEW	WEST SIDE ENTERTAINMENT GROUP LLC 701 W LIBERTY ST WOOSTER OH 44691
PERMIT NUMBER		TYPE	
ISSUE DATE			
05 20 2019			
FILING DATE			
D5			
PERMIT CLASSES			
85	165	B	C37741
TAX DISTRICT		RECEIPT NO.	

FROM 05/22/2019

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO.	



MAILED 05/22/2019

RESPONSES MUST BE POSTMARKED NO LATER THAN.

06/24/2019

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

**B NEW 9555138**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF WOOSTER CITY COUNCIL  
538 N MARKET ST  
PO BOX 1128  
WOOSTER OHIO 44691

## MEMO

TO: City of Wooster City Council

FROM: 2019 Compensation Commission

RE: Compensation Commission Recommendations

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The 2019 Compensation Commission began its work on May 9, 2019. The 9-member Commission was charged with making recommendations for the compensation of the Mayor, the President of City Council, and the members of City Council for a 4-year period beginning for some elected officials in 2020 and for others in 2022.

Commission members reviewed data provided by city administration and worked to develop a recommendation for compensation for the Mayor's position. The following data formed the basis for the recommendation:

- compensation data for mayors from similar cities in Ohio,
- compensation data for mayors of selected United States (U.S.) cities,
- de-identified historic salary and compensation data for selected Wooster officials and staff from 2008 to 2018,
- cost of living in representative cities in Ohio and the U.S.,
- wage rankings of metropolitan areas in the U.S. compared to Northeast Ohio,
- consideration of the duties of the mayor of Wooster related to Wooster Community Hospital as outlined in the City Charter, and
- a review of rankings of the top 10 micropolitan in the U.S.

The members unanimously agreed that their recommendation(s) would be based on objective information and should not be seen as a performance review of the person currently in the position. The members felt that it was important to keep up with the cost of living and smooth out increases from year to year. Comparison of data showed that the current compensation for mayor was low. The Commission's recommendations aimed to arrive at a more equitable and competitive salary at the end of the 4-year period and eliminate the need for a large bump in the mayor's compensation every 4 years. It would also assure some flexibility in case there was a downturn in economic conditions.

Our working model took out the lows and highs of wages in the data for similar Ohio cities and then took the average of the remaining wage information as a starting point. This formed the basis for the ordinance presented to the Council. The final motion containing the Commission's recommendation passed unanimously. The motion provided an increase in the Mayor's compensation in two, five thousand dollar increments, one in 2020 and another in 2022. In addition, the Mayor would also receive a yearly cost of living increase based on the average cost of living increase of the three unions, or 2.5%, whichever is lower.

Commission members utilized the same rationale to develop a recommendation for compensation for City Council President and City Council members. The commission felt that their compensation was also low. However, the members felt that the compensation for these positions should be increased once in a 4-year period. Again, the resulting motion in the ordinance before the Council passed unanimously. The motion provided an increase in compensation for the City Council President to ninety-five hundred dollars per year and an increase in compensation to City Council Members to eighty-five hundred dollars per year.



AN ORDINANCE ESTABLISHING THE SALARY OF CITY  
COUNCIL MEMBERS AND PRESIDENT FOR THE TERMS  
BEGINNING ON OR AFTER JANUARY 1, 2020

Introduced by: Craig Sanders

ORDINANCE NO. 2019-11

AN ORDINANCE ESTABLISHING THE SALARY OF THE  
OFFICE OF MAYOR FOR THE TERM BEGINNING ON OR  
AFTER JANUARY 1, 2020

WHEREAS, Section 2.03 of the Charter of the City of Wooster requires salaries of elected officials to be set by Ordinance of City Council at least five days prior to the last day for filing for candidacy; and in connection therewith, that a Compensation Commission will be convened every four years to review the compensation of elected officials and make recommendations as to the amounts to be paid thereto; and

WHEREAS, in accordance with Section 2.03 of the Charter a Compensation Commission was impaneled by approval of Wooster City Council on May 6, 2019; and the commission convened soon thereafter to organize and conduct deliberations, as provided in the Charter; and

WHEREAS, such salaries were last established in 2016; and the Compensation Commission has completed its study and submitted its report to this Council (a copy of which is attached hereto and incorporated herein), and hereby recommends that the salary paid to the Mayor of Wooster be increased in order to bring that office in line with the peer cities identified by the commission.

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

SECTION 1. That the salary of the Mayor of the City of Wooster shall be increased as follows:

Beginning on January 1, 2020, the salary of the Mayor of the City of Wooster shall be increased by five thousand dollars (\$5,000.00). Beginning on January 1, 2022, the salary of the Mayor of the City of Wooster shall be increased by an additional five thousand dollars (\$5,000.00). Additionally, on January 1<sup>st</sup> of each calendar year, the salary of the Mayor of the City of Wooster shall be increased by an additional two and a half percent (2.5%) or the average of the increase received the previous year by all three unions, whichever is lower. The percentage increase shall begin on January 1, 2020.

SECTION 2. That the salary of the Mayor of the City of Wooster shall be payable bi-weekly.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading \_\_\_\_\_ 2nd reading \_\_\_\_\_ 3rd reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2019 Vote: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council President of Council

Approved: \_\_\_\_\_, 2019  
Mayor

Introduced by: Craig Sanders





### Request for Agenda Item

Authorization for Bid

☐

Purchase Capital Item

☐

Non-Capital

☒

Division <b>Development</b>	Meeting Date Requested <b>June 3, 2019</b>
Project Name <b>Coyote Group LLC</b>	Estimated Total Funds/Costs <b>\$0.00</b>
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? <b>N/A - This is a private rehabilitation effort.</b>	
<b>Description of Request</b> Requested is Council's approval allowing the Mayor to enter into an agreement with Coyote Group LLC for a 100%, 10-Year Community Reinvestment Area property tax abatement to support the firm in undertaking a major rehabilitation of 230 S. Market Street in Downtown Wooster, a two-story retail building measuring approximately 1,800 square feet. The Developer proposes to upgrade the first-floor storefront space to attract a new retail tenant while converting underutilized second-floor storage area into a luxury apartment, at a total project cost of \$132,000. In addition to adding a new housing unit to downtown, the project commits to creating two new jobs. The same development group, with support through the CRA program, has been responsible for the three other successful downtown projects, including the St. Paul Hotel. The application received a vote of approval by the Wooster City School District Board of Education on May 20, 2019 (required), and then received a recommendation from the Wooster Growth Board of Trustees on May 22, 2019. This Office also provides its recommendation based on economic impact, developer reputation, project scope, and community impact.	
<b>Justification / Benefits</b> This proposal seeks to refresh a challenging retail space on a main downtown thoroughfare and convert underutilized retail space into a luxury apartment unit, adding new activity to downtown Wooster in a highly visible space. This office recognizes that this project presents an unusual opportunity for the downtown to secure the level of private investment required to rehabilitate a building of this limited size and age.	
<b>Will this Project affect the City's Operating Costs</b> Project estimates creating \$533 in yearly income tax. (\$194 in RE tax possible post-CRA)	
<b>What Alternatives Exist and what are the Implications of the Alternatives</b> Alternatively, the City may withhold approval for an abatement. This may result in the loss of a future housing unit in downtown and eventual loss of \$3,450 in local tax revenues.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances: <b>N/A</b>	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons <b>Approval by June 3rd is requested by the developer to move project forward in 2019.</b>	
<b>NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.</b>	
Manager Requesting: <b>Jonathan Millea</b>	Date: <b>May 22, 2019</b>

Approved for Agenda ☐ Yes ☐ No



## COMMUNITY REINVESTMENT AREA REQUEST SUMMARY



Prepared by the City of Wooster Department of Community Service and Development at the Request of:  
**Coyote Group LLC – Site: 203 S. Market Street, Wooster, Oh 44691**  
 Application Date: 5 March 2019

**Project Summary:** Coyote Group LLC has applied for a 10-year, 100% real estate abatement to enable the rehabilitation of 203 S. Market Street in downtown Wooster (Wayne County, Ohio Parcel 64-01067.000), an 1,800 square foot, two-story brick building with materials dating back to 1824. With just 15 feet of frontage, and measuring about 64 feet long, the building is uniquely challenged for redevelopment. The first floor offers retail space, and has served as Lakatos Shoe & Leather Repair for over 40 years, with the second floor used for storage. After a long tenure of providing downtown Wooster with expert craftsmanship, the previous owner planned a retirement and sold the building to Coyote Group LLC, which envisions updating the retail space while creating a luxury single apartment on the second floor.

The proposed project would provide the necessary updates to attract new tenants to the site, so that the space can continue to provide employment opportunities, while adding to downtown's housing inventory. The investments would strengthen historic retail frontage in the downtown while increasing the level of activity at the site. Coyote Group LLC has a strong record of performing quality work in downtown Wooster, having previously been responsible for the 116-120 S. Market Street redevelopment project on Public Square and the creation of the St. Paul Hotel, efforts that have greatly contributed to the community's revitalization while enhancing the local tax base.

**Project Impacts:** The proposed project would repurpose retail space to attract new tenants and commercial activity in downtown Wooster while creating one new housing unit. To accomplish this, however, the developer is anticipating a \$132,000 investment, which is sizeable considering the space, but necessary to maximize the use of the building. A 100% abatement may save the applicant as much as \$3,450 annually per year, which would total of \$34,498 by the end of the period. At the same time, the applicant's recent acquisition is expected to increase the current tax basis by 70% in future years, which will not be abated. As a result of Coyote Group LLC's efforts, the eventual tax revenue from the building will grow from \$1,310 presently to possibly \$5,671 by 2031. Approximately \$5,335 in income tax revenues may be saved over the same period.

### Project Site Image

230 S. Market Street. (#64-01067.000), Wooster, Oh.



The 230 S. Market Street building as of April, 2019

### Project Site Map



Parcels 64-01067.00 outlined in yellow along S. Market Street, is within the designated CRA area.

**Attachments:** Original Coyote Group LLC Application and Explanation and Concept Sketches by AoDK Architects.

### TABLE: Project Implication Matrix

Coyote Group LLC 230 S. Market St. Projected Tax Impacts (*Not all investments are likely to impact valuation.*)

Current Value <sup>1</sup> 203 S. Market St.	Annual Tax Obligation <sup>1</sup>	Post Proj. Tax Value <sup>2</sup> ~\$132,000 Invested	Annual Tax Oblig. w/o Abatement <sup>2</sup>	Annual Tax Obligation with 100% Abatement	Applicant's Annual Savings <sup>3</sup>	Total Savings after 10 Years
\$49,910	\$1,310	\$181,910	\$5,671	\$2,221	\$3,450	\$34,498
<b>Coyote Group LLC</b>	Annual City Income Tax <u>Retention</u>		\$534	Net Property Tax <u>Gain</u> with Abatement		\$0
	Annual City Income Tax <u>Creation</u> <sup>4</sup>		\$0	Cumulative Net Property Tax Gain		\$0
	CRA Cumulative Income Tax <sup>5</sup>		\$5,335.20	Post-Project Annual Property Gain <sup>6</sup>		\$3,450

1. The current value of \$49,910 is the Wayne County Auditor's 100 percent 2018 valuation for PPN 64-01067.000, and the \$1,310 obligation is for 2018 payable 2019 taxes. It is assumed that the value will increase in future years to the recent \$85,000 acquisition cost, resulting in an annual tax obligation of \$2,221 before any improvements are made. (4/08/2019). Property Records CAMA Database [Data file]. Retrieved from <http://www.waynecountyauditor.org/>
2. All figures are estimated, with final valuation determined by the Wayne County Auditor. Assumptions figure that the full \$132,000 invested will be reflected in the market value of the structure upon project completion, which is a reasonable estimate considering similar projects in the area.
3. Assuming a valuation of \$132,000 in new value for the building, the Applicant's annual savings are expected to be near \$3,450 annually based on assessments for similar properties.
4. Annual income tax creation assumes a total annual payroll of \$35,568 for two created jobs, which reflects the minimum wage for two full-time (2,080 hours) positions in 2019.
5. Cumulative Income Tax assumes 2 full-time equivalents for 10 years.
6. Post-Project Annual Property Gain assumes a final valuation of \$132,000.

*Note: Notification to local school districts and a recommendation by the Wooster Growth Corporation are required before an application for a Community Reinvestment Area (CRA) abatement may be considered by the Wooster City Council. Community Reinvestment Area #169-86548-01 is governed by Ohio Revised Code Sections 3735.65 through 3735.70, as administered by the Ohio Development Services Agency, and City of Wooster Ordinances No. 2004-33. For questions on this application or the City of Wooster's CRA in general, please contact the City of Wooster Development Coordinator at 330.263.5250.*



*CRA Application – The Coyote Group LLC  
CRA Application : 10-Yr, 100%  
230 South Market Street, Wooster, Ohio 44691  
Authorized Representative: Mr. William Erdos*

**PROPOSED AGREEMENT** for Community Reinvestment Area Tax Incentives between the City of Wooster located in the County of Wayne and The Coyote Group LLC.

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

The Coyote Group, LLC  
Enterprise Name

Mr. William Erdos  
Contact Person

11363 Friendsville Rd.  
Creston, Ohio 44217  
Address

330-465-8256  
Telephone Number

bill@stpaulhotelwooster.com  
Email

*Please note, this program performs all formal correspondences over email.*

- b. Project site:

Project Name  
Location Name

Mr. William Erdos  
Contact Person

230 S. Market Street.  
Wooster, Ohio 44691  
Address

330-465-8256  
Telephone Number

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

Commercial activity: First floor retail space for lease, and one upscale residential lofts for lease on second floor.

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

Business may list other relevant SIC numbers. 450000, 531110

- 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).

Limited Liability Corporation (as property manager)

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

William Erdos, Member and Don Hofstetter, Member

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

1 job – This site is presently a shoe repair store, sole proprietorship that is scheduled to retire in 2019 after approximately 20 years (Lakatos Shoe Repair).

- 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:

N/A

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

N/A

- 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 X

- 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 X
- 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: Please see attached description and exhibits.
7. Project will begin May, 2019, and be completed December 31, 2021 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):  
  
Two (2) new Permanent Full-Time Jobs Created. (This project is retention-only – two employees-, but does aspire to create opportunities for future job creation at the site.)
- b. State the time frame of this projected hiring: N/A yrs.
- c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):  
  
Two hires by 36 months
9. a. Estimate the amount of annual payroll such new employees will add \$35,568 – Permanent Full-Time or equivalent; (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: \$0.00
10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:
- |  |                  |
|--|------------------|
| A. Acquisition of Buildings:           | <u>\$85,000</u>  |
| B. Additions/New Construction:         | <u>\$15,000</u>  |
| C. Improvements to existing buildings: | <u>\$117,000</u> |
| D. Machinery & Equipment:              | <u>\$0</u>       |
| E. Furniture & Fixtures:               | <u>\$0</u>       |
| F. Inventory:                          | <u>\$0</u>       |
| <b>Total New Project Investment:</b>   | <u>\$217,000</u> |



CRA Application – The Coyote Group LLC  
CRA Application : 10-Yr, 100%  
230 South Market Street, Wooster, Ohio 44691  
Authorized Representative: Mr. William Erdos

11. a. Business requests the following tax exemption incentives: 100% for ten (10) years covering \$132,000 of real property as described above. *Be specific as to the rate, and term.*

b. Business's reasons for requesting tax incentives:

Without the abatement, the economic feasibility of the project is impractical. Rehabilitating an older building is difficult to justify financially, and without an abatement, it would be next to impossible perform a project such as this. As just one example detailed in the project description, the site is challenged with antiquated and dangerous electrical infrastructure, requiring costly and meticulous repair. The abatement will provide the savings necessary to allow the developer to finance a costly renovation needed to preserve a structure over 100 years old, with materials dating back to 1824, which sits on Wooster's main thoroughfare.

Submission of this application expressly authorizes City of Wooster 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.

THE COYOTE GROUP LLC  
Name of Property Owner

3-5-19  
Date

William A. Erdos - member  
Signature

William A. Erdos - 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.

6. Project Description: The entire building will be gutted and all the mechanicals will be replaced by new. A new rooftop HVAC unit will be installed to service the new upscale second floor loft. All new electrical will replace the existing knob and tube wiring that is now in place. All new plumbing will be installed to provide for a modern kitchen and bathroom on the second floor and a new first floor bathroom. The crawlspace above the second floor ceiling will be fully insulated (currently there is none) to conserve energy and provide more comfort. The existing wood floors will be retained and refinished if at all possible. The plain facade of the building will be visually enhanced by creating box-bay window on the second floor and will expand slightly the interior space by providing a window seat (see exhibit A). The new entry for the second floor loft at the rear of the building will create a secure private courtyard with locking gate that will lead to a second floor entry door and the loft entrance (see exhibit B). Electrical meters for this building and the adjacent building (Flamingo Jacks) will need to be relocated to be outside of the courtyard for AEP personnel access and the existing overhead power and cable lines will be replaced by underground service. The interior of the first floor will be stripped out and a new bathroom will be installed as well as new insulation, ceiling, new drywall, lighting, ceiling fans, flooring and paint.



EXHIBIT A.

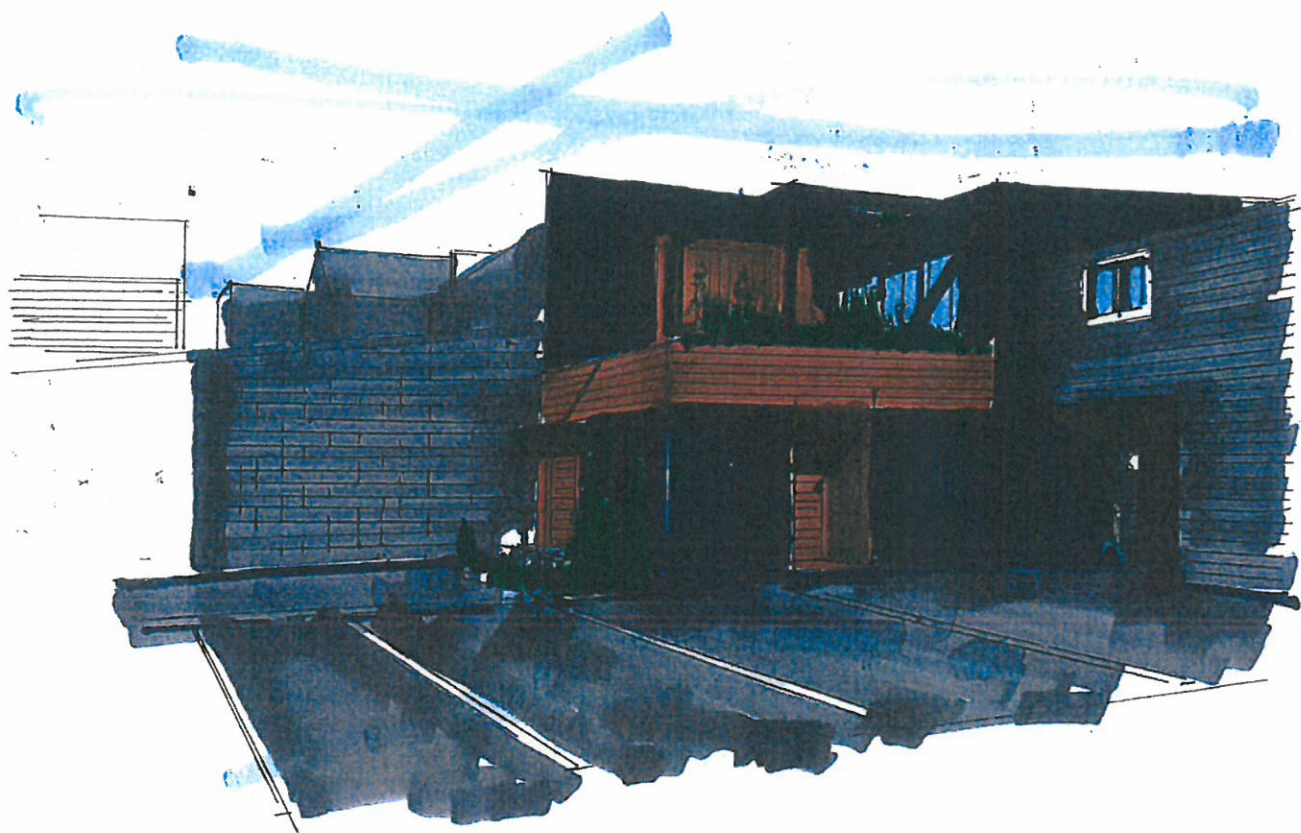
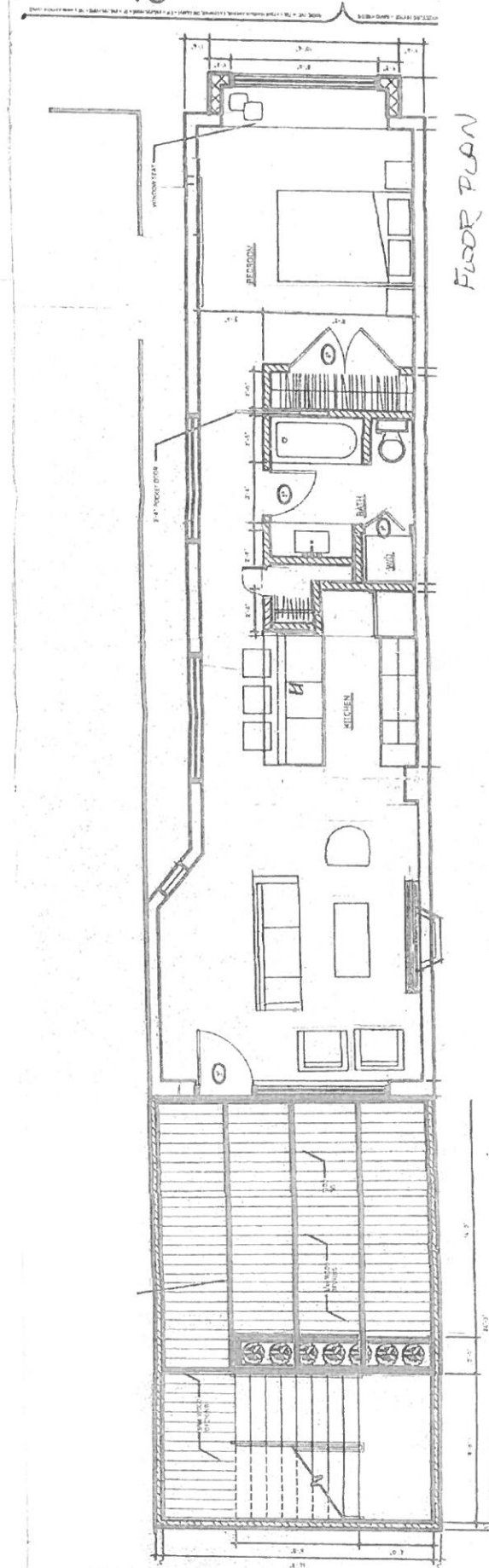


EXHIBIT B



adk



FLOOR PLAN

2ND F RESIDENTIAL LOFT

A RESOLUTION PROVIDING FOR THE ANNUAL TAX  
BUDGET FOR FISCAL YEAR BEGINNING JANUARY 1, 2020

WHEREAS, pursuant to the Ohio Revised Code, the annual tax budget must be filed with the Wayne County Auditor on or before July 20, 2019.

SECTION 1. The annual tax budget of the City of Wooster, Ohio, for the fiscal year beginning January 1, 2020, as set forth in “Exhibit A” attached hereto and incorporated herein by reference, detailing the nature and amounts of funds needed by the City of Wooster, is hereby adopted.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Resolution occurred in an open meeting of this Council or its committees, in compliance with the law.

1st reading \_\_\_\_\_ 2nd reading \_\_\_\_\_ 3rd reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2019      Vote: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_, 2019

\_\_\_\_\_  
Mayor

Introduced by: Jon Ansel

Exhibit A - Resolution 2019 - 34

City of Wooster  
Wayne County, Ohio  
June 03, 2019

This Budget must be adopted by the Council or other legislative body on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th. FAILURE TO COMPLY WITH SEC. 5705.28 R.C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.

To Auditor of said County:

The following Budget year beginning January 1, 2020, has been adopted by Council and is herewith submitted for consideration of the County Budget Commission.

Signed: \_\_\_\_\_

Andrei A. Dordea

Title: Director of Finance

## SCHEDULE A

### SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED RATES

For Municipal Use		For Budget Commission Use		For County Auditor Use	
FUND (Include only those funds which are requesting general property tax revenue)	Budget Year Amount Requested of Budget Commission Inside/Outside	Budget Year Amount Approved by Budget Commission Inside 10 Mill Limitation	Budget Year Amount to be Derived From Levies Outside 10 Mill Limitation	County Auditor's Estimate of Tax Rate to be Levied	
				Inside 10 Mill Limit Budget Year	Outside 10 Mill Limit Budget Year
	Column 1	Column 2	Column 3	Column 4	Column 5
<b>GOVERNMENT FUNDS</b>					
GENERAL FUND - 001	\$ 1,959,052				
<b>PROPRIETARY FUNDS</b>					
POLICE PENSION - 111	164,969				
FIRE PENSION - 112	164,987				
<b>FIDUCIARY FUNDS</b>					
<b>TOTAL ALL FUNDS</b>	\$ 2,289,008				

This Exhibit is to be used for the General Fund Only

DESCRIPTION (1)	For 2017 Actual (2)	For 2018 Actual (3)	Current Year Budget For 2019 (4)	Budget Year Estimate for 2020 (5)
<b>REVENUES</b>				
Local Taxes				
General Property Tax - Real Estate	\$ 1,893,676	\$ 1,975,042	\$ 1,930,100	\$ 1,959,052
Tangible Personal Property Tax	-	47	-	-
Municipal Income Tax	18,091,833	18,117,905	18,822,300	19,023,800
Other Local Taxes	144,690	142,143	160,000	170,000
Total Local Taxes	20,130,199	20,235,137	20,912,400	21,152,852
Intergovernmental Revenues				
State Shared Taxes And Permits				
Local Government	624,070	640,876	596,143	625,000
Local Government State	8,311	-	-	-
Estate Tax	48,641	53,600	52,314	-
Cigarette Tax	1,077	1,121	1,100	1,100
Liquor and Beer Permits	42,005	41,940	40,000	10,000
Total State Shared Taxes & Perm	724,104	737,537	689,556	636,100
Federal Grants or Aid	11,240	631	-	-
State Grants or Aid	4,425	9,049	420	-
Other Grants or Aid	-	-	-	-
Total Intergovernmental Revenues	739,769	747,217	689,977	636,100
Special Assessments	-	-	-	-
Charges for Services	1,439,865	1,501,634	1,632,578	1,500,000
Fines, Licenses, and Permits	814,359	760,742	608,146	700,000
Miscellaneous	386,955	602,240	594,011	400,000
Other Financing Sources:				
Proceeds from Sale of Debt	-	-	-	-
Transfers	-	-	-	-
Advances	-	-	-	-
Other Sources	1,704,978	1,772,000	1,700,000	1,705,000
<b>TOTAL REVENUE</b>	<b>\$ 25,216,125</b>	<b>\$ 25,618,969</b>	<b>\$ 26,137,112</b>	<b>\$ 26,093,952</b>



This Exhibit is to be used for the General Fund Only

DESCRIPTION (1)	For 2017 Actual (2)	For 2018 Actual (3)	Current Year Budget For 2019 (4)	Budget Year Estimate for 2020 (5)
<b>EXPENDITURES</b>				
Security of Persons and Property				
Personal Services	\$ 10,182,329	\$ 10,740,441	\$ 11,116,356	\$ 11,449,847
Operations and Maintenance	1,954,827	1,882,183	1,929,238	1,977,469
Capital Outlay	-	-	-	-
Total Security of Persons and Property	12,137,156	12,622,624	13,045,594	13,427,316
Public Health Services				
Operations and Maintenance	128,756	127,747	133,000	136,325
Total Public Health Services	128,756	127,747	133,000	136,325
Leisure Time Activities				
Personal Services	793,808	797,752	821,685	846,335
Operations and Maintenance	1,037,637	1,135,266	1,163,647	1,192,739
Capital Outlay	-	-	-	-
Total Leisure Time Activities	1,831,445	1,933,018	1,985,332	2,039,074
Community Environment				
Personal Services	775,559	777,381	800,702	824,723
Operations and Maintenance	252,167	185,031	189,657	194,398
Capital Outlay	-	-	-	-
Total Community Environment	1,027,726	962,412	990,359	1,019,122
Basic Utility Services				
Personal Services	-	-	-	-
Operations and Maintenance	-	-	-	-
Capital Outlay	-	-	-	-
Total Basic Utility Services	-	-	-	-
Transportation				
Personal Services	705,533	692,606	713,384	734,786
Operations and Maintenance	156,081	505,516	518,154	531,108
Capital Outlay	-	-	-	-
Total Transportations	861,614	1,198,123	1,231,539	1,265,894
General Government				
Personal Services	2,360,598	2,531,671	2,607,621	2,685,850
Operations and Maintenance	1,333,509	1,579,303	1,618,785	1,659,255
Capital Outlay	-	-	-	-
Total General Government	3,694,107	4,110,974	4,226,407	4,345,105
Debt Service				
Redemption Principal	430,000	435,000	305,000	305,000
Interest	183,498	174,223	164,510	158,410
Other Debt Service	-	-	-	-
Total Debt Service	613,498	609,223	469,510	463,410
Other Uses of Funds				
Transfers	4,092,000	4,162,798	4,000,000	4,000,000
Other Uses of Funds	-	-	-	-
Total Other Use Funds	4,092,000	4,162,798	4,000,000	4,000,000
<b>TOTAL EXPENDITURES</b>	\$ 24,386,302	\$ 25,726,919	\$ 26,081,741	\$ 26,696,246
Revenues over/(under) Expenditures	\$ 829,823	\$ (107,950)	\$ 55,371	\$ (602,294)
Beginning Unencumbered Balance	14,629,024	15,458,847	15,350,897	15,406,267
Ending Cash Fund Balance	15,458,847	15,350,897	15,406,267	14,803,974
Estimated Encumbrances (outstanding at year end)	2,773,658	2,167,992	2,243,872	2,322,408
Estimated Ending Unencumbered Fund Balance	\$ 12,685,189	\$ 13,182,905	\$ 13,162,395	\$ 12,481,566

FUND NAME: POLICE PENSION FUND - 111

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - SPECIAL REVENUE

To be used for any fund receiving property tax revenue except the General Fund.

DESCRIPTION (1)	For 2017 Actual (2)	For 2018 Actual (3)	Current Year Budget For 2019 (4)	Budget Year Estimate for 2020 (5)
<b>REVENUE</b>				
Local Taxes				
General Property - Real Estate	\$ 158,042	\$ 164,892	\$ 162,531	\$ 164,969
Tangible Personal Property	-	4	-	-
Miscellaneous	529	1,392	1,000	750
<b>TOTAL REVENUE</b>	158,571	166,288	163,531	165,719
<b>EXPENDITURES</b>				
(PROGRAM) (OBJECT)				
Security of Persons and Property				
Personal Services	159,600	160,000	167,000	170,000
Contractual Services	2,397	2,579	3,000	3,000
<b>TOTAL EXPENDITURES</b>	\$ 161,997	\$ 162,579	\$ 170,000	\$ 173,000
Revenue Over (Under) Expenditures	\$ (3,426)	\$ 3,709	\$ (6,469)	\$ (7,281)
Beginning Unencumbered Fund Balance	24,903	21,477	25,186	18,717
Ending Cash Fund Balance	21,477	25,186	18,717	11,436
Estimated Encumbrances (outstanding at end of year)	-	-	-	-
Estimated Ending Unencumbered Fund Balance	\$ 21,477	\$ 25,186	\$ 18,717	\$ 11,436

FUND NAME: FIRE PENSION FUND - 112

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - SPECIAL REVENUE

To be used for any fund receiving property tax revenue except the General Fund.

DESCRIPTION (1)	For 2017 Actual (2)	For 2018 Actual (3)	Current Year Budget For 2019 (4)	Budget Year Estimate for 2020 (5)
<b>REVENUE</b>				
Local Taxes				
General Property - Real Estate	\$ 158,042	\$ 164,892	\$ 162,549	\$ 164,987
Tangible Personal Property	-	4	-	-
Miscellaneous	491	1,347	1,000	750
<b>TOTAL REVENUE</b>	158,533	166,243	163,549	165,737
<b>EXPENDITURES</b>				
(PROGRAM) (OBJECT)				
Security of Persons and Property				
Personal Services	159,600	160,000	167,000	170,000
Contractual Services	2,397	2,579	3,000	3,000
<b>TOTAL EXPENDITURES</b>	\$ 161,997	\$ 162,579	\$ 170,000	\$ 173,000
Revenue Over (Under) Expenditures	\$ (3,464)	\$ 3,664	\$ (6,451)	\$ (7,263)
Beginning Unencumbered Fund Balance	26,427	22,963	26,627	20,176
Ending Cash Fund Balance	22,963	26,627	20,176	12,913
Estimated Encumbrances (outstanding at end of year)	-	-	-	-
Estimated Ending Unencumbered Fund Balance	\$ 22,963	\$ 26,627	\$ 20,176	\$ 12,913

FUND	Estimated Unencumbered Fund Balance 1/1/2020	Budget Year Estimated Receipt	Total Available For Expenditures	Budget Year Expenditures and Encumbrances			Estimated Unencumbered Balance 12/31/2020
				Personal Services	Other	Total	
<b>GOVERNMENTAL:</b>							
<b>SPECIAL REVENUE</b>							
Street Const. Maint. & Repair - 101	\$ 317,187	\$ 1,534,000	\$ 1,851,187	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 351,187
State Highway - 102	203,175	123,113	326,288	-	200,000	200,000	126,288
Permissive Tax - 103	57,940	263,000	320,940	-	225,000	225,000	95,940
Enforcement & Education - 104	73,572	3,000	76,572	-	65,000	65,000	11,572
Mandatory Drug Fines - 105	36,681	9,500	46,181	-	35,000	35,000	11,181
Community Development Block Grant - 107	-	480,000	480,000	-	480,000	480,000	-
Economic Development - 108	71,964	192,000	263,964	-	262,000	262,000	1,964
Law Enforcement Trust - 110	20,673	1,300	21,973	-	20,000	20,000	1,973
Federal Equitable Sharing Fund - 113	77,426	390	77,816	-	65,000	65,000	12,816
CDBG Chip Home RLF Fund - 115	70,407	2,400	72,807	-	70,000	70,000	2,807
CDBG Econ. Dev. Loan - 118	2,558	150	2,708	-	2,700	2,700	8
Law Enforcement Training Fund - 120	4,067	87	4,154	-	4,100	4,100	54
Recreation Supplement - 122	7,601	158	7,759	-	7,500	7,500	259
Park Reforestation - 123	32,746	625	33,371	-	32,500	32,500	871
<b>TOTAL SPECIAL REVENUE FUNDS</b>	<b>975,998</b>	<b>2,609,723</b>	<b>3,585,721</b>	<b>-</b>	<b>2,968,800</b>	<b>2,968,800</b>	<b>616,921</b>
<b>DEBT SERVICE FUNDS</b>							
Debt Service - 401	1,220,510	131,000	1,351,510	-	354,100	354,100	997,410
<b>TOTAL DEBT SERVICE FUNDS</b>	<b>1,220,510</b>	<b>131,000</b>	<b>1,351,510</b>	<b>-</b>	<b>354,100</b>	<b>354,100</b>	<b>997,410</b>
<b>CAPITAL PROJECTS FUNDS</b>							
Capital Improvements - 301	469,210	4,450,000	4,919,210	-	4,103,000	4,103,000	816,210
Economic Development Cap. Improv. - 302	19,187	-	19,187	-	19,187	19,187	-
<b>TOTAL CAPITAL PROJECTS</b>	<b>488,397</b>	<b>4,450,000</b>	<b>4,938,397</b>	<b>-</b>	<b>4,122,187</b>	<b>4,122,187</b>	<b>816,210</b>
<b>PROPRIETARY:</b>							
<b>ENTERPRISE FUNDS</b>							
Water - 501	2,552,304	6,215,150	8,767,454	1,902,833	4,046,708	5,949,541	2,817,913
Water Pollution Control - 502	3,442,770	7,984,675	11,427,445	1,456,468	6,139,267	7,595,735	3,831,710
Hospital - 503	14,564,845	151,980,000	166,544,845	73,336,000	75,000,000	148,336,000	18,208,845
Hospital Plant - 504	67,059,713	10,500,000	77,559,713	-	10,127,000	10,127,000	67,432,713
Hospital Beaverson EMS - 505	243,173	75,000	318,173	-	300,000	300,000	18,173
Hospital Endowment - 506	755,596	100,000	855,596	-	800,000	800,000	55,596
Storm Drainage - 507	1,149,185	1,587,000	2,736,185	454,425	1,098,543	1,552,968	1,183,217
Hospital Bevington - 510	-	-	-	-	-	-	-
Water Capital Fund - 511	7,465	178,560	186,025	-	180,000	180,000	6,025
Sewer Capital Fund - 512	19,220	201,600	220,820	-	220,000	220,000	820
Refuse Collection - 514	775,901	1,219,232	1,995,133	-	1,520,075	1,520,075	475,058
<b>TOTAL ENTERPRISE FUNDS</b>	<b>90,570,172</b>	<b>180,041,217</b>	<b>270,611,389</b>	<b>77,149,726</b>	<b>99,431,593</b>	<b>176,581,319</b>	<b>94,030,070</b>

FUND	Estimated Unencumbered Fund Balance 1/1/2020	Budget Year Estimated Receipt	Total Available For Expenditures	Budget Year Expenditures and Encumbrances			Estimated Unencumbered Balance 12/31/2020
				Personal Services	Other	Total	
<b>INTERNAL SERVICE FUNDS</b>							
Garage - 601	-	820,000	820,000	464,972	279,336	744,308	75,692
Employee Benefits - 602	1,992,235	4,245,000	6,237,235	4,338,400	-	4,338,400	1,898,835
Investment - 720	-	90,000	90,000	-	90,000	90,000	-
<b>TOTAL INTERNAL SERVICE FUNDS</b>	<b>1,992,235</b>	<b>5,155,000</b>	<b>7,147,235</b>	<b>4,803,372</b>	<b>369,336</b>	<b>5,172,708</b>	<b>1,974,527</b>
<b>FIDUCIARY:</b>							
<b>AGENCY FUNDS</b>							
Guarantee Deposit - 702	155,274	50,000	205,274	-	150,000	150,000	55,274
Clearing - 705	202,512	35,000	237,512	-	35,000	35,000	202,512
Wooster Growth Corporation - 719	360,706	290,000	650,706	-	260,000	260,000	390,706
Wooster Ashland Regional COG - 725	152,204	1,371,000	1,523,204	1,221,112	149,748	1,370,861	152,343
<b>TOTAL TRUST AND AGENCY FUNDS</b>	<b>870,697</b>	<b>1,746,000</b>	<b>2,616,697</b>	<b>1,221,112</b>	<b>594,748</b>	<b>1,815,861</b>	<b>800,836</b>
<b>TOTAL FOR MEMORANDUM ONLY</b>	<b>\$ 96,118,008</b>	<b>\$ 194,132,940</b>	<b>\$ 290,250,948</b>	<b>\$ 83,174,210</b>	<b>\$ 107,840,764</b>	<b>\$ 191,014,974</b>	<b>\$ 99,235,974</b>

**STATEMENT OF PERMANENT IMPROVEMENTS**  
 (Do Not Include Expense to be Paid from Bond Issues)  
 (Section 7505.29 Revised Code)

DESCRIPTION	Estimated Cost of Permanent Improvement	Amount to be Budgeted During Current Year	Name of Paying Fund
Water Line Replacement Projects	\$ 825,000	\$ 825,000	Water - 501
Storm Sewer Projects	910,000	910,000	Storm Sewer Fund - 507
Sewer Line Replacements Projects	2,200,000	2,200,000	Water Pollution Control - 502
Police Vehicles	200,000	200,000	Capital Improvements Fund - 301
Fire Ambulance	260,000	260,000	Capital Improvements Fund - 301
East Liberty Streetscape	1,050,000	1,050,000	Capital Improvements Fund - 301
Road Resurfacing	2,233,000	2,233,000	Capital Improvements Fund - 301
PPM - 2 Leaf Machines	80,000	80,000	Capital Improvements Fund - 301
PPM - Front End Wheel Loader	200,000	200,000	Capital Improvements Fund - 301
Fire - Jaws of Life	50,000	50,000	Capital Improvements Fund - 301
Community Center Roof	30,000	30,000	Capital Improvements Fund - 301
<b>TOTAL</b>	<b>\$ 8,038,000</b>	<b>\$ 8,038,000</b>	

City of Wooster, Ohio  
Debt Schedule Excluding Compensated Absences  
For the Budget Year Ending December 31, 2020

EXHIBIT VI

PURPOSE OF BONDS AND NOTES	Rate of Interest	BUDGET YEAR	
		Amounts Outstanding at Beginning of Budgeted Year January 1, 2020	Amount Required for Principal and Interest 1/1/2020 - 12/31/2020
<b>General Fund</b>			
Various Purpose G.O. Bonds - Safety Center (2015)	2.00% - 4.00%	5,805,000	463,410
<b>Street Const. Maint. &amp; Repair</b>			
Various Purpose G.O. Bonds - Beall (2010)	2.00% - 3.75%	656,866	72,570
<b>State Highway</b>			
OPWC Note - Rt. 585/Akron Rd. (1998)	0.00%	-	-
<b>Permissive Tax</b>			
Various Purpose G.O. Bonds - Milltown (2007)	2.00% - 2.75%	129,056	47,486
OPWC Note - East Milltown Road (2007)	0.00%	30,337	12,135
<b>Special Assessment</b>			
Madisonburg (1995)	5.40% - 5.75%	48,300	51,077
Buena Vista (1998)	6.00%	-	-
Milltown (2007)	2.00% - 4.20%	83,944	30,887
Beall (2010)	2.00% - 3.75%	427,641	47,245
<b>Water Fund</b>			
Water G.O. Bonds (1995)	5.40% - 5.75%	51,700	54,673
Water Bond Refunding G.O. (2010)	0.75% - 4.05%	1,550,000	171,656
OPWC Note - Intermediate Water Tank (2007)	0.00%	284,514	13,879
OWDA Intermed Water Tank (2007)	3.36%	874,742	108,319
OWDA Booster Station - Mindy/Buckeye (2007)	3.36%	520,941	67,556
OWDA Waterlines (2009)	4.14%	231,114	28,460
OPWC Cleveland/Portage Waterlines (2008)	0.00%	31,879	6,376
OWDA Secondary Transmission Line (2009)	3.70%	145,964	17,596
Beall Waterline G.O. Bonds (2010)	2.00% - 3.75%	437,500	48,334
OPWC Burbank W/L Replacement (2011)	0.00%	325,000	25,000
Water System GO Bonds (2014)	3.21%	2,360,000	218,763
<b>Sanitary Sewer Fund</b>			
WPCLF Equipment (2004)	3.25%	1,229,453	513,237
WPCLF Construction (2005)	2.67%	5,193,110	768,651
OPWC Note - Larwill Sewer Separation (2009)	0.00%	44,673	2,179
OPWC Spink St (2014)	0.00%	104,167	4,167
OWDA BioTower (2010)	1% (5) - 3% (11)	1,781,319	303,681
Beall San. Sewer G.O. (2010)	2.00% - 3.75%	227,993	25,188
OPWC Wet Stream Improvements (2015)	0.00%	654,364	23,795
Various Purpose GO Bonds Wet Stream Imp. (2015)	2.99%	3,555,000	240,900
Sanitary Sewage System Improvements (2018)	2.85%	4,385,000	326,831
<b>Storm Drainage Fund</b>			
OPWC Spink St (2014)	0.00%	312,500	12,500
OPWC Note - Mulberry (2003)	0.00%	9,578	2,394
OPWC Note - Grant/Clark (2007)	0.00%	66,400	8,300
OPWC Note - Larwill Sewer Separation (2009)	0.00%	99,433	4,850
OPWC Note - Market/Spruce Sewer Sep. (2011)	0.00%	135,536	9,681
<b>G.O. Notes</b>			
N/A			
<b>TOTAL</b>		\$ 31,793,024	\$ 3,731,776



ORDINANCE NO. 2019-13

AN ORDINANCE DETERMINING THE NECESSITY OF AND AUTHORIZING THE ISSUANCE AND SALE OF HEALTH CARE FACILITIES REVENUE BONDS, SERIES 2019 (WEST VIEW HEALTHY LIVING PROJECT) OF THE CITY OF WOOSTER, OHIO, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000; AUTHORIZING THE EXECUTION AND DELIVERY OF A BASE LEASE AND LEASE IN CONNECTION THEREWITH; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT TO SECURE SUCH SERIES 2019 BONDS; AUTHORIZING OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2019 BONDS; AND DECLARING AN EMERGENCY

WHEREAS, the City of Wooster, Ohio (the “City”), a municipal corporation and political subdivision in and of the State of Ohio (the “State”), is authorized and empowered by virtue of the laws of the State, including without limitation, Chapter 140 of the Ohio Revised Code (the “Act”), and its Charter, to, among other things: (i) acquire, construct, improve and equip “hospital facilities”, as defined in the Act, which include the facilities comprising the Project (as herein defined), and to acquire by lease real estate within the boundaries of the City and interests therein, including without limitation, improvements situated thereon comprising such hospital facilities; (ii) enter into a lease agreement to provide for the lease of “hospital facilities” to a “nonprofit hospital agency”, both as defined in the Act; (iii) issue its revenue bonds for the purpose of financing the “costs of hospital facilities”, as defined in the Act, and to secure those revenue bonds by the pledge and assignment of the rent paid under the lease agreement and the funds created under the trust indenture or similar agreement; (iv) enact this Ordinance; and (v) enter into the Base Lease, the Lease and the Bond Purchase Agreement, all as hereinafter defined, and to execute and deliver certain other documents and instruments upon the terms and conditions provided herein and therein; and

WHEREAS, the City has previously issued its \$6,985,000 Adjustable Rate Demand Health Care Facilities Revenue Bonds, Series 2003 (West View Manor Project) (the “Series 2003 Bonds”) for the benefit of West View Manor, Inc. d/b/a West View Healthy Living (the “Corporation”) an Ohio nonprofit corporation, for the purpose of financing and refinancing the acquisition, construction, renovation, installation and equipping of “hospital facilities,” as that term is defined in Section 140.01 of the Ohio Revised Code (“2003 Project”); and

WHEREAS, the County of Wayne, Ohio has previously issued its \$4,940,000 Adjustable Rate Demand Health Care Facilities Revenue Bonds, Series 1996 (West View Manor Project) (the “Series 1996 Bonds” and, together with the Series 2003 Bonds, the “Prior Bonds”) for the benefit of the Corporation, for the purpose of financing and refinancing the acquisition, construction, renovation, installation and equipping of



“hospital facilities,” as that term is defined in Section 140.01 of the Ohio Revised Code (“1996 Project” and, together with the 2003 Project, the “Prior Project”); and

WHEREAS, the Corporation has requested this Council (the “Council”) to authorize the issuance of Health Care Facilities Revenue Bonds, Series 2019 (West View Healthy Living Project) of the City of Wooster, Ohio (the “Series 2019 Bonds”), for the purpose of, together with other available moneys of the Corporation, (1) current refunding the Prior Bonds, (2) financing the acquisition, construction and equipping of certain hospital facilities, as that term is defined in Section 140.01, Ohio Revised Code, and as described in the Lease, including the construction of a two-story, approximately 30,000 square feet building addition (consisting of approximately 20 private long term skilled nursing facility rooms, and approximately 15 independent living units) and an approximately 22,000 square feet wellness center, all at the Corporation's existing campus (the “2019 Project” and, together with the Prior Project, the “Project”), including the reimbursement of the Corporation for costs previously incurred with respect to such 2019 Project and (3) paying certain costs and expenses of the City and the Corporation incurred in connection with the issuance of the Series 2019 Bonds and the refunding of the Prior Bonds; and

WHEREAS, the Corporation agrees that the definition of “long term skilled nursing facility rooms” means only those rooms that will house patients for a period of thirty (30) or more days, and that this definition will be included in all subsequent documents executed as contemplated by this Ordinance; and

WHEREAS, this Council has determined that the acquisition, construction, installation and equipping of the 2019 Project and the refunding of the Prior Bonds will be in the best interests of the City and will provide hospital facilities at the lowest possible cost of service to the residents of the City and other uses of the hospital facilities, which hospital facilities will be available for the service of the general public without discrimination by reason of race, creed, color or national origin; and

WHEREAS, this Council has determined to authorize the sale of the Series 2019 Bonds to First Midwest Bank or one or more affiliates thereof (the “Purchaser”); and

WHEREAS, the City will acquire a leasehold interest in the Project Facilities, as defined in the Base Lease authorized below, and will sublease the Project, as defined in the Lease authorized below, to the Corporation pursuant to the Lease;

WHEREAS, based solely upon representations from the Corporation, no part of the net earnings of the Corporation inures or may lawfully inure to the benefit of any private shareholder or individual and the Corporation has the authority to operate Project; and

WHEREAS, it is necessary in connection with the issuance of such Series 2019 Bonds, and the financing of the 2019 Project and the refunding of the Prior Bonds, to provide for the authorization of the Base Lease, the Lease and the Bond Purchase Agreement; and



WHEREAS, on this date a public hearing was held by this Council prior to consideration of this ordinance with respect to the issuance of the Series 2019 Bonds after notice of the public hearing thereof was published in the Daily Record, a newspaper of general circulation, at least seven (7) days prior to the date hereof;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Wooster, State of Ohio:

SECTION 1. That for the public purpose of better providing for the health and welfare of the people of the State of Ohio by enhancing the availability, efficiency and economy of nursing care and assisted living facilities constituting hospital facilities and services rendered thereby and facilitating the financing of hospital facilities to be available to or for the service of the general public without discrimination by reason of race, creed, color or national origin, this Council, acting on behalf of the City, hereby determines that it is necessary to and the City shall issue revenue bonds pursuant to Section 140.06, Ohio Revised Code, in one or more series, in the aggregate principal amount of not to exceed \$20,000,000, for the purposes set forth in the preambles hereto. Such bonds shall be designated City of Wooster, Ohio, Health Care Facilities Revenue Bonds, Series 2019 (West View Healthy Living Project). Each series shall be designated by the year of issuance and labeled alphabetically to distinguish one series from another. The Series 2019 Bonds shall be issued in the form and denomination and shall be executed, dated, be subject to redemption prior to maturity and subject to mandatory tender on the dates and at the prices, bear interest at a fixed or variable interest calculated in accordance with the Bond Purchase Agreement, subject to the maximum rate set forth in such Bond Purchase Agreement, and be payable on the dates, all as exactly provided in the Bond Purchase Agreement hereinafter authorized. The Series 2019 Bonds shall be retired either at stated maturity or by mandatory sinking fund redemption over a period not to exceed 30 years as set forth in the Bond Purchase Agreement hereinafter authorized.

SECTION 2. Anything in this Ordinance, the Series 2019 Bonds and the Bond Purchase Agreement to the contrary, the Series 2019 Bonds do not and shall not constitute general obligations, debt or bonded indebtedness or a pledge of the faith and credit of the City or the State or any political subdivision thereof, and the holders or owners of the Series 2019 Bonds are not given the right, and have no right, to have excises, ad valorem taxes or other taxes levied by the City or the State or any political subdivision thereof, for the payment of the bond service charges on such Series 2019 Bonds. The Series 2019 Bonds shall contain a statement to that effect and that the right to such payment is limited to the revenues and special funds pledged for such purpose under the Bond Purchase Agreement herein authorized.

SECTION 3. That the Mayor and the Director of Finance be and they are hereby authorized and directed to execute on behalf of the City, a Bond Purchase Agreement with the Corporation and the Purchaser, in substantially the form presented to this Council and on file with the Clerk, providing for the sale of the Series 2019 Bonds substantially in the form heretofore presented to this Board, so long as the terms of purchase contained therein are within the guidelines established in Section 1 of this



resolution, and the security for the Series 2019 Bonds established therein shall be pledged and the other agreements, covenants and promises therein made on behalf of the City shall be conclusively binding upon the City and in full force and effect from and after delivery of the aforesaid Series 2019 Bonds to the Purchaser pursuant to the terms of said Bond Purchase Agreement. Said Bond Purchase Agreement shall be subject to such changes, insertions and omissions which are consistent with this Ordinance and are not substantially adverse to the City and as are permitted by the Act and as may be approved by this Council, which approval shall be conclusively evidenced by the execution of said Bond Purchase Agreement as aforesaid.

SECTION 4. That the Mayor and the Director of Finance be and they are hereby authorized and directed to do all the acts and things required of them by the provisions of the Series 2019 Bonds and the Bond Purchase Agreement to the end that full and complete performance of all of the terms, covenants and agreements of the Series 2019 Bonds and Bond Purchase Agreement shall be effected.

SECTION 5. Based solely upon representations and information from the Corporation, this Council hereby determines that the leasing of the Project Facilities from the Corporation and the subleasing of the Project (being the 2019 Project, the hospital facilities financed and/or refinanced by the Prior Bonds and the site thereof) to the Corporation, is in the best interest of the City and will provide health care to the general public without discrimination by reason of race, creed, color or national origin, and is undertaken for and will serve the public purpose of better providing for the health and welfare of the people of the State of Ohio by enhancing the availability, efficiency and economy of hospital facilities and the services rendered thereby.

SECTION 6. That the Mayor and the Director of Finance be and they are hereby authorized and directed to execute and enter into, on behalf of the City a Base Lease (the "Base Lease") with the Corporation, whereby the City will acquire a leasehold interest in the Project Facilities. The Base Lease shall be substantially in the form presented to this Council and on file with the Clerk, subject to such changes, insertions and omissions which are consistent with this Ordinance and are not substantially adverse to the City and as are permitted by the Act and as may be approved by this Council, which approval shall be conclusively evidenced by the execution of said Base Lease as aforesaid. It is hereby determined that such Base Lease will promote the public purpose stated in Section 140.02, Ohio Revised Code, and the City will be duly benefited thereby.

SECTION 7. That the Mayor and the Director of Finance be and they are hereby authorized and directed to execute and deliver on behalf of the City a Lease (the "Lease") with the Corporation. The Lease shall be substantially in the form presented to this Council and on file with the Clerk, subject to such changes, insertions and omissions which are consistent with this Ordinance and are not substantially adverse to the City and as are permitted by the Act and as may be approved by this Council, which approval shall be conclusively evidenced by the execution of said Lease as aforesaid. It is hereby determined that such Lease will promote the public purpose stated in Section 140.02, Ohio Revised Code, and the City will be duly benefited thereby.



SECTION 8. That the Mayor and the Director of Finance be and they are hereby authorized and directed to execute and deliver on behalf of the City a Tax Regulatory and Agreement (the "Tax Agreement") in substantially the form presented to this Council and on file with the Clerk, subject to such changes, insertions and omissions consistent with this resolution and not substantially adverse to the City as may be approved by this Council, which approval shall be conclusively evidenced by the execution thereof as aforesaid.

SECTION 9. That this Council, for and on behalf of the City, hereby covenants that it will restrict the use of the proceeds of the Series 2019 Bonds hereby authorized in such manner and to such extent, if any, as may be necessary, after taking into account reasonable expectations at the time the debt is incurred, so that they will not constitute "arbitrage bonds" under Sections 103(b)(2) and 148 of the Internal Revenue Code and the regulations prescribed thereunder. The Director of Finance or any other officer of the City having responsibility with respect to the issuance of said Series 2019 Bonds is authorized and directed to give an appropriate certificate on behalf of the City, on the date of delivery of said Series 2019 Bonds for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances and reasonable expectations pertaining to the use of the proceeds thereof and the provisions of said Section 148 and regulations thereunder.

SECTION 10. That the appropriate officers of the City be and they hereby are authorized to execute and deliver on behalf of the City such other certificates, documents and instruments in connection with the issuance and sale of the Series 2019 Bonds, the refunding of the Prior Bonds and the acquisition, construction and equipping of the 2019 Project as may be required, necessary or appropriate, including, without limitation, any documents which are necessary or appropriate in order to ensure compliance of the Series 2019 Bonds with the Internal Revenue Code and including conveyances of title to real and personal property, terminations of financing statements and other releases of security interests in property and cancellations of leases. Such documents including the ones specifically authorized hereby, shall be subject to such changes, insertions and omissions as may be approved by this Council, which approval shall be conclusively evidenced by the execution thereof by the proper officers of the City.

SECTION 11. That this Council, as an "applicable elected representative" of the City for purposes of Section 147(f) of the Code, hereby approves the issuance of the Series 2019 Bonds in one or more series in the maximum principal amount of \$20,000,000 for the purposes of refunding the Prior Bonds, financing the 2019 Project and paying costs of issuing the Series 2019 Bonds and refunding the Prior Bonds.

SECTION 12. That all ordinances or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 13. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were passed in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code, and the rules of this Council in accordance therewith.

SECTION 14. This Ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division and for the further reason that this Ordinance must be immediately effective in order that hospital facilities at the lowest possible cost may be available to the residents of the City at the earliest possible time; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1<sup>st</sup> reading \_\_\_\_\_ 2<sup>nd</sup> reading \_\_\_\_\_ 3<sup>rd</sup> reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2019                      Vote: \_\_\_\_\_

Attest: \_\_\_\_\_  
                    Clerk of Council                      President of Council

Approved: \_\_\_\_\_, 2019                      \_\_\_\_\_  
   Mayor

Introduced by: Jon Ansel

RESOLUTION NO. 2019-35

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT A CRITICAL INFRASTRUCTURE APPLICATION TO THE STATE OF OHIO DEVELOPMENT SERVICES AGENCY FOR A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT; TO ACCEPT SUCH MONIES, IF AWARDED; TO EXECUTE ANY NECESSARY DOCUMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY

WHEREAS, the State of Ohio Development Services Agency notified the City of Wooster of its eligibility for a critical infrastructure grant of up to \$300,000.00 from the Ohio Small Cities Community Development Block Grant funds for FY 2019; and

WHEREAS, two public hearings are required to apply for the above-referenced grant programs in order to gain input for expenditure of said funds; the first was held on May 8, 2018, and the second is to be held on June 11, 2019; and

WHEREAS, this Council deems that prompt action is necessary in order to submit the application by the first funding round deadline of June 14, 2019, provided there is satisfactory review of all public comments received at any public hearing.

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

SECTION 1. That the Mayor is hereby authorized to submit on behalf of the City of Wooster an application to the State of Ohio Development Services Agency, including all understandings and assurances contained therein, for a Small Cities Community Development Block Grant in the amount of \$300,000.00, for a Critical Infrastructure Program with an activity of:

- Replacement of 5,256-ft of cast-iron waterline on Lincoln Street constructed prior to 1969 with a history of 0.46 breaks per mile with a new 6-inch waterline.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this resolution occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 3. This Resolution is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary in order that the application to the State of Ohio Development Services Agency for a Small Cities Community Development Block Grant may be submitted by the June 14, 2019 deadline, pending satisfactory review of all public comments (absent of which, the project will be amended accordingly and re-considered at a later date for a different funding round); wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading \_\_\_\_\_ 2nd reading \_\_\_\_\_ 3rd reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2019

Vote: \_\_\_\_\_

Attest: \_\_\_\_\_

Clerk of Council

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_, 2019

\_\_\_\_\_  
Mayor

Introduced by: David Silvestri

## Request for Agenda Item

Authorization for Bid

☐

Purchase Capital Item

☐

Non-Capital

☐

Division	Meeting Date Requested
Project Name	Estimated Total Funds/Costs
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request	
Justification / Benefits	
Will this Project affect the City's Operating Costs	
What Alternatives Exist and what are the Implications of the Alternatives	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting:	Date:

Approved for Agenda ☐ Yes ☐ No



## Lincoln Waterline Replacement Critical Infrastructure Project:

**LMI Benefit project (LMI households, by qualified area):** The Lincoln Street waterline project would replace a 2,565-foot cast-iron waterline along a residential street in an LMI-qualified neighborhood with a new 6-inch waterline, impacting 62 residential properties. A total of 11 waterline breaks have occurred on this line requiring boil alerts, with a break ratio of 0.46 breaks per mile per year, double the industry average of 0.21 to 0.27 (based on research by The Water Research Foundation). The existing waterline is cast iron (which has a tendency to break/leak) and was installed prior to 1969 (exceeding the useful life of 50 years). Approximately 720 feet of the line between Nold and Bowman Streets, or 28% of the total project, will replace under-sized 4-inch lines, Nold and Bowman is only a 4" waterline, which is not sufficient for providing fire protection per Ohio EPA.

**Funding:** The City of Wooster is able to fund a \$200,000 portion of the estimated \$500,000 project without levying assessments to property-owners. The City does not intend to levy assessments on residents, and is seeking assistance through the CDBG Critical Infrastructure program to move forward on addressing the problem immediately without financial impacts to residents, rather than delaying the effort and enduring health and safety risks.

