

**CITY COUNCIL AGENDA
May 4, 2020
Zoom Videoconference meeting
7:30p.m.**

The council meeting will be conducted via Zoom Videoconferencing with public access through YouTube and Facebook.

- I. ROLL CALL & ORDERING OF AGENDA**
- II. APPROVAL OF MINUTES**
- III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**
- IV. PETITIONS/COMMUNICATIONS FROM PUBLIC**
- V. COMMITTEE REPORTS; PUBLIC HEARINGS**
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
 - 1. First Reading – ORDINANCE NO. 2020-13
AN ORDINANCE AMENDING ORDINANCE NO. 2014-06 BY AUTHORIZING THE MAYOR TO TRANSFER THE COMMUNITY REINVESTMENT AREA AGREEMENT FROM C&C WELLERT PROPERTIES LLC TO WALNUT NORTH INVESTMENT PROPERTIES LLC, AND DECLARING AN EMERGENCY. (Ansel)
 - 2. First Reading – ORDINANCE NO. 2020-14
AN ORDINANCE VACATING A RIGHT-OF-WAY ADJACENT TO OLD AIRPORT ROAD IN THE CITY OF WOOSTER PURSUANT TO R.C. 723.05 (Bostancic)
 - 3. First Reading – ORDINANCE NO. 2020-15
AN ORDINANCE AMENDING THE ANNUAL APPROPRIATION ORDINANCE (Ansel)
 - 4. First Reading – ORDINANCE NO. 2020-16
AN ORDINANCE AMENDING ORDINANCE NO. 2004-33 BY PERMITTING NEW CONSTRUCTION FOR RESIDENTIAL CRA TAX INCENTIVES IN THE WOOSTER COMMUNITY REINVESTMENT AREA #1 AND DECLARING AND EMERGENCY
- VIII. MISCELLANEOUS**
- IX. ADJOURNMENT**

ORDINANCE NO. 2020-13

AN ORDINANCE AMENDING ORDINANCE NO. 2014-06
BY AUTHORIZING THE MAYOR TO TRANSFER THE
COMMUNITY REINVESTMENT AREA AGREEMENT
FROM C&C WELLERT PROPERTIES LLC TO WALNUT
NORTH INVESTMENT PROPERTIES LLC, AND
DECLARING AN EMERGENCY.

WHEREAS, this City Council, in Ordinance No. 2014-06, authorized the Mayor to enter into an agreement with C&C Wellert Properties LLC for Community Reinvestment Area Tax Incentives, including a capital investment of up to \$82,750.00 for the renovation of an existing multi-use facility at 149 N. Walnut Street Street, Wooster, Ohio in order to rehabilitate commercial space and secure the building facade with the commitment of retaining at least two full-time jobs, with an exemption of real estate taxes for a period of ten (10) years; and

WHEREAS, C&C Wellert Properties LLC, seeks the approval of this Council to transfer its Community Reinvestment Area (CRA) Agreement, with all of its rights and responsibilities, to Walnut North Investment Properties LLC and

WHEREAS, All other aspects of the agreement have otherwise been met, with substantial investment having been made in rehabilitating 149 N. Walnut Street, Wooster, Ohio as originally committed in the agreement notwithstanding that the two retained C&C Wellert jobs have been replaced by three full-time equivalent jobs from tenant companies operating from the building today.

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

SECTION 1. That Ordinance No. 2007-28 is amended to provide that the Mayor, on behalf of the City of Wooster, is authorized to enter into an *amended* agreement with C&C Wellert Properties LLC and Walnut North Investment Properties LLC, where the latter will be substituted as the Enterprise, and thus eligible for the remaining CRA tax incentives. It is expressly understood that the new owner (Walnut North Investment Properties LLC) will assume the CRA agreement as it was originally executed and as it presently exists; that the terms will remain unchanged except as to the following: (1) the identity of Walnut North Investment Properties LLC as the Enterprise; and (2) increase of job and payroll commitments as the Mayor, in his/her discretion, deems appropriate; (3) and that the Walnut North Investment Properties LLC will be required to meet all of the Enterprise's obligations thereunder.

SECTION 2. 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.

5-4-2020

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Development	Meeting Date Requested May 4, 2020
Project Name CRA 14-001 Transfer Request	Estimated Total Funds/Costs \$0.00
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? N/A - This legislation seeks to maintain an existing agreement for an ongoing tax exemption.	
Description of Request The City of Wooster granted C&C Wellert Properties LLC a 100%, 10-Year real estate tax exemption in 2014 on its rehabilitation of 149 N. Walnut Street, Wooster, Ohio, a downtown mixed-use building with two first-floor commercial spaces and three apartments on the upper floor (Parcel 64-01693.000). The Enterprise wishes to sell its building to Walnut North Investment Properties LLC (member Keith Hartzler, a local investor), which would continue the property's upkeep and management, supporting three apartments and two commercial spaces for lease. A transfer, if approved, would not result in any change of the original abatement levels (100%) nor its term (10 years, to expire upon 12/31/2024, subject to the building owner upholding the project commitments). Also, the two-job commitment would be amended from "retained" to "created" to reflect current conditions and a provision would be added to increase payroll. Approximately five years of tax exemption remain on the agreement.	
Justification / Benefits C&C Wellert Properties LLC conducted a major building rehabilitation as committed. Allowing a transfer of the CRA aids the current owner in selling the property to a new company that will ensure job and payroll commitments are met through the project's final five years.	
Will this Project affect the City's Operating Costs No impact anticipated.	
What Alternatives Exist and what are the Implications of the Alternatives If denied, the abatement would cease upon transfer, creating a hardship for C&C Wellert Properties that undertook significant risk and effort in rehabilitating the building.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances: N/A	
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 An expedited decision is requested to allow the sale to move forward.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Jonathan Millea	Date: 9 April 2020

Approved for Agenda Yes No

CRA TRANSFER REQUEST SUMMARY



Prepared by the City of Wooster Department of Community Service and Development at the Request of:
C&C Wellert Properties LLC, and Walnut North Investment Properties LLC
 149 N. Walnut Street., Wooster, Oh 44691
 Application Date: 1 April 2020

Project Summary: C&C Wellert Properties LLC has requested that the City of Wooster approve a transfer of its CRA (Community Reinvestment Area) Agreement 14-001 to Walnut North Investment Properties LLC, which proposes to purchase the property and continue managing the building's commercial and residential spaces for lease. The site, **149 N. Walnut Street** in downtown Wooster, Ohio (Parcel 64-01693.000) contains three residential apartments on the upper floor, and two commercial spaces on the first floor. Current tenants include A Time to Craft LLC, an art studio, and Liberty Tactical Equipment (trade name for Takedown Tactical LLC) which specializes in the sales of uniforms and equipment to emergency responders.

The agreement provides a **10-year, 100 percent** property tax exemption on the 2014-2015 rehabilitation of the first floor commercial space and exterior. (Five years remain). The project also received a \$106,662 matching grant from the City procured through the Ohio Development Services Agency's Community Development Block Grant program. The project increased the value of the building by \$257,747.75, bringing the total valuation for Tax Year 2019-Pay-2020 to \$402,860. The project commits the retention of **two (2.0)** full-time equivalent jobs at the site.

Prior, and not included in the tax exemption, the owners invested in rehabilitating three apartments on the upper floor, including the rehabilitation of one apartment through the City's CHIP program (Community Housing Impact and

Project Site Map

149 N. Walnut St., Wooster, Oh.



Above: 149 N. Walnut Street, highlighted as Parcel 64-01693.000, part of the NW block of Public Square.
 Below: West face of the building (2019 TIRC image).



Preservation) which contributed \$19,227 for repairs in return for 10 years of rent control (affordable housing rates), which expires 6/23/2022.

The ability to transfer agreements from one entity to another is allowed only with the permission of Wooster City Council. An estimated **\$33,681.25** in tax exemption remains on the agreement, approximately \$6,736.25 per year through the end of 2024. As all parties have acted in good faith, with the rehabilitation project performed as projected and the new owner willing to uphold existing commitments, this office recommends approval of the proposed transfer. **All other terms will remain the same, with exception to annual payroll commitments to be adjusted to accommodate Ohio minimum wage increases for 2.0 full-time equivalent created jobs.**

Attachments: C&C Wellert Properties letter requesting a transfer and an application from Walnut North Investment Properties LLC, Keith Hartzler, Member.

CRA 14-001 Real Estate Tax Impacts

TAX YEAR	PAID	FORGONE
15 Pay 16	\$3,514.76	\$2,974.00
16 Pay 17	\$3,573.63	\$3,023.00
17 Pay 18	\$3,815.98	\$6,684.99
18 Pay 19	\$3,826.26	\$6,702.86
19 Pay 20	\$3,845.22	\$6,736.25
Total To-Date:	\$26,281.86	\$26,121.10
20 Pay 21	\$3,845.22	\$6,736.25
21 Pay 22	\$3,845.22	\$6,736.25
22 Pay 23	\$3,845.22	\$6,736.25
23 Pay 24	\$3,845.22	\$6,736.25
24 Pay 25	\$3,845.22	\$6,736.25
Remaining Total:	\$19,226.10	\$33,681.25
GRAND TOTAL:	\$45,507.96	\$59,802.35

Past/Current tax year figures from Wayne County Auditor.

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 #169-86348-01 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 – Walnut North Investment Properties LLC

Project Name

Address: 149 N. Walnut St., Wooster, Ohio 44691

Authorized Representative: Keith Hartzler

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the City of Wooster located in the County of Wayne and Walnut North Investment Properties LLC.

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

Walnut North Investment
Properties, LLC
Enterprise Name

Keith A. Hartzler
Contact Person

182 S. Eckard Rd.
Dalton, Ohio 44618
Address

C 330-749-1584
Telephone Number

keithahartzler@gmail.com
Contact Email

- b. Project site:

149 Walnut street
Wooster, OH 44691
Location Name

Name Keith A. Hartzler
Contact Person

182 S. Eckart Rd.
Dalton, OH. 44618
Address

Number 330-749-1584
Telephone Number

keithahartzler@gmail.com
Contact Email

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

Downtown Mixed Use: crafting studio, Retail Store, Residential Apartments

b. List primary 6 digit North American Industry Classification System (NAICS) # 512110 Business may list other relevant SIC numbers. Subject to Change over project period as tenants may change: 531311 (Residential Property Management), 452990 (Variety Store)

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

CRA Application – Walnut North Investment Properties LLC

Project Name

Address: 149 N. Walnut St., Wooster, Ohio 44691

Authorized Representative: Keith Hartzler

transfer of an existing CRA for the remaining five years of abatement for the new firm to continue the maintenance and upkeep of the building. The building currently hosts two retail tenants, including a Time To Craft and Wooster Tactical. Original response: N/A – Applicant is a property holding company. Applicant operates a Video Production Studio at project site, and leases three residential apartments and a retail store that is managed by another firm. Companies at the project site include: C&C Wellert Properties LLC, C&C Video Productions LLC, and a retail tenant.

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

3. Name of principal owner(s) or officers of the business.
Mr. Keith A. Hartzler

4. a. State the enterprise's current employment level at the proposed project site: 3.5 as of 3/30/2020

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:

This project seeks to retain the existing tenants. Note: Landlord must notify City prior to hosting any additional tenants when there is a relocation of employment from within the State of Ohio.

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

CRA Application – Walnut North Investment Properties LLC

Project Name

Address: 149 N. Walnut St., Wooster, Ohio 44691

Authorized Representative: Keith Hartzler

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: Seeking assignment of existing CRA only. Transfer will enable a new owner to maintain for previous investment and job creation commitments. Original scope: This project will retain two existing businesses and also maintain three residential apartments in Wooster's downtown area. The project will work to bring an existing multi-use structure up to code compliance while greatly enhancing aesthetics of the exterior. The project is occurring in a sensitive Downtown location, positioned between the Wooster School District Board of Education building, near the County Justice Center, and north of the recently-constructed Merchants Block. Project elements will include an upgrading of the façade, replacement of noncompliant windows, and either the replacement or repair of the building's roof. Also, the building's chimney would also be removed as part of the project.

7. Project will begin on or about February 5, 2014, and be completed December 31, 2014 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):

New company will ensure the retention of at least 2.5 full-time equivalent jobs on site at a payroll not to fall below \$40,000 or annual full-time Ohio minimum wages, whichever is higher. New company will seek advance permission from City of Wooster and Ohio Development Services Agency prior to allowing any tenant to relocate an existing Ohio job to the site from another location. Previous scope included: C&C Wellert Properties LLC will maintain space to retain at least two full-time equivalent positions at the project site: (1) One and one half FTE at C&C Video Production LLC. (2) at least one FTE at the retail section of the

b. State the time frame of this projected hiring: 0 (retained) yrs.

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

CRA Application – Walnut North Investment Properties LLC

Project Name

Address: 149 N. Walnut St., Wooster, Ohio 44691

Authorized Representative: Keith Hartzler

9. a. Estimate the amount of annual payroll such new employees will add N/A – Existing employment will be maintained. (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: \$ 40,000 or Ohio minimum wage rates for 2.5 full-time equivalent jobs, whichever is higher.
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: | <u>\$ 87,725.00</u> |
| D. Machinery & Equipment: | \$ |
| E. Furniture & Fixtures: | \$ |
| F. Inventory: | \$ |
| Total New Project Investment: | <u>\$ 82,725.00</u> |
11. a. Business requests the following tax exemption incentives: 100% for ten (10) years covering \$82,725.00 of real property as described above. Be specific as to the rate, and term.

b. Business's reasons for requesting tax incentives:

The continuation would enable the rents to remain affordable to both current and future tenants. The tenants being both business (2) and apartments (3) are important to the economy of the city, so keeping the budgets stable is primary. Continuance will enable the monies to be available to keep and maintain the property in good repair. It is important for the property to remain well kept and a viable asset within the downtown district as the city needs to keep attracting businesses and people to the downtown area. The abatement will help in that way as well.

Original application objective: Money saved on taxes will be used to reinvest in the facility and to make future needed improvements for the facility. Funding will also help to retain and add additional employees by having cash flow available during this time of improvements. Please see attached Company Statement.

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

CRA Application – Walnut North Investment Properties LLC

Project Name

Address: 149 N. Walnut St., Wooster, Ohio 44691

Authorized Representative: Representative Name

the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

Any agreement will require compliance with all City ordinances and policies, including zoning and design review specifications.

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.

Name of Property Owner

Walnut North Investment Properties LLC

Date

3-31-2020

Signature



Typed Name and Title

Keith A. Hartzler

* 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.

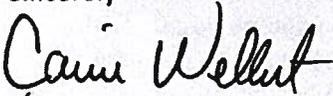
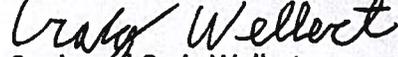
C&C Wellert Properties
149 N Walnut St.
Wooster, OH 44691
330-321-4032

Dear City of Wooster

C&C Wellert Properties of Ohio has a CRA agreement in place with the City of Wooster for improvement to its building at 149 N Walnut St, Wooster, Ohio. We respectfully request that the City of Wooster modify its current agreement to allow a new prospective owner (Keith Hartzler) to receive the same benefits, as this benefit has been part of our negotiation to sell our building.

Thank you for your consideration and assistance.

Sincerely



Carrie and Craig Wellert
C&C Wellert Properties
Owners

ORDINANCE NO. 2020-14

AN ORDINANCE VACATING A RIGHT-OF-WAY ADJACENT TO OLD AIRPORT ROAD IN THE CITY OF WOOSTER PURSUANT TO R.C. 723.05

WHEREAS, Vacating a portion of the right-of-way adjacent to Old Airport Road will permit the new right-of-way for the Daisy Way Extension to be geometrically cleaner, as shown by the attached map; and

WHEREAS, the City of Wooster is vacating the portion of right-of-way pursuant to R.C. 723.05; and

WHEREAS, notice of said vacation was not necessary pursuant to Ohio Revised Code Section 723.06; and

WHEREAS, this City Council is satisfied that there is good cause for vacating said right-of-way and that it will not be detrimental to the general interest of the public.

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

SECTION 1. The portion of right-of-way adjacent to Old Airport Road, as shown on the attached map, is vacated.

SECTION 2. The Clerk of Council is directed to certify a copy of this Ordinance, together with a map of the vacated portion of right-of-way, and record the same in the Office of the Recorder of Wayne County, Ohio.

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 force from and after the earliest period allowed by law.

1st reading _____ 2nd reading _____ 3rd reading _____

Passed: _____, 2020 Vote: _____

Attest: _____
Clerk of Council – Lynne DePaulo President of Council – Michael Buytendyk

Approved: _____, 2020
Mayor – Robert F. Breneman

Introduced by: Bill Bostancic

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division: Engineering	Meeting Date Requested May 4, 2020
Project Name Daisy Way Extension vacating right of Way	Estimated Total Funds/Costs \$0
Is Full Amount Budgeted? <input checked="" 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 This is a request to vacate existing right of way (ROW) adjacent to Old Airport Road. The vacation will permit the new ROW for the Daisy Way Extension project to be geometrically cleaner. Most of the vacated ROW will be included with the new ROW for Daisy Way Extension. See the attached map for clarification.	
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 checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is not necessary but earlier passage would allow the completion of the right of way.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: April 27, 2020
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

WHAT VACATING A RIGHT-OF-WAY MEANS TO THE ABUTTING PROPERTY OWNERS

1. Any utilities occupying the ROW will continue to have the right to do so, and the ordinance vacating the ROW should so reflect. Furthermore, the ROW may be subject to easements, which were granted to private individuals in the original instrument of platting or conveyance, and the city has no role in resolving such concerns.
2. The abutting property owners are responsible for the maintenance of the vacated ROW if they want to continue to use it as access to their property. The city has no further responsibility whatsoever for the care of the property.
3. The abutting property owners are responsible for the security of the vacated ROW.

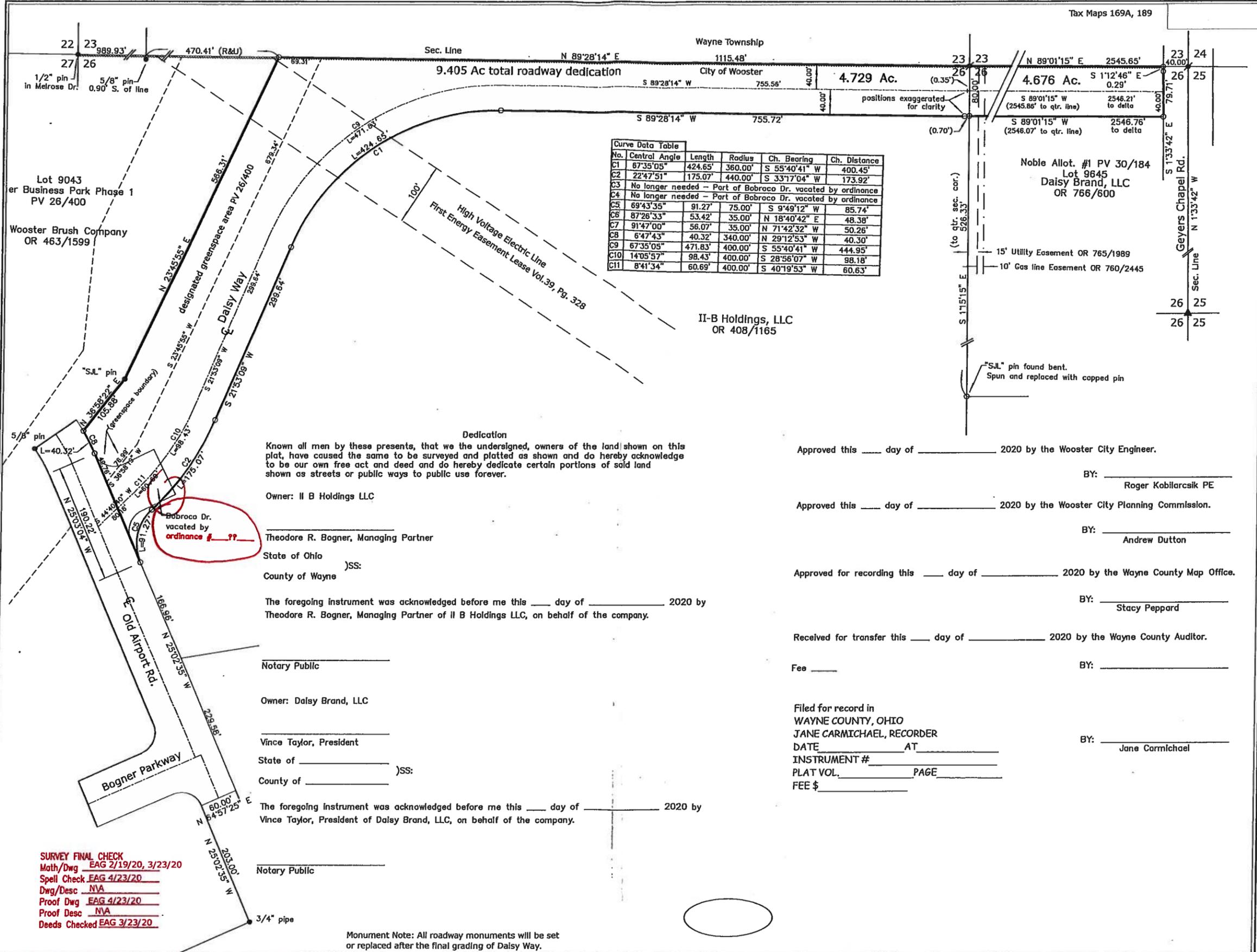
CITY COUNCIL WILL USE THE FOLLOWING GUIDELINES WHEN MAKING ITS DECISION:

1. There is no public purpose for the ROW and/or
2. All of the property owners abutting the ROW concur and sign the petition to vacate; and/or
3. If vacating the ROW does not create undue hardship for others in the area of the ROW.

These guidelines are not law. In any decision to vacate a ROW, Council must find that good cause exists for vacating it, and that vacating the ROW will not be detrimental to the general interest.

SCHEDULE FOR VACATING A RIGHT-OF-WAY

1. File a petition with the clerk of council, Mayor's office, Municipal Building, 538 N. Market Street.
2. A public notice will be printed six consecutive weeks prior to the public hearing. This is normal practice, although by law, the public notice and public hearing is not required when 100% of the owners abutting the ROW sign the petition.
3. City council will hold the public hearing after the six-week waiting period has expired.
4. City council will vote on the petition to vacate the ROW. This is usually done during the meeting immediately following the public hearing.
5. If city council approves the petition with an emergency clause, the action will take effect immediately upon the signatures by the President of Council and the Mayor. Without the emergency clause, the effective date will be thirty days after the council action and upon the signatures by the President of Council and the Mayor.



Curve No.	Central Angle	Length	Radius	Ch. Bearing	Ch. Distance
C1	67°35'05"	424.65'	360.00'	S 55°40'41" W	400.45'
C2	22°47'51"	175.07'	440.00'	S 33°17'04" W	173.92'
C3	No longer needed - Part of Bobroco Dr. vacated by ordinance				
C4	No longer needed - Part of Bobroco Dr. vacated by ordinance				
C5	69°43'35"	91.27'	75.00'	S 9°49'12" W	85.74'
C6	87°26'33"	53.42'	35.00'	N 18°40'42" E	48.38'
C7	91°47'00"	56.07'	35.00'	N 71°42'32" W	50.26'
C8	6°47'43"	40.32'	340.00'	N 29°12'53" W	40.30'
C9	67°35'05"	471.83'	400.00'	S 55°40'41" W	444.95'
C10	14°05'57"	98.43'	400.00'	S 28°56'07" W	98.18'
C11	8°41'34"	60.69'	400.00'	S 40°19'53" W	60.63'

Dedication
 Known all men by these presents, that we the undersigned, owners of the land shown on this plat, have caused the same to be surveyed and platted as shown and do hereby acknowledge to be our own free act and deed and do hereby dedicate certain portions of said land shown as streets or public ways to public use forever.

Owner: II B Holdings LLC
 Theodore R. Bogner, Managing Partner
 State of Ohio)SS:
 County of Wayne
 The foregoing instrument was acknowledged before me this ____ day of _____ 2020 by Theodore R. Bogner, Managing Partner of II B Holdings LLC, on behalf of the company.

Notary Public _____
 Owner: Daisy Brand, LLC
 Vince Taylor, President
 State of _____)SS:
 County of _____
 The foregoing instrument was acknowledged before me this ____ day of _____ 2020 by Vince Taylor, President of Daisy Brand, LLC, on behalf of the company.

SURVEY FINAL CHECK
 Math/Dwg EAG 2/19/20, 3/23/20
 Spell Check EAG 4/23/20
 Dwg/Desc N/A
 Proof Dwg EAG 4/23/20
 Proof Desc N/A
 Deeds Checked EAG 3/23/20

for Map Office review

Approved this ____ day of _____ 2020 by the Wooster City Engineer.
 BY: _____ Roger Kobilarcsik PE

Approved this ____ day of _____ 2020 by the Wooster City Planning Commission.
 BY: _____ Andrew Dutton

Approved for recording this ____ day of _____ 2020 by the Wayne County Map Office.
 BY: _____ Stacy Peppard

Received for transfer this ____ day of _____ 2020 by the Wayne County Auditor.
 Fee _____ BY: _____

Filed for record in
 WAYNE COUNTY, OHIO
 JANE CARMICHAEL, RECORDER
 DATE _____ AT _____
 INSTRUMENT # _____
 PLAT VOL. _____ PAGE _____
 FEE \$ _____
 BY: _____ Jane Carmichael

Monument Note: All roadway monuments will be set or replaced after the final grading of Daisy Way.

DAISY WAY Dedication Plat
 through unplatted lands and Lot 9645 PV 30/184
 NE and NW Qtr's. Sec. 26, T-16N, R-13W
 City of Wooster, Wayne County, Ohio

I believe this survey to be correct to the best of my knowledge.
Draft
 Edward A. Gasbarre, P.S. 7036 Date _____

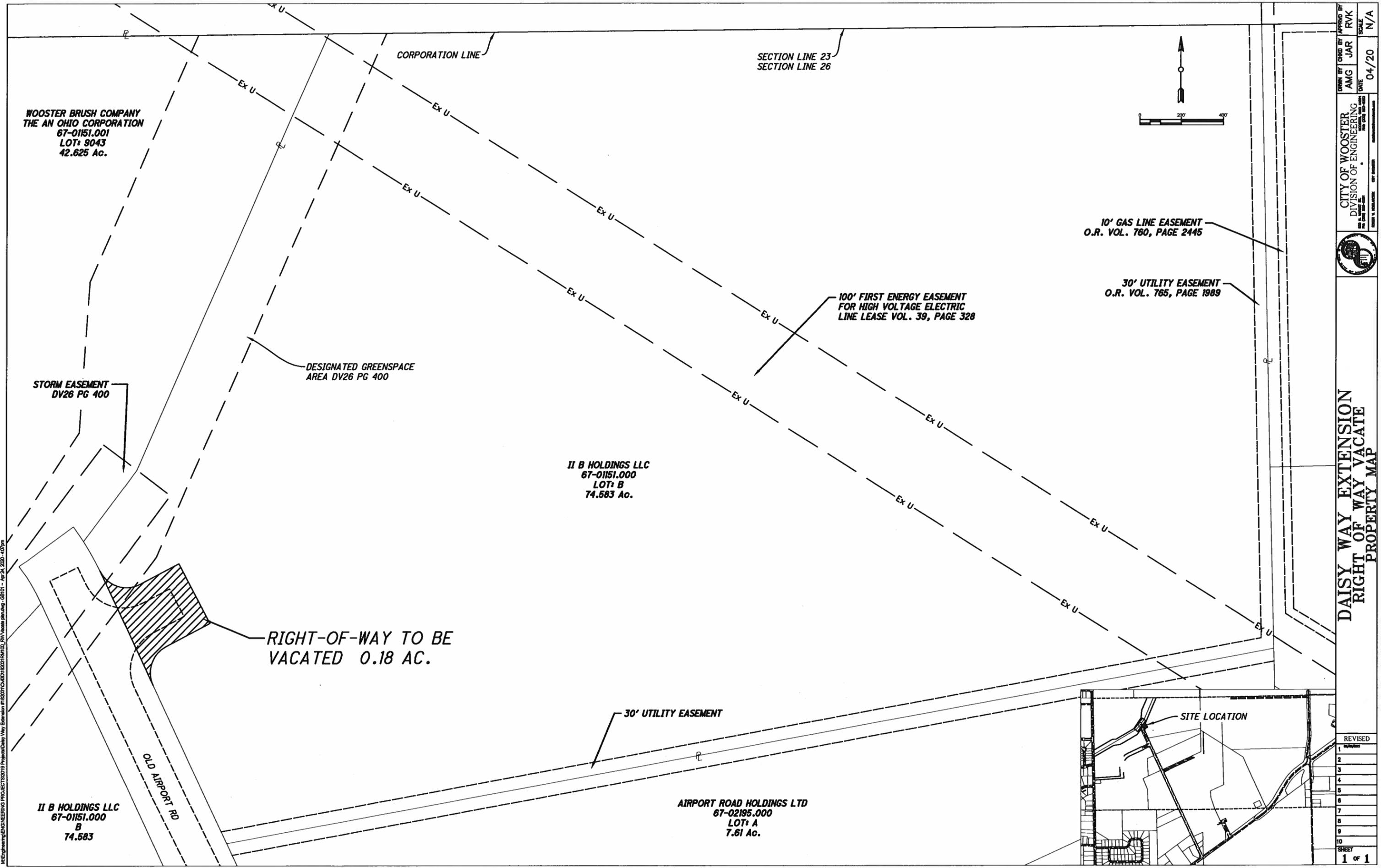
Legend

- set / ∅ set previously found
- 5/8"x30" Steel Rod W/Yellow I.D. Cap Marked "Gasbarre Wooster, Ohio"
- - Iron/Steel monument found Described in Drawing
- - Stone monument found
- △ - Spike or magnail set
- ▲ - Spike or magnail found
- X-X- Fence Line Evident
- R - Record Dimension
- M - Measured Dimension
- U - Used Record Dimension

Scale 1" = 100'

Basis of Bearings: Grid North of the Ohio State Plane Coordinate System
 Reference Surveys: CC-146A, PP-104, PP-190, QQ-9, SS-21, UU-363, WW-20
 Drawing 219015_Plat_3.dwg Date: April 23, 2020

R.W. Gasbarre & Associates, Inc.
 Professional Land Surveyors
 401 South Market St. - P.O. Box 44
 Wooster, Ohio 44691
 PH 330-264-9499



WOOSTER BRUSH COMPANY
 THE AN OHIO CORPORATION
 67-01151.001
 LOT: 9043
 42.625 Ac.

STORM EASEMENT
 DV26 PG 400

DESIGNATED GREENSPACE
 AREA DV26 PG 400

II B HOLDINGS LLC
 67-01151.000
 LOT: B
 74.583 Ac.

RIGHT-OF-WAY TO BE
 VACATED 0.18 AC.

II B HOLDINGS LLC
 67-01151.000
 B
 74.583

AIRPORT ROAD HOLDINGS LTD
 67-02195.000
 LOT: A
 7.61 Ac.

SECTION LINE 23
 SECTION LINE 26

CORPORATION LINE

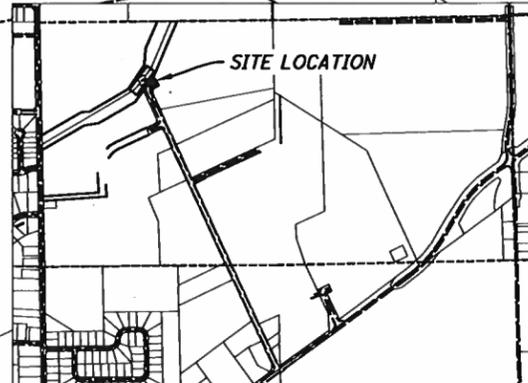
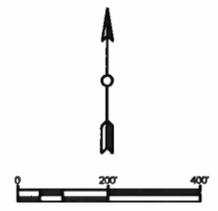
10' GAS LINE EASEMENT
 O.R. VOL. 760, PAGE 2445

30' UTILITY EASEMENT
 O.R. VOL. 765, PAGE 1989

100' FIRST ENERGY EASEMENT
 FOR HIGH VOLTAGE ELECTRIC
 LINE LEASE VOL. 39, PAGE 328

30' UTILITY EASEMENT

OLD AIRPORT RD



DAISY WAY EXTENSION
 RIGHT OF WAY VACATE
 PROPERTY MAP

DRAWN BY: CHOD BY: APPROVED BY:
 AMG JAR RVK
 CITY OF WOOSTER
 DIVISION OF ENGINEERING
 DATE: 04/20
 SCALE: N/A

NO.	REVISION
1	
2	
3	
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10	
SHEET	
1 of 1	

M:\Engineering\ENGINEERING PROJECTS\2019 Project\Daisy Way Extension\1122019\CADD\1122019\DWG_08101 - Apr 24, 2020 - 4:07pm

INTEROFFICE MEMORANDUM

TO: JON ANSEL, FINANCE COMMITTEE CHAIR & DAVID SILVESTRI, PUBLIC UTILITIES CHAIR
FROM: ANDREI DORDEA 
SUBJECT: APPROPRIATION FOR SLUDGE STORAGE TANK
DATE: APRIL 30, 2020
CC: CITY COUNCIL, ADMINISTRATION, ROGER KOBILARCSIK, CITY ENGINEER

I am writing to summarize the request for appropriation in Ordinance No. 2020-15.

In November, we opened bids for the sludge storage tank project. The estimate was \$1,800,000 and bid came in at \$2,705,000. When completing the budget document prior to the bid opening and subsequent discard of bid, I assumed that the project would be awarded and funds encumbered before year-end 2019. I included \$1,800,000 in the "Projected Encumbrances as of 31-Dec-19" column of the Certificate of the Total Amount from All Sources Available for Expenditures and Balances on page 2-3 of the line labeled "Water Pollution Control Fund-502" of the 2020 Appropriations Budget. Since this was not encumbered in 2019, it should have been budgeted in 2020.

If you look at page 2-3 of the 2020 appropriations budget, I will be amending this "certificate" by reducing the column labeled "Projected Encumbrances as of 31-Dec-19" \$1,800,000 and increase the column labeled "Appropriations 2020" by \$1,800,000 which will have a net result in the column labeled "Projected Amount Avail. Less 2020 Approp." Of ZERO. The amended "Certificate" will be submitted to the County Budget Commission.

We will implement procedures to prevent this from occurring in the future.

Enjoy, and if you have any questions, do not hesitate to contact me.

ORDINANCE NO. 2020-16

AN ORDINANCE AMENDING ORDINANCE NO. 2004-33
BY PERMITTING NEW CONSTRUCTION FOR
RESIDENTIAL CRA TAX INCENTIVES IN THE WOOSTER
COMMUNITY REINVESTMENT AREA #1 AND
DECLARING AN EMERGENCY

WHEREAS, this City Council, with the adoption of Ordinance No. 2004-33, created Wooster Community Reinvestment Area #1, in which qualified properties may be eligible for tax incentives for repair or reconstruction thereof; and

WHEREAS, by the adoption of Ordinance No. 2008-02 this Council amended the earlier ordinance by amending Section 4 with criteria for expedited agreements; and

WHEREAS, this Council desires to once again expand the CRA described in the above-designated Ordinance in order to promote reinvestment in an area that is presently adjacent to the existing CRA.

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

SECTION 1. That Section 4 of Ordinance No. 2004-33 is hereby amended to include the following to the specified rates and terms to real property tax abatement:

SECTION 4. Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring, according to the rules outlined in the ORC Section 3765.67. The results of the negotiation as approved by this City Council will be set in writing in a Community Reinvestment Area Agreement as outlined ORC Section 3735.671. For residential property, a tax exemption on the increase in the assessed valuation resulting from improvements as described in ORC Section 3735.67 shall be granted upon proper application by the property owner and certification thereof by the designated Housing Officer for the following periods. Residential applications must be filed with the Housing Officer no later than six months after construction completion.

The following rates and terms apply to real property tax abatement:

- (a) 100% abatement for ten (10) years, (term the same for all) for the remodeling of dwellings containing not more than two housing units, and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67.
- (b) Abatement can be up to 100% for up to (12) years (negotiated - up to 12 years) for existing commercial and industrial facilities and shall be negotiated on a case-by-case basis in

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