

CITY COUNCIL AGENDA

October 2, 2023

7:30 p.m.

The meeting convenes at City Hall, in Council Chambers, 1st 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

Mikes Food Market, LLC, dba Mikes Food Market, 4510 Cleveland Road, Wooster, Ohio 44691

V. COMMITTEE REPORTS; PUBLIC HEARINGS

VI. UNFINISHED BUSINESS

1. Third Reading – AMENDED ORDINANCE NO. 2023-22

AN ORDINANCE AMENDING CHAPTER 160, BIDDING PROCEDURES AND CONTRACT REQUIREMENTS, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, BY INCREASING THE AMOUNT OF THE LIMIT FOR COMPETITIVE BIDDING (Sanders/Reynolds)

VII. NEW BUSINESS

1. First Reading – ORDINANCE NO. 2023-24

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH 585 PARTNERS LLC FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES (Reynolds)

2. First Reading – RESOLUTION NO. 2023-58

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A CONTRACT WITH OHM ADVISORS FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE CHRISTMAS RUN POOL PHASE ONE DESIGN AND ALLOWING FOR IMMEDIATE ENACTMENT (Myers)

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

5982101		NEW		MIKES FOOD MARKET LLC	
PERMIT NUMBER		TYPE		DBA MIKES FOOD MARKET	
08 23 2023				4510 CLEVELAND RD	
ISSUE DATE				WOOSTER OH 44691	
C1 C2					
FILING DATE					
PERMIT CLASSES					
85	165	B	D89151		
TAX DISTRICT			RECEIPT NO.		

FROM 09/11/2023

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



MAILED 09/11/2023

RESPONSES MUST BE POSTMARKED NO LATER THAN. 10/12/2023

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 5982101**

(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

AMENDED ORDINANCE NO. 2023-22

AN ORDINANCE AMENDING CHAPTER 160, BIDDING PROCEDURES AND CONTRACT REQUIREMENTS, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, BY INCREASING THE AMOUNT OF THE LIMIT FOR COMPETITIVE BIDDING

WHEREAS, the Director of Administration has recommend that the City's bidding ordinance be amended to bring it into conformity with Ohio law regarding the threshold at which municipalities are required to competitively bid certain types of contracts.

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

SECTION 1. That Chapter 160, Bidding Procedures and Contract Requirements, of the Codified Ordinances of the City of Wooster, Ohio, be amended at Section 160.03, BIDDING PROCEDURES, to read as follows:

160.03 BIDDING PROCEDURES.

(a) The Director of Administration, or the Wooster Community Hospital Chief Executive Officer, or their designees, may make any contract, purchase supplies or material or provide labor for any work under the supervision of various departments and divisions and agencies of the City involving not more than ~~fifty thousand dollars (\$50,000.00)~~ **seventy-five thousand dollars (\$75,000)**. ~~This amount will automatically increase by three percent (3%) effective January the first of each year beginning with the year 2025.~~

(b) When an expenditure within the department, division or agency, other than compensation of persons employed therein, exceeds ~~fifty thousand dollars (\$50,000.00)~~ **seventy-five thousand dollars (\$75,000)**, such expenditure shall first be authorized and directed by ordinance or resolution of Council, or in the case of the Wooster Community Hospital, by resolution of the Board of Governors. ~~This amount will automatically increase by three percent (3%) effective January the first of each year beginning with the year 2025.~~ When so authorized or directed, the Director of Administration or Hospital Administrator or their designees, shall make a written contract in the name of the City with the lowest and best bidder after advertisement for not less than two, nor more than four consecutive weeks in a newspaper of general circulation within the City.

(c) [No change]

(d) [No change]

SECTION 2. That Chapter 160, Bidding Procedures and Contract Requirements, of the Codified Ordinances of the City of Wooster, Ohio, be amended at Section 160.062, PROCEDURES, to read as follows:

160.062 PROCEDURES.

Notwithstanding the provisions of Ohio R.C. 9.33, 9.331, 9.332 and 153.65 through 153.71, inclusive, and any other provisions of the Ohio Revised Code which may conflict with or are inconsistent with the provisions of this section, the following provisions shall govern the selection and retention of professional design firms and construction managers by the City of Wooster and Wooster Community Hospital:

(a) All contracts for professional design firms and construction managers in the amount of ~~fifty thousand dollars (\$50,000.00)~~ **seventy-five thousand dollars (\$75,000)**, or more shall be awarded on the basis of the qualifications of the potential firm, including price, as determined by the Director of Administration or the Administrator of Wooster Community Hospital. ~~This amount will automatically increase by three percent (3%) effective January the first of each year beginning with the year 2025.~~ As needed, the City and the hospital will issue a public notice soliciting statements of qualifications from firms interested in being considered for design, design-build or construction management (including construction manager at-risk) projects. To be considered for a project, prospective firms must submit a statement of qualifications to the Director of Administration or the Administrator of the hospital in response to the notice. When it becomes necessary to hire a firm, the statements of qualifications will be reviewed and ranked by the Director of Administration or the Administrator of the hospital based upon the qualifications and experience of the contractor and other relevant factors (including, but not limited to, the number of such contracts already awarded to a firm or specific areas of expertise), as determined by the Director or the Administrator. Once ranked, the Director or the Administrator will select from the list no fewer than three firms standing highest on the list, and commence negotiations with the highest-ranking firm. In the event that fewer than three firms are ranked, the selection may be from those on the list, or another request for qualifications may be issued. If the Director or Administrator is unable to reach agreement with the highest-ranking firm, s/he shall notify the firm in writing of his/her intent to cease negotiations, and s/he may enter into negotiations with the next firm on the list. If negotiations with the next firm fail, s/he may follow the same procedure with the next firm on the list or s/he may request further proposals. In all cases, the Director or the Administrator reserves the right to reject any or all proposals. These procedures are not intended to be formal bidding requirements, but rather an informal procedure to determine the most qualified firm to which a contract should be awarded.

(b) [No change]

(c) [No change]

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 law.

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

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

Passed: _____, 2023

Vote: _____

Attest: _____

Clerk of Council

President of Council

Approved: _____, 2023

Mayor

Introduced by: Craig Sanders

ORD
2023-22

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Administration	Meeting Date Requested 9-5-23
Project Name Bid Limits	Estimated Total Funds/Costs n/a
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED N/A	
If No, How is the Purchase to be Funded?	
Description of Request Requesting revision part of 160.03 of the codified ordinances, entitle "Bidding Procedures". As part of the recently passed State of Ohio Budget, statutory competitive bidding thresholds (RC Section 735.05) were increased from \$50,000 to \$75,000 with an escalation clause that increases the threshold by 3% every year beginning in 2025.	
Justification / Benefits Current City Ordinance language mimics the previous stat statute and requires bidding for all expenditures over \$50,000. The proposed language would mirror the current state language for bidding limits. The proposed language would raise the amount of expenditures requiring bidding and Council approval to \$75,000. Council would still approve the budget for all expenditures. This would save time and money on the bid process for smaller, regular budgeted items. This would also allow for responding in a timely manner to market opportunities and emergency situations.	
Will this Project affect the City's Operating Costs This should have little effect on the City's operating costs, but could save money and would definitely save time.	
What Alternatives Exist and what are the Implications of the Alternatives We could continue to bid projects in accordance with the current thresholds.	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Joel Montgomery	Date: 8/30/23
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

ORDINANCE NO. 2023-24

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH 585 PARTNERS LLC FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES

WHEREAS, 585 PARTNERS LLC is a for-profit enterprise and property management agency that desires to construct a new 50,000-square-foot retail facility on Akron Road with access to Merit Drive and Enterprise Parkway, within the area designated by Wooster City Council as a community reinvestment area (CRA), including a capital investment of approximately \$4,000,000 for the new construction; and it has requested tax abatement as an incentive to make these improvements; and

WHEREAS, the Wooster Growth Corporation, as the designated community improvement corporation for the City of Wooster, has reviewed the request for CRA tax incentives and has not recommended CRA incentives; and

WHEREAS, the Wooster City School District Board of Education has also received notice thereof, as provided by law.

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

SECTION 1. The Mayor is hereby authorized to enter into an agreement on behalf of the City of Wooster with 585 PARTNERS LLC for CRA tax incentives. The terms of such agreement will include, but not be limited to, the following: (1) abatement of real estate taxes of 50%; (2) for a maximum term not to exceed ten (10) years; (3) the creation of ten (10) full-time jobs and the creation of five (5) part-time-time jobs, or equivalent, within one (1) year; and (4) such other terms as the Mayor, in his/her discretion, deems appropriate.

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, in compliance with law.

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

Passed: _____, 2023 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2023
Mayor

Introduced by: Bob Reynolds

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Development	Meeting Date Requested October 2, 2023
Project Name 10-Yr, 50% CRA 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 - Exempts taxes on non-basic sector greenfield site. Forgo \$22K in direct revenue + \$371K taxpyr. impact.	
Description of Request 585 Partners LLC (developer/landlord) have applied for a 10-year, 50% CRA for their planned 50,000-square foot retail facility along Akron Road. The project will enable room for a new Everything Surplus (with all new employees) in a larger facility with higher traffic volumes. (The former space at 1981 Portage Rd, also in the CRA, will be converted into a grocery store, by the current owner, with that site's existing employees.) Staff does not recommend CRA treatment when, in the absence of reinvestment, a project is a local population-driven effort with a finite market, and would provide a competitive disadvantage to other similar businesses in the CRA. For local population-driven businesses, job creation is determined by the market. Using tax incentives to advantage one business over others may shift, rather than create, jobs and tax revenue within the area. CRA is intended to support basic-sector job creation and enable redevelopment of challenged areas. Applicants affirm they will build outside city limits without CRA, but this does not prove a need for CRA (unlike a rehab projects with costly remediation risks or a basic-sector project with lower-tax out-of-state site options). CRA treatment is a costly DISCRETIONARY tool, and not an entitlement.	
Justification / Benefits Other retailers competing for same local customers/spending may be disadvantaged. Up to \$440,000 exemption impacts ALL OTHER taxpayers in the taxing jurisdictions. May lower value of CRA for other areas and projects. Project did not receive a Wooster Growth recommendation. Applicants affirm project won't move forward without CRA. Site would be attractive for other developers.	
Will this Project affect the City's Operating Costs Taxpayer impact of \$440,000, with \$22,050 in direct City funds forgone with exemption.	
What Alternatives Exist and what are the Implications of the Alternatives Council is under no obligation to approve the request. CRA is discretionary. Location and local market conditions are the most compelling drivers for the development at the shovel-ready site.	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons Doesn't meet expedited commitment criteria (wage, local competition, WG recommendation)	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Jonathan Millea	Date: September 12, 2023

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:
SR 585 LLC – Site: TBD Enterprise Parkway, Wooster, Ohio 44691 (Parcel 67-02030.002)
 Application Date: August 23, 2023

Project Summary: 585 Partners LLC is requesting a **10-year, 50%** real estate tax exemption to construct a ~50,000 square foot mixed retail store at the intersection of Akron Road and Merit Drive, with access on Enterprise Parkway. The property is a greenfield and shovel-ready site. 585 Partners LLC’s proposed project is a new venture led by well-qualified local entrepreneurs who have performed previous developments, including the 91-home Spring Run housing development which was supported by the City and Wooster City School District \$1.9 MM in TIF support.

The project proposes a unique retail experience offering “attractively priced merchandise in a new store concept shopping experience that will feature a wide-open floor plan with rotating goods and offerings for the consumer.” The project will hire at least 10 full-time positions and 10 part-time positions (15 FTE) with a *minimum* payroll of \$468,000.

Project Impacts: Though a thorough proposal compliant with zoning, staff is not able to recommend CRA tax incentives for greenfield retail developments, nor are the community’s incentives targeted toward retail establishments outside of building rehabilitation or Downtown rebuilding projects. Ordinance 2020-42 adds the CRA is intended to support “reinvestment in areas at risk of economic decline, preservation and creation of new housing opportunities, and job retention and creation by firms producing goods and services provided outside the region”, with Section 2 specifying that terms be negotiated on a case-by-case basis. Similarly, the State of Ohio incentives generally disallows incentives to point-of-sale projects. This follows a philosophy that retail is a function of, or result from, *basic-sector* jobs.

Exempting greenfield point-of-sale projects would place the City in the business of picking winners and losers, as other retailers in the area competing for the same finite local spending and hires would not have such tax advantages. In addition to creating competitive disadvantages for other businesses, exemptions impact other taxpayers. (In contrast, *basic-sector industry* utilizes national or international markets, and pays capital and employment costs from dollars gained from outside of the community, and creates/incentivizes the market for non-basic jobs such as retail.)

For the specific project, the applicant advises it cannot move forward with the investment without public support. Staff notes that no job relocation is proposed nor is there evidence that the project is committed. The project is permitted by zoning, though the C-3 zoning was not anticipated at the time the CRA was established at the site to incentivize industry. Projected payroll for employment is estimated below the threshold for City income-tax sharing.

Project Site Image

Enterprise Parkway., Wooster Ohio (PN#67-02030.002)



Shown: Total Approximate 50,000 square foot facility and parking lot within parcel 67-02030.002. Not to scale.

TABLE: Project Implication Matrix

585 Partners LLC Estimated Tax Impacts (*Not all investments will impact valuation.*)

Current Val. ¹ Enterprise Pkwy	Annual Tax Obligation ¹	Post Proj. Tax Value ² ~\$60/\$90sf x 50ksf	Annual Tax Oblig. w/o Exemption ²	Annual Tax Oblig. with 50% CRA	Applicant's Annual Savings ³	Total New Property Tax Exempted after 10 Years ⁴
\$119,760	\$3,072	Low> \$3,119,760	\$80,030	\$41,552	\$38,479	\$384,788
		High> \$4,119,760	\$105,683	\$60,791	\$44,892	\$448,919
585 Partners LLC	<i>Annual City Income Tax Retention⁵</i>		15 FTE (\$18,720	<i>Property Tax Increase with Exemption</i>		\$38,479 to \$57,719
	<i>Annual City Income Tax Creation⁵</i>		yrly)	<i>Site's Cumulative Additional Taxes</i>		\$384,791 to \$577,186
	<i>CRA Cumulative Income Tax</i>		See 4	<i>Post-Project Annual Property Increase</i>		\$76,958 to \$102,611

- \$119,760 is the Wayne County Auditor's 100 percent 2022 valuation for PPN 67-02030.002. (Annual Tax Obligation excludes special assessments) A tax rate of 73.293455 mills is applied (8/23/2023). Property Records CAMA Database [Data file]. Retrieved from <http://www.waynecountyauditor.org/>
- All figures are estimated, with final valuation determined by the Wayne County Auditor. Low and High valuations assume a valuation of \$60 and \$80 per square foot. Based on area comparable, staff anticipates the lower-end of the range, while the higher end of the range are possible with the maximum investment. (2022 Auditor full property valuation as expression of built square feet on similar properties: 2222 Gateway: \$110sf - @ 9,900sf on 1.3 acres | 2249 Akron Rd.: \$94.62sf - @ 18,400sf on 2 acres | 1747 Akron Rd: \$62.24sf - 12,855 sf 2 acres | 1501 Akron Rd: \$71.76sf - 12,300sf @ 2.695 acres).
- Annual tax revenues exempted with a 50% exemption on building improvements.
- This amount is the anticipated revenue impact for local schools, county, and the city with a 50% CRA exemption.
- Min payroll of \$468,000 on 15 FTE (10 FT jobs and 10 PT jobs) amounts to \$15/hr and would generate \$18,720 in income taxes yearly. (City remits 50% of income taxes to impacted school districts after \$2MM in new employee wages.) As retail-oriented jobs serve a limited market with finite consumer spending, establishing new jobs at the site may either create new jobs within the market, instead retain jobs in a saturated market, affecting other retailers.

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.

ESTIMATED Tax Impact Assumptions for School District Partners

Prepared by City of Wooster Office of Development

PROJECT ASSUMPTIONS:

A new 50,000 square foot retail facility which will support 15 Full-time equivalent hires. Proposed 4-acre site is vacant land receiving and generating \$445 in annual revenue for the District today.

	Valuation	Price per Sq Ft
LOW	\$3,119,760	\$60.00
HIGH	\$4,119,760	\$90.00

Est. 2022 Rates	Effective Millage	Annual Tax %
Total	73.293455	2.6%
WCSD	55.199621	1.9%
WCSCC	2.723497	0.1%

Total Tax Property Tax Impacts: All Districts Together

Current Val. ¹ Enterprise Pkwy	Annual Tax Obligation ¹	Post Proj. Tax Value ² ~\$60/\$90sf x 50ksf	Annual Tax Oblig. w/o Abatement ²	Annual Tax Oblig. with 50% CRA	Applicant's Annual Savings ³	Total New Property Tax Exempted after 10 Years
\$119,760	\$3,072	Low> \$3,119,760	\$80,030	\$41,552	\$38,479	\$384,788
		High> \$4,119,760	\$105,683	\$60,791	\$44,892	\$448,919
585 Partners LLC	<i>Annual City Income Tax Retention</i>		15 FTE (\$18,720 yrly) See Note 4	<i>Property Tax Increase with Exemption</i>		\$38,479 to \$57,719
	<i>Annual City Income Tax Creation⁴</i>			<i>Site's Cumulative Additional Taxes</i>		\$384,791 to \$577,186
	<i>CRA Cumulative Income Tax</i>			<i>Post-Project Annual Property Increase</i>		\$76,958 to \$102,611

WCSD Direct Impacts

	Annual Gain 3.8 Inside Mills	Annual Cost 51.599 Outside Mills
Present Revenue:	\$2,314	\$0 - No Project
Revenue while Exempted:	\$31,294 to \$45,784	\$2,075 to \$28,980
Revenue after 10 Years:	\$60,273 to \$79,593	\$4,149 to \$5,479

Current Val. ¹ Enterprise Pkwy	WCSD Revenue	Post Proj. Tax Value ² ~\$60/\$90sf x 50ksf	Annual Tax Oblig. w/o Abatement ²	Annual Tax Oblig. with 50% CRA	WCSD Amount Exempted ³	Total WCSD Property Tax Exempted after 10 Years
\$119,760	\$2,314	Low> \$3,119,760	\$60,273	\$31,294	\$28,980	\$289,796
		High> \$4,119,760	\$79,593	\$45,784	\$33,810	\$338,095
585 Partners LLC	<i>Annual City Income Tax Retention</i>		15 FTE (\$18,720 yrly) See Note 4	<i>Property Tax Increase with Exemption</i>		\$28,980 to \$43,470
	<i>Annual City Income Tax Creation⁴</i>			<i>Site's Cumulative Additional Taxes</i>		\$289,798 to \$434,697
	<i>CRA Cumulative Income Tax</i>			<i>Post-Project Annual Property Increase</i>		\$57,959 to \$77,279

WCSCC Direct Impacts

	Annual Gain 0 Inside Mills	Annual Cost 2.723497 Outside
Present Revenue:	\$86	\$0 - No Project
Revenue while Exempted:	\$1,701 to \$1,544	N/A
Revenue after 10 Years:	\$3,927 to \$2,974	N/A

Current Val. ¹ Enterprise Pkwy	WCSCC Revenue	Post Proj. Tax Value ² ~\$60/\$90sf x 50ksf	Annual Tax Oblig. w/o Abatement ²	Annual Tax Oblig. with 50% CRA	WCSD Amount Exempted ³	Total WCSD Property Tax Exempted after 10 Years
\$119,760	\$114	Low> \$3,119,760	\$2,974	\$1,544	\$1,430	\$14,298
		High> \$4,119,760	\$3,927	\$1,701	\$2,226	\$22,258
585 Partners LLC	<i>Annual City Income Tax Retention</i>		15 FTE (\$18,720 yrly) See Note 4	<i>Property Tax Increase with Exemption</i>		\$1,430 to \$1,587
	<i>Annual City Income Tax Creation⁴</i>			<i>Site's Cumulative Additional Taxes</i>		\$14,298 to \$15,871
	<i>CRA Cumulative Income Tax</i>			<i>Post-Project Annual Property Increase</i>		\$2,860 to \$3,813

CRA Application: 585 Partners LLC
Project Name: 585 & Merit Drive C-3 Property
Project Address: Parcel 67-02030.002
Authorized Representative: Mr. Justin Starlin, Project Manager

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the City of Wooster located in the County of Wayne and Company.

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

<u>585 Partners LLC</u> Enterprise Name	<u>Justin Starlin</u> Contact Person
<u>1825 Enterprise Parkway</u> <u>Wooster, Ohio 44691</u> Address	<u>330-465-4700</u> Telephone Number

- b. Project site:

<u>585 & Merit Drive C-3 Property</u> Location Name	<u>Justin Starlin</u> Contact Person
<u>PPN: 67-02030.002</u> <u>Wooster, Ohio 44691</u> Address	<u>330-465-4700</u> Telephone Number

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

Wholesale and Retail Business – Open to the general public

- b. List primary 6 digit North American Industry Classification System (NAICS) # 4523129

Business may list other relevant SIC numbers. 5190, 5399, 5331, 5900

c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: N/A – No consolidation)

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

LLC & Partnership

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

Justin Starlin, Partner / Jason Carrick, Owner

CRA Application: 585 Partners LLC
Project Name: 585 & Merit Drive C-3 Property
Project Address: Parcel 67-02030.002
Authorized Representative: Mr. Justin Starlin, Project Manager

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

0

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

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

N/A – No relocation

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

0 – Though Owner has 212 Employees in the State of Ohio, with most being located in Wooster/Wayne County.

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

N/A – No Relocation

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

N/A – No Relocation

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

CRA Application: 585 Partners LLC
Project Name: 585 & Merit Drive C-3 Property
Project Address: Parcel 67-02030.002
Authorized Representative: Mr. Justin Starlin, Project Manager

- 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: See attached Exhibit for Project Description
7. Project will begin January, 2024, and be completed August, 2024 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):
- 10 Full Time Employees and 10 Part Time Employees. Employer will be the Retail Operation. NOTE: Additional employees anticipate being created but conservative employee creation numbers are being presented at this time.
- b. State the time frame of this projected hiring: 1 Year – 12 Months yrs.
- c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):
- Year 1 = 10 Full Time Employees and 10 Part Time Employees.
9. a. Estimate the amount of annual payroll such new employees will add \$312,000 – Permanent Full-Time; \$156,000 – Permanent Part Time; (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 – All New Job Creation
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>300,000 - Land</u> |
| B. Additions/New Construction: | \$ <u>3,500,000 – 4,500,000</u> |
| C. Improvements to existing buildings: | \$ _____ |
| D. Machinery & Equipment: | \$ _____ |
| E. Furniture & Fixtures: | \$ <u>150,000</u> |
| F. Inventory: | \$ _____ |
| Total New Project Investment: | \$ <u>3,950,000 – 4,950,000</u> |

CRA Application: 585 Partners LLC
Project Name: 585 & Merit Drive C-3 Property
Project Address: Parcel 67-02030.002
Authorized Representative: Mr. Justin Starlin, Project Manager

11. a. Business requests the following tax exemption incentives: 50% for ten (10) years covering \$4,950,000 of real property as described above. Be specific as to the rate, and term.
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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.

Justin Starlin, Managing Partner
Name of Property Owner

08-22-23
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Signature

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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.

585 PARTNERS PROPOSED RETAIL FACILITY

City of Wooster - Community Reinvestment Area – Project Information

August 21, 2023

Project Overview (CRA Application #6.)

585 Partners LLC is excited to submit a CRA application for the support of a proposed new 50,000 square foot mixed retail facility at the corner of 585 and Merit Drive. This facility, if supported through a baseline CRA tax incentive, will create a unique retail experience for not only Wooster residents but visitors throughout the region/state. This retail facility will offer attractively priced merchandise in a new concept shopping experience, that will feature a wide-open floor plan with rotating goods and offerings for the consumer.

Completely owned and operated locally, this retail store will source its goods, services, and employment from the Wooster area, all while attracting visitors from a 50+ mile radius to visit the store, and community as well. The operator of the proposed project has a successful track record in the retail and wholesale markets, and the addition of the proposed retail facility will further expand the company's commitment to the Wooster market and community.

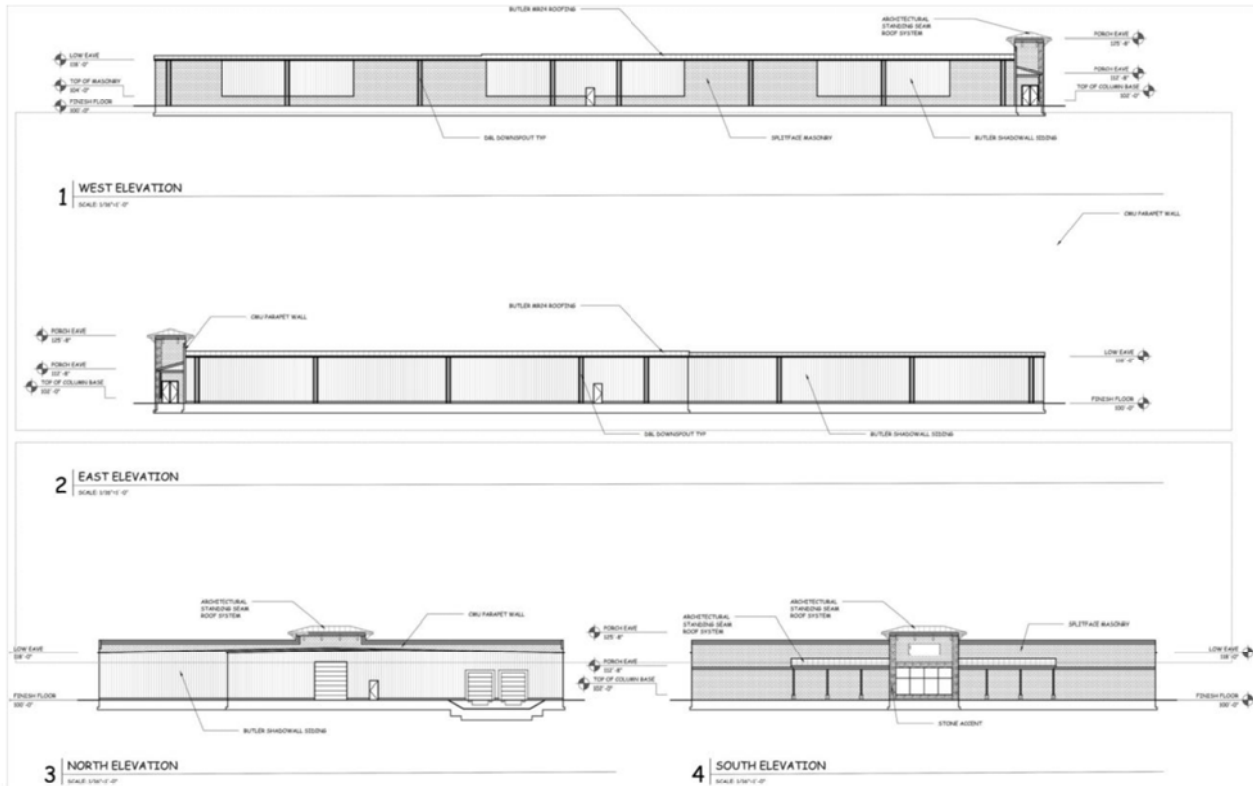
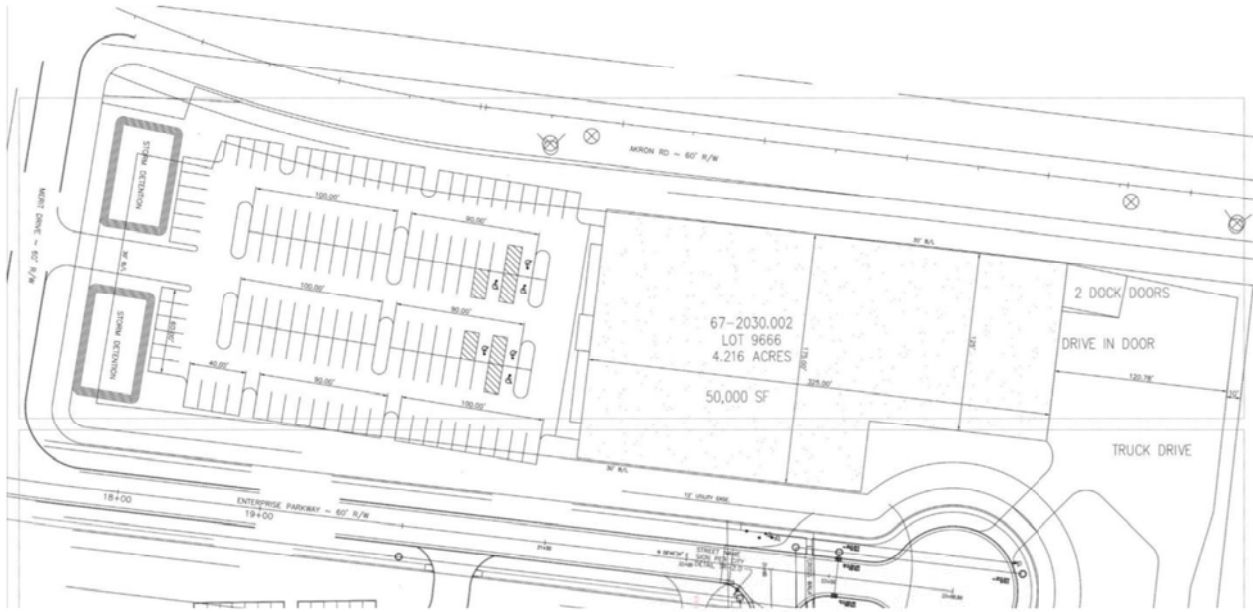
Site, Facility and Investment

The Site (photos below) – Proposed development of a ~4.2 Acre site (PPN: 67-02030.002) at the corner of 585 (Akron Road) and Merit Drive, in Wooster. This site was purchased and subsequently developed by Chesterland Estates in 2007, and since has been undeveloped. Zoned C-3 General Commercial, this site is a prime location for the proposed use.

The Facility (photos below) – Proposed is the construction of a ~50,000 square foot retail facility with associated infrastructure. The facility aims to be aesthetically pleasing to the neighboring parcels, taking into consideration and adherence to Planning & Zoning design elements, such as brick façade/accents facing 585 and residential properties. Focused on utilizing local trades and materials, this project will employ many local companies throughout its construction.

Project Investment: Overall project investment ranges from \$3.95MM to \$4.95MM.





Operation and Employment

The proposed retail operation will be operated seven (7) days a week and will feature a new format retail floor plan. Open concept with rotating stock, wholesale priced merchandise and heavily discounted goods, this operation will be a unique consumer retail experience. Based on past retail successes/operations by the owner/operator this site will attract customers from throughout the region to the Wooster area.

New full-time and part-time employment positions will be created with this project. All jobs will be new, with no relocation or loss of jobs occurring. The proposed project will commit to the creation of 10 full-time and 10 part-time positions, though it is anticipated that additional jobs beyond the committed amount will be created.

585 Partners – Proposed Retail Operation – Employment Numbers

Full Time Employees	Committed to creating 10 Full-Time Employees <i>With additional FTE's to be created</i>
Part Time Employees	Committed to creating 10 Part-Time Employees <i>With additional PTE's to be created</i>
New Employee Payroll	\$468,000.00 of new payroll committed <i>With additional payroll to be created</i>

Business Reasons for Requesting Tax Incentive (CRA APPLICATION #11.B)

This proposed project seeks CRA tax incentive support to assist with significant costs related to the construction of a new facility within the corporation limits of the City of Wooster and the Wooster City School District.

School District:	Annual Real Estate Tax: @ \$4MM in value without abatement
Wooster City	\$102,610.84
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While proposed by strong community supporter(s), the project is expensive to be undertaken in the Corporation limits and CRA incentive will offset comparable costs for undertaking the project within the County or even neighboring municipalities. Additionally, design and aesthetic elements required for the project (i.e. brick façades, entryway design) along with more strict development standards within the City of Wooster will increase overall projects cost(s) in comparison to other communities.

Upon considering sites for the proposed project, the availability and eligibility of the CRA program was taken into pre-project financial evaluation, concluding that CRA incentive would make the project viable. Further, review of the City of Wooster CRA program rates and terms (as outlined in Ordinance No. 2020-42 and past ordinances: 2020-16; 2008-02; 2007-58; 2004-33), support the projects CRA application and pre-approval in terms of location, zoning, capital investment, job creation and incentive request. Listed below are the standard requirements for the City of Wooster CRA program outlined in ordinance 2020-16:

Item	City of Wooster CRA program rates/terms	Project Specifics
Capital Investment	\$1,000,000 or more	\$3,900,000 - \$4,900,000
Job Creation/Retention	10 FTE's	10 FTE's & 10 PT
Abatement Request	Up to 100% and 15 years	50% - 10 year <i>Below school board approval level</i>

This request does not seek to exceed the standard tax incentive request of 50% - 10 years and will not require formal acceptance vote from the Wooster City School Board.

We welcome any questions that you and your team might have with the attached information and are hopeful that we can secure support from the City Administration team.

Respectfully submitted,



Justin Starlin
Partner

cc: Jason Carrick, Owner Doug Drushal, Counsel

COMMUNITY REINVESTMENT AREA REQUEST SUMMARY

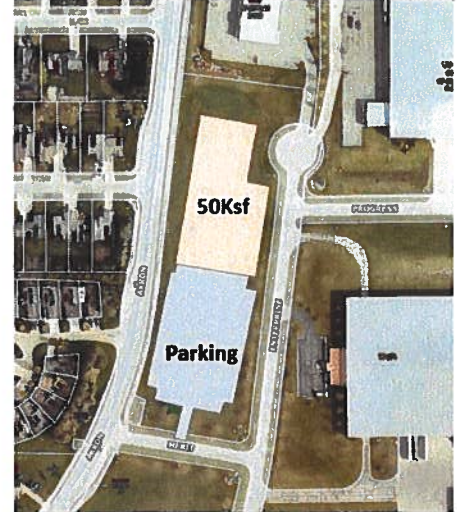


Prepared by the City of Wooster Department of Community Service and Development at the Request of:
SR 585 LLC – Site: TBD Enterprise Parkway, Wooster, Ohio 44691 (Parcel 67-02030.002)
 Application Date: August 23, 2023

Project Summary: 585 Partners LLC is requesting a 10-year, 50% real estate tax exemption to construct a ~50,000 square foot mixed retail store at the intersection of Akron Road and Merit Drive, with access on Enterprise Parkway. The property is a greenfield and shovel-ready site. 585 Partners LLC’s proposed project is a new venture led by well-qualified local entrepreneurs who have performed previous developments, including the 91-home Spring Run housing development which was supported by the City and Wooster City School District \$1.9 MM in TIF support.

Project Site Image

Enterprise Parkway, Wooster Ohio (PN #67-02030.002)



Shown: Total Approximate 50,000 square foot facility and parking lot within parcel 67-02030.002. Not to scale.

The project proposes a unique retail experience offering “attractively priced merchandise in a new store concept shopping experience that will feature a wide-open floor plan with rotating goods and offerings for the consumer.” The project will hire at least 10 full-time positions and 10 part-time positions (15 FTE) with a *minimum* payroll of \$468,000.

Project Impacts: Though a thorough proposal compliant with zoning, staff is not able to recommend CRA tax incentives for greenfield retail developments, nor are the community’s incentives targeted toward retail establishments outside of building rehabilitation or Downtown rebuilding projects. Ordinance 2020-42 adds the CRA is intended to support “reinvestment in areas at risk of economic decline, preservation and creation of new housing opportunities, and job retention and creation by firms producing goods and services provided outside the region”, with Section 2 specifying that terms be negotiated on a case-by-case basis. Similarly, the State of Ohio incentives generally disallows incentives to point-of-sale projects. This follows a philosophy that retail is a function of, or result from, *basic-sector* jobs.

Exempting greenfield point-of-sale projects would place the City in the business of picking winners and losers, as other retailers in the area competing for the same finite local spending and hires would not have such tax advantages. In addition to creating competitive disadvantages for other businesses, exemptions impact other taxpayers. (In contrast, *basic-sector industry* utilizes national or international markets, and pays capital and employment costs from dollars gained from outside of the community, and creates/incentivizes the market for non-basic jobs such as retail.)

For the specific project, the applicant advises it cannot move forward with the investment without public support. Staff notes that no job relocation is proposed nor is there evidence that the project is committed. The project is permitted by zoning, though the C-3 zoning was not anticipated at the time the CRA was established at the site to incentivize industry. Projected payroll for employment is estimated below the threshold for City income-tax sharing.

TABLE: Project Implication Matrix
 585 Partners LLC Estimated Tax Impacts (Not all investments will impact valuation.)

Current Val. ¹ Enterprise Pkwy	Annual Tax Obligation ¹	Post Proj. Tax Value ² ~\$60/\$90sf x 50ksf	Annual Tax Oblig. w/o Exemption ²	Annual Tax Oblig. with 50% CRA	Applicant's Annual Savings ³	Total New Property Tax Exempted after 10 Years ⁴
\$119,760	\$3,072	Low> \$3,119,760	\$80,030	\$41,552	\$38,479	\$384,788
		High> \$4,119,760	\$105,683	\$60,791	\$44,892	\$448,919
585 Partners LLC	Annual City Income Tax Retention ³		15 FTE (\$18,720 yrlly) See 4	Property Tax Increase with Exemption		\$38,479 to \$57,719
	Annual City Income Tax Creation ⁵			Site's Cumulative Additional Taxes		\$384,791 to \$577,186
	CRA Cumulative Income Tax			Post-Project Annual Property Increase		\$76,958 to \$102,611

- \$119,760 is the Wayne County Auditor's 100 percent 2022 valuation for PPN 67-02030.002. (Annual Tax Obligation excludes special assessments.) A tax rate of 73.293455 mills is applied (8/23/2023). Property Records CAMA Database [Data file]. Retrieved from <http://www.waynecountyauditor.org/>
- All figures are estimated, with final valuation determined by the Wayne County Auditor. Low and High valuations assume a valuation of \$60 and \$80 per square foot. Based on area comparable, staff anticipates the lower-end of the range, while the higher end of the range are possible with the maximum investment. (2022 Auditor full property valuation as expression of built square feet on similar properties: 2222 Gateway: \$110sf - @ 9,900sf on 1.3 acres | 2249 Akron Rd.: \$94.62sf - @ 18,400sf on 2 acres | 1747 Akron Rd: \$62.24sf - 12,855 sf 2 acres | 1501 Akron Rd: \$71.76sf - 12,300sf @ 2.695 acres).
- Annual tax revenues exempted with a 50% exemption on building improvements.
- This amount is the anticipated revenue impact for local schools, county, and the city with a 50% CRA exemption.
- Min payroll of \$468,000 on 15 FTE (10 FT jobs and 10 PT jobs) amounts to \$15/hr and would generate \$18,720 in income taxes yearly. (City remits 50% of income taxes to impacted school districts after \$2MM in new employee wages.) As retail-oriented jobs serve a limited market with finite consumer spending, establishing new jobs at the site may either create new jobs within the market, instead retain jobs in a saturated market, affecting other retailers.

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.

ESTIMATED Tax Impact Assumptions for School District Partners

Prepared by City of Wooster Office of Development

PROJECT ASSUMPTIONS:

A new 50,000 square foot retail facility which will support 15 Full-time equivalent hires. Proposed 4-acre site is vacant land receiving and generating \$445 in annual revenue for the District today.

	Valuation	Price per Sq Ft
LOW	\$3,119,760	\$60.00
HIGH	\$4,119,760	\$90.00

Est. 2022 Rates	Effective Millage	Annual Tax %
Total	73.293455	2.6%
WCSD	55.199621	1.9%
WCSCC	2.723497	0.1%

Total Tax Property Tax Impacts: All Districts Together

Current Val. ¹ Enterprise Pkwy	Annual Tax Obligation ¹	Post Proj. Tax Value ² ~\$60/\$90sf x 50ksf	Annual Tax Oblig. w/o Abatement ²	Annual Tax Oblg. with 50% CRA	Applicant's Annual Savings ³	Total New Property Tax Exempted after 10 Years
\$119,760	\$3,072	Low> \$3,119,760	\$80,030	\$41,552	\$38,479	\$384,788
		High> \$4,119,760	\$105,683	\$60,791	\$44,892	\$448,919
585 Partners LLC	<i>Annual City Income Tax Retention</i>	<i>15 FTE (\$18,720 yrly)</i>	<i>Property Tax Increase with Exemption</i>	<i>\$38,479 to \$57,719</i>		
	<i>Annual City Income Tax Creation⁴</i>	<i>See Note 4</i>	<i>Site's Cumulative Additional Taxes</i>	<i>\$384,791 to \$577,186</i>		
	<i>CRA Cumulative Income Tax</i>		<i>Post-Project Annual Property Increase</i>	<i>\$76,958 to \$102,611</i>		

WCSD Direct Impacts

	Annual Gain 3.8 Inside Mills	Annual Cost 51.599 Outside Mills
Present Revenue:	\$2,314	\$0 - No Project
Revenue while Exempted:	\$31,294 to \$45,784	\$2,075 to \$28,980
Revenue after 10 Years:	\$60,273 to \$79,593	\$4,149 to \$5,479

Current Val. ¹ Enterprise Pkwy	WCSD Revenue	Post Proj. Tax Value ² ~\$60/\$90sf x 50ksf	Annual Tax Oblig. w/o Abatement ²	Annual Tax Oblg. with 50% CRA	WCSD Amount Exempted ³	Total WCSD Property Tax Exempted after 10 Years
\$119,760	\$2,314	Low> \$3,119,760	\$60,273	\$31,294	\$28,980	\$289,796
		High> \$4,119,760	\$79,593	\$45,784	\$33,810	\$338,095
585 Partners LLC	<i>Annual City Income Tax Retention</i>	<i>15 FTE (\$18,720 yrly)</i>	<i>Property Tax Increase with Exemption</i>	<i>\$28,980 to \$43,470</i>		
	<i>Annual City Income Tax Creation⁴</i>	<i>See Note 4</i>	<i>Site's Cumulative Additional Taxes</i>	<i>\$289,798 to \$434,697</i>		
	<i>CRA Cumulative Income Tax</i>		<i>Post-Project Annual Property Increase</i>	<i>\$57,959 to \$77,279</i>		

WCSCC Direct Impacts

	Annual Gain 0 Inside Mills	Annual Cost 2.723497 Outside
Present Revenue:	\$86	\$0 - No Project
Revenue while Exempted:	\$1,701 to \$1,544	N/A
Revenue after 10 Years:	\$3,927 to \$2,974	N/A

Current Val. ¹ Enterprise Pkwy	WCSCC Revenue	Post Proj. Tax Value ² ~\$60/\$90sf x 50ksf	Annual Tax Oblig. w/o Abatement ²	Annual Tax Oblg. with 50% CRA	WCSD Amount Exempted ³	Total WCSD Property Tax Exempted after 10 Years
\$119,760	\$114	Low> \$3,119,760	\$2,974	\$1,544	\$1,430	\$14,298
		High> \$4,119,760	\$3,927	\$1,701	\$2,226	\$22,258
585 Partners LLC	<i>Annual City Income Tax Retention</i>	<i>15 FTE (\$18,720 yrly)</i>	<i>Property Tax Increase with Exemption</i>	<i>\$1,430 to \$1,587</i>		
	<i>Annual City Income Tax Creation⁴</i>	<i>See Note 4</i>	<i>Site's Cumulative Additional Taxes</i>	<i>\$14,298 to \$15,871</i>		
	<i>CRA Cumulative Income Tax</i>		<i>Post-Project Annual Property Increase</i>	<i>\$2,860 to \$3,813</i>		

CRA Application: 585 Partners LLC
Project Name: 585 & Merit Drive C-3 Property
Project Address: Parcel 67-02030.002
Authorized Representative: Mr. Justin Starlin, Project Manager

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the City of Wooster located in the County of Wayne and Company.

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

<u>585 Partners LLC</u> Enterprise Name	<u>Justin Starlin</u> Contact Person
<u>1825 Enterprise Parkway</u> <u>Wooster, Ohio 44691</u> Address	<u>330-465-4700</u> Telephone Number

- b. Project site:

<u>585 & Merit Drive C-3 Property</u> Location Name	<u>Justin Starlin</u> Contact Person
<u>PPN: 67-02030.002</u> <u>Wooster, Ohio 44691</u> Address	<u>330-465-4700</u> Telephone Number

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

Wholesale and Retail Business – Open to the general public

- b. List primary 6 digit North American Industry Classification System (NAICS) # 4523129

Business may list other relevant SIC numbers. 5190, 5399, 5331, 5900

c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: N/A – No consolidation)

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

LLC & Partnership

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

Justin Starlin, Partner / Jason Carrick, Owner

CRA Application: 585 Partners LLC
Project Name: 585 & Merit Drive C-3 Property
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Authorized Representative: Mr. Justin Starlin, Project Manager

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

0

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

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

N/A – No relocation

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

0 – Though Owner has 212 Employees in the State of Ohio, with most being located in Wooster/Wayne County.

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

N/A – No Relocation

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

N/A – No Relocation

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

CRA Application: 585 Partners LLC
Project Name: 585 & Merit Drive C-3 Property
Project Address: Parcel 67-02030.002
Authorized Representative: Mr. Justin Starlin, Project Manager

- 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: See attached Exhibit for Project Description
7. Project will begin January, 2024, and be completed August, 2024 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):
- 10 Full Time Employees and 10 Part Time Employees. Employer will be the Retail Operation. NOTE: Additional employees anticipate being created but conservative employee creation numbers are being presented at this time.
- b. State the time frame of this projected hiring: 1 Year – 12 Months yrs.
- c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):
- Year 1 = 10 Full Time Employees and 10 Part Time Employees.
9. a. Estimate the amount of annual payroll such new employees will add \$312,000 – Permanent Full-Time; \$156,000 – Permanent Part Time; (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 – All New Job Creation
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>300,000 - Land</u> |
| B. Additions/New Construction: | \$ <u>3,500,000 – 4,500,000</u> |
| C. Improvements to existing buildings: | \$ _____ |
| D. Machinery & Equipment: | \$ _____ |
| E. Furniture & Fixtures: | \$ <u>150,000</u> |
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Justin Starlin, Managing Partner
Name of Property Owner

08-22-23
Date


Signature

Justin Starlin, Partner
Typed Name and Title

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585 PARTNERS PROPOSED RETAIL FACILITY

City of Wooster - Community Reinvestment Area – Project Information

August 21, 2023

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Completely owned and operated locally, this retail store will source its goods, services, and employment from the Wooster area, all while attracting visitors from a 50+ mile radius to visit the store, and community as well. The operator of the proposed project has a successful track record in the retail and wholesale markets, and the addition of the proposed retail facility will further expand the company's commitment to the Wooster market and community.

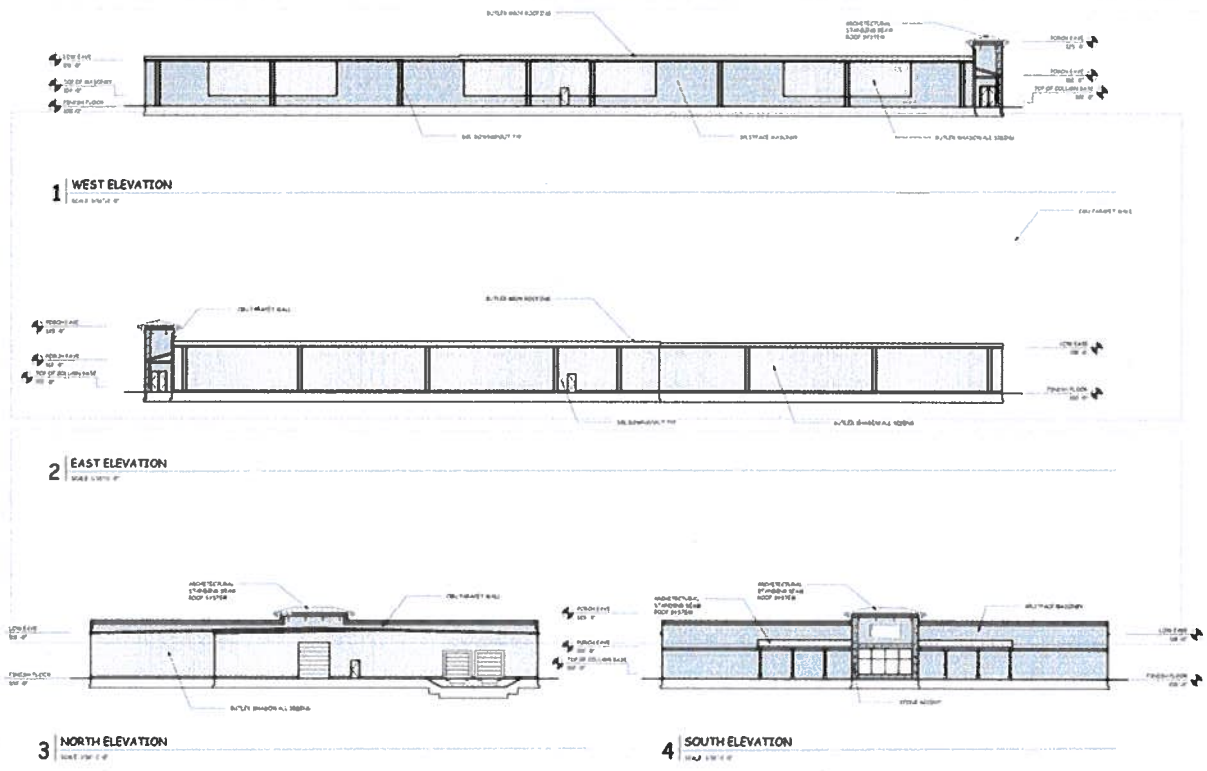
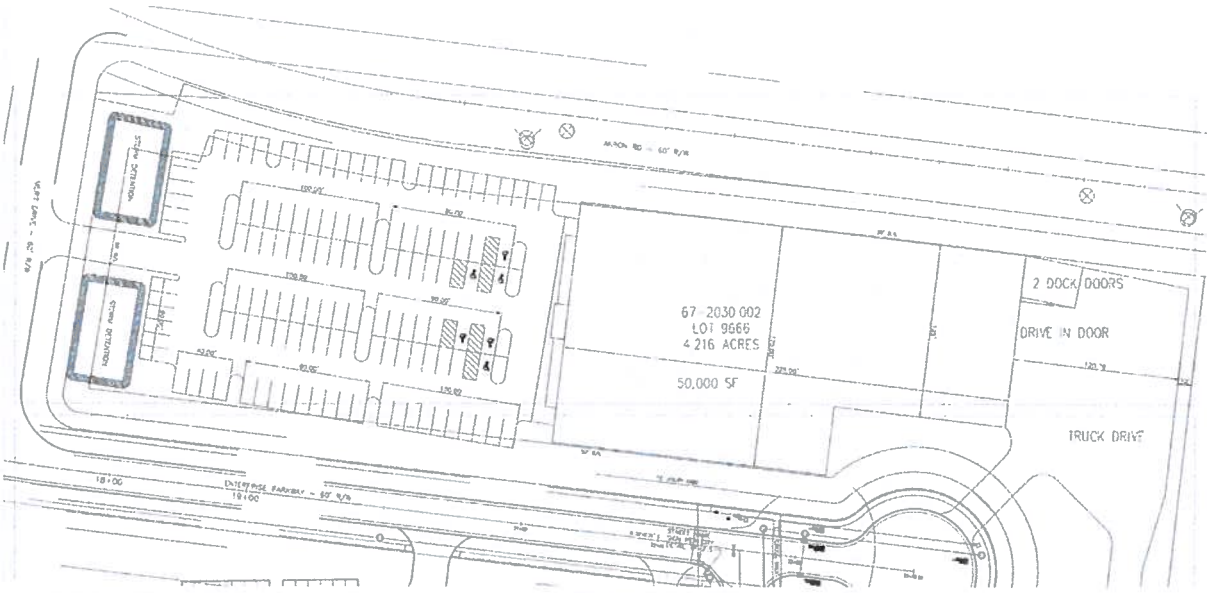
Site, Facility and Investment

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Upon considering sites for the proposed project, the availability and eligibility of the CRA program was taken into pre-project financial evaluation, concluding that CRA incentive would make the project viable. Further, review of the City of Wooster CRA program rates and terms (as outlined in Ordinance No. 2020-42 and past ordinances: 2020-16; 2008-02; 2007-58; 2004-33), support the projects CRA application and pre-approval in terms of location, zoning, capital investment, job creation and incentive request. Listed below are the standard requirements for the City of Wooster CRA program outlined in ordinance 2020-16:

Item	City of Wooster CRA program rates/terms	Project Specifics
Capital Investment	\$1,000,000 or more	\$3,900,000 - \$4,900,000
Job Creation/Retention	10 FTE's	10 FTE's & 10 PT
Abatement Request	Up to 100% and 15 years	50% - 10 year <i>Below school board approval level</i>

This request does not seek to exceed the standard tax incentive request of 50% - 10 years and will not require formal acceptance vote from the Wooster City School Board.

We welcome any questions that you and your team might have with the attached information and are hopeful that we can secure support from the City Administration team.

Respectfully submitted,



Justin Starlin
Partner

cc: Jason Carrick, Owner Doug Drushal, Counsel

RESOLUTION NO. 2023-58

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A CONTRACT WITH OHM ADVISORS FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE CHRISTMAS RUN POOL PHASE ONE DESIGN AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, In order to provide for the continued economical operation of Christmas Run Pool, it is necessary to build a new pool, and the cost thereof is budgeted for 2023; and

WHEREAS, the cost of repairs to the existing pool have become unsustainable; and

WHEREAS, OHM Advisors possesses the professional expertise to provide the engineering services necessary for this project; and

WHEREAS, bidding is not necessary as this is a contract for professional services pursuant to W.C.O. 160.03; and

WHEREAS, this City Council hereby determines that prompt action is necessary to begin the process of implementing this improvement.

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

SECTION 1. The Director of Administration is hereby authorized to enter into a professional services contract with OHM Advisors for engineering services related to the above-described improvements.

SECTION 2. Such contract will not exceed the amount appropriated.

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, in compliance with the law.

SECTION 4. This Resolution is declared to be 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; 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 Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2023

Mayor

Introduced by: Scott Myers

Res
2023-57

Request for Agenda Item

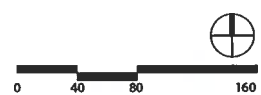
Authorization for Bid

Purchase Capital Item

Non-Capital

Division Recreation	Meeting Date Requested 10/2/2023
Project Name Christmas Run Pool Design	Estimated Total Funds/Costs \$250,000
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 Christmas Run Pool, which first opened to the public in 1948 last underwent major renovations in 1975. Since 2015, we have experienced significant leaks and conducted repairs to the liner and mechanical room costing the city hundreds of thousands of dollars over the last 8 years. This project for Christmas Run Pool, which is in the current draft Comprehensive Plan, seeks to improve existing conditions, land use, efficiency and safety. This project was approved in the capital budget for 2023 and is a request to enter into a professional contract with OHM Advisors to design Phase one of Christmas Run Pool located at 680 N Grant St. The design would include one pool with 11,000 sqft of water including ADA compliant zero-depth entries and family friendly features, new filter room, pool deck and drop off, additional greenspace, new parking lot, and will allow for pool house upgrades. A 2018 study provided to the City and City Council listed the structural issues related to the pool liner and its related structural components, and a rebuild of the pool was encouraged. Other significant condition and maintenance issues are related to the aging pool shell, pump and filtration system. In the draft 2023 Comprehensive Plan, we found that 86.6% of the respondents replied with a 3 or higher (1 = strong disagreement and a 5 = strong agreement with updating the pool). This information was presented to the steering committee with the recommendation of reconstructing Christmas Run Pool.	
Justification / Benefits An updated aquatic facility will enhance the summer aquatic opportunities for our community, optimize the footprint of the facility with usable greenspace and a new parking layout, expand programming offerings and provide safe and accessible services for all ages and abilities. It will also require less maintenance and upkeep compared to the existing facility. The parking lot for pool patrons is in disrepair. Pool users currently park in the south parking lot and walk along the fence on the boardwalk above to enter the pool house, then the pool, so the parking lot and entry sequence should be improved in the future. On the access road west of pool, the lawn area inside the fence is too steep and therefore unusable.	
Will this Project affect the City's Operating Costs The design of this project should have little to no effect on the City's operating budget.	
What Alternatives Exist and what are the Implications of the Alternatives - Close down Christmas Run Pool permanently. - Continue to spend significant amounts of money on repairs and maintenance (steel shell is in constant need of repairs, dated filtration system, keeping up with health code...), as well as utilities due to water loss.	
Is this a Sole Source Bid or Non-Bid Situation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: This is a design and engineering request. We used the existing contractor list and OHM has already performed some initial services for us.	
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 Authorizing the contract this year would facilitate meeting the design timelines for construction to begin in Fall 2024.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Ashley Hershberger	Date: 9/25/2023

Approved for Agenda Yes No



PREFERRED CONCEPT

C.R. PARK POOL | WOOSTER, OH



City of Upper Arlington – Northam Park Phase II Improvements

Upper Arlington, Ohio



The City of Upper Arlington’s aging Northam Park was in need of upgrades to its existing facilities including Tremont Pool, the promenade, walkways, playgrounds, picnic areas, and improvements to the stormwater management.

OHM Advisors led a team that included Ballard*King, POD, Water Technology Inc., and Aimpoint on Phase II Improvements to Northam Park, which included a new pool area featuring a zero entry/toddler pool, lap pool, diving boards, and a climbing wall with a concessions building and a pool building; park entryway enhancements and a Centennial History Walk; an all-inclusive nature play playground including a splash pad; and a reading garden with sculptures.

The main pool building accommodates office space, locker rooms, restrooms, and storage space. Major architectural features of the building include an entry patio with visibility to the promenade, hip roofs and a cupola, with a stone water table and board and batten siding covering the exterior facade.

The park entryway acknowledges the promenade and serves as a drop-off area for visitors. The site incorporates pedestrian amenities such as benches, low walls, and a centennial plaza for plaques and a potential gateway feature.

The nature-themed playground features meandering paths, a tree house play structure, and safety features. The reading

garden adjoins the existing library and features three white marble Alfred Tibor sculptures, as well as tables, benches, and a low wall for seating.

This project involved an extensive community outreach and engagement effort which included focus group sessions, meetings with local stakeholders, City Council updates/ meetings, youth engagement, a telephonic survey of residents, and public open houses to build community buy in and support.

PARK IMPROVEMENTS REFLECT GOALS AND ASPIRATIONS OF COMMUNITY

COMPLETION
06.2017

CLIENT INFORMATION
City of Upper Arlington Parks and Recreation Department
Alan D. McKnight,
Capital Project Manager
3600 Tremont Road
Columbus, Ohio 43221
614.583.5047

COST
Design
\$740,000

SERVICES PROVIDED
Planning
Landscape Architecture
Architecture
Civil Engineering
Community Engagement

Upper Arlington – Northam Park Phase II Improvements

Upper Arlington, Ohio

