

Department of Community Development

240 Columbus Ave
Sandusky, OH 44870

Phone: 419.627.5707
www.ci.sandusky.oh.us

ECONOMIC DEVELOPMENT INCENTIVE COMMITTEE MEETING AGENDA

October 15th, 2019

- I. Meeting called to order
- II. Approval of minutes from July 9th, 2019
- III. Program financial update
- IV. Review of applications
 - a. MAGROUP LLC
 - b. Chesapeake Lofts Condo Association
- V. Reminder of next meeting – November 12th, 2019
- VI. Public Participation
- VII. Meeting Adjournment

Economic Development Incentive Committee

July 9th, 2019
Meeting Minutes

Call To Order

Mr. Nickles called the meeting to order at 1:32PM. The following members were present: Mr. Hayberger, Ms. Sarah Ross, and Mr. Greg Voltz.

Mr. Matt Lasko, Director of Development, John Storey, and Casey Sparks, Clerk for the Community Development Department were also present. There were 3 voting members present.

Approval of Minutes

Mr. Hayberger moved to approve the minutes from the June 11th, 2019 meeting; Mr. Voltz seconded the motion. The motion carried with a unanimous vote.

Program Financial Update

Mr. Storey presented the program financial update as of July 9th, 2019:

ECONOMIC DEVELOPMENT FUNDS										
	2018 Carryover	New Funds	Beginning Balance	Data Assembled	Committed	Spent	Revised	Ending Balance	Total Project Cost	Estimated New Jobs
	\$ 493,103	\$ 500,000	\$ 755,230					\$ 283,490		28.5
Substantial Development										
Resort School, LLC				1/21/2019	\$ 280,000.00	\$ 150.00	\$ 150.00	\$	11,600,000.00	12.6 \$150,000 in 2020 and \$110,000 in 2021, 2022 = \$440 in carry over and \$40 in 2019
Facade										
Wilken Custom Heating				1/12/2019	\$ 9,600.00	\$ 150.00	\$ 150.00	\$	16,000.00	0.0
Erie Residential Living, Inc.				4/9/2019	\$ 9,411.50	\$ 150.00	\$ 150.00	\$	18,823.00	0.0
Merch										
Elite Wellness Group, LLC				2/12/2019	\$ 460.85			\$	613.81	0.0
Therapy Press, LLC				1/12/2019	\$ 468.27			\$	468.27	0.0
Chris Andrews, LLC				1/28/2019	\$ 7,500.00	\$ 150.00	\$ 150.00	\$	\$3,481.75	0.0 Staff approved
Small Business Assistance										
Elite Wellness Group, LLC				2/12/2019	\$ 7,500.00	\$ 150.00	\$ 150.00	\$	31,371.60	3.5
North Shore Running Store, LLC				2/12/2019	\$ 8,520.00	\$ 150.00	\$ 150.00	\$	22,463.42	1.5
TowBoat Marine, LLC				1/12/2019	\$ 10,000.00	\$ 150.00	\$ 150.00	\$	39,880.00	4.0
Therapy Press, LLC				1/12/2019	\$ 7,500.00	\$ 150.00	\$ 150.00	\$	19,216.67	2.5
The Crooked Canvas				4/9/2019	\$ 7,500.00			\$	37,215.00	1.0 Staff approved
Doughnut Creary, LLC				5/9/2019	\$ 7,500.00	\$ 150.00	\$ 150.00	\$	24,602.50	2.0 Staff approved
Miscellaneous										
Erie County Chamber - Fundraiser				2/12/2019	\$ 1,000.00			N/A	N/A	0.0 Taste of Northeast Fundraiser
Swish Song, LLC				3/14/2019	\$ 5,000.00			N/A	N/A	0.0 ED assistance to begin with production
Committed - Not Yet Paid										
Renascence Ten, LLC	\$ 90,000.00									
Mercury Development Group	\$ -									
Grundlach Sheet Metal Works, Inc.	\$ 50,000.00									
HQ Property Management	\$ 15,000.00									
USBR, LLC	\$ 2,137.45									
Pearlman Stone & Manufacturing Co.	\$ 9,215.00									
Lake Erie Shores & Islands	\$ 4,000.00									
Mini Ten Displays	\$ -									
Omeca, Inc.	\$ 9,500.00									
Lake Erie Shores & Islands	\$ 10,000.00									
LUCCO-Wes Properties	\$ 4,000.00									
Pacific Collective	\$ 9,000.00									
Mini Ten Displays	\$ -									
Roasted Juice Bar	\$ 7,500.00									
Humble Lock & Key	\$ 7,500.00									
TOTAL	\$ 237,872.45									
Committed - Not Yet Spent										
Mercury Rescued										
USBR Reduction										
Clean & Safe Rescued										
2018 Carryover										
Provision Northcoast Rescued										
Mini Ten Rescued										
Repayments										
TOTAL	\$ 237,872.45									

Mr. Voltz moved to approve the financial update; Ms. Ross seconded the motion.

Application Review

Mr. Storey stated that previously granted funding for the Crooked Canvas was rescinded due to landlord/tenant not completing contract.

Mr. Nickles asked if formally giving motion. Mr. Lasko stated to give reput, similar summary, and staff approval.

HavinFun LLC for (Dawson Fisher and Dave Bier)- Mr. Storey stated that \$7,500 was approved administratively for façade and signage for building. They would like to modernize façade and repair damages from a storm. Successfully completed renovation of ShoreHouse Tavern on 101 E. Water St. This is their second real estate effort. Mr. Lasko stated that this is well below threshold of what we can do (up to 75% of costs) and they are asking for 25% of project cost. Landmark Commission approved scope of work.

Loris Printing (Debby and Craig Hofer)- on Cleveland Rd., applied for small business assistance program, for renovation of current building to go from 6,200 sq. ft. to 9,000 sq. ft to accommodate their growing business. They have completed another acquisition. Total project cost is \$80,000. Owners are putting in \$32,000 towards costs, \$33,600 is coming from private lenders, and they are asking for \$15,000 in grant funds. What is being asked falls within guidelines. Would like to go from 12 to 15 full time employees, with payroll going from \$320,000-\$340,000. Pictures were showed of current building. Hoty builders would be doing the contracting. Ms. Bemis motion to approve, Mr. Voltz seconded motion.

Next Meeting

The next meeting will be August 13th, 2019 at 1:30pm, 2nd floor.

Public Participation

Mrs. Johnson- asked how she can get the packet of information to review before the meetings so that she can have at least a day to look it over before the meeting? It is not on the website and only sent out to board members, so she will need to request it.

Mrs. Johnson asked how much money is left in the Economic Development fund?

Mr. Storey stated \$191,615.

Mrs. Johnson asked where is the estimate for the signage for HavinFun LLC?

Mr. Storey stated Signage and façade are both under one program, but they only are using funds for the façade, not signage.

Mrs. Johnson asked what is the policy for administrative approval for HavinFun LLC regarding their signage and façade?

Mr. Lakso stated there was staff level approval. Anything less than \$7,500 staff can administratively approve, to move things along quicker. The committee will still review. Amounts higher, go to the committee. However, requirements are the same.

Adjournment

With no further business Mr. Voltz moved to adjourn the meeting; Ms. Ross seconded the motion. The meeting was adjourned at 2:05pm

APPROVED:



Kristen Barone, Clerk



Mr. Hayberger, Acting Chairman

ECONOMIC DEVELOPMENT FUNDS										
	<u>2018 Carryover</u>	<u>New Funds</u>	<u>Beginning Balance</u>	<u>Date Approved</u>	<u>Committed</u>	<u>Spent</u>	<u>Revenue</u>	<u>Ending Balance</u>	<u>Total Project Cost</u>	<u>EstimatedNew Jobs</u>
	\$ 493,103	\$ 500,000	\$ 755,230					\$ 155,629		43.5
Substantial Development										
Resort School, LLC				1/21/2019	\$ 390,000.00	\$ 150.00	\$ 150.00		\$ 13,600,000.00	12.0
Renaissance Too, LLC				6/11/2019	\$ 76,875.00	\$ 150.00	\$ 150.00		\$ 1,210,000.00	2.0
Façade										
Wilken Custom Heating				3/12/2019	\$ 9,500.00	\$ 150.00	\$ 150.00		\$ 16,000.00	0.0
Erie Residential Living, Inc				4/9/2019	\$ 9,411.50	\$ 150.00	\$ 150.00		\$ 18,823.00	0.0
HavinFun, LLC				6/25/2019	\$ 7,500.00	\$ 150.00	\$ 150.00		\$ 26,818.00	0.0
Signage										
Elite Wellness Group, LLC				2/12/2019	\$ 460.35	\$ -	\$ -		\$ 613.81	0.0
Therapy Pros, LLC				3/12/2019	\$ 324.64				\$ 432.86	0.0
Chris Andrews, LLC				3/28/2019	\$ 7,500.00	\$ 150.00	\$ 150.00		\$ 53,481.75	0.0
Maca Root Juice Bar & Eatery, LLC				7/11/2019	\$ 2,858.24	\$ 150.00	\$ 150.00		\$ 3,810.98	0.0
Small Business Assistance										
Elite Wellness Group, LLC				2/12/2019	\$ 7,500.00	\$ 150.00	\$ 150.00		\$ 31,371.60	3.5
North Shore Running Store, LLC				2/12/2019	\$ 8,520.00	\$ 150.00	\$ 150.00		\$ 22,463.42	1.5
TowBoat Marine, LLC				3/12/2019	\$ 10,000.00	\$ 150.00	\$ 150.00		\$ 39,860.00	4.0
Therapy Pros, LLC				3/12/2019	\$ 7,500.00	\$ 150.00	\$ 150.00		\$ 15,645.98	2.5
The Crooked Canvas				4/9/2019					\$ 37,215.00	1.0
Doughin' Crazy, LLC				5/9/2019	\$ 7,500.00	\$ 150.00	\$ 150.00		\$ 24,602.50	2.0
Custom Sign & Design, LLC				6/11/2019	\$ 15,000.00	\$ 150.00	\$ 150.00		\$ 83,935.00	3.0
Balooka Balloons, LLC				7/19/2019	\$ 4,409.61	\$ 150.00	\$ 150.00		\$ 9,667.71	2.0
Toft Funeral Home & Crematory, LLC				7/25/2019	\$ 7,500.00	\$ 150.00	\$ 150.00		\$ 43,050.00	2.0
Loris Printing, Inc.				7/22/2019	\$ 15,000.00	\$ 150.00	\$ 150.00		\$ 80,650.00	2.0
Alittle.Life, LLC (the Hub)				9/11/2019	\$ 6,242.39	\$ 150.00	\$ 150.00		\$ 23,594.24	6.0
Miscellaneous										
Erie County Chamber - Fundraiser				2/22/2019	\$ 1,000.00				N/A	0.0
Swan Song, LLC				5/14/2019	\$ 5,000.00				N/A	0.0

Committed - Not Yet Paid:		
Renaissance Too, LLC	\$ 90,000.00	
Marous Development Group	\$ -	Rescind
Gundlach Sheet Metal Works, Inc	\$ 50,000.00	PAID
H2 Property Management	\$ 35,000.00	PAID
USBIR, LLC	\$ 2,157.45	PAID
Peerless Stove & Manufacturing Co.	\$ 9,215.19	
Lake Erie Shores & Islands	\$ 4,000.00	
Mimi Too Daycare	\$ -	Rescind
Omeca, Inc.	\$ 9,500.00	
Lake Erie Shores & Islands	\$ 10,000.00	
LUCO-Wes Properties	\$ 4,000.00	
Pacific Collective	\$ 9,000.00	PAID
Mimi Too Daycare	\$ -	Rescind
Rooted Juice Bar	\$ 7,500.00	PAID

Carryover (Rounded):	
Committed - Not Yet Spent	237,872.64
Marous Rescind	100,000.00
USBIR Reduction	5,342.55
Clean & Safe Rescind	40,000.00
2018 Carryover	40,000.00
Firelands Northcoast Rescind	15,000.00
Mimi Too Rescind	4,392.74
Repayments	50,495.00
TOTAL	493,102.93

Hobbs Lock & Key	\$	7,500.00	PAID
TOTAL	\$	237,872.64	

Notes

\$150,000-2020; \$120,000-2021
390 = 240 (carryover) + 150K (2019)
\$25,625 (committed from 2020 funds)

Staff approved

Staff approved
Staff approved

Staff approved / Rescinded
Staff approved
Staff Approved
Staff Approved

Staff Approved

Taste of Northcoast Fundraiser
ED assistance to help with production

Applicant / Borrower Company:

PATRICK GRACEY

(Applicant Name)

OWNER

(Title)

MAGroup LLC.

(Company Name - if different than Applicant Name)

3032 WEST BLVD

(Street Address)

CLEVELAND

(Suite, Apt, etc.)

CLEVELAND OHIO 44111

(City, State, Zip)

216-548-0343

(Phone Number)

9020

(Federal Tax ID or last 4 of SSN)

WGRACEY@SBCGLOBAL

(Email)

N/A

(Fax Number)

Better to
USE FEDERAL
TAX ID.
BUT I DON'T
HAVE IT WITH
ME... YOU MIGHT
HAVE IT ON YOUR
COPY OF SOME PAPERWORK?

EIN: 80-0565010

Landmarks
approved
Signage?

Existing Business Information:

Type of Business: ☒ Commercial ☒ Retail ☒ Service
☐ Other RESTAURANT, COFFEE SHOP
 Legal Structure: _____
 Primary Product or Service: BREAKFAST, LUNCH, DINNER HEALTHY
 Date Established: N/A NAICS-SIC Code: 3 OPTIONAL
 Website (if applicable): N/A

Principal Officers / Owners:

Name / Title: PATRICK GAGLEY
 Email: mgagley256@gmail.com Phone: 216-588-0343
 SSN (last 4): 9020 % Ownership: 100%

Name / Title: _____
 Email: _____ Phone: _____
 SSN (last 4): _____ % Ownership: _____

Name / Title: _____
 Email: _____ Phone: _____
 SSN (last 4): _____ % Ownership: _____

Name / Title: _____
 Email: _____ Phone: _____
 SSN (last 4): _____ % Ownership: _____

Location of Proposed Project:

256 Columbus Avenue 44870

(Address)

Sandusky OH

(City, State, Zip)

Erie

(County)

If a relocation, indicate from where _____

Project Type:

☐ Renovation

☐ Expansion

☒ Start-Up/New

Applicant / Business Background Information:

Please provide a brief summary about your background and experience. Please also provide historical information regarding the building or property at which the business will operate, including but not limited to the most recent building use (attach additional page if necessary).

I have been in the grocery business for 43 year starting with A&P as a packer, then working my way up to a manager.

Then 27 years ago I moved to a new position within the grocery business as a wine buyer which has exposed me to another passion food, which then lead me to opening a restaurant wine bar which I owned and managed everyday operation for 4 years at which time I sold the business after a short time away from the restaurant business I decided to open a restaurant coffee shop for a little over a year which opened up the opportunity for this venture.

Project Description:

Please provide a brief description of the project to be undertaken for which City assistance is being sought. For existing businesses, please specifically describe the business expansion associated with the project. For new businesses, describe the scope of the project (attach additional page if necessary)

COFFEE SHOP OFFERING HEALTHY
BREAKFAST SOLUTIONS, ARTISAN
MARKET WITH A FOCUS ON LOCAL
AND HEALTHY PRODUCTS, BISTRO
THAT OFFERS LUNCH AND DINNER
OPTION FOR THE COMMUNITY

Business/Personal References:

Name / Title: _____
Email: _____ Phone: _____
Relationship: _____

Name / Title: MARIA KVALE - OWNER RC DISTRIBUTORS
Email: RC DISTRIBUTORS@RC 9/16/16 Phone: 440-376-3700
Relationship: Net

Name / Title: _____
Email: _____ Phone: _____

Relationship: _____

Project Source & Use Of Funds:

Break out total project costs by use of funds and allocate each use cost by source (attach additional page if necessary) (total of B+C+D should = A).

(A) Total Project Cost (itemize below): TOTAL = 188,605.82

\$117,000 — Tenant improvements

\$33,000 — Tenant improvement fire suppression system

\$8,605.82 — Tenant improvement signage

\$30,000 — owner FF+E

(B) Owner Equity (dollars and source): \$30,000 in Fixtures, Finishes, and Equipment.

(C) Private Lending (dollars, source, and terms): 117,000 Landlord

equity + 18,000 Add landlord equity +

1105.82 Add landlord equity = 136,105.82

(D) Request for City Assistance (dollars and type): \$15,000 in Small Business Assistance Funds

\$7,500 in signage and facade funds

Remainder
Garrett - Vintage
Allen
Letter of Marrow - from

Project Timeline:

Please outline the project timeline. Please include expected completion dates for items including but not limited to obtaining site control, obtaining financing, and construction.

	<u>Start</u>	<u>Complete</u>	<u>N/A</u>
<u>Site Control</u>	9/14/16	9/11/17	
<u>Financing</u>	6 mos. ago TBD? 2019		
<u>Construction</u>	5/1/19	~10/31/19	
<u>Other</u>			

Project Impact and Employment:

Let's go conservative

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue	N/A	\$2,246,400	\$2,596,400	\$2,804,600
Annual Payroll	N/A	\$561,600	\$649,210	\$701,146
Current Employment (FTE)	N/A	15	17	18
Average Pay Per Employee	N/A	\$18.00	\$18.36	\$18.73

ED Program Guidelines & Application 1/1/2019

Project Concept: Use the space below to address the following:

- How does the proposed project relate to a strategic approach to revitalization of the surrounding area?
- Will the project contribute to a change in the market dynamics, economic status, physical appearance or perception of the area?
- Does the project address specific area needs or missing services?

Vita Urbana will play a crucial role in the Columbus Avenue mix use redevelopment. Vita Urbana is partaking in the re-breathing of new life in the heart of Downtown Sandusky, by providing a unique grocery and dining experience for all demographics. We aim to expand Sandusky's specialty market of fresh and healthy food and grocery offerings. Throughout the course of operation, Vita Urbana plans on using as much locally sourced goods and labor as possible. We will combine fresh foods market and menu variety, atmosphere, ambiance, events and a friendly staff to create a sense of 'place'.

Attachments:

The following should be submitted with your ED Application:

- ☐ Business plan (if applicable) *You should have a copy*
- ☐ Three years of historical financial statements (if applicable) *N/A*
- ☐ Three years of projected financial statements (if applicable) *see page 12*
- ☐ Sources of financing including evidence of private funds and matching funds (if possible) *N/A*
- ☒ Third party cost estimates, **INCLUDING RENDERINGS** (if applicable) *?*
- ☒ Lease agreement, purchase agreement, or proof of ownership/site control *You have copy*

Attestation of Financial Condition

Do you or your business have any of the following

Outstanding collections
Judgement liens
Other court judgements
Delinquent taxes
Delinquent loans
Other tax liens
Previous bankruptcy
If yes to bankruptcy, has it been fully discharged?
Real estate that is tax delinquent
Code violations
Non-registered rental units
Real estate that is in foreclosure

YES	NO
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

*Person
Discharged
9/1/2018*

Submission Acknowledgment

The undersigned certifies that he/she is authorized to complete, sign and submit this application on behalf of the applicant/owner. Further, the undersigned certifies that the information contained in this application has been reviewed by him/her and that all information, including exhibits, are, to the best of his/her knowledge, complete and accurate and presents fairly the condition of the applicant and project accurately. Intentionally falsifying information in this document constitutes a criminal offense. The undersigned hereby authorizes the City of Sandusky to investigate the credit worthiness and of the undersigned, and/or applicant. The undersigned understands that information submitted to the City of Sandusky as part of this application is considered a public record. The undersigned also agrees to display signage showing City support on their property for up to one (1) year after project completion.

The undersigned understands that additional information may be required to finalize the approval process, and that, if the project is funded, **Economic Development funds cannot pay for projects completed before grant approval and notice of award.** The undersigned also understands that the submission of the application for financial assistance does not automatically constitute approval.

The undersigned understands that if the business or enterprise receiving grant funding moves or relocates to a different location outside of the municipal boundaries of Sandusky within three (3) years from the effective date of the grant agreement, that the grant funding will be rescinded in its entirety and the undersigned waives any right or claim to the awarded funding. This provision does not include businesses or enterprises that cease operations and close or that open up additional locations outside of the municipal boundaries of Sandusky while maintaining their funded location within the Sandusky city limits.

☐ By checking this box, I acknowledge that I have read, understand, and agree to the policies and procedures outlined in this document. I further agree to be interviewed, photographed and/or have my business photographed for Economic Development marketing purposes. If you have questions, please contact the Department of Community Development.

Company Name: MAGROUP LLC

By: PATRICK GIBNEY Owner
(Print or type name and title)

[Signature] _____
(Signature) (Date)

Inter-Office Use Only

State the date, time, and City staff member(s) present at the pre-application meeting:

Date of Completed Application Submittal: _____

Staff Reviewer: _____

Date of Committee Review: _____

Approve/Deny: _____

Amount Awarded and terms: _____

CONTACT

Mr. Matt Lasko, Chief Development Officer
Department of Community Development
222 Meigs Street
Sandusky, Ohio 44870

Phone: 419.627.5707
Email: mlasko@ci.sandusky.oh.us



Subcontract Change Order

Marous Brothers Construction, Inc.
1702 Joseph Lloyd Parkway
Willoughby, OH 44094

Distribution ☐ S.A. Comunale Co., Inc.
☐ Marous Brothers Construction, Inc.
☐ Accounting Copy

Project: 17011-11 Columbus Ave. Revitalization
115 East Washington Row
Sandusky, OH 44870

Subcontract #: 17011-11013
Subcontract Change Order #: 1
Description: Sprinkler in Banking Hall

To (Subcontractor): S.A. Comunale Co., Inc.
2900 Newpark Dr.
Barberton, OH 44203

Owner Change Order #:
Change Order Date: 5/21/19
Reference:
Change Order Page: 1

You are directed to make the following changes in this SubContract:

C. O. Item	Phase	Description	Units	U/M	Unit Price	Amount
		211300-11-0003-171 Sprinkler in Banking Hall	0.000	LS	0.00000	33,000.00
Total						33,000.00

Not valid until signed by both the Subcontractor and Contractor. Signature of the Subcontractor indicates the Subcontractor's agreement herewith, including any adjustment in the Subcontract Sum or Time.

The original Subcontract Sum was	265,700.00
The net change by previously authorized Change Orders was	0.00
The Subcontract Sum prior to this Change Order was	265,700.00
The Subcontract Sum will be increased by this Change Order	33,000.00
The new Subcontract Sum will be	298,700.00
The Contract duration will be changed by	
The revised substantial completion date of this change order is	

Authorized By Contractor:

Marous Brothers Construction, Inc.
1702 Joseph Lloyd Parkway
Willoughby OH 44094

Accepted By Subcontractor:

S.A. Comunale Co., Inc.
2900 Newpark Dr.
Barberton, OH 44203

Signature _____

By: Douglas Richardson

Date: _____

Signature: _____

By: _____

Date: _____



May 13, 2019

Marous Brothers
1702 Joseph Lloyd Pkwy
Willoughby, Ohio 44094

Attn: Lee Tucker

Re: Vita Urbana Retail Space

Dear Mr. Tucker:

In accordance with your request, we are pleased to give you our proposal as follows:

We will provide all labor, material, permits, and engineering to install fire protection for the retail space.

Total cost : Thirty Three Thousand and No/100 (\$33,000.00) ✓

If you have any questions please feel free to contact me at (800) 582-3989. Thank you!

Sincerely,

S. A. Comunale Company, Inc.

Bob Waskielis, Jr

Bob Waskielis, Jr
Branch Manager



38025 Second Street
Willoughby, OH 44094

September 13, 2018

Mike Graley
Vita Urbana

RE: Blade Sign Vita Urbana

Dear Mr. Gray:

SANDCITY LLC is pleased to provide pricing for the Vida Urbana blade sign.

Scope of Work:

1. Furnish and Install Blade Sign and Replacement of Existing Electrical Lighting

a. Sign Faces – Erie de Sign	\$3,035.82
b. Sign Electrical Replacement – Brilliant	\$3,070.00
c. Paint and Repair Sign Box – MBC	<u>\$2,500.00</u>
Total:	<u>\$8,605.82</u>

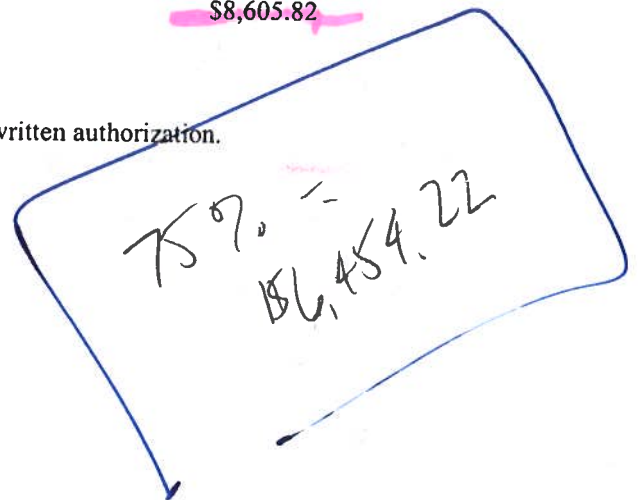
The work detailed in this proposal will not commence without written authorization.

Please contact the undersigned should you have any questions.

Sincerely,

Mike Marous

Mike Marous
Director of Development
SANDCITY LLC





Signs, Banners & Digital Graphics

16504 Detroit Avenue Lakewood, Ohio 44107

Ph: 216-227-0043 Fax: 216-227-0724

erledesign.com email: erledesign@ameritech.net

INVOICE # INVOICE DATE

15200

12-Jun-19

BILL TO

Vita Urbana

Sanducky, OH
USA

WORK: (216) 5480343 FAX: (216)

SHIP TO

Vita Urbana

Sanducky, OH 44107
USA

SALESPERSON	REQUIRED DATE	SHIPPED DATE	SHIP VIA	P.O. NUMBER	PAYMENT METHOD
	12-Jun-19	12-Jun-19			

DESCRIPTION	QTY	RATE	AMOUNT
Double sided 36.45 sq. ft. (or 247 X 21.25 inch) White Architectural-Exterior. Content will use intermediate vinyl in the following colors: Black. Content Notes: vacuformed pan faces with raised painted letters.	2	\$1,405.47	\$2,810.94

THANK YOU FOR YOUR ORDER!

SUBTOTAL	\$2,810.94
Freight	\$0.00
Tax	\$224.88
Down Payment	\$0.00
TOTAL	\$3,035.82

? Not included
in app

At least 50% of total amount is due on date of order. Balance due on ship date. Outstanding balances are subject to a 2% per month late charge.



Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS ROAD, CLEVELAND, OHIO 44131-1082

(216) 741-3800 / (800) 969-7446 / FAX (216) 741-8733 / www.brilliantsign.com

September 17, 2019

Mr. Lee Tucker
Marous Brothers
City of Sandusky
240 Columbus Ave.
Sandusky, OH 44870

Dear Mr. Tucker,

Thank you for allowing Brilliant Electric Sign Co., Ltd. the opportunity to provide our revised proposal for the LED retrofit at Calvary Temple in Sandusky, Ohio.

We hereby submit specifications and quotation for the following:

Provide Union labor, equipment, material and project management to perform the following work:

LED Retro Fit

- A. Perform a site survey to verify sizes and number of lamps.
- B. Remove and scrap six (6) existing lamps and one (1) ballast. Properly dispose of all materials in accordance to EPA regulations.
- C. Furnish and install six (6) new LED lamps, wire and power supplies to retro fit the existing 20'-0" tall x 1'-8" wide projecting sign from fluorescent lighting to LED lighting.

Price..... \$2,830.00 + \$240.00 = \$3,070.00

We have assumed the project is exempt from State of Ohio sales tax.

Our terms are as follows: the balance due net 30 days from date of our invoice.

We have assumed free, clear, and ready access for our crane trucks, specialty equipment, and crews with the project being performed during standard business hours (Monday thru Friday 7:30 am to 4:00 pm).

We have assumed the current sign has four (4) 96" and two (2) 60" lamps with one (1) ballast. Any change in sizing from the survey results could reflect in a price adjustment.

We have not included any other electrical services or repairs.

This agreement carries a one year (1) conditional guarantee on labor and material excluding acts of God or vandalism.

The price quotation expires 30 days from the date of submission.





Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS ROAD, CLEVELAND, OHIO 44131-1082
(216) 741-3800 / (800) 969-7446 / FAX (216) 741-8733 / www.brilliantsign.com

We are proud to be of service to the local Cleveland area businesses and we are honored to have gained the prestigious certifications of the Cleveland Area Small Business (RSB), Storefront Renovation Program (SFRP), Local Producer Enterprise (LPE) and the Cuyahoga County Certified Small Business Enterprise (SBE).

Thank you for allowing Brilliant Electric Sign Co., Ltd. the opportunity to provide our proposal to you and we look forward to working with you on this project.

Sincerely,

Brilliant Electric Sign Co., Ltd.

Myles Houska

Account Executive

Approved by: _____

Date: _____



City of Sandusky - Additional Items - 7-19 - Stuart Hamilton & Matt Lasko

	424 - City Managers Office		Sell
7NKN-UF3696S	Desk, Sngl Ped, Low, Lft, Full-Ht. Mod, 2B/F, Strt Front, Smth Edg, Clsc Hndl, Nckl Acnt, Pen. Tray 36"(900MM)Dx96"(1800MM)W	1	\$948.05
(1)	Single-Tone		
GGI	Wood Grain: Grigio		
7NNN-DT2460B	Work Surface, Rect, Smth Edg, Full-Ht Mod. Pnl, 1 Full-Width Leg, 1 Rcscd Leg, 1 Grommet 24"(600MM)Dx60"(1350MM)W (open no pedestal)	1	\$418.18
(1)	Single-Tone		
GGI	Wood Grain: Grigio		
T5NS-VBX4054	MARKER BOARD W DOORS - 1 1/2 inch laminate with smooth edge, Silver Accent, 54"(1368MM)W x 5"(130MM)D x 42 1/2"(1081MM)H	1	\$851.95
(1)	Single-Tone		
GGI	Wood Grain: Grigio		
	422 - McKenzie		
41NN-DT2448B	Work Surface, Rectangular, Full-Ht Mod. Pnl, 1 Full-Width Leg, 1 Recessed Leg, 1 Grommet 24"D x 48"W (f/f pedestal is onsite)	1	\$300.78
(1)	Single-Tone		
GGI	Wood Grain: Grigio		
	120 - Heather		
S41NXN242839SB	Safe Cabinet (Quote SPE115149), X Pull	1	\$483.11
(1)	Single-Tone		
GGI	Wood Grain: Grigio		
	123 - Deb Leslie		
LNLA-203629LF2	LATERAL FILE / 2 STEEL DRAWERS, ANTHRACITE GREY ACCENT, 36x20x29		\$758.44
(1)	Single-Tone		
GGI	Wood Grain : Grigio		
GRPS41XNUF3672S1	Desk, Sngl Ped, Left, Full Ht, Mod Pnl, Strt Front BB/F, X Pull, 36x72		\$631.99
	Single-Tone		
GGI	Wood Grain : Grigio		
	123A - Building Cubicles		
VPPA-6436-PP	Panel, acoustical, powered, 64"H x 36"W, raceway with electrical access	1	\$417.14
,TR-	SELECT Trim/Metal Color		
LE	Metallic Silver		
,E6-	STRATUS - GR II (100% Recycled)		
7	Rain		
,E6-	STRATUS - GR II (100% Recycled)		
7	Rain		
VUR-3078-1GN	Surface, rectangular, 30"D x 78"W, TFL, grommet round black	1	\$241.56
,G-	Laminate Finish		
GGI	Wood Grain: Grigio		
VSO-1636	Overhead storage cabinet, metal flip-door, 36"W x 14 1/2"D x 15 3/4"H	1	\$211.43
,TR-	SELECT Trim/Metal Color		
GGI	Wood Grain: Grigio		
	Jane (314 or 315?)		
GRPP1NNTR2436	Surface, Rectangular, Woodgrain Grigio 23-5/8 x 35-7/16, Double Sided Tape	1	\$135.59
GGI	Wood Grains: Grigio		
	Install & Delivery		\$1,500.00
	Total		\$6,898.22

City of Sandusky - Additional Items - 7-19 - Stuart Hamilton & Matt Lasko

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	Install & Delivery		\$1,500.00
	Total		\$6,898.22

References

Source / Uses

- Evidencing Credit

- Conservative

- Project Cost (290K / 180K)



OCTOBER 15, 2019

Economic Development Incentive Committee Summary

MAGROUP LLC (or its affiliates and assigns)

APPLICANT: Mr. Patrick Graley
3032 West Boulevard
Cleveland, Ohio 44111

CORPORATE STRUCTURE: Limited Liability Company

PRINCIPAL/% OWNERSHIP: Patrick Graley 100%

PROGRAM APPLIED FOR: Small Business Assistance and Signage & Façade

RECOMMENDATION: \$21,454, which consists of \$15,000 from the Small Business Assistance program and \$6,454 from the Signage and Façade program; contingent upon obtaining title/lien reports, obtaining all relevant permits (if necessary), submitting before and after photographs (if necessary), and displaying a sign evidencing City of Sandusky support for one year after project completion. This project will be complete by December 31, 2019.

BACKGROUND

Patrick Graley has been in the grocery business for more than four decades, from the ranks of working as a packer at A&P to operating successful restaurant and wine bars. Most recently, Mr. Graley owned and operated a restaurant and coffee shop which provided the springboard to be able to successfully operate and oversee this new space opening in the City Hall building (the "Project"). The applicant, Magroup, LLC (the "Company"), was organized in late 2017 and intends to build off of his decades of experience in the restaurant management and operations sectors to make Vita Urbana a long-lasting venture in a beautiful public space.

PROJECT DESCRIPTION

This Project is a complete historic renovation of a nearly century old building (1923) and a return to grandeur to one of Sandusky's finest interior spaces. This renovation results in modern upgrades, including a new fire suppression system with additions of modern kitchen, freezer, refrigeration, and food storage facilities. The space will also contain small event space for meetings and bathrooms for its patrons and guests.

This Project is focused on properly tenanting the approximately 5,000 square feet of first floor space in the newly-finished City Hall building project and bringing to market the following: (i) an artisanal food market with healthy food options to service the City as a whole; (ii) a day break coffee shop offering healthy breakfast solutions; and (iii) a Sandusky bistro offering lunch and dinner options (grab and go and/or prepared food items).

PROJECT FINANCING

The Project sources and uses are as follows for the substantial development assistance:

<i>Uses</i>	<i>Amounts</i>
Landlord Buildout of Space	\$ 164,999
Fire Suppression	\$ 15,000
Signage	\$ 8,606
<hr/>	
TOTAL	\$ 188,605
<i>Sources</i>	<i>Amounts</i>
Owner Equity	\$ 30,000
Landlord Equity	\$ 137,151
Signage Grant	\$ 6,454
Small Business Assistance Grant	\$ 15,000
<hr/>	
TOTAL	\$ 188,605

The recommended total grant amount of \$15,000 in small business assistance grant dollars is the cap under our program guidelines and the signage grant amount is 75% of the overall signage cost incurred by the applicant, which is also the cap under our program guidelines. On the whole, our \$21,454 grant allocation is approximately 11.3% of total project cost, which is a very low percentage based upon comparable projects review and approved by the City since these programs' inceptions.

FINANCIAL SUMMARY – BUSINESS

The Project is being pursued as a buildout of the approximately 5,000 square foot first floor commercial space whose end use will be as described earlier: (i) an artisanal food market with healthy food options to service the City as a whole; (ii) a day break coffee shop offering healthy breakfast solutions; and (iii) a Sandusky bistro offering lunch and dinner options (grab and go and/or prepared food items). To gauge potential economic benefits, the first floor space with basic market and coffee bar operations should result in a minimum of eight full time employees (8 FTE) with annual payroll of \$250,000.00 (\$15.00 / hour estimates) and annual sales projected at \$800,000.

RECOMMENDATION

Staff is recommending a \$21,454 grant to support this Project.

PROPOSED SIGN ELEVATION

Vita Urbana Tenant Build-out

Commercial Bank Building
115 East Washington Row
Sandusky, Ohio

Erie Design
16504 Detroit Avenue
Lakewood, Ohio 44107





VIEW AT FRESH MARKET CHECKOUT COUNTER



VIEW AT FRESH MARKET DELI COUNTER

Applicant / Borrower Company:

Michael Meyer

(Applicant Name)

President, Board of Directors

(Title)

Chesapeake Lofts Condominium Association

(Company Name – if different than Applicant Name)

401 West Shoreline Drive

(Street Address)

No. 271

(Suite, Apt, etc.)

Sandusky, Ohio 44870

(City, State, Zip)

(937) 272-6215

(Phone Number)

26-0375461

(Federal Tax ID or last 4 of SSN)

memclofts@email.com

(Email)

None

(Fax Number)

Existing Business Information:

Type of Business: ☐ Commercial ☐ Retail ☐ Service
☒ Other Condominium Rental and Sales, Residential

Legal Structure: _____

Primary Product or Service: Condominiums

Date Established: _____ NAICS-SIC Code: _____

Website (if applicable): www.chesapeakelofts.com

Principal Officers / Owners:

Name / Title: Mike Meyer/President

Email: memclofts@gmail.com Phone: (937) 272-6215

SSN (last 4): _____ % Ownership: _____

Name / Title: Norb Schmitz/Vice President

Email: marblenorb@yahoo.com Phone: (440) 320-4996

SSN (last 4): _____ % Ownership: _____

Name / Title: David Mack/Secretary

Email: david@bradysigns.com Phone: (419) 303-0653

SSN (last 4): _____ % Ownership: _____

Name / Title: Jeff Savage/Treasurer

Email: jtslofts@gmail.com Phone: (419) 663-9323

SSN (last 4): _____ % Ownership: _____

Location of Proposed Project:

401 W. Shoreline Drive

(Address)

Sandusky, Ohio 44870

(City, State, Zip)

Erie

(County)

If a relocation, indicate from where _____

Project Type:

☒ Renovation ☐ Expansion ☐ Start-Up/New

Applicant / Business Background Information:

Please provide a brief summary about your background and experience. Please also provide historical information regarding the building or property at which the business will operate, including but not limited to the most recent building use (attach additional page if necessary).

I have been an owner of a unit at the Chesapeake Lofts since 2007, and a fulltime resident at the Chesapeake since 2009. In 2013 I was elected to the Owner Association Board of Directors, and have served as president of the Board since 2016.

The Chesapeake building was constructed in the early 1920s by the Hinde and Dauch Paper Co.

In 1992 the most recent occupants of the building, Chesapeake Display company, ceased operation at the Shoreline Dr site. In 2005 construction began to restore the abandoned site and developed it into

195 residential condominiums.

Project Description:

Please provide a brief description of the project to be undertaken for which City assistance is being sought (attach additional page if necessary).

The east, south, and a section of the west parapet wall of the Chesapeake Lofts Building is covered with a latex foam that was applied in the 1990s to prevent deterioration of the building façade.

This project involves removal of the foam encapsulation material and restoration of the upper parapet wall bricks and mortar. (See attached scope of work.)

The project is to be completed in 3 phases:

- 1) East side (604 lineal feet),**
- 2) South side (124 lineal feet) includes restoration of original "Hinde and Dauch Paper Company" building moniker, and**
- 3) Northwest side (102 lineal feet) to be restored similar to East side facade**

Business/Personal References:

Name / Title: _____

Email: _____ Phone: _____

Relationship: _____

Name / Title: _____

The City of Sandusky, Ohio

Email: _____

Phone: _____

Relationship: _____

Name / Title: _____

Email: _____

Phone: _____

Relationship: _____

Project Source & Use Of Funds:

Break out total project costs by use of funds and allocate each use cost by source (attach additional page if necessary) (total of B+C+D should = A).

Total Project Cost (itemize below): \$355,100.00

Owner Equity (dollars and source):

\$294,800
to be funded by
owners out of reserved
HOA fees.

Private Lending (dollars, source, and terms):

Request for City Assistance (dollars and type):

15,000 (SBA)
45,300 (Signage/Facade)
60,300

Project Timeline:

Please outline the project timeline. Please include expected completion dates for items including but not limited to obtaining site control, obtaining financing, and construction.

	<u>Start</u>	<u>Complete</u>	<u>N/A</u>
<u>Site Control</u>	<u>In Place</u>		
<u>Financing</u>	<u>HOA funding complete</u>		
<u>Construction</u>	<u>November 2019 2021</u>		
<u>Other</u>	<u></u>		

Project Impact and Employment (N/A for Signage):

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue				
Annual Payroll				
Current Employment (FTE)				
Average Pay Per Employee				

Project Concept (N/A for Signage): Use the space below to address the following:

- How does the proposed project relate to a strategic approach to revitalization of the surrounding area?
- Will the project contribute to a change in the market dynamics, economic status, physical appearance or perception of the area?
- Does the project address specific area needs or missing services?

The Chesapeake Lofts building is a Landmark Historic property.

This project will result in a significant enhancement in the appearance and structural integrity of the

building, and is consistent with other improvements to historic properties, as part of the downtown Sandusky redevelopment initiatives.

This project was recently approved by the Sandusky Landmark Commission.



Attachments:

The following should be submitted with your ED Application:

- ☐ Three years of historical financial statements (if applicable)
- ☐ Three years of projected financial statements (if applicable)
- X Sources of financing including evidence of private funds and matching funds
- X Third party cost estimates INCLUDING RENDERINGS
- ☐ Lease agreement, purchase agreement, or proof of ownership / site control

Attestation of Financial Condition:

Do you or your business have any of the following:

	YES	NO
Outstanding collections		X
Judgement liens		X
Other court judgements		X
Delinquent taxes		X
Delinquent loans		X
Other tax liens		X
Previous bankruptcy		X
If yes to bankruptcy, has it been fully discharged?		
Real estate that is tax delinquent		X
Code violations		X
Non-registered rental units		X
Real estate that is in foreclosure		X

Submission Acknowledgment

The undersigned certifies that he/she is authorized to complete, sign and submit this application on behalf of the applicant/owner. Further, the undersigned certifies that the information contained in this application has been reviewed by him/her and that all information, including exhibits, are, to the best of his/her knowledge, complete and accurate and presents fairly the condition of the applicant and project accurately. Intentionally falsifying information in this document constitutes a criminal offense. The undersigned hereby authorizes the City of Sandusky to investigate the credit worthiness and of the undersigned, and/or applicant. The undersigned understands that information submitted to the City of Sandusky as part of this application is considered a public record. The undersigned also agrees to display signage showing City support on their property for up to one (1) year.

The undersigned understands that additional information may be required to finalize the approval process, and that, if the project is funded, Economic Development funds cannot pay for projects completed before grant approval and notice of award. The undersigned also understands that the submission of the application for financial assistance does not automatically constitute approval.

The undersigned understands that if the business or enterprise receiving grant funding moves or relocates to a different location outside of the municipal boundaries of Sandusky within three (3) years from the effective date of the grant agreement, that the grant funding will be rescinded in its entirety and the undersigned waives any right or claim to the awarded funding. This provision does not include businesses or enterprises that cease operations and close or that open up additional locations outside of the municipal boundaries of Sandusky while maintaining their funded location within the Sandusky city limits.

x By checking this box, I acknowledge that I have read, understand, and agree to the policies and procedures outlined in this document. I further agree to be interviewed, photographed and/or have my business photographed for Economic Development marketing purposes. If you have questions, please contact the Department of Community Development.

Company Name: _____

By: Michael E. Meyer, President, Chesapeake Lofts Condo Owners Association

(Print or type name and title)

(Signature)

(Date)

Inter-Office Use Only

State the date, time, and City staff member(s) present at the pre-application meeting:

MATT LASKO · September 23rd, 2019
Eric Wobser

Date of Completed Application Submittal: October 3rd, 2019

Staff Reviewer: JOS

Date of Committee Review: (OCTOBER 15th, 2019)

Approve/Deny: _____

Amount Awarded and terms: _____

CONTACT

Mr. Matt Lasko, Chief Development Officer
Department of Community Development
222 Meigs Street
Sandusky, Ohio 44870

Phone: 419.627.5707

Email: mlasko@ci.sandusky.oh.us



R. L. SEILER & ASSOCIATES, LLC
ROOFING CONSULTANTS & BUILDING EVALUATION
COMMERCIAL INDUSTRIAL INSTITUTIONAL

May 22, 2019

Mr. Bryan Baugh
North Coast Property Management LLC.
Port Clinton, Ohio

RE: Chesapeake Lofts Eastside Parapet Repair PHASE #1

I have found in the destructive inspection work last week that we have several issues of concern with this area.

- Leakage into below units
- Loose bricks held with only a layer of foam surfacing.
- Support steel wet and deteriorating holding up the brick work in question.

The leakage into the units is hidden under the foam the water can run on the steel framing and on the eyebrow top surface until it finds a deteriorated area for it to run into a wall area. This moisture is laying against the rusting deteriorating steel. The steel is a concern some areas of the steel surface have deteriorated as much as 30%. The steel integrity is still there but without cleaning the surface of rust and priming and applying a protective coating this will keep deteriorating. This steel is what is holding up the brick shelf and ties into your steel roof truss ends. Very important area.

The loose brick from deteriorated mortar is in a lot of area only setting on the inner steel. When this was original install the brick were laid with only masonry mortar and when the mortar deteriorated the bricks are only setting there. Mechanical ties would be incorporated into the repair which would be fastened into the steel for added support for the masonry.

Support steel needs the moisture to dry up to stop the deterioration and where the damage is severe surface cleaning of rust must be done and surface primed and sealed.

Scope Of Work

Masonry

Remove all the applied foam surfacing done to the existing masonry surface. Cut all masonry mortar joints above shelf and below in decorative brick so new high strength mortar can be repacked into every mortar joint. The horizontal mortar joint above the shelf will be cut out 3/4" in depth so a sloping metal cap can be installed to properly shed water off edge. On face of shelf the metal would also be secured into the top edge of the masonry face. The slurry concrete top surface, all the eyebrow brick shall be cut out and removed back to the steel lintel and plate and disposed of. Steel will be wire brushed of rust and primed and painted. By removing the masonry shelf you will remove over one hundred pounds in weight per foot of the structure.

Metal Work

After eyebrow brick and concrete has been removed and steel prepared a 6" metal stud will be formed to the existing eyebrow configuration and mechanically fastened to the existing steel and repaired masonry. The studs will have a concrete board fastened to metal studs. Over concrete board a formed metal panel to create a slope metal face to properly shed runoff water away from structure.

The sloped cap top over the removed shelf area is cut into the masonry wall and packed with mortar, secured with fasteners and sealed at the metal top. The bottom edge is secured into the newly repaired masonry with a metal cleat to provide a secure lock.

This describes the completed repair from end to end on the east side of structures upper walls.

I have calculated the cost to complete the above listed scope of work to the east side only of your structure. R. L. Seiler & Associates, LLC., have calculated co-ordination of different trades and project management for this completed project.

The labor and material cost for this work would be\$245,400.00

R. L. Seiler & Associates, LLC fees for project management would be 6% of construction totals.

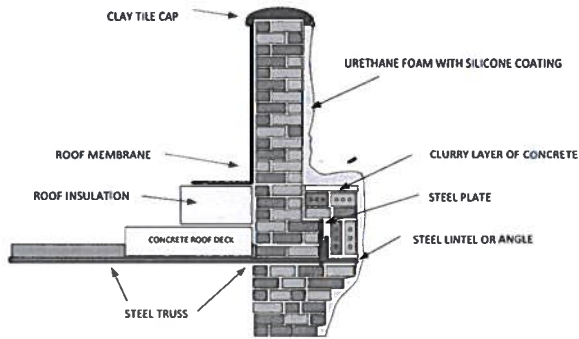
I would recommend, do to the amount of damage to not extend this more than two years to complete this.

Please call with questions.

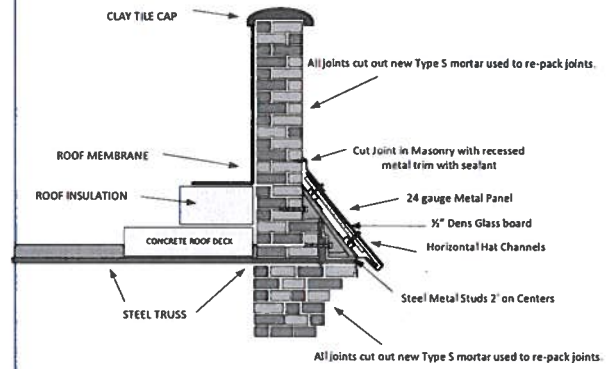
Sincerely,

Larry Villers GM

EXISTING CONDITION



PROPOSED CONDITION



CHESAPECKE LOFTS EAST SIDE PARAPET WALLS

This is not to scale and for explanation only

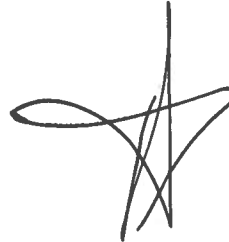


R. L. SEILER & ASSOCIATES, LLC
ROOFING CONSULTANTS & BUILDING EVALUATION
COMMERCIAL INDUSTRIAL INSTITUTIONAL

August 5, 2019

Mr. Bryan Baugh
Northcoast Property Management Co. LLC
140 Buckeye Drive
Port Clinton, Ohio

Mr. Mike Myer
Chesapeake lofts Condominium Association
401 W. Shoreline Drive
Sandusky, Ohio



RE: Chesapeake Lofts Front Upper Wall Repair **PHASE #2**

These repairs consist of the following:

- Removal of spray foam insulation
- Cleaning brick surface
- Cutting and cleaning existing mortar joints and applying new Type S mortar in joints.
- Cleaning decorative surfaces in area of repair
- Seal repaired surfaces after repairs were made with a clear siloxane sealer.

Note, these costs are based on the front sidewalks being in place and the lift costs are calculated from the height of the sidewalks. The price includes all materials and labor, lifts and needed equipment for the proper repair of this area. The labor and material cost is.....\$56,300.00

Also calculated is the southwest front corner of touch pointing that is uncompleted. This work would be from the ground level up to the base of the foam area not including the foam repair. This work can be completed at any time. The labor and material cost of this repair to be.....\$4,100.00

Also,

It would be very helpful to let me know your intent for starting these projects because of possible material cost increases, manlift availability, and timely scheduling of manpower.

Please call with any questions regarding these repairs. Thank you for considering R. L. Seiler & Associates, LLC for your building's improvement.

Sincerely,

Larry Villers GM

P.O. Box 215 * Doylestown, Ohio 44230
Telephone 1-330-903-1607
Division of the Exterior Building Forensic Group



R. L. SEILER & ASSOCIATES, LLC
ROOFING CONSULTANTS & BUILDING EVALUATION
COMMERCIAL INDUSTRIAL INSTITUTIONAL

August 30, 2019

Mr. Bryan Baugh
North Coast Property Management LLC.
Port Clinton, Ohio
RE: Chesapeake Lofts Southwest Parapet Repair PHASE #3

Bryan,

Here is the southwest upper parapet repair following the same scope of work as the eastside.

Scope Of Work

Masonry

Remove all the applied foam surfacing done to the existing masonry surface. Cut all masonry mortar joints above shelf and below in decorative brick so new high strength mortar can be repacked into every mortar joint. The horizontal mortar joint above the shelf will be cut out 3/4" in depth so a sloping metal cap can be installed to properly shed water off edge. On face of shelf the metal would also be secured into the top edge of the masonry face. The slurry concrete top surface, all the eyebrow brick shall be cut out and removed back to the steel lintel and plate and disposed of. Steel will be wire brushed of rust and primed and painted. By removing the masonry shelf you will remove over one hundred pounds in weight per foot of the structure.

Metal Work

After eyebrow brick and concrete has been removed and steel prepared a 6" metal stud will be formed to the existing eyebrow configuration and mechanically fastened to the existing steel and repaired masonry. The studs will have a concrete board fastened to metal studs. Over concrete board a formed metal panel to create a slope metal face to properly shed runoff water away from structure.

The sloped cap over the shelf is cut into the masonry wall and packed with mortar, secured with fasteners and sealed at the metal top. The bottom edge is secured into the newly repaired masonry with a metal cleat to provide a secure lock.

I have calculated the cost to complete the above listed scope of work to the southwest side only of your structure. R. L. Seiler & Associates, LLC., have calculated co-ordination of different trades and project management for this completed project.

The labor and material cost for this work would be \$49,380.00

R. L. Seiler & Associates, LLC fees for project management would be 6% of construction totals.

Please call with questions.

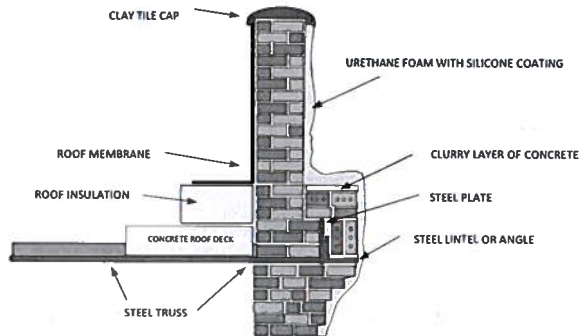
Sincerely,

Larry Villers GM

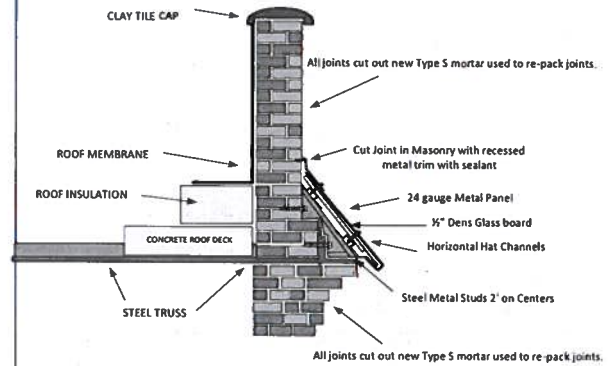
Total \$355,180

P.O. Box 215 * Doylestown, Ohio 44230
Telephone 1-330-903-1607

EXISTING CONDITION



PROPOSED CONDITION



CHESAPECKE LOFTS EAST SIDE PARAPET WALLS

This is not to scale and for explanation only

CHESAPEAKE LOFTS – SOUTH BUILDING FACE

CURRENT CONDITION:



Existing Look

New Metal



CHESAPEAKE LOFTS – EAST UPPER WALL

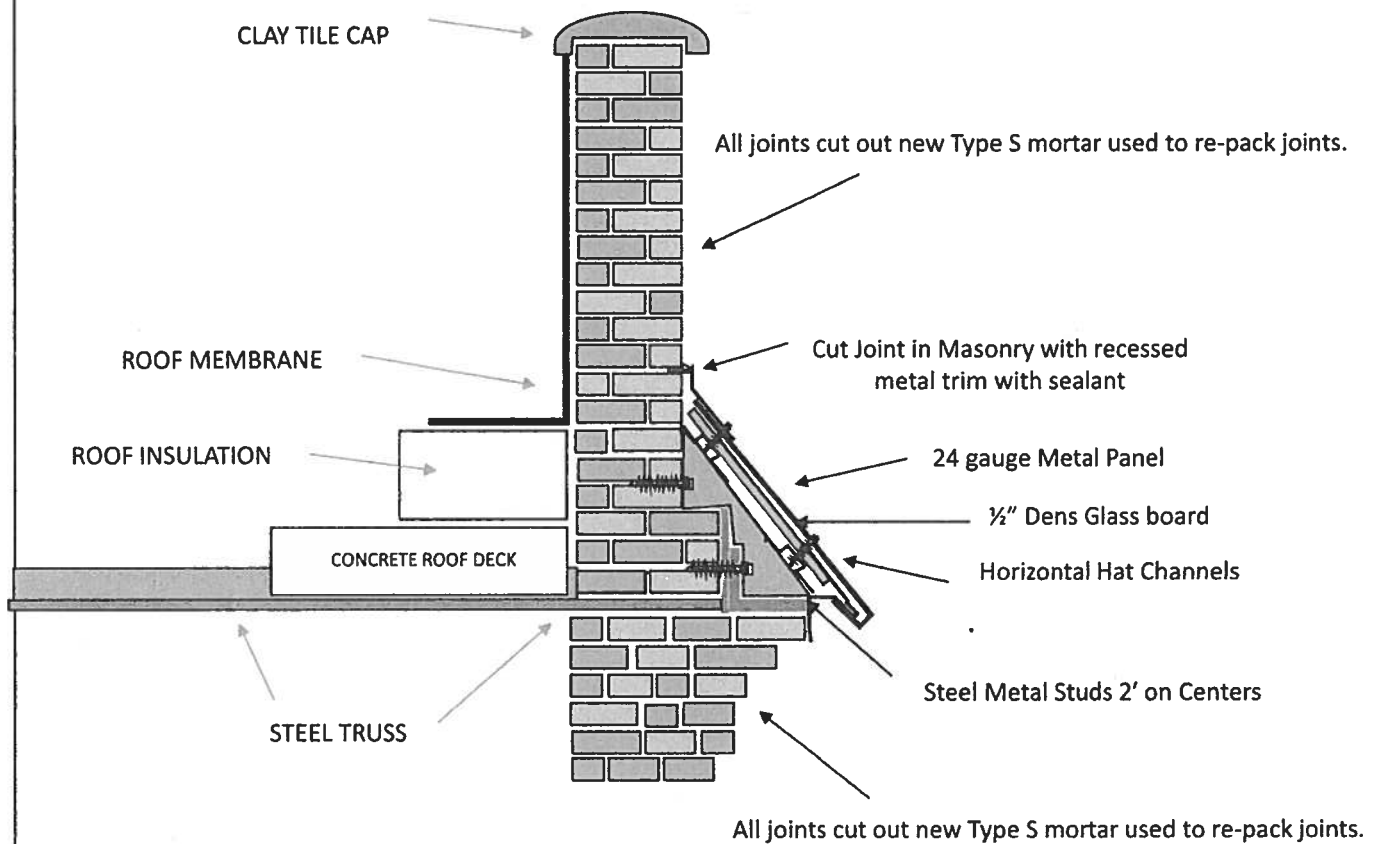
CURRENT CONDITION:



RECENT SECTION OF FOAM REMOVAL AND BRICK REPAIR:



PROPOSED CONDITION



CHESAPECKE LOFTS EAST SIDE PARAPET WALLS

This is not to scale and for explanation only

OCTOBER 15, 2019

Economic Development Incentive Committee Summary

CHESAPEAKE LOFTS CONDOMINIUM ASSOCIATION (or its affiliates and assigns)

APPLICANT: Mr. Michael Meyer
401 West Shoreline Drive
Sandusky, Ohio 44870

CORPORATE STRUCTURE: Corporation Not-for-profit

PRINCIPAL/% OWNERSHIP: Unitowners- 100%

PROGRAM APPLIED FOR: Signage & Façade

RECOMMENDATION: \$60,400.00 from the Signage and Façade program; contingent upon obtaining title/lien reports, obtaining all relevant permits (if necessary), submitting before and after photographs (if necessary), and displaying a sign evidencing City of Sandusky support for one year after project completion. This project will be complete by June 30, 2021.

BACKGROUND

Constructed in the early 1920's by the Hinde and Dauch Paper Company, 401 W. Shoreline Drive served as a beacon on the City's waterfront to its industrial and manufacturing. In 1992, the building's most recent occupant, the Chesapeake Display Company, ceased operations and for nearly 13 years the building sat empty. In 2005, construction began to restore the abandoned building and site. Today, 195 for-sale residential condominium units and a commercial condominium space make this one of Sandusky's downtown waterfront landmarks and success stories.

PROJECT DESCRIPTION

The east, south, and a section of the west parapet wall of the Chesapeake Lofts Building is covered with a latex foam applied in the mid-1990's as a temporary prevention of deterioration stopgap to its building façade. This project involves the permanent removal of this stopgap foam encapsulation material and restoration of the upper parapet wall bricks and mortar (the "Project"). The Project is expected to be completed in three (3) phases: (i) east side removal (604 lineal feet); (ii) south side removal and restoration of the original "Hinde and Dauch Paper Company" building name (124 lineal feet); and (iii) northwest side restoration (102 lineal feet).

This Project is intended to preserve this nationally-registered Landmark Historic property. Upon completion, this Project will result in a significant enhancement to the building's physical appearance and structural integrity, and will be consistent with other improvements to historic properties. It will be another piece of the puzzle to Downtown Sandusky's renaissance. This Project has been previously approved by the City's Landmarks Commission.

PROJECT FINANCING

The Project sources and uses are as follows for the substantial development assistance:

<i>Uses</i>	<i>Amounts</i>
Southside Front Upper Wall Repair Phase #2	\$ 60,400.00
-Removal of Spray Foam Insulation	
-Cleaning of brick surface	
-Cutting/cleaning mortar joints	
-Applying new mortar in joints	
-Cleaning decorative surfaces in repair areas;	
-Seal repaired surfaces after repair;	
-restoration of "Hinde and Dauch Paper Company" sign	
Eastside Parapet Repair (Phase #1)	\$ 245,400.00
Southwest Parapet Repair (Phase #3)	\$ 49,380.00
TOTAL	\$ 355,180.00
<i>Sources</i>	<i>Amounts</i>
Signage & Facade Grant	\$ 60,400.00
Unitowners Reserves/Assessments	\$ 294,780.00
TOTAL	\$ 355,180.00

The recommended total grant amount of \$60,400 signage & facade grant dollars will be used to fund the phase two repair and restoration work to the south side wall of the building. On the whole, this \$60,400 grant allocation is approximately 17% of the \$355,180 total project cost, which is far below our capped 75% grant allowance on a project, but is intended to assist the mixed-use project achieve a more stable and aesthetically beautiful downtown waterfront historic landmark.

FINANCIAL SUMMARY – BUSINESS

n/a

RECOMMENDATION

Staff is recommending a \$60,400 Signage & Facade grant to support this Project.



R. L. SEILER & ASSOCIATES, LLC
ROOFING CONSULTANTS & BUILDING EVALUATION
COMMERCIAL INDUSTRIAL INSTITUTIONAL

October 7, 2019

Mr. Bryan Baugh
Northcoast Property Management Co. LLC
140 Buckeye Drive
Port Clinton, Ohio

Mr. Mike Myer
Chesapeake lofts Condominium Association
401 W. Shoreline Drive
Sandusky, Ohio

RE: Chesapeake Lofts Front Upper Wall Repair **PHASE #2**

These repairs consist of the following:

- Removal of spray foam insulation
Brick surface would be scraped of foam mass, brick surface would be cleaned by surface grinding.
All brick mortar joints will be cut out and repacked with new like type S mortar.
- Cleaning brick surface
Decorative exterior tile and stone masonry façade surfaces will be scraped clean of foam mass.
Foam residue on decorative surfaces will be chemically cleaned to protect surfaces.
- Cutting and cleaning existing mortar joints and applying new Type S mortar in joints.
Decorative tile grout will be checked, and all deteriorated grout will be cut out and replaced with exterior grout, then sealed.
- Cleaning decorative surfaces in area of repair
Special precaution will be taken with decorative surfaces when foam is scraped from these surfaces. Enviro friendly cleaner used to soft the foams bond. Non-abrasive pads will be used to clean softened residue from decorative surfaces.
- Seal repaired surfaces after repairs were made with a clear siloxane sealer.
- Name Plate HINDE AND DAUCH PAPER CO."



*Special care will be done when removing foam from "Hinde and Dauch Paper CO. name plate on building front. The outer foam will be removed by cutting away from name plate surface to remove the mass. Hand scraping of surface will be done to get down surface. The cleaning of surface will be completed with chemical cleaner to loosen bond of foam resins. After foam is removed the existing surface will be evaluated to determined if surface of plaque would need any imperfection's corrected. Then surface would be sealed with a clear masonry sealer.

This repair completes tuckpointing from top down to window top level and completed tuckpointing. Note, these costs are based on the front sidewalks being in place and the lift costs are calculated from the height of the sidewalks. The price includes all materials and labor, lifts and needed equipment for the proper repair of this area. The labor and material cost is.....\$56,300.00

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Telephone 1-330-903-1607
Division of the Exterior Building Forensic Group

updated as of 1/7/11

The City of Sandusky, Ohio

Email: _____

Phone: _____

Relationship: _____

Project Source & Use Of Funds:

Break out total project costs by use of funds and allocate each use cost by source (attach additional page if necessary) (total of B+C+D should = A).

Total Project Cost (itemize below): \$355,100.00

Owner Equity (dollars and source): \$294,800 Association Reserve funds

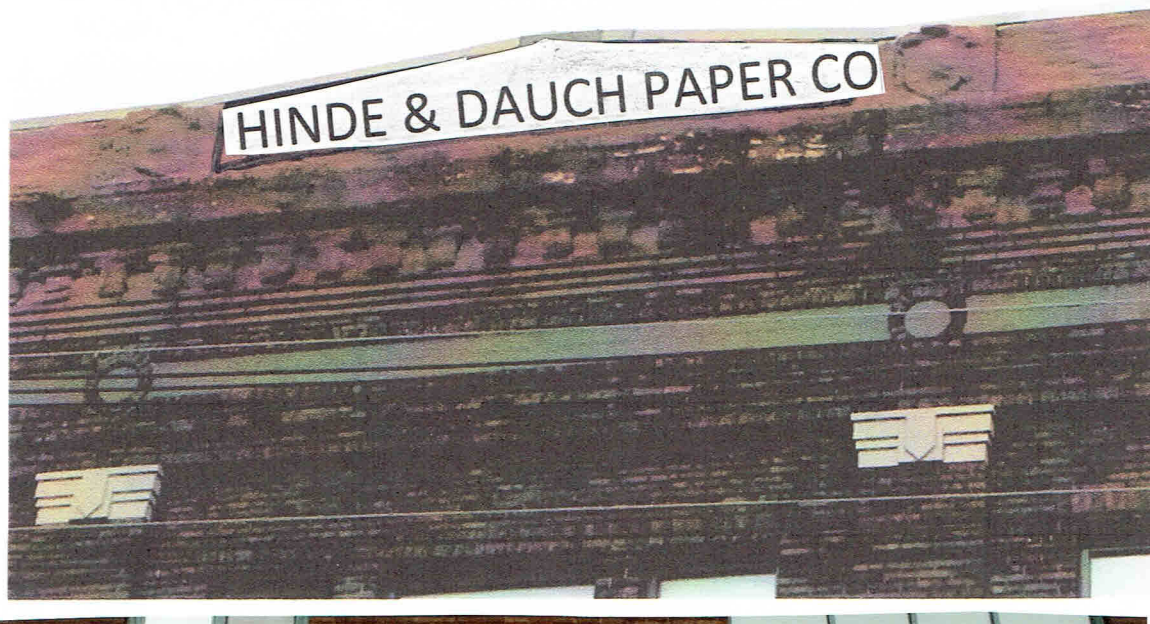
Private Lending (dollars, source, and terms): _____

Request for City Assistance (dollars and type): \$60,300



CHESAPEAKE LOFTS – SOUTH BUILDING FACE

CURRENT CONDITION:



CHESAPEAKE LOFTS – SOUTH BUILDING FACE

CURRENT CONDITION:



