

#### **Economic Development Incentive Committee**

240 Columbus Ave Sandusky, Ohio 44870 419.627.5891 www.cityofsandusky.com

#### Agenda July 13, 2021 2:00pm City Commission Chamber Live Streamed on www.Youtube.com/CityofSanduskyOH

- 1. Meeting called to order Roll call
- 2. Approval of May 11, 2021 minutes
- 3. Program financial update
- 4. Review of applications received
  - Dott Investments, Inc. (dba Kiddie Korral)
  - FSB Properties, LTD.
  - Cattien LLC
  - Derrick's Diner LLC
  - ESP Bikes LLC
- 5. Reminder of next meeting September 14, 2021
- 6. Public participation/Comments
- 7. Meeting adjournment

#### Economic Development Incentive Committee May 11, 2021 Meeting Minutes

#### Call To Order

Chairman Al Nickles called the meeting to order at 2:00pm. Meeting was held virtually via Microsoft Teams. The following members were present constituting a quorum: Brendan Heil, and JaMarcus Hampton. Also present were: Community Development Director Jonathan Holody, ex-officio member Abbey Bemis, and clerk Kristen Barone.

#### Approval of April 13, 2021 Meeting Minutes

Mr. Heil made a motion to approve the minutes as submitted and Mr. Hampton seconded. All members were in favor of the motion.

#### Program Financial Update

Mr. Nickles stated that in the past, staff had administratively approved the smaller grants and asked if that would be something staff would do again in the future. Mr. Holody stated that he may decide to go back to that at some point, but at this time he is appreciating hearing feedback from the committee on all of the grants. Mr. Holody stated that this program started the year with a carryover balance from 2020 of \$277,212.00 with \$125,000.00 added for the 2021 budget, for a total of \$402,212.00. After subtracting the total amount of grants awarded, there is a total of \$103,642.00, which includes \$25,000.00 for marketing. Mr. Hampton made a motion to accept the program financial update and Mr. Heil seconded. All voting members were in favor of the motion.

#### **Review of Applications Received**

#### • Your Turn Special Events, LLC

Mr. Holody stated that Kozetta Pool has been a Sandusky resident and business owner for nearly 30 years. She is seeking to open a new special events venue at 540 Buchanan Street, Suite 3. Your Turn Special Events, LLC has obtained a lease for this space. The company will need to install fire exit signs and lights as well as new flooring and doors. New equipment including chairs and tables to furnish the space will also be needed. Mr. Holody stated that the estimated cost of the project is \$4,300.00 and the applicant is requesting \$2,000.00 in grant funds. Mr. Holody stated that staff recommends the \$2,000.00 grant. Mr. Hampton made a motion to approve the \$2,000.00 grant and Mr. Heil seconded the motion. All voting members were in favor.

• Port Sandusky Restaurant, LLC

Mr. Holody stated that Port Sandusky is a local family owned diner located at 325 West Market Street. The restaurant seeks to renovate the dining and kitchen areas by repairing an original plaster ceiling and replacing a drop ceiling. The estimated cost of the project is \$6,000.00 and staff recommends a grant in the amount of \$2,500.00. Mr. Heil moved to approve staff's recommendation and Mr. Hampton seconded. All voting members were in favor.

#### • Body by Erica Taylor, LLC

Mr. Holody stated that Erica Taylor is a Sandusky Resident who started this business in January of 2021. The company is committed to helping clients look and feel their best through non-surgical procedures including body contouring and detoxification, teethwhitening and other holistic health remedies. The company quickly established a sizeable client base and seeks to expand to an adjacent space in the same building, located at 1031 Pierce Street. Grant funds would go towards new equipment and improvements at the new location. The estimated cost of the project is \$33,000.00 and staff is recommending a grant of \$7,500.00 contingent upon the company being able to provide evidence of private financing. Ms. Taylor has applied for the financing and is awaiting approval. Mr. Hampton asked what the amount was that the applicant requested. Mr. Holody stated that the applicant requested \$15,000.00, but after reviewing the project costs and due to the budget and the amount of applicants looking for assistance, staff decided to recommend \$7,500.00. Mr. Holody stated he is open to feedback from the rest of the members. Mr. Hampton made a motion to approve the grant amount staff recommended contingent upon the company being able to provide evidence of private financing. Mr. Heil seconded the motion and all voting members were in favor of the motion.

#### • Dott Investments, Inc (dba Kiddie Korral)

Mr. Nickles declared a conflict in voting on this application. Mr. Heil stated that he would advise that this application wait to be heard until the next meeting when more members are present to vote since there are only two other members present today other than Mr. Nickles. Mr. Nickles stated that he will table this application until the next meeting.

#### • Venue 634 L.L.C.

Mr. Holody stated that the owner of the company is Katherine Korobkin. She currently owns the Sweet Potato Catering business and now wants to open up modern and elegant event space at 634 Columbus Avenue. In order to do this she will do an extensive renovation and equipment installation that will cost an estimated \$226,052.00. Mr. Holody stated that staff recommends a \$15,000.00 grant. Mr. Holody stated that this applicant is exploring bank financing but may also use her own financing or equity for the project. Mr. Nickles stated that the motion be contingent upon the applicant showing that she has financing or proving she has enough equity before dispersing the grant funds. Ms. Bemis asked if Mr. Holody could explain the process of distribution of funds, as a reminder to the committee. Mr. Holody stated that in addition to making sure that financing or personal funds are available from the applicant, the City waits to disburse the grants funds until the projects are completed and the disbursement of City funds are the last step in the process. Mr. Heil made a motion to recommend the approval of the \$15,000.00 to go to City Commission, contingent upon the applicant proving other financing is in place. Mr. Hampton seconded the motion. All voting members were in favor.

#### **Review of Previously Approved Project**

#### • Market Street Collective, LLC

Mr. Holody stated that the Market Street Collective, LLC grant was approved in 2019. This applicant proposed the renovation of the old Cardinal Grocery Store. The initial completion date was the end of 2020. The City Manager is able to extend the completion dates at his discretion, so that project was extended until the end of 2021. The applicants stated that they have experienced some delays due to COVID but were planning to begin the project in the fall of 2021 and will likely be completed in the spring of next year, so it sounds like another extension will be needed if they want to continue to receive the grant funds. Mr. Nickles stated that before a second extension is given to the applicants by the City Manager, he thinks it would be appropriate to at least see the work being started or if work as not been started there needs to be a good explanation as to why other extension is needed.

#### Next Meeting

July 13, 2021

#### Public Participation/Comments

Clerk Kristen Barone read allow three comments/questions received via email from Sharon Johnson.

- 1. Marketing funds are coming out of the development fund. Can the committee include the list of marketing expenditures and on what project the money was spent on?
- 2. Hot Dog Tony grant never came before the commissioners for approval? Why is that?
- 3. Why isn't the proper verification of costs being outlined by the business asking for the grant? Some businesses are submitting figures with no verification from vendors. This is especially true for signage and façade work. How can money be given away without verification of costs from vendors? I requested a vendor's estimate on a sign that was included in the project and no document exists. The city should not be giving away money without verification of costs.

Mr. Holody stated that there have not been any marketing expenditures yet this year. Hot Dog Tony's grant will be going to the next City Commission meeting. As for verification of costs, that is completed later on in the process before the funds are disbursed.

#### Meeting Adjournment

Mr. Nickles adjourned the meeting at 2:38pm.

APPROVED:

Kristen Barone, Clerk

Mr. Nickles, Chairman

#### City of Sandusky Economic Development Fund

				Approved		Outstanding	
Project	Date Approved	Ordinance	Gr	rant Amount		Balance	Notes
Market Street Collective, LLC	12/9/2019		\$	139,620.00	\$	139,620.00	
Family Health Services, LLC	2/11/2020	20-39	\$	65,000.00	\$	65,000.00	
Yellowstone			\$	10,000.00	\$	10,000.00	
Cameo Pizza			\$	9,500.00	\$	9,500.00	
Bait House			\$	10,000.00			
2021							
RDJMD, LLC	3/9/2021		\$	15,000.00			
Maca Root Juice Bar	4/13/2021		\$	10,000.00	\$	10,000.00	
Wake up and Waffle	4/13/2021		\$	6,000.00	\$	6,000.00	
HDT Operating Co.	4/13/2021		\$	33,450.00	\$	33,450.00	
Your Turn Special Events, LLC	5/11/2021		\$	2,000.00			
Port Sandusky Restaurant, LLC	5/11/2021		\$	2,500.00	\$	2,500.00	
Body By Erica Taylor, LLC	5/11/2021		\$	7,500.00	\$	7,500.00	
Venue 634 L.L.C.	5/11/2021		\$	15,000.00	\$	15,000.00	
Total Outstanding			\$	325,570.00	\$	298,570.00	
Fund Balance		Notes					
2020 Carryover	\$ 277,212.00	Includes up to \$25,000 for Marketing					
2021 Allocation	\$ 125,000.00						
Total Funding	\$ 402,212.00						
Total Grants Approved	\$ 325,570.00						
Balance	\$ 76,642.00	Includes up to S	\$25,0	000 for Marke	ting	5	

#### May 11, 2021

#### **Economic Development Incentive Committee Summary**

#### Dott Investments, Inc. (dba Kiddie Korral)

Applicant:	Doris McGookey 315 W. Follett Street Sandusky, OH 44870
Principal Owners:	Doris McGookey – 50% Harry McGookey – 50%
Recommendation:	\$3,500.00 Economic Development Fund grant to be approved upon recommendation by the Economic Development Incentive
	Committee; obtaining all relevant permits, submitting before and after photographs (if necessary), and displaying a sign evidencing City of Sandusky support for one year after project completion. The project improvements will be completed by <u>December 31, 2021</u> .

#### **Project Description**

Since 1973, Kiddie Korral has been providing childcare and preschool services to Sandusky families. The company has two locations. The facility at 315 W. Follet Street can accommodate up to 100 children.

Kiddie Korral seeks to improve the appearance and functionality of its Follet Street location through sign repair, landscaping and parking lot resurfacing. An attractive landscape design has been prepared by Corsos Flower and Garden Center. The total project cost is \$8,966.94.

Assistance from the Economic Development Fund to Kiddie Korral will improve the experience of customers and the attractiveness of the neighborhood at the business's Follet Street location.

#### Project Uses

Sign repair	\$602.52
Landscaping	\$3,264.42
Asphalt Resurfacing	\$5,100.00
Total	\$8,966.94

#### Project Sources

Sandusky Economic Development Fund	\$3,500.00
Owner Equity	\$3,600.00
Total	\$5,466.94

#### **Financial Summary**

Payroll (YR1 = \$520,000, YR2 = \$520,000, YR3 = \$520,000).



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April 20, 2021

John Storey Economic Development Specialist City of Sandusky Department of Economic Development 240 Columbus Ave Sandusky, Ohio 44870

#### Sent via email to jstorey@ci.sandusky.oh.us

Re: Signage & Facade Grant Application/Kiddie Korral, 315 W. Follett, Sandusky, Ohio 44870

#### Dear John,

Enclosed is the completed Application for a Signage and Façade grant I am submitting on behalf of my mother, Doris McGookey, for her daycare and child development business, Kiddie Korral. Kiddie Korral has been operating in Sandusky for 50 years and is now caring for and instructing the grandchildren of its original parents.

I am proud to assist her in this process. As you will see from the Application, the funds sought will help defray the costs of beautifying, through landscaping and new signage, the front of the developmental center located at 315 W. Follett Street in Sandusky.

Thanks to you and the Committee for considering this request. If any further information is needed, please do not hesitate to let me know.

Sincerely

Daniel I

McGookey

cc. Jonathan Holody at jholody@ci.sandusky.oh.us Doris McGookey



www.mcgookeylaw.com

225 Meigs Street - Sandusky, OH 44870 Telephone: 419-502-7223 Fax: 419-502-0044

Daniel L. McGookey Dmcgookey@mcgookeylaw.com Cell: 419-271-5094

Tracy Lynn tiynn@mcgookeylaw.com Tel: 419-502-7223

	The City of Sandusky, Ohio
Applicant/Borrower Company: Doris A McGookey Cou Dott Investments, Inc (Applicant Name) Doris A. McGooke (Title)	y, Trustee and owner
(Company Name – if different than Applican 315 W. Follett Str (Street Address)	
(Suite, Apt, etc.) 5andusky, OH (City, State, Zip) (419) 901-0007 (Phone Number) 34-1285752 (Federal Tax ID or last 4 of SSN)	44870 dmcgookey@mcgookey/au Cr bdmcgookey@gmail.com (Email) (Fax Number)
	9 ED Program Guidelines & Application   1/1/

Existing Business Inform	nation:		
Type of Busines	ss: 🕅 Commercial	🗆 Retail	□ Service
	Other		
Legal Structure:	ohio Corpor	ation	
			Dreamon Education
Date Establishe	1: 1973	N.	AICS-SIC Code:
Website		(if	applicable):
rincipal Officers / Own	ers:		
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Location of Proposed Project:	
315 W. Follett Street	
(Address)	
Sandusky OH 44870	
(City, State, Zip) Erie	
(County)	
If a relocation, indicate from where	
	-
Project Type:	
A Renovation 🗆 Expansion 🗆 Start-Up/New	
Applicant / Business Background Information:	
Please provide a brief summary about your background and experience. Please also provide	0707
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).	0707/1/1
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#### **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).

project is for the beautification and This of the exter the Dui runctiona ior of ing. It components, which a has uterre ted re. Tirst terior sign is in the es sair. Nooa rei l rrier torm a na n the DNG 0 tar PA the Droui Pd R 0500 101 DI tinglly anging rking the rkod DLOS Which SHA 1 filled De noor

#### **Business/Personal References:**

inter E	SV FOISUILL REFERENCES.
	Name/Title: Daniel McGookey, Attorney At Laws Email: Incredentey @ mcgookey law. compone: 419-271-5097
	Relationship: 50 1
	Name / Title: Rich Finneran Email: <u>Cfinneran@civistabank</u> . Phone: <u>419-627-4659</u> Relationship: Banker
	Name / Title: Pardall Ruthsatz, CPA
	9

		The City of Sandusky, Ohio
	Email: rarcpa@obcglobal.net	Phone: 419-1035-500
	Relationship: Accountant	
Pro	pject Source & Use Of Funds:	
	Break out total project costs by use of funds and allocate each page if necessary) (total of B+C+D should = A).	use cost by source (attach additional
	Total Project Cost (itemize below):	
	Sign: A Man and His Brush	\$+79.69
	loris Printing	* 122.83
	Landscaping: Corsos	* 3364.42
	Asphalt: 7L Construction	\$ 5100.00
	TOTAL:	7 8966-94
	Owner Equity (dollars and source):	10
	Private Lending (dollars, source, and terms):	
	Request for City Assistance (dollars and type):	ele.94
		15

#### **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.

	Start	Complete	<u>N/A</u>
Site Control	Project is 3 weeks, 0	et to begin	within two
Financing	within tu self-finance	to weeks t	within two e completed hereaster sting finds.
Construction			

Other

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				

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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?

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#### 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)
- Sources of financing including evidence of private funds and matching funds
- **I**. 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		$\boldsymbol{\gamma}$
Judgement liens		¥
Other court judgements		X
Delinquent taxes		X
Delinquent loans		X
Other tax liens		X
Previous bankruptcy		$\mathbf{X}$
If yes to bankruptcy, has it been fully discharged?		X
Real estate that is tax delinquent		イ
Code violations		X
Non-registered rental units		X
Real estate that is in foreclosure		$\neq$

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.

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.

Investments Company Name: D+H

Mc Gooker bris A.

(Print or type name and title)

(Signature)

(Date)

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B

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#### Inter-Office Use Only

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

Date of Completed Application S	ubmittal:

Latt INCALCING	· ·	 	 	 	 	

Date of Committee Review:

Approve/Deny: \_\_\_\_

Stoff Davian

Amount Awarded and terms:

#### CONTACT

John Storey, Economic Development Specialist

Department of Community Development 240 Columbus Avenue Sandusky, Ohio 44870

Phone: 419.627.5783 Email: jstorey@ci.sandusky.oh.us

ED Program Guidelines & Application | 1/1/2020

## INVOICE

### A Man and His Brush



BILL TO: Kiddie KORRHL

0327RE21 INVOICE #: INVOICE DATE: 3/27/21

Only Estimate **DESCRIPTION:** AMOUNT:

8hes

Materials Hours by two werters

199.69 + TAX 280.00

ANY QUESTIONS OR CONCERNS PLEASE CONTACT ME AT: (419) 271-2943

PERSON P STATUPERSIS.

STORE # 3265 SAND F 1101 LakeCrest Parkway F Sandusky, OH 44870 GUEST NAME - ADDRESS -	AX: (419) 621-1566 MAIL: SANDBuildingMaterials@menards.com PHONE PICKING LIST -	GUEST COPY	
Ph: JOB DESC:	PAGE 1 SOLD BY: BRIAN M. DATE: 03/13/21		SCAN & ENTER AT YARD ENTRANCE
QUANTITY DESCRIPTION	1	SKU NUMBER	
2 EACH 2X4-4' A	C2 GREEN TREATED GROUND CONTACT	111-0795	
2 EACH 2X4-10'	AC2 GREEN TRTD GROUND CONTACT	111-0821	
1 EACH 2X6-8' A	C2 GREEN TREATED GROUND CONTACT	111-1024	
1 EACH 2X8-10'	AC2 GREEN TREATEDGROUND CONTACT	111-1338	
1 EACH 4X4-4' A	C2 GREEN TREATED GROUND CONTACT	111-2191	

4X6-10' AC2 GREEN TREATEDGROUND CONTACT 111-2434 2 EACH

1 EACH 3/4 (23/32CAT) 4X8 ACX PLY RADIATA 5 ORNGE 125-1064

TO AVOID PRODUCT NOT BEING AVAILABLE ON A LATER DATE PLEASE PICK UP ALL MERCHANDISE TODAY. THANK YOU. This is a quote valid today. Upon payment this quote becomes a yard picking list subject to the terms and conditions below. Quantities listed above may exceed quantities available for immediate pick-up, Product is not held for a specific guest, but instead is available to the buying public on a first come, first serve basis. Please pickup all purchases made on this picking list immediately. Failure to pick up products on this picking list today will result in additional charge to you if, on the day of pick up, the retail price of the products are higher than on the day purchased. Menards liability to you is limited to refunding your original purchase price for any product not picked up.

#### **Guest Instructions:**

- 1. Take this picking list to a cashier to pay for the merchandise.
- Enter the outside yard to pick up your merchandise. (All vehicles are subject to inspection.) Load your merchandise. (Menards Team Members will gladly help you load your materials 2.
- 3. but cannot be held liable for damage to your vehicle.)
- When exiting the yard, present this list to the Gate Attendant. (The Gate Attendant will record the ' items you are taking with you.) 4.
- 5. Sign the Gate Attendant's signature pad verifying you've received the merchandise.

Our insurance does not allow us to tie down or secure your load, trunk lid, etc. For your convenience, we supply twine, but you will have to decide whether or not your load is secure and if the twine supplied is strong enough. If you do not believe the twine will suffice, stronger material can be purchased inside the store.

READ THE TERMS AND CONDITIONS CAREFULLY. All returns are subject to Menards' posted return policy. In consideration for Menards low prices you agree that if any merchandise purchased by you is defective, Menards will agree to exchange the merchandise or refund the purchase price based on the form of original payment. You agree that there shall be no other remedy available to you. If there is a warranty provided by the manufacturer, that warranty shall govern your rights and Menards shall be selling the product "AS IS." Oral statements do not constitute warranties, and are not a part of this contract. The guest agrees to inspect all merchandise prior to installing or using it. UNDER NO CIRCUMSTANCES SHALL MENARDS BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE MERCHANDISE. Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules, and judgments on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The guest agrees to these terms and conditions through purchase of merchandise contained on this document.

#### THIS IS NOT A RECEIPT

SELF-SCAN HERE ==>



199.69

PRE-TAX TOTAL:



Inv	oice
No: 31200	Date: 3/29/2021

Doris McGookey Kiddie Korral Sandusky Ohio

Quantity         Description         Priod           2         Large 2-Sided Sign (2 separate Panels) 1 Original 46 x 84.5 Design Arion 4500 GLX 46 x 84.5 3mm Aluminum ACM Panel 46 x 84.5 Arion 3420 Gloss 46 x 84.5         396.0           7         Thank you for the order. Payment \$300.00 Check 03/29/2021         Subtotal         396.0		Ordered by	Phone	P.O. No	Prepared by	Sales Rep	Ship By
2       Large 2-Sided Sign (2 separate Panels) 1 Original 46 x 84.5       396,0         Arion 4500 GLX 46 x 84.5       3mm Aluminum ACM Panel 46 x 84.5       396,0         Arion 3420 Gloss 46 x 84.5       3420 Gloss 46 x 84.5       396,0         Thank you for the order.       Subtotal       396,0         Payment \$300,00 Check 03/29/2021       Tax       26,0	1699	Doris McGookey			Debby		Customer Picku
Design Arton 4500 GLX 46 x 84.5 3mm Aluminum ACM Panel 46 x 84.5 Arton 3420 Gloss 46 x 84.5       Thank you for the order. Payment \$300.00 Check 03/29/2021       Tax	Quantity	Description					Pric
Payment \$300.00 Check 03/29/2021 Tax 26.7	2	Design Arlon 4500 GLX 46 x 3mm Aluminum ACM	x 84.5 1 Panel 46 x 84.5	jinal 46 x 84.5			396.0
		Thank you for the order.	- 02/20/2024			Subtotal	396.0
		Payment \$300.00 Check		Date		Tax TOTAL Paid <b>BALANCE</b> Terms	26.7 422.8 -300.0 122.8 יue Upon Receip



Corso's Landscape 3404 Milan Road Sandusky, OH 44870 Phone: (419) 626-0765 Fax: (419) 609-0057

> March 23, 2021 Estimate# E44

#### KIDDIE KORRAL 315 WEST FOLLETT ST SANDUSKY, OH 44870

#### **HEDGE PLANTING**

Plants		
Qty	Name	
12	TECHNY ARBORVITAE - 5' B&B	\$2,237.88
		DISCOUNT: \$893.00
		TOTAL \$1344.88
Materials		
Qty	Name	Total
5.5 Yd	HARDWOOD MULCH	\$214.50
12	6' TREE STAKE	\$60.00
1 BALE	PEAT MOSS	\$20.00
3 lb	RONSTAR	\$14.61
	FERTILIZER TREE & SHRUB	\$12.00
Labor		
	Name	Total
HR	LABOR	\$1,272.00
Equipment		
Qty	Name	Total
1 Day	DINGO AND AUGER	\$120.00

#### HEDGE PLANTING Total: \$3,057.99

#### Subtotal: \$3,057.99

ERIE (6.75%): \$206.41

#### Grand Total: \$3,264.40

Sales Person:	Nicholas I. Corso	Date:	03/23/2021
---------------	-------------------	-------	------------

Corso, Nicholas

Client Signature:			C	Date:	
Payment Schedule					
Upon Contract Signing	50.00%	\$1,632.21			
Upon Completion	50.00%	\$1,632.19			

We propose to furnish labor and material - complete in accordance with the above specifications. Homeowner is responsible for any permits required.

Note: This proposal may be withdrawn by us if it is not accepted within 60 days.

Corso's Landscape is not responsible for damage to private underground utilities, sprinklers, dog fence, TV Cable, etc. Property owner is responsible for locating the above before Corso's arrival.

Payment is to be made as follows: 1/2 down, balance is payable in full upon completion of job. A finance charge is computed at a rate of 2% per month on all accounts after 15 days.



# 7L Construction, LLC.

553 Southwest St. Bellevue, Ohio 44811 Phone 419-483-8347 Fax 419-483-7481

March 30, 2021

To: Kiddie Korral 315 W. Follett Street Sandusky, OH 44870

**RE:** Asphalt Parking Lot Repair

7L. Construction, LLC. is pleased to submit a quotation for the above referenced project per the following specifications.

Provide all equipment, labor, and material needed to complete the following:

#### Asphalt Parking Lot (Approx. 9,460 SF)

- Mill approximately 400 SF of failed asphalt to a depth of 2" and haul spoils offsite
- Tack asphalt for proper adhesion of new asphalt
- Provide and Install 2" #448-1 asphalt surface course in milled areas and compact with a vibratory roller in one lift
- Seal new asphalt edge where it meets existing asphalt with hot rubberized tar

We propose hereby to furnish material and labor, complete in accordance with the above 

#### **Exclusions and Clarifications**

- Any adjustments due to unforeseen hidden utilities or other unknown objects encountered during the job will be made with a field change order
- All work to be coordinated with property owner

Brad Klausing

7L. Construction, LLC.

ous a m'Dooker Acceptance of proposal

March 30, 2021 Date

4-4-21

The above specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified; payment will be made in full thirty days from date of invoice

Date







#### July 13, 2021

#### **Economic Development Incentive Committee Summary**

#### **FSB Properties, LTD.**

Applicant:	Steve Hafner 4218 Windam Place Sandusky, OH 44870
Principal Owners:	Steve Hafner – 50% Frank Hafner – 50%
Recommendation:	\$10,000.00 Economic Development Fund grant to be approved by the Economic Development Incentive Committee; contingent upon obtaining all relevant permits, submitting before and after photographs (if necessary), and displaying a sign evidencing City of Sandusky support for one year after project completion. The project improvements will be completed by June 30, 2022.

#### **Project Description**

Steve and Frank Hafner have owned the building at 135 – 145 Columbus Avenue since 1994. The two tenants of the building, Crush Wine Bar and Mona Pizza, have been staples of downtown Sandusky for many years. Crush Wine Bar was recently expanded through a patio addition project without any financial assistance from the City.

This building is located in a strategic, highly visible part of Columbus Avenue where the City is actively trying to support revitalization. The applicants seek to undertake a major roof and front façade replacement. The front façade alterations will require approval by the Landmark Commission. The estimated total project cost is \$50,500.

Assistance from the Economic Development Fund will help maintain and improve an important building in downtown Sandusky. Review and approval by the Landmarks Commission will ensure the project has a positive aesthetic contribution on the historic downtown area.

#### Project Uses

Roof Replacement	\$39,000.00
Building Façade Improvements	\$11,500.00
Total	\$50,500.00

#### **Project Sources**

Sandusky Economic Development Fund	\$10,000.00
Bank Financing	\$40,500.00
Total	\$50,500.00

#### SANDUSKY ECONOMIC DEVELOPMENT FUND

#### **APPLICATION**

Applicant / Borrower Company:

1

STEVEN H. HAFNER

(Applicant Name)

(Title)

FSB PROPERTIES

(Company Name - if different than Applicant Name)

4218 WINDHAM PLACES.

(Street Address)

(Suite, Apt, etc.)

SANOUSKY, OH 44870

(City, State, Zip)

419-503-0607 hafner 215@ bex. net

(Email)

(Phone Number) 34-1757359 03221

(Federal Tax ID or last 4 of SSN)

			The City of Sandusky, Ohi
g Business Informa	tion:		
Type of Business:		🗆 Retail	□ Service
	□ Other		
Legal Structure: _	UC		
Primary Product o	or Service: <u>PM</u>	PERTY OWN	en - RESTAURANT TENA
Date Established:		<i>y</i>	NAICS-SIC Code:
Website (if applic			
	N//Ţ		
al Officers / Owner	<u>8:</u>		
	Casical 1	4 HAGAD	SIL )
Name / Title:	STEVEN I	10 01111102	
Name / Title: Email:hafn	CTEVERO T	net	Phone: <u>419-503-06</u>
Email: <u>hafn</u>	11215 8 bex.	net	Phone: $\frac{719 - 503 - 06}{9}$ % Ownership: $50\%$
Email: <u>hafn</u> SSN (last 4):	0322	net	<u>Phone: <math>919 - 503 - 06</math></u>
Email: <u>hafn</u> SSN (last 4):	11215 8 bex.	net	<u>Phone: <math>919 - 503 - 06</math></u>
Email: <u>hafn</u> SSN (last 4): Name / Title:	0322	HAFNER	$\frac{919 - 503 - 06}{6}$ $\frac{507}{6}$
Email: <u>hafn</u> SSN (last 4): Name / Title: Email:	ERANK H.	HAFNER	Phone: <u>919 - 503 - 06</u> % Ownership: <u>50%</u> Phone:
Email: <u>hafn</u> SSN (last 4): Name / Title: Email:	ERANK H.	HAFNER	Phone: <u>919 - 503 - 06</u> % Ownership: <u>50%</u> Phone:
Email: <u>hafn</u> SSN (last 4): Name / Title: Email: SSN (last 4):	<u>ler215еbeк.</u> 0322 <u>FRANK H.</u> 1918	net HAFNER	Phone: <u>919 - 503 - 06</u> % Ownership: <u>50%</u> Phone:
Email: <u>hafn</u> SSN (last 4): Name / Title: Email: SSN (last 4): Name / Title:	<u>ler215еbeк.</u> 0322 <u>FRANK H.</u> 1918	HAFNER	Phone: $919 - 503 - 06 $ % Ownership: <u>50%</u> Phone: <u></u> % Ownership: <u>50%</u>
Email:       hafe         SSN (last 4):          Name / Title:          Email:          SSN (last 4):          Name / Title:          Email:          Email:          Email:          Email:	<u>ICr215 е bex.</u> 0322 <u>FRANK H.</u> 1918	HAFNER	Phone: $919 - 503 - 06 $ $     % Ownership: 50% $ $     Phone: 50% $ $     Phone: 50% $
Email: <u>hafa</u> SSN (last 4): Name / Title: Email: SSN (last 4): Name / Title: Email:	<u>ICr215 е bex.</u> 0322 <u>FRANK H.</u> 1918	HAFNER	Phone: $919 - 503 - 06 $ $     % Ownership: 50% $ $     Phone: 50% $ $     Phone: $
Email:	<u>ICr215 е bex.</u> 0322 <u>FRANK H.</u> 1918	HAFNER	Phone: $919 - 503 - 06 $ $     % Ownership: 50% $ $     Phone: 50% $ $     Phone: $
Email:       hafe         SSN (last 4):          Name / Title:          SSN (last 4):          Name / Title:          Email:          SSN (last 4):          Name / Title:          Name / Title:          Name / Title:          Name / Title:	<u>ICr215 е bex.</u> 0322 <u>FRANK H.</u> 1918	HAFNER	Phone: $979 - 503 - 06$ % Ownership: $50\%$ Phone: $9\%$ % Ownership: $50\%$ Phone: $9\%$ % Ownership: $50\%$ % Ownership: $50\%$

Location of Proposed Project:

135-145 COLUMBUS ANENUE (Address) SANDUSKY, OLA 44870 (City, State, Zip) ERIE (County) If a relocation, indicate from where Project Type:

Renovation

□ Expansion

□ Start-Up/New Construction

#### 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).

ESB PROPERTIES HAS OWNED THE BUILDING LOCATED AT ED Program Guidelines & Application | 1/1/202 135-145 COLUMBUS AVENUE SINCE 1994. WE HAVE BEEN THERE THROUGH THE DIFFICULT TIMESIN DOWNTOWN SANDUSKY THROUGH THE CURRENT RESURGENCE, THE 2 RESTAURANT TENANTS: CRUSH WINE BAR AND MONA PIZZA HAVE BEENTENANTS FOR MANY YEARS CRUSHFOR OVER 10 yrs and MONAPIZZA FOR OVER 15 yrs.

#### 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).

O ROOF REPLACEMENT AT CRUSH WINE BAR BLDG, 135-145 COLUMBUS AVE, SANDUSKY D FRONT FACIA REPLACEMENT - ROOF SHINGLES REPLACED BY METAL RODF FOR FRONT OVERHANG **Business/Personal References:** Ð Relationship:

#### Project Source & Use Of Funds:

ş

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):	
RANDY SMITH CONST. & ROOFING (FLAT ROOF) \$39,0	000
RANDY SMITH - NEW METAL SCAM ROOF OVER #11,5	60
FRONT OVERHANG	
# 50, 50	N.
/ 	
(B) Owner Equity (dollars and source):	
(C) Private Lending (dollars, source, and terms):	
VACATIONLAND FEDERAL CREDITUNION - COMBINATION OF	
LINE OF CREDIT, AND POSSIBLE REFINANCE OF EXISTING M	TG
(D) Request for City Assistance (dollars and type):	
ECONOMIC DEVELOPMENT FUND GRANT #10,00	17
	~ ~ /
### **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>	Complete	<u>N/A</u>
Site Control			
Financing	6/2021	6/2021	
Construction	6/2021	10/2021	

Other

Project Impact and Employment:

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue				
Annual Payroll				
Current Employment (FTE)				
Average Pay Per Employee				
	JI		1	1

9

### **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?

THE PROPOSED IMPROVEMENTS WILL IMPROVE A STRATEGIC LOCATION IN THE 100 BLOCK OF COLUMBUS AVENUE, DOWNTOWN SANDUSKY. THIS WILL BE CONSISTENT WITH THE REMTACIZATION OF BOWNTOWN SANDUSEY AND VIN ALLOW US TO CONTINUE OUR EFFORTS TO IMPROVE THE BUILDING AND IT'S USE.

### Attachments:

The following should be submitted with your ED Application:

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

### **Attestation of Financial Condition**

Do you or your business have any of the following:

Outstanding collectionsJudgement liensOther court judgementsDelinquent taxesDelinquent loansOther tax liensPrevious bankruptcyIf yes to bankruptcy, has it been fully discharged?Real estate that is tax delinquentCode violationsNon-registered rental unitsReal estate that is in foreclosure

YES	NO
	$\checkmark$
	1

ED Program Guidelines & Application | 1/1/2021

### 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.

F.SB PROPERTIES UC Company Name:

STEVEN H. HAFNER By:

(Print or type name and title)

thur

(Signature)

5/23/2021

(Date)



### Office: 419-732-2388 Fax: 419-967-9273 E-mail: rsmith53997@roadrunner.com www.randyjsmithconstructionandroofing.com

### QUOTE

Date: April 14, 2021

Randy J. Smith 2621 East Harbor Road Port Clinton, Ohio 43452

To: Crush Wine Bar 145 Columbus Avenue Sandusky, Ohio 44870 (419) 503-0864 Andrea Avallone (419) 503-0607 Steve Hafner hafner215@bex.net

This quote includes all labor and materials to complete the following project at 145 Columbus Avenue:

Remove 50x40 section of roof over Mona Pizza.

Remove 26x50 section of roof over Crush Wine Bar.

Remove old rubber and insulation board.

Replace bad wood, as needed.

Re-install 2" insulation board with 3" plates and screws.

Lay out and install new 0.60 commercial rubber membrane to both sections of roof.

Install cured tape and term bar, where needed.

Seal in all penetrations.

Clean up job site.

Total Quoted Price: \$39,000.00

\*If signed contract is received, we will temporarily patch holes until roof can be completed.

Terms of Payment: 1/2 down upon start of job. The remaining balance will be due upon completion.

This estimate is for completing the job described above and based on our evaluation that all materials are to be guaranteed as specified. We guarantee all our work to be completed in a professional manner according to standard practices.

If there are any alterations or deviation from above specification involving extra cost. It will be executed only upon written orders and will become an extra charge over and above the quoted price.

Accepted:	

Date:



### Office: 419-732-2388 Fax: 419-967-9273 E-mail: rsmith53997@roadrunner.com www.randyjsmithconstructionandroofing.com

### **QUOTE**

Date: May 18, 2021

Randy J. Smith 2621 East Harbor Road Port Clinton, Ohio 43452

To: Crush Wine Bar 145 Columbus Avenue Sandusky, Ohio 44870 (419) 503-0864 Andrea Avallone (419) 503-0607 Steve Hafner hafner215@bex.net

This quote includes all labor and materials to complete the following project at 145 Columbus Avenue:

Remove old shingles, tarpaper, and drip edge. Install new ice guard. Install new Owens Corning ProArmor Synthetic Roof Underlayment. Install new standing seam metal roof. Install new ridge cap. Install new rake edges. Install ice breakers. Clean up job site. Total Quoted Price for Metal: \$11,500.00 \*Any bad wood replacement and/or chimney flashing is not included in above price and will result in an additional charge.

\*Please note that due to the volatile economy and constantly increasing prices from our vendors, the above price is subject to change at any time.

ACCOUNT SUMMARY

### 726 - FIXED BIZ BALL

oan Details	
Delinquent?:	No
Due Date:	5/30/2021
Amount Due:	\$607.66
Regular Payment:	\$607.66
Payoff Balance:	\$60,516.60
Disbursement Limit:	\$94,000.00
Available Amount:	\$0.00
Maturity Date:	4/30/2022
Interest Rate:	4.750%
Payment Frequency:	Monthly

Account Detail

Pay Now

**Print Loan Coupons** 

**NOTE:** Contact the Credit Union for the exact payoff amount for this account.

### ACCOUNT SUMMARY

### 811 - BUSINESS LOC

.oan Details	
Delinquent?:	No
Due Date:	6/30/2021
Amount Due:	\$7.12
Regular Payment:	\$7.12
Payoff Balance:	\$9,926.56
Disbursement Limit:	\$20,000.00
Available Amount:	\$10,085.76
Maturity Date:	6/15/2021
Interest Rate:	3.250%
Payment Frequency:	Monthly

Account Detail

Pay Now

Print Loan Coupons

NOTE: Contact the Credit Union for the exact payoff amount for this account.

### July 13, 2021

### **Economic Development Incentive Committee Summary**

### **Cattien LLC**

Applicant:	Phouc (Kha) Hong Ngo 202 Columbus Avenue Sandusky, OH 44870
Principal Owners:	Phouc (Kha) Hong Ngo – 100%
Recommendation:	\$300,000.00 Economic Development Fund grant to be approved upon recommendation by the Economic Development Incentive Committee and approval of the Sandusky City Commission; contingent upon obtaining all relevant permits, submitting before and after photographs (if necessary), and displaying a sign evidencing City of Sandusky support for one year after project completion. The project improvements will be completed by <u>December 31, 2022</u> .

### Project Description

Cattien LLC owns the buildings at 202 and 216 Columbus Avenue. The buildings are leased to Small City Taphouse LLC for operation of the Small City Taphouse and CLAG Brewery, which has common ownership with Catien LLC.

The historic building at 202 Columbus Avenue was constructed in the late 1800's. Since 2014, the applicant has invested over \$2M in building renovations and improvements necessary to accommodate the growing restaurant and brewery.

The applicant now seeks to undertake a major exterior renovation of the building at 202 Columbus Avenue at a total cost of \$617,744. The proposed improvements will stabilize the building and significantly improve its appearance in a historically sensitive manner. The proposed exterior renovations have been reviewed and approved by the Landmark Commission.

The proposed renovation project will be initially financed by Cavista Bank. The City grant funds will be released over a period of three years to repay a portion of the bank loan.

Kha and his team have worked tirelessly to develop a nationally renowned craft brewery and restaurant that attracts visitors and notoriety to Sandusky. The proposed renovations will represent a major improvement to the appearance and historic character of the City.

### Project Uses

Masonry Restoration	\$256,794.00
Façade Improvements	\$360,950.00
Total	\$617,744.00

### Project Sources

Sandusky Economic Development Fund	\$300,000.00
Bank Financing	\$317,744.00
Total	\$617,744.00

### **Financial Summary**

Annual Sales Revenue (YR1 = \$2.2M, YR2 = \$2.5M, YR3 = \$2.75). Payroll (YR1 = \$440,259, YR2 = \$575,000, YR3 = \$625,000).



## CITY OF SANDUSKY ECONOMIC DEVELOPMENT FUND

**PROGRAM YEAR 2021** 

### **INTRODUCTION**

The Sandusky Economic Development Fund program is intend to spur and support economic development activities within the City of Sandusky ("the City"). Financial assistance is available for new or expanding businesses and/or property owners that will positively affect the economic and employment climates in the City of Sandusky.

The City strongly believes that investments in economic development activities are vital to job creation and attracting and retaining a talented workforce to fill newly created or available positions. Increased economic development will also stimulate investments in underutilized or vacant buildings and sites – which will strengthen the real estate market, increase property values, create a more walkable community and improve overall quality of life.

### SANDUSKY CITY ECONOMIC DEVELOPMENT PROGRAM

The City intends for its program to be fair, straightforward, and easy to navigate. A pre-application meeting or conference call is a requirement of ED assistance. If you have questions prior to the meeting, please do not hesitate to contact Community Development Director Jonathan Holody at (419) 627-5707 or <u>jholody@ci.sandusky.oh.us</u>.

### Section I - GENERAL TERMS:

USE OF FUNDS: ED Funds can be used for the following purposes:

Fixed Assets: examples include new construction or renovation of existing facilities

Non-Fixed Assets: must be depreciable equipment

<u>Pre-Development</u>: examples include architectural drawings, surveys, market studies and environmental due diligence

ELIGIBILITY REQUIREMENTS: The business/property must be located in the City of Sandusky. ED funds are intended, in most instances, to serve as gap financing. In these cases, applicants, prior to application, should attempt to secure private financing, such as traditional bank financing, to finance the project. A Project is eligible to receive ED funds once every five (5) years; however, distinct phases of the same project are eligible. There will be a limited amount of ED funds available for non-profit organizations. All successful applicants/borrowers must provide proof of the ability to secure ownership of the real estate or (preferably) a two (2) year lease agreement in which the project is located. All projects must meet applicable zoning requirements. All projects that need approvals from other departments, such as Planning, must obtain these approvals prior to application review.

APPROVAL PROCESS: Completed applications will be accepted at any time. The Department of Community Development reviews applications and provides recommendations for approval or denial of grants or loans monthly to the Economic Development Incentive Committee (EDIC) in the month after receiving a completed application. Applications for assistance greater than \$10,000 that are approved by the EDIC will require final approval by the Sandusky City Commission. In this case, we require the applicants to attend the City Commission meeting at which the project is reviewed.

DISBURMENT OF PROCEEDS: Grant proceeds are provided directly to third party contractors or on a reimbursable basis to the applicant at the completion of the project. The City may consider adjustments to the awarded grant amount for substantive changes in the project scope.

REQUIRED EQUITY: A minimum of 5% owner equity is preferred and will be required in most instances, even when other third-party sources have been secured. The Department of Community Development or the EDIC may, at its discretion, require a higher equity percentage.

ADDITIONAL TERMS: Applicants may be subject to personal background checks and credit reviews and must sign any waivers to allow the City of Sandusky to share information with relevant lending institutions and obtain credit reports. Requests for funding will be denied if applicants have outstanding collections, judgment liens, other court judgments, delinquent taxes or other tax liens. Any previous bankruptcy must be fully discharged prior to submitting an application.

No person shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with ED funds.

### Section II - PROJECT EXCLUSIONS

Individual program categories may have specific and more restrictive eligibility requirements than those listed in this section. The project exclusions outlined in this section generally apply to all applications and projects regardless of the type of financial assistance being requested.

PROJECT EXCLUSIONS: Projects will not be considered for financing assistance if they involve:

- 1. Financing of businesses that have not identified 100% of the remaining required financing to complete the project outlined in the application. Small businesses and/or startups may be exempt from this provision.
- 2. Refinancing of existing debts and training costs.
- 3. Financing of businesses that operate out of a personal residence.
- 4. Financing of speculative projects, buildings, or activities such as land banking or acquisition of real estate with no planned capital improvements or job creation.
- 5. Financing of historically unsuccessful ventures or projects with unresolved environmental problems. However, this exclusion does not apply to projects that will address/resolve environmental issues as part of the project scope of work.
- 6. Financing for businesses with a history of civil rights violations or unfair labor practices.
- 7. Financing to businesses which are not current with taxes or other loans.

- 8. Financing to businesses/applicants who are not in good standing on all outstanding forms of City assistance.
- 9. Financing to projects which cannot demonstrate an ability to repay the loan (if applicable), are intra-family transactions, or involve illegal activities.
- 10. Financing to projects in which the applicant has ever or currently owns entirely or in part, real estate that is tax delinquent, has code violations, contains non-registered rental units, or is in foreclosure.
- 11. Financing of projects in which the applicant has been convicted or has a pending conviction of a felony within seven (7) years from the date of application submittal.

### Section III - PREFERENCES

**PROJECT PREFERENCES:** 

- Projects that involve the redevelopment of vacant, foreclosed or underutilized sites and buildings, especially projects that focus on creating ready-to-lease commercial space.
- Minority or female owned business enterprises.
- Projects which offer proportionately high employment opportunities to persons of low- and moderate-income households.
- Projects involving the beautification and enhancement of properties listed on the National Register of Historic Places or contributing members within Nationally Registered Historic Districts.
- Businesses and/or projects that promote goals and objectives of the City of Sandusky Comprehensive Masterplan and Strategic Plan.

### APPLICATION TO FOLLOW ON THE NEXT PAGE

	The City of Sandusky, Ohio
SANDUSKY ECONOMIC DEVELOPMENT FUI	<u>ND</u>
APPLICATION	
Applicant / Borrower Company:	
Phyoe Hony Ngo ("PK")	
(Applicant Name)	
Owner, Owner	
(Title)	
Cattien LLC; Small City Taphouse LLC	
(Company Name – if different than Applicant Name)	
202 Colombus Avenue	
(Street Address)	
(Suite, Apt, etc.)	
Sandusky Ohio 44870	
(City, State, Zip)	
(419) 357-1438 Smallcity	taphouse@yahou.com
(Phone Number) (Email)	-
46-4898881	
(Federal Tax ID or last 4 of SSN)	

	The City of Sandusky, Ohio
Existing Business Information:	
Type of Business: $\Box$ Commercial $\Box$ Retail	□ Service
Legal Structure: <u>Single Member LLC. Cattien</u> Primary Product or Service: <u>Restaurant</u>	LLC owns real estate. Small City Typhouse Luc runs restaurant. CS-SIC Code:
Website (if applicable): WWW. Smallcity taphouse .com	
Principal Officers / Owners: Name / Title: Phone Hong Ngo	
Email: <u>Smallcity taphouse @yahoo.com</u>	Phone: <u>419-357-1438</u>
SSN (last 4): <u>9490</u>	% Ownership: 100 %
Name / Title:	······································
Email:	Phone:
SSN (last 4):	% Ownership: 1202/1
Name / Title:	
Email:	Phone:
SSN (last 4):	Phone:
Name / Title:	buidelin.
Email:	Phone:
SSN (last 4):	% Ownership: &

		The City of Sandusky, Ohio
Location of Proposed Project:		
202 Columbus Avenue		
(Address)		
Sandusky Ohio 44870		
(City, State, Zip)		
Erie		
(County)		
If a relocation, indicate from where		
Project Type:		
Renovation	🛛 Expansion	□ Start-Up/New Construction

### 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).

See provided packetfor historical information on the building. See Exhibit(1. I have been in the restaurant industry for over 10 years. When I first moved to Sandusky my dream was to open a cool Asian restaurant that served Classic Asian dishes and serve good ber. We serve over 80 bars and have the longest bar on the mainland. Food choices include classic pho, sushi, and noodles.

### **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).

Small Lity began an expansion project in 2014 that has been going in phoses. The total project will span multiple years with a total investment of \$4,051,617. See Bxhibit(2) Phese I included requestions to North building, expansion, equipment upgrades patio, Sush: bar storetrount i new doirs Phose I included kitchen upgredes, expansion into South building, bravery renovation and equipment. Phose III includes Focode restoration and renovation, proposed party room on 200 level with cuest space, and the addition of 2nd and 3nd floor opertments. Costs all outlined on Exhibit 2)

### **Business/Personal References:**

Name/Title: Justin Harris	
Email: jharris @ reminger. com	Phone: 419-515-0258
Relationship: Lawyer	/202
Name/Title: Rob Decker	Application 1/1/2021
Email: rdecker Obex.net	Phone:
Relationship: Design General Contractor	
Name/Title: Foul Koch	Phone: <u>419 - 627 - 4567</u>
Email: pmkoch@ Civista. bank	Phone: <u>419 - 627 - 4567</u>
Relationship: Banker	ED

### 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):

Brevery Addition to South Building:	\$1,000,000
- Root Replacement/Wall Stabilization:	\$258,917
Proposed facade Restoration:	#220,700
Proposed Event Space Party Room:	#300,000
Brhibit 3 Shows more detail of costs	41,779,617
(B) Owner Equity (dollars and source): Current Project	ct: #429,617
Owner equity over past several years has be	cen in excess of
A1,000,000.0	
(C) Private Lending (dollars, source, and terms): Civista Bank	41,05,000.09
(D) <u>Request for City Assistance (dollars and type)</u> : <u>City 66</u>	RANT: \$300,000.00

ED Program Guidelines & Application | 1/1/2021

### 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.

	Start	Complete	<u>N/A</u>
Site Control	Own location		
Financing	Approved and in pla	ice from Civista	
Construction	Started on back	c wall stabilization	0 
Other	6-9 months tota	t time	

### **Project Impact and Employment:**

See Exhibit (1) for 2020 numbers

Annual Sales Revenue	#1,635,778	\$2,230,273	1	
			2,500,000	2,750,000
Annual Payroll	\$507,040	#440,259	#575,000	#625,000
Current Employment (FTE)	42 Some Scysonal	38	46	48
Average Pay Per Employee	\$2,500 a Month	#2,500 e month	#2,750 4 month	N2.750 Q month

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

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

floor windows are 3.2 10 and bourded heve we Durches W/c will ildin be doing 1 3rd restaratio 2ade tin long act. Sec Luire Changed. See inetly Ex Sical CARANCE 40 we should attract more Ole down 100 2. Z. Sules in 2019 1. Pre-louid lach Derson Der vist 4550 mins 0 our 73 ther 300 doustown. Means we attrackd DEODIC e Space that to inclease the toert with (c) We gr only tood provider in downtown business the sign *district* of Sandusky

### Attachments:

The following should be submitted with your ED Application:

- Business plan (if applicable)
- Three years of historical financial statements (if applicable) W: Il Supply Tax Returns electronically
- Three years of projected financial statements (if applicable) We estimate molest growth
- us residential units downtown come online and are filled along with B650 Sources of financing including evidence of private funds and matching funds (if possible) (e dar frint School Letter from lender provided, Exhibit 6
- □ Third party cost estimates, **INCLUDING RENDERINGS** (if applicable)
- Lease agreement, purchase agreement, or proof of ownership/site control

### 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
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ED Program Guidelines & Application | 1/1/202

### 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: Small City Taptouse LLC / Lattien LLC

huoc Ngo, owner

(Print or type name and title)

(Signature)

(Date)

The City of Sandusky, Ohio

### Inter-Office Use Only

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

Date of Completed Application Submittal:	· <u>····································</u>
Staff Reviewer:	
Date of Committee Review:	
Approve/Deny:	
Amount Awarded and terms:	

### **CONTACT**

Jonathan Holody, Director of Community Development Department of Community Development 240 Columbus Avenue Sandusky, Ohio 44870

Phone: (419) 627-5707 Email: jholody@ci.sandusky.oh.us

### NARRATIVE - SMALL CITY TAPHOUSE GRANT APPLICATION

Project Title: Small City Taphouse Restoration Owner/Operator: Bui Family/Kha Bui Grant Program: City of Sandusky Façade Improvement Program 202 Columbus Avenue, Sandusky, Ohio 44870. P 419.502.0099 W: smallcitytaphouse.com

The building known as the Stone Block at the southeast corner of Columbus Avenue and Market Street anchored the commercial core for Sandusky, Ohio, from the late 1800s through the early 1970s. After a period of outflow and migration of businesses to outer suburban areas comprised of the mall and strip mall offerings, commercial growth within the City became stagnant. Within the past decade, Citywide planning initiatives and a focus on downtown revitalization have successfully formed strong public-private partnerships encouraging businesses to return and invest in the downtown area. During this time, Kha Bui, the current owner/operator, and family purchased the Stone Block building in 2014 and has since invested over **\$2M** in improvements to the facility and their business known as the Small City Taphouse.

The Small City Taphouse, SCTH, is a highly recognized and acclaimed Craft Brewery and Restaurant with a regional draw. Whereas the business is growing in recognition, the building's condition is suffering from residual impacts due to years of aging and periods of vacancy and neglect, which resulted in needs that must be addressed to stabilize the structure. A thorough and complete façade restoration is essential and will set the stage for a remarkable transformation and an ongoing preventive maintenance program.

### **Investment Summary**

For background information and future development considerations, over the last five years, the SCTH has invested in the restaurant's interior renovations (2016), expansion of dining and bar (2018,) and the third expansion with the addition of a craft brewery (2020.) The team and SCTH are currently drafting a new strategic plan to guide the business in response to the increasing popularity of craft brewery tourism. Future planning targets a diversified use with the expansion of private gathering spaces for parties and the potential for living units on the upper two floors.

Completed Restoration and Improvements	Year	Cost	Remarks
Renovation to North Building	2014	\$ 600,000	Phase I - North Bldg. Renovation
Kitchen Improvements	2015-16	\$ 100,000	Expansion and Equipment Upgrades
Patio / Sushi Bar/ Ext. Storefront & Doors	2017-18	\$ 45,000	Expansion
Renovation to South Building	2017-18	\$ 300,000	Phase II - Dining and Bar Expansion
Brewery Addition to South Building	2019-20	\$ 1,000,000	<b>Renovation and Brewery Equipment</b>
Roof Replacement / Engineering and Stabilization	2021	\$ 74,922	Roof and East Wall Maintenance Repairs
Sub-Total		\$ 2,119,922	

This chart illustrates past financial commitments:

The owners seek assistance from public funding opportunities made available through the City of Sandusky Façade Improvement Program to incentivize the restoration and preservation of its 125-year-old signature corner building. The SCTH and project team can realize the stewardship and long-term preservation of this historic structure with financial assistance in the amount of **\$300,000**, which is for both critical priorities of conservation and economic growth. The request in this amount approximates 11% of the total expenditures to date, combined with the proposed reinvestment outlined here by the owner.

Proposed Façade Restoration and Improvements	Year	Cost	Remarks
Proposed Masonry Restoration	2021	\$ 256,794	Retain and Restore Exterior Walls
Proposed Façade Improvments	2021-22	\$ 360,950	Windows, Doors, Awnings, Signage
		\$ 617,744	

### **Project Advisors**

The restoration team is well-positioned and has gathered information to address preservation standards and processes. It includes Jason Tusing, President of Tusing Builders & Roof Services of Monroeville, Ohio, and retired Planning & Design executive of the Cedar Fair Entertainment Company, Robert Decker, who joined the team in advisory roles. Tusing is a highly reputable contractor who is investigating restoration and maintenance work on the building. Decker oversaw the design and development process for Cedar Fair's eleven-theme park system and five resort hotels, most notably lead the project team to restore the Hotel Breakers at Cedar Point. In preparation for its second century, the project advisors and SCTH will envision and implement a lasting restoration for the historic property to remain a primary anchor for commerce in the City of Sandusky, Ohio.

### **The Economic Impact of Grant Funding**

From an economic standpoint, the restaurant and brewery draw heavily from northern Ohio's core market with an increased footprint and reputation that extends well beyond Ohio's borders. Between 50,000 and 60,000 visitors experience SCTH each year and are inspired to connect to Sandusky's beauty and diversified offerings. With 80 beers on tap, and a huge variety of bourbons and scotches, pairing with Asian classics like pho, sushi, and noodles, the SCTH offers a drinking and eating experience that you just won't find anywhere else.

People are paying attention to what Kha and the team are doing. The SCTH is recognized nationally, topping the charts on social media beer lists like "Untappd" and recognized by "Cool Material" as the "Best Craft Beer Bar in Ohio."

Craft Beer Tourism is a trending phenomenon that goes beyond niche appeal. For example, unique food products and event programming activities, such as the new "craft beer release," are uniquely appealing for local and out-of-town visitors when combined with creative food offerings. Foodies and craft beer enthusiasts seek out this compilation of events and the SCTH marketing efforts draw people to the area. The success and excitement surrounding these events are encouraging, with lines of patrons sometimes forming on the street and capacity crowds cycling through downtown Sandusky throughout the day and night. The urgency these events create serves to balance the business plan by mitigating seasonal tourism aspects, the foundation of SCTH's financial success. The impact of the grant can be assessed according to several measures:

- 1. Protecting a building structure in a prominent location within the City
- 2. Continuation of brewery, taproom, and restaurant services with minimal disruption
- 3. Maintaining and saving a landmark of significant architecture
- 4. Providing a positive example for other businesses seeking opportunities related to historic preservation
- 5. Successful promotion of beer tourism to coincide with Sandusky's promotions as a destination for a broadened base
- 6. Successful completion of the project within the proposed timeline
- 7. Strengthen the real estate market and increase property values

In conclusion, the 125-year-old building that houses the facility presents a unique set of maintenance needs and challenges. Deterioration of the building structure has created a vulnerable and unstable environment for the operation. The owner secured loans to rectify damage and to mitigate the potential for adverse weather events or other types of damage to protect this historic gem's integrity. Funds from this façade improvement grant will support the restoration and repair of the window and door replacement, masonry restoration and coatings, roof and cornice ornaments, storefront improvements, awning installation, signage, plus stipends and fees for project consultants, contractors, and permitting.

This plan's goals for the facility's second century will result in a welcoming, inspiring place where people can gather and connect with others attending from a broader region. It will welcome the newly defined target audiences who seek unique experiences and places to live within the historic district and spaces that enlighten the mind and revive the senses.

We appreciate your continued support.

Sincerely,

The Project Team of the Small City Taphouse Restoration Project

### **Investment Summary**

Small City Taphouse - 202/216 Columbus Ave., Sandusky, Ohio. 44870

Real Property Acquisitions	Year		Cost
North Building, 202 Columbus Ave.	2014	\$	350,000
South Building, 216 Columbus Ave.	2016	\$	297,000
Sub-Total		\$	647,000
Completed Restoration and Improvements	Year		Cost
Renovation to North Building	2014	\$	600,000
Kitchen Improvements	2015-16	\$	100,000
Patio / Sushi Bar/ Ext. Storefront & Doors	2017-18	\$	45,000
Renovation to South Building	2017-18	\$	300,000
Brewery Addition to South Building	2019-20	\$	1,000,000
Roof Replacement / Engineering and Stabilization	2021	\$	74,922
Sub-Total	\$	2,119,922	
Proposed Façade Restoration and Improvements		Cost	
Proposed Masonry Restoration	2021	\$	256,794
Proposed Façade Improvments	2021-22	\$	360,950
2		\$	617,744
Future Restoration and Improvements	Year		Cost
Proposed Party Room	2021-22	\$	300,000
Residential Units - 2nd and 3rd Floors	2023-24	\$	480,000
Sub-Total		\$	780,000
Total Investment Summary		Ś	4,164,666

### Remarks

Purchase of North Bldg. Purchase of South Bldg.

### Remarks

Phase I - North Bldg. Renovation Expansion and Equipment Upgrades Expansion Phase II - Dining and Bar Expansion Renovation and Brewery Equipment Roof and East Wall Maintenance Repairs

Remarks

Retain and Restore Exterior Walls Windows, Doors, Awnings, Signage

### Remarks

South Bldg. - 2nd Level Event Center North Bldg.- 2nd & 3rd Level Apartments



Exhibit

Θ



Historic Reference and Development Intent for the Façade Restoration at 202 Columbus Avenue, Sandusky, Ohio

Application for Certificate of Appropriateness 02.26.21



# City of Sandusky, Ohio - Landmarks Commission Subm Stone's Block - Small City Taphouse Renovation - 202 Columbus Avenue

# CONTENTS

Design Intent – Strategic Planning

Site Location – Historic District

Historical Background – Photographs/Descriptions

Design Intent – Restore the façade

Scope of Work - Façade Restoration, Window Replacement Masonry Repair, Architectural Details, Awnings, Signage

Conclusion

This proposal outlines the intent to substantially rehabilitate the historic and craft brewery tourism market for economically viable and grow visitation Sandusky, Ohio. through the appeal of beer-restaurant more attractive for the SCTH to remain Stone's Block building facade to become

Owner/Operator: Cattien, LLC; Bui Kha Small City Taphouse (SCTH & CLAG Brewing Co.)

Agent for Owner: Rob Decker **Original Property Name: St** 

Address: 202 Columbus Avenue

City, State: Sandusky, Ohio

National Register Ref. No.: Listing Date: 10/20/1982

Significant Date: 1870

Area of Significance: Architecture





# Strategic Plann Design Intent -

The owners of SCTH are currently drafting a new strategic plan to guide downtown revitalization and craft increasing popularity of Sandusky's the business in response to the brewery tourism.

enthusiasm for downtown development. continued efforts for retention of historic buildings and support a renewed The Owner's recognize the City's

welcoming, inspiring place where I ne applicant's restoration proposal will establish a new baseline for the facility's second century that will result in a others attending from a broader region. people can gather and connect with









while meeting the commercial needs of the business owner. reestablish a welcoming appearance within the Downtown Historic District

# Design Intent -Strategic Planr

craft beer charts and is honored to recognition. receive Ohio's top "Beer Restaurant The SCTH is recognized nationally by

and craft brew enthusiasts, newly-defined target audiences, foodies SCTH will continue to welcome the unique experiences. locals and out-of-towners seeking It is the owner's objective that the who are

continue to draw patrons downtown. to dovetail with the City's vision and this restoration of their historic property, The SCTH is eager to do their part with

We are proud to take this step forward











Parcel: 56-00615.000

**Owner: CATTIEN LLC** 

Property Address: 202 COLUMBUS SANDUSKY OH 44870

Land Use: 430 - RESTURANT AND/OR BAR

Legal Description: 8 COLUMBUS AVE W 96' & N .74' OF L10; 68.996'X96'.

Acreage: 0.1454 ac.









# Historical Background

The Stone's Block has been a vital part of downtown Sandusky for over a century. According to the Ohio Historic Inventory for Erie County, Stone's Block was built in the High Victorian style. Its features include ornate cornices and ornamentation on the centered gable, and the windows have cut stone lintels.

The Stone's Block development began at the southeast corner of Columbus Avenue and East Market Street in 1870 when local attorney Walter F. Stone constructed a frame building for stores. After Walter's death, his widow Cordelia Stone inherited the property and in 1882-1883 built the Stone Building on this site.







Historical Background

This postcard was created by noted photographer Louis James Pesha in the early 1900s. The eastern side of Columbus Avenue is pictured in what was Sandusky's busy downtown district. The Cooke building, with a flagpole atop a decorative tower, can be seen at the northeast corner of Columbus Avenue and Market Street.








## Historical Background

As this postcard's color rendered image depicts, in the late 1800s and early 1900s the red brick walls and galvanized iron cornice along its roof created a striking appearance. The first flor generally housed retail stores and the façade changed appearances with the commercial needs of the ownership. For instance, The Lake Shore Electric Railway Company operated its ticket

For instance, The Lake Shore Electric Railway Company operated its ticket office here for several years, as did an ice cream parlor, but the building is best remembered as the home of the S. S. Kresge Company which opened its first Sandusky store here in 1920. During this time, the popular 5 and 10 stores anchored the center of commerce for the City. There were assorted tenants on the upper floors, too.





and sunshade devices. meet their own business needs including the retrofit storefronts, signage,

# Historical







Store in 1965 when the Kresge around 1940 and the business was entire first floor of the Stone Building store concept. Kmart was S.S. Kresge's discount heavily on its new Kmart stores. was renamed the Jupiter Discount Kresge's eventually took over the Corporation began to focus more

the first coating of paint we could discover from historic phot graphs. their corporations store colors. This is the building in the mid-60's to reflect It is said that Jupiter Stores painted







covered with temporary particle board enclosures. centerpiece. Windows were removed at some point and the openings

## Background Historical

redeveloped into the short-lived Jupiter closed in July of 1987 and the Bourbon Street bar and restaurant. building remained vacant for several years until the first floor was

ongoing maintenance and care. Based on pure speculation, a vacant building of this age and type can suffer rapid deterioration without

and operated there until 2014. Jacks took over the building in 2002 The business known as Cabana







the masonry, cornices and particle board window enclosures.









The Design Intent for the facility's restoration includes: New windows and full exterior weatherproofing of architectural details. restoration of ornamentation and the façade, with replication and

Improvements will also include the addition of awnings, signage, and other architectural elements to appeal for the SCTH and Sandusky's scale, presence and commercial compliment the historic character of commercial core.











previously













Window Replacement Scope of Work -

shape and size to the original façade. units will be a match at 1:1 in the same The primary improvement for the restoration is the installation of new windows on the upper two stories. The

modern window with protective the building, but with the use of a they would have originally appeared on using replacement window types as Using historic photos as a guide means

technology and strength.

illustrates a matching window replacement type for historic buildings.















Scope of Work -Masonry Repair CLEAN AND RESTORE

sand areas of trim prior to receiving removing all loose or failing paint and Pressure rinse test using low p.s.i. to prevent damage to brick with no more with the gentlest means possible. Surface cleaning shall be undertaken residue. paint. Contain and control contaminates. Hand prepare surfaces than 1,500 p.s.i. in order to remove any loose paint, dirt, oxidation, and loose paint

cracks, and penetrations where water cleaning of masonry. Caulk all voids, failed and has been exposed after can intrude using 100% acrylic caulk.









building to its unique character. Restore ancillary elements on the facade including, cornices, headers, and other details that return the

existing historic cornice and flashing as Carefully inspect, repair and restore required.

match their existing counterparts. Missing details will be replicated to

the window surround, will be repaired materials in shape and size where possible or replaced with similar The brick molding, the wood casing at











# Scope of Work -Other Improvements

that characterize the property and will New additions such as awnings will be designed to match spatial relationships materials, be placed to not alter or destroy historic

Block. building and adjacent CLAG Brewery building to create a cohesive sections positioned across the historic unifying element, with segmented the historic aesthetic of the Stone's commercial property without altering awnings are proposed to become a from the old. For instance, the new The new work shall be differentiated







New signage will be attractive commercially and in keeping with the requirements of the City...

on black reversed out, over metal, attached directly to existing metal Sign #1: to be  $48^{\circ}$ H x 60<sup>o</sup>W = 20 SF, to be direct print of the SCTH logo , white temperature) illumination. fascia, and externally lit with gooseneck light fixtures and 2700K (warm

Sign#2: to be stenciled on the face of the awning above the main entrance doorways reversed out with white letter on a black awning, 6" high serif font City. letter, style TBD and approved by the











### July 13, 2021

### **Economic Development Incentive Committee Summary**

### **Derrick's Diner LLC**

Applicant:	Derrick Moore 3214 Venice Road Sandusky, OH 44870
Principal Owners:	Derrick Moore – 100%
Recommendation:	\$3,267.00 Economic Development Fund grant to be approved by the Economic Development Incentive Committee; contingent upon obtaining all relevant permits, submitting before and after photographs (if necessary), and displaying a sign evidencing City of Sandusky support for one year after project completion. The project improvements will be completed by <u>December 31, 2021</u> .

### Project Description

Derrick Moore operated Derrick's Diner at 1109 Warren Street for three years before seeking to relocate the business to 3124 Venice Road.

The applicant plans to install an LED sign at the new restaurant location at a total estimated cost of \$6,150.00. The applicant also plans to install new drive-thru signs and design new menus at a cost of \$384.00. The total project cost is \$6,534.00.

The new location is highly visible and the applicant has a proven track record of operating a restaurant in Sandusky, which contribute to business's likelihood of success. New signage will improve the appearance of the property along a commercial corridor and support the business at the new location.

### Project Uses

LED Retrofit	\$1,500.00
Drive Thru Signs and Menu	\$384.00
Total	\$6,534.00

### **Project Sources**

Sandusky Economic Development Fund	\$3,267.00
Owner Equity	\$3,267.00
Total	\$6,534.00

### **Financial Summary**

Annual Sales Revenue (YR1 = \$300,000, YR2 = \$400,000, YR3 = \$450,000). Payroll (YR1 = \$60,000, YR2 = \$80,000, YR3 = \$90,000).

		The City of Sandusky, Ohio			
	SANDUSKY ECONOMIC DEVELOP	MENT FUND			
	APPLICATION				
Applicant / Born	wer Company:				
D	ernicle Mapre	A 1998 Solices February 174			
	unt Name)				
12.5	where				
(Title)	Pervick's Diner				
(Compar	ny Name – if different than Applicant Name) 24 Venice Rd				
(Street A					
(Suite, A	hpt, etc.) ndyshy, Dh 448	70			
(City, S	tate 7im)	Krazy dadzojze	siclo	ud.	Lon
(Phone)	Number) (Em	nail)	2021		
(Federal	Tax ID or last 4 of SSN)		ED Program Guidelines & Application   1/1/2021		
			Applica		
			ines &		
			Guidel		
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Stating Business:       Image: Commercial im			The City of Sandusk	ry, Ohio
Dother	Azis	ting Business Information:		
Legal Structure:       LLC         Primary Product or Service:       Kesturount         Date Established:       OS - 2014       NAICS-SIC Code:         Website (if applicable):       H/A         Principal Officers / Owners:       Name / Title:       Perincipal Officers / Owners:         Name / Title:       Derrick       Moore         Email:       Kr 924 dg dzol 2 @ i cloud.com       Phone:         SSN (last 4):       48 LS       % Ownership:         Name / Title:       % Ownership:		Type of Business: 🕅 Commercial 🛛	Retail 🗍 Service	
Primary Product or Service:       Kesturcount         Date Established:       OS - 2014       NAICS-SIC Code:         Website (if applicable):       H/A         Principal Officers / Owners:       Name / Title:       Derrick Moore         Email:       Kr 924 dg d2012 @ i cloud.com       Phone:         SSN (last 4):       481.5       % Ownership:         Name / Title:       Phone:       9% Ownership:         SSN (last 4):       9% Ownership:       9% Ownership:         Name / Title:       9% Ownership:       9% Ownership:         Email:       9% Ownership:       9% Ownership:         SN (last 4):       9% Ownership:       9% Ownership:         SN (last 4):       9% Ownership:       9% Ownership:         Name / Title:       9% Ownership:       9% Ownership:         SN (last 4):       9% Ownership:       9% Ownership:         Name / Title:       9% Ownership:       9% Ownership:				
Date Established: <u>OS - 2014</u> NAICS-SIC Code:				
Website (if applicable):       #/#         Principal Officers / Ownershi       Derrick Moore         Name / Title:       Derrick Moore         Email:       Nr 924 da dzol 2 @ i cloud.com Phone:         SSN (last 4):       481.5         % Ownership:       96 Ownership:         Email:       Phone:         SSN (last 4):       96 Ownership:         SSN (last 4):       96 Ownership:         Name / Title:       96 Ownership:         Email:       96 Ownership:         Name / Title:       96 Ownership:         Email:       96 Ownership:         Name / Title:       96 Ownership:         Email:       96 Ownership:         Email:       96 Ownership:         Email:       96 Ownership:         SSN (last 4):       96 Ownership:         SSN (last 4):       96 Ownership:         Name / Title:       96 Ownership:         Email:       96 Ownership:		Primary Product or Service: Kesta	rount	
Principal Officers / Owners:         Name / Title:       Derrick Moore         Email:       Kr 924 d9 d2012 @.icloud.com         SSN (last 4):       481.5         % Ownership:       96 Ownership:         Email:       Phone:         SSN (last 4):       96 Ownership:         SSN (last 4):       97 Ownership:		Date Established: 03-2014	NAICS-SIC Code:	
Principal Officers / Owners:         Name / Title:       Derrick       Moore         Email:       Kr 924 d9 d2012       e.icloud.com       Phone:         SSN (last 4):       481.5       % Ownership:         Name / Title:       Phone:       9% Ownership:         SSN (last 4):       9% Ownership:       9% Ownership:         Name / Title:       9% Ownership:       9% Ownership:         SSN (last 4):       9% Ownership:				
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	The City of Sandusky, Ohio
Location of Prop	cosed Project
31	24 Vonice Rd.
(Addres	
	andisily 01, 44170
	tate, Zip)
E	Crite
(County	)
If a reloc	ation, indicate from where <u>1109 Warron Street</u>
Project Type:	
	Renovation Expansion Restart-Up/New Construction
	inces Background Information: provide a brief summary about your background and experience. Please also provide
	al information regarding the building or property at which the business will operate, ag but not limited to the most recent building use (attach additional page if necessary).
C.P	Adredides & DECREE I have ZO plys years
LU	citing experimence. Plus owned &
ap	availed Davide's Dinar For 3 yours.
mi	1 plan is to ve-open in
th	e wast side of Sanbusky. It wis
9	previous rostarant but has
be	en closed queel.
	orated Derrich's Diner For 3 yours plan is to re-open in e wost side of Santusky. It wis previous restarant int has en closed a year.
	<u></u> <u></u>
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		The City of Sandusky, Ohio
Projec	t Description:	
	Please provide a brief description of the project to be undertal being sought. For existing businesses, please specifically des associated with the project. For new businesses, describe the additional page if necessary).	cribe the business expansion
	Design New Burlding 5	ign.
	Design New Drive Thry	Sign.
	This includes : artwork	
	prepar artion	
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Busin	ess/Personal References:	
	Name/Title: Joay CASSel	
	Email:	Phone:
	Relationship: Frien &	
		-
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	Email: <u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u>	Phone: 419-271-0759
	Relationship: Friend	Phone: 419-656-7180
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	Name / Title: Boby Stacy	
	Email:	Phone: 419-656-7180
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	Relationship: Fridad	ED Protection of the second se
	E.J.	

<b>D</b>	The City of Sandusky, Ohio	
Projec	t 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): 64534	
	(B) Owner Equity (dollars and source): \$1,635	
	(C) Private Lending (dollars, source, and terms):	
	(D) Request for City Assistance (dollars and type):	
		1/1/202
		pplication
		ines & A <sub>l</sub>
		m Guidel
		ED Program Guidelines & Application   1/1/2021
		8

	· ·	Start	Complete		<u>N/A</u>
<u>Site Con</u>	utrol	6-1-21	7-14-	21	
<u>Financin</u>	<u>ie</u> <u>6</u>	-1-21	6-2-	-21	
Construc	ction	5-1	6-2- 7-14	-21	
Other					
_	impact and Employment:				
_	inpact and Employment:	Current Year	Year One	Year Two	Year Three
_	Annual Sales Revenue	Current Yesr	Year One 300,000	Yess Two 400,000	
_					450,00
_	Annual Sales Rovenue		300,000	400,000	450,00
_	Annual Sales Rovenue Annual Payroli	3)	300,000 60,000	400,000 80,000	Yeer Three 450,00 90,00 9 <sup>\$</sup> 12.50

The City of Sandusky, Ohio	,
<ul> <li>Project Concept: Use the space below to address the following:</li> <li>How does the proposed project relate to a strategic approach to revitalization of the surrounding area?</li> <li>Will the project contribute to a change in the market dynamics, economic status, physical appearance or perception of the area?</li> <li>Does the project address specific area needs or missing services?</li> </ul>	
The wast End needs a restarant. A local rastaurant will brighten the area and provide a much sheeded Service. A restaurant will allow patrons local access without traveling to perkins she or milgh Rd.	
	olication   1/1/2021
	ED Program Guidelines & Application   1/1/2021
	10



1/1/202

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### 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 sward**. 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.

Derrick's Dinor Itoac nil Company Name: ED Program Guidelines & Applica TIDON prick D By: name and title) (Signature) (Date)



### Visit BradySigns.com 1721 Hancock Street - Sandusky, Ohio 44870 Phone (419)626-5112 **Proposal and Purchase Contract**

THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE OF THIS PROPOSAL

	Derrick's Diner 3124 Venice Road Sandusky, OH 44870	PROPOSAL / JOB SITE	Derrick's Diner 3124 Venice Road Sandusky, OH 44870 <i>New Sign Face Options</i>	& LE	D Retrofit
Proposal	Date 4/7/2021 Drawing # Dwg75876A Proposal #	Quo75876A Sale	es Executive Nat	han G	Glass
AND IN FINA	L AND PURCHASE CONTRACT IS SUBJECT TO THE WARRANTIES , WARRANTY L ORDER ACKNOWLEDGMENT , AND PURCHASER AGREES TO BE BOUND THE UNLESS EXPRESSLY CONSENTED TO IN WRITING IN EITHER THE PROPOSA CONDITIONS IN ANY OF PURCHASER'S DOCUMENTS	REBY. NO MODIFICATIONS OR L OR THE FINAL ORDER ACKNO	ADDITIONS THERETO SHALL BE BINDI	NG UPC	ON BRADY SIGN
Item	Descrip	tion			Amount
1	Sign Faces (60" x 80") - Furnish and install (2) "Derrick's Diner" logo. Faces to be decorated with digitally printed graphics. Size and price is estimat the accuracy of pricing and exact production size.	a combination of sec ed and a survey will	cond surface painted and be needed to determine	\$	3,285.00
2	Sign Faces (60" x 80") - Furnish and install (2) "Derrick's Diner" logo after removing the existing combination of second surface painted and digitall and a survey will be needed to determine the accu Dwg75876A for more details.	divider bar. Faces to y printed graphics. S	be decorated with a lize and price is estimated	\$	4,650.00
3	LED Retrofit - Replace existing fluorescent lightir maintenance efficient LED lighting system. LED pr and a survey will be needed to determine the accu	oduct needed to perf		\$	1,500.00
	*Price includes standard permit acquistion services. Fe **Permit fee's will be billed at cost on the final invoice				
	Lead Time: 4 - 7 weeks, commencement upon paid deposit, signed approval. <b>Electrical service is not part of this agreement and</b>				
			Sub total from above		TBD
			Sales tax percentage	·	6.75%
			Sales tax		TBD
			Tota		TBD
			nt due at time of Order		50%
	Balance due u	ipon permit appro	val, prior to production		50%



189 E. Market Street • PO Box 697 Sandusky, OH 44870 419.627.2489

### Everything for the office.

### Terms: Net 20 Days

May 6, 2021

Derrick Moore – Derrick's Diner/Derrick Jr.'s 3124 Venice Road Sandusky, OH 44870

Printing Estimate • Pricing firm for 30 Days

### Description – Backlit Signs for Drive Thru – 0.01" Polycarbonate – White Matte – Printed Single Side

Set-up of Signs	\$25.00
2 each (20" wide x 38" tall)	\$106.66
2 each (11 5/8" wide x 38" tall)	\$53.34

### Description - Design of New Menus - \$50.00 Per Hour

4 hours \$20	00.00
--------------	-------

Turnaround time starts when artwork is provided/approved. Standard production time is 5-7 business days based on in-stock materials, finalized artwork and current workload. Rush Fee Charges will apply for quicker than standard delivery. Call for Expedited Delivery Pricing.

If you have any questions, please call me @ 419.627.2489 Ext. 104

Thank you for the opportunity to work with **Derrick's Diner/Derrick Jr.'s** on this project, it is greatly appreciated!

### Mark E. Tamburrino

**Osupplies.com - Printing Services** 

This estimate becomes an order when signed by an authorized agent. (\*Required) <u>Acceptance of Proposal</u> - Please proceed with the production of the above work for the quantity indicated. I understand that pricing will be confirmed on receipt of final art & authors' corrections will be billed at prevailing rates.

*Signature	*Date
*Print Name	

Purchase Order #\_\_\_\_\_

This is a custom quote and will not be eligible for any discounts or promotions offered on www.print.osupplies.com or via email through <u>printingservices@osupplies.com</u>. These prices do not include sales tax or additional shipping charges and are subject to revision on receipt of final artwork or copy. All prices are based on current paper cost and availability as of the date of this quote and are subject to change. All freight charges are estimated and reflect dock deliveries only. Postage, inside delivery, lift gate and appointment charges are in addition to the estimated price unless otherwise stated. Actual freight charges will be determined at the time of shipment.

### July 13, 2021

### **Economic Development Incentive Committee Summary**

### **ESP Bikes LLC**

Applicant:	Jeff Neibler 131 E. Water Street Sandusky, OH 44870
Principal Owners:	Jeff Neibler – 70.6% Kristi Stang – 11.76% Kevin Neibler – 11.76% Sarah Neibler – 5.88%

**Recommendation:** \$2,773.00 Economic Development Fund grant to be approved by the Economic Development Incentive Committee; contingent upon obtaining all relevant permits, submitting before and after photographs (if necessary), and displaying a sign evidencing City of Sandusky support for one year after project completion. The project improvements will be completed by <u>December 31, 2021</u>.

### **Project Description**

ESP Bikes LLC, doing business as Pedigo Sandusky, plans to open Sandusky's first electric bike sales, rental and service shop. The company has leased commercial space at 131 E. Water Street for this new business.

ESP Bikes is a family owned business. The company seeks financial assistance from the City to install a canopy with the company logo on the front of the building. The total project is estimated to cost \$5,546.00.

With close proximity to the Sandusky Bay Pathway, the proposed location is well suited for this business. E-bikes are becoming more popular nationwide. Assistance from the Economic Development Fund will help make this new business a successful new feature in Sandusky.

### Project Uses

Storefront Canopy	\$5,546.00
Total	\$5,546.00

### **Project Sources**

Sandusky Economic Development Fund	\$2,773.00
Owner Equity	\$2,773.00
Total	\$5,546.00

### **Financial Summary**

Annual Sales Revenue (YR1 = \$500,000, YR2 = \$600,000, YR3 = \$700,000). Payroll (YR1 = \$136,000, YR2 = \$143,651, YR3 = \$144,576).

The City of Sandusky, Ohio	
SANDUSKY ECONOMIC DEVELOPMENT FUND	
APPLICATION	
Applicant / Borrower Company:	
Juff Neibler	
(Applicant Name)	
(Title)	
ESP BIKES UC DBA Pedego SANdUSKY	
(Company Name – if different than Applicant Name) 	
(Street Address) FIRST FlagR	
(Suite, Apt, etc.) SANdUSKY Ohio 44870	
(City, State, Zip) 4/9-502-7433	
(Phone Number) (Email)	×141
86-2652301	1/2021
(Federal Tax ID or last 4 of SSN)	ED Program Guidelines & Application   1/1.
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	es & A
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			The City of Sandusky, Oh
ing Business Information	tion:		
Type of Business:	Commercial	Retail	□ Service
	Other		
Legal Structure: _			
Primary Product of	r Service: <u>ebike</u>	Sales	RENTAL Service
Date Established:	3-19-2021	l	NAICS-SIC Code: 453998
Website (if applica	ible):	<u> </u>	
WWW, rede	egoSandusky.	Com	_
pal Officers / Owners	- -		
		n	
Name / Title:			······
	Pedega Sandus		
	Pedaga Sandus		Phone: <u>4/9-27/-4/65</u> % Ownership: <u>70.6 %</u>
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Email: <b>jeff(a</b> SSN (last 4): Name / Title: <b></b> Email: <b>Kristi</b> SSN (last 4): Name / Title: <b></b>	Pedaga Sandus 8523 (risti Stang Pedego Sandus (eVIN Neible)	erer. Com	% Ownership:       70.6 %         Phone:       4/9-370-3568         % Ownership:       11.76 %
Email: <b>jeff</b> SSN (last 4): Name / Title: <b></b> Email: <b>Kristi</b> SSN (last 4): Name / Title: <b></b> Email: <b></b>	Pedaga Sandus 8523 (115Ti Strong Pedego Sandus Pedego Sandus (eVIN Neibler ei@hotmail	e e . Com	% Ownership:       70.6 %         Phone:       4/9-370-3568         % Ownership:       11.76 %
Email: <b>jeff</b> SSN (last 4): Name / Title: <b></b> Email: <b>Kristi</b> SSN (last 4): Name / Title: <b></b> Email: <b></b>	Pedaga Sandus 8523 (risti Stang Pedego Sandus (eVIN Neible)	e e . Com	% Ownership:       70.6 %         Phone:       4/9-370-3568         % Ownership:       11.76 %         Phone:       4/9-602-1/01
Email: <b>jeff</b> SSN (last 4): Name / Title: <b>K</b> Email: <b>Kristi</b> SSN (last 4): Email: <b>Knei5</b>	Pedaga Sandus 8523 (115Ti String Pedego Sandus (eVIN Neibler ei@hotmail	e Com	% Ownership:       70.6 %         Phone:       4/9-370-3568         % Ownership:       11.76 %         Phone:       4/9-602-1/01         % Ownership:       11.76 %
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Email: jelle SSN (last 4): Name / Title:K Email: Kristi SSN (last 4): Name / Title:K SSN (last 4): Name / Title: Name / Title: Email:	Pedaga Sandus 8523 (115Ti Strong Pedego Sandus Pedego Sandus (eVIN Neibler ei@hotmail	e Losty. Com	% Ownership:       70.6 %         Phone:       4/9-370-3568         % Ownership:       11.76 %         Phone:       4/9-602-1/01         % Ownership:       11.76 %         Phone:       4/9-602-1/01         % Ownership:       11.76 %

	The City of Sandusky, Ol
tion of Pro	posed Project:
131	E. WATER ST
(Addre	ss) Andusky Ohio 49870
(City, S	State, Zip)
	ERIE
(Count	Y)
If a relo	cation, indicate from where
ct Type:	
	□ Renovation □ Expansion Start-Up/New Construction
historic: includin Au	provide a brief summary about your background and experience. Please also provide al information regarding the building or property at which the business will operate, ag but not limited to the most recent building use (attach additional page if necessary). THEARS EXPERIENCE IN RETAIL TO MODILE SALES & SERVICE ITENTY General Manager of Sharephan TO Group in WillAnd Ohis Over SEEING
HU	O DIDUS IN WITHER DATY ANA PRAIL
DA Av	114 perations of 3 RETAIL STORES
DA Av M Si	114 perations of 3 PETAIL STORES d'fuil Collision Center. 115 ebixe STORES STROCTURE is Very MULAT to AUTO DevelopShips.

### 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).

We are Asking for he ASSISTANCE IN INSTAILI ON the front of our Ret AIL S will Inc **Business/Personal References:** Name / Title: TOM ShappNACK Email: TOM OShappNACK direct. Com Phone: 567-224-0/26 Relationship: <u>Employer</u> ED Program Guidelines & Application | 1/1/202 Name / Title: Don Huntley Missie Huntly Email: 19 35 @ BUCKeye Express Com Phone: 419.6565401 Relationship: friend Name / Title: Chuck Branum Email: CBranum @ Convergence . Com Phone: 330-378-5494 Brouther in 1.4 Relationship: 7

### 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):

1- AWING INSTALLED \$ 5545.66 \$ 2772.83 Cash (B) Owner Equity (dollars and source): (C) Private Lending (dollars, source, and terms):

(D) Request for City Assistance (dollars and type):

\$ 2772.83

ED Program Guidelines & Application | 1/1/2021

### 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.

The City of Sandusky, Ohio

	Start	Complete	<u>N/A</u>
Site Control	5		
Financing			
Construction			
Other SquAGE	ordered in April	Expect to INSTALL	In June

Project Impact and Employment:

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue		\$500,000.	\$ 600,000	5.00.000
Annual Payroll		\$156.000.	\$143651.	
Current Employment (FTE)		¥34,000 ·	\$35912.	<i>† 34 144</i> .
Average Pay Per Employee				les & A
				Guideli
				ED Program Guidel
				EDP

**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?

10

### Attachments:

The following should be submitted with your ED Application:

- Business plan (if applicable)
- Three years of historical financial statements (if applicable)
- Three years of projected financial statements (if applicable)
- Sources of financing including evidence of private funds and matching funds (if possible)
- Third party cost estimates, INCLUDING RENDERINGS (if applicable)
- 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		
Judgement liens		V
Other court judgements		V
Delinquent taxes		~
Delinquent loans		V
Other tax liens		V
Previous bankruptcy		V
If yes to bankruptcy, has it been fully discharged?		
Real estate that is tax delinquent		$\checkmark$
Code violations		V
Non-registered rental units		
Real estate that is in foreclosure		V

1/1/2021
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Program
EDI

### 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.

Why 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:

edeso Sandusky

-Neibler By:

(Print or type name and title)

Jeile le (Signature)

5-13-2021

(Date)

ED Program Guidelines & Application | 1/1/202.

### 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**

Jonathan Holody, Director of Community Development Department of Community Development 240 Columbus Avenue Sandusky, Ohio 44870

Phone: (419) 627-5707 Email: jholody@ci.sandusky.oh.us

ED Program Guidelines & Application | 1/1/2021

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> ESP BIKES LLC JEFFREY L NEIBLER MBR 6010 COVENTRY CIR HURON OH 44839

002776

Date of this notice: 03-19-2021

Employer Identification Number: 86-2652301

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at: 1-800-829-4933

IF YOU WRITE, ATTACH THE STUB OF THIS NOTICE.

### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 86-2652301. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2022

If you have questions about the form(s) or the due dates(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

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A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

**IMPORTANT REMINDERS:** 

- Keep a copy of this notice in your permanent records. This notice is issued only one time and IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.
- \* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is ESPB. You will need to provide this information, along with your EIN, if you file your returns electronically.

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter. Thank you for your cooperation.

002776

Keep this part for your records.

### CP 575 B (Rev. 1-2013)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 B

0509906421

Your Telephone Number Best Time to Call DATE OF THIS NOTICE: 03-19-2021 ( ) \_\_\_\_\_\_\_\_ EMPLOYER IDENTIFICATION NUMBER: 86-2652301 FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE PHILADELPHIA PA 19255-0023 ╎╒╘╍┰┋╡╡╍╏╒╒╒╪╍╪┎╢╘╏╡╪╬╔╢╔╕╔┲╕╔┍┇╔┇╪┨╘┚╔┝┨┥╖╧╍┨╗╸┇╏┊╸

ESP BIKES LLC JEFFREY L NEIBLER MBR 6010 COVENTRY CIR HURON OH 44839