

Economic Development Incentive Committee

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

Agenda
March 8, 2022
2:00pm
City Commission Chamber
Live Streamed on [www.Youtube.com/CityofSanduskyOH](https://www.youtube.com/CityofSanduskyOH)

1. Meeting called to order – Roll call
2. Approval of January 11, 2022 minutes
3. Program financial update
4. Review of applications received
 - WTF-R Investments, LLC (d.b.a. What the Fried Rice)- tabled at last meeting
 - Sandusky Massotherapy. LLC
 - Boeckling Historic Properties, LLC
 - Lake Erie Fisherman, LLC
 - Paper Street Holdings, LLC
 - Bait House Brewery, LLC
 - Pipe Creek Warf, LLC
5. Reminder of next meeting – May 10, 2022
6. Public participation/Comments
7. Meeting adjournment

Economic Development Incentive Committee
January 11, 2022
Meeting Minutes

Call To Order

Vice Chairman Paul Koch called the meeting to order at 2:02pm. The following members were present constituting a quorum: Paul Koch, JaMarcus Hampton, Brendan Heil, and Jonathan Holody. Clerk Kristen Barone was also present. Ex-officio member Abbey Bemis joined the meeting after the election of officers.

Approval of November 9, 2021 Meeting Minutes

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

Election of Officers

Mr. Koch nominated Al Nickles to continue on as Chairman and Mr. Hampton for Vice Chairman. Mr. Holody seconded the motion and all voting members were in favor.

Program Financial Update

Mr. Holody reminded the committee that the total amount of funding that was available last year was a little over \$652,000.00. A little over half a million dollars of those funds have been committed, for grants that were approved by the committee. That leaves a balance of about \$148,000.00 left to disburse. Before the committee today will be requests totaling about \$95,000.00, which would leave about \$50,000.00 left, if all of those requests are approved. He stated that he anticipates more funds being allocated in 2022, but he needs to talk more with the City Manager on that yet. Ms. Bemis asked when he expects to have that information available to share. Mr. Holody stated that he expects to be able to share more at the next meeting in March. Ms. Bemis asked if he will continue to accept applications in the meantime. Mr. Holody responded that he would. Mr. Koch asked if the City's 2022 budget has been approved by City Commission yet. Mr. Heil stated that it was.

Review of Applications Received

- **TrueGrit Fitness, LLC (dba WellFit Rx)**
Mr. Holody stated that this agenda item and the next one were both approved at the last meeting, but there were only three members in attendance and one member had to abstain. After the meeting, staff received clarification that a majority of the board is needed to vote in favor of a motion, for a motion to pass. He then reminded the committee that Dustin Smith is the owner of TrueGrit Fitness. He currently provides services to clients out of Tim Dorsey Fitness, but he would like to rent the space immediately adjacent to Tim Dorsey Fitness so that he can have his own space. The space is currently being used for

storage, so Dustin would need to do some improvements to the space, purchase equipment, and he would also like to hire someone. Total project costs come to about \$12,000.00. Staff is recommending a grant in the amount of \$5,000.00. Mr. Heil stated that he saw that a few of the estimates provided were made out to Tim Dorsey Fitness, and wanted to make sure that all of that is actually going to TrueGrit Fitness. Mr. Holody responded that yes that work is for TrueGrit Fitness. He said that at first there was some contemplation of TrueGrit subleasing from Tim Dorsey Fitness, but it has been determined that TrueGrit will have their own lease with the property owner, so that might be why some of the paperwork says Tim Dorsey Fitness. Mr. Hampton asked how long the lease agreement is for and if the \$5,000.00 is going towards the lease. Mr. Holody clarified that the funds are not going towards lease payments, but improvements to the space and equipment. Mr. Koch stated that he needs to abstain from voting on this application. Mr. Heil made a motion to approve the application as recommended by staff and Mr. Hampton seconded. All voting members were in favor of the motion, except for Mr. Koch, who abstained.

- **Hampton Enterprises, LLC**

Mr. Heil made a motion to table this application as he needs more time to look into whether or not a board member is able to receive grant funds or not. Mr. Holody seconded the motion and said that if possible, staff may try to put together a special meeting, in order to keep things moving in a timely manner. All voting members were in favor of the motion.

- **Tambo Entertainment, LLC**

Mr. Holody stated that Tambo Entertainment has executed a five year lease for commercial space in the former E&K Winery building at 220 East Water Street. The company seeks to develop and operate an entertainment venue named Clubhouse No. 3. The establishment will feature golf and multisport simulators, a full service bar, and other indoor entertainment. This building has been used primarily for storage for at least 15 years. The project requires extensive renovations to the first floor space. Other costs listed by the applicant include design/professional services, furniture, and inventory, bringing the total project costs to over \$600,000.00. Staff recommends a grant in the amount of \$60,000.00. The applicant hopes to open up the business in March of this year. Mr. Koch asked who owns that building. Mr. Holody replied that Mr. and Mrs. Feick own it. Ms. Bemis said that she said that she has taken many people through that building in the past to see if anyone would be interested in taking that project on and running a business there and so she is glad to see that someone is finally able and willing to do that at that location. She said that the

family also has a good track record in the city. Mr. Koch made a motion to approve the application as recommended by staff.

- **WTFR Investments, LLC**

Mr. Holody stated that What the Fried Rice Investments, LLC is the first possible vendor in the soon to be Sandusky Food Hall. The committee may recall that the Sandusky Food Hall developer has been granted funds directly. So this application is for the vendor who is seeking to open at the Food Hall. The applicant does currently operate at a location outside of the Toledo area. They make fresh to order Asian cuisine. He stated that the vendor has indicated that total project costs are \$60,000.00 and he wanted to point out that \$15,000.00 of that is a security deposit to the food hall operator. Staff recommends a grant in the amount of \$10,000.00. Mr. Heil asked what the \$20,000.00 in tenant improvements and equipment includes. Mr. Holody stated that would be for equipment not provided by the food hall operator, for instance a rice steamer and signage. He said that the applicant did include a POS system in that amount, but then saw that the food hall operator will be providing that, so the applicant may not actually have \$20,000 in improvements and equipment costs. Mr. Koch stated that he would have a hard time voting for granting money to any food hall vendor before the food hall is completed because the vendors cannot begin their work until the food hall is finished, so that could be a ways out yet. He said that he would rather grant the money to people who are ready and able to move forward. Mr. Heil stated that is a good point. He said he is also concerned with what was provided to justify the project costs. If the applicant is renting most of their equipment from the food hall operator, he is not sure how much more they really need to spend, so he would like to see that information. Ms. Bemis stated that she does not disagree with those comments, but even if you take out the \$15,000.00 going to the food hall operator for lease and use of equipment, a \$10,000.00 grant is still a small percentage. TrueGrit received about 40% of their project costs and that is typical for small businesses. However, it would be nice to get that clarification on what they are actually spending the funds on and to see what the 2022 budget is. Mr. Koch moved to table the application for now and Mr. Hampton seconded. Mr. Hampton asked if it might be helpful in the future to be able to visit sites where these projects are taking place in order to get a better understanding of the projects Mr. Heil responded that all of the board members would not be able to go at once or it would be considered a public meeting. All voting members were in favor of the motion.

Next Meeting

March 8, 2022

Discussion

Mr. Koch stated that he thinks it is a good idea if voting members will let the clerk know before the meeting if they will have a conflict in voting or not, so that way staff will know ahead of time if there will be enough voting members available to vote on applications. He also said that he thinks it would be a good idea to add voting members if possible, so that the applications and meetings can keep moving forward in a timely manner. Mr. Heil stated that they would have to change the ordinance, but staff can discuss that. Mr. Hampton asked where he could find a copy of the ordinance. Mr. Heil stated that is online, but staff could get him a copy.

Public Participation/Comments

Ms. Sharon Johnson stated that for the TrueGrit Fitness application she noticed that the owner of that building is Scott Thom and asked if that is the same Scott Thom that is a city employee. Mr. Holody stated that is correct. Ms. Johnson stated that someone should look into that as a conflict. Ms. Bemis asked if he was involved in the Economic Development programming. Mr. Heil responded that he is not. Ms. Johnson then asked if she was understanding correctly that Hampton Enterprises was first asking for \$50,000 and now it is an additional \$20,000? Ms. Johnson then stated that Hampton Enterprises owns 10 properties and they are behind on paying their taxes from what she can see. She then wondered if he is up to date on his rental registration and if there are any code violations, because he cannot be given a grant if he has any of that. Mr. Hampton stated that everything is paid up to date. He also clarified that the grant amount that is being request is a one-time grant in the amount of \$20,000.00. Ms. Johnson then said that in the past there was a separate pot of money for signage and façade, but now that there are not separate pots of money will the project costs be listing if signage and façade work will be done or will applicants just be listing that under construction work and nobody will really know what that includes? Mr. Holody stated that the project summaries go over what the projects entail and then the applicants provide the back-up documentation. It is then also verified when the project is completed and before the funds are dispersed.

Meeting Adjournment

Mr. Heil made a motion to adjourn and Mr. Holody seconded. The meeting ended at 2:54pm.

APPROVED:

Kristen Barone, Clerk

Mr. Nickles, Chairman

**City of Sandusky
Economic Development Fund**

Project	d.b.a.	Date Approved	Ordinance	Approved Grant Amount	Total Disbursed
Market Street Collective, LLC	Sandusky Food Hall	12/9/2019	-	\$ 139,620.00	\$ -
Family Health Services, LLC		2/11/2020	20-39	\$ 65,000.00	\$ -
McGooley Properties 2021	Bait House Brewery	3/17/2020	-	\$ 10,000.00	\$ 10,000.00
RDJMD, LLC	Ahner Commercial	3/9/2021	21-036	\$ 15,000.00	\$ 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.	Tony's	4/13/2021	21-076	\$ 33,450.00	\$ 33,450.00
Your Turn Special Events, LLC		5/11/2021	-	\$ 2,000.00	\$ 2,000.00
Port Sandusky Restaurant, LLC		5/11/2021	-	\$ 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	\$ -
Dott Investments, Inc.	Kiddie Korral Preschool	7/13/2021	-	\$ 2,500.00	\$ 2,500.00
FSB Properties, LTD	135 - 145 Columbus Ave	7/13/2021	-	\$ 10,000.00	\$ 10,000.00
Derrick's Diner LLC		7/13/2021	-	\$ 3,267.00	\$ -
Catten LLC (year one)	Small City Taphouse	7/13/2021	21-120	\$ 20,000.00	\$ 20,000.00
Name One Yellowstone, LLC		12/13/2021	21-197	\$ 50,000.00	\$ 50,000.00
Thirty Below Investment Group	Dairy Frost	11/9/2021	-	\$ 2,000.00	
Sweet Potato Catering, LLC		11/9/2021	-	\$ 10,000.00	
Everwild Spirits, LLC 2022		12/13/2021	21-198	\$ 100,000.00	
TrueGrit Fitness, LLC		1/11/2022	-	\$ 5,000.00	
Tambo Entertainment, LLC	Clubhouse No. 3	2/14/2022	22-022	\$ 60,000.00	
2022 Grants Total				\$ 65,000.00	\$ 166,450.00
Fund Balance					
2021 Carryover		\$ 148,375.00			
2022 Allocation		\$ 500,000.00			
Total Funding		\$ 648,375.00			
Small City 2022 Payment		\$ 140,000.00			
2022 Grants Total		\$ 65,000.00			
Balance		\$ 443,375.00			

January 11, 2022

Economic Development Incentive Committee Summary

WTF-R Investments LLC (d.b.a. What the Fried Rice)

Applicant: Li Yu
2509 Oregon Road
Northwood, OH 43619

Principal Owners: Li Yu – 100%

Recommendation: \$10,000.00 Economic Development Fund grant to be approved upon recommendation by the Economic Development Incentive Committee; subject to the applicant executing a two year lease, obtaining all relevant permits and displaying a sign evidencing City of Sandusky support for one year after project completion. The project improvements shall be completed by December 31, 2022.

Project Description

WTF-R Investments LLC (d.b.a. What the Fried Rice) is negotiating a lease to be one of six vendors in the new Market Street Food Hall set to open later this year. The lease will have an initial term of two years with renewal options.

What the Fried Rice is a fast-casual Asian cuisine restaurant offering cook-to-order dishes made with fresh ingredients. Gluten-free, vegetarian and vegan options are available. The company currently operates in Northwood, Ohio and seeks to open its second location in Sandusky

Terms of lease will require the business to operate seven days a week at the Food Hall. The company will be responsible for paying \$30,000 towards the build-out of the space, which will include the provision of a walk-in cooler, stove, hood, and other fixed improvements. Additionally, the company will be responsible for providing signage, small cook and restaurant equipment, and the payment processing system at a total estimated cost of \$20,000.

Financial assistance from the Economic Development Fund will allow this business to open a second location and bring a unique fast-casual dining experience to Sandusky.

Project Uses

Construction/Fixed Assets	\$30,000.00
Tenant Improvements and Equipment	\$20,000.00
Inventory/Operating Costs	\$10,000.00
Total	\$60,000.00

Project Sources

Sandusky Economic Development Fund	\$10,000.00
SBA Loan (Key Bank)	\$30,000.00
Business Equity/Line of Credit	\$20,000.00
Total	\$60,000.00

SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

Li Yu

(Applicant Name)

Owner

(Title)

WTF-R Investments LLC, dba What The Fried Rice

(Company Name – if different than Applicant Name)

2509 Oregon Rd.

(Street Address)

(Suite, Apt, etc.)

Northwood, OH 43619

(City, State, Zip)

419-508-1790

(Phone Number)

83-0539411

(Federal Tax ID or last 4 of SSN)

listyu99@gmail.com

(Email)

Existing Business Information:

Type of Business: ☐ Commercial ☐ Retail ☒ Service
☐ Other _____

Legal Structure: LLC

Primary Product or Service: Fast Casual Asian Fusion Restaurant

Date Established: May 2017 NAICS-SIC Code: 722513-5812

Website (if applicable):
What The Fried Rice.com

Principal Officers / Owners:

Name / Title: Li Yu member

Email: listyu99@gmail.com Phone: 419-508-1790

SSN (last 4): 4396 % Ownership: 100%

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Location of Proposed Project: Market Street Food Hall

322 East Market Street

(Address)

Sandusky, OH 44870

(City, State, Zip)

Erie

(County)

If a relocation, indicate from where 2nd location

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).

I have been in the restaurant industry for over 35 years. Started out as a dish washer at the age of 13 and worked in every aspect of the industry position. I have worked over 5 years for others, 20 years in family business then owned my own restaurants & managed in the past 10 years. I have also graduated with double majors in Marketing & Entrepreneurship from the University of Toledo. I speak fluent English, Mandarin Chinese & Korean.

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).

Hospitality HQ reached out to us and said they really like our Asian fusion concepts we currently operate in Toledo, OH area and wanted us to put one of our concepts into the new Market Street Food Hall that's opening in 2022. The concept they loved and we agreed upon is whatTheFriedRice.com. Currently we have one location in Northwood, OH. We are very familiar with the food hall concept and are very excited to see one going into Sandusky area and feel very honored that we could be a part of this project.

Business/Personal References:

Name / Title: Bryan Breninger

Email: _____

Phone: 419-215-7757

Relationship: Sysco Supplier

Name / Title: Aubrie Runyan

Email: info@WolverineSushiBar.com Phone: 419-350-6672

Relationship: business partner / friend

Name / Title: Don Yi

Email: Don@TeaTreeAsianBistro.com Phone: 419-206-4178

Relationship: Business Associate / friend

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): \$ 60,000.00
\$ 30,000.00 in construction
\$ 20,000.00 in fixed equipment
\$ 10,000.00 in start-up costs & operating costs
- (B) Owner Equity (dollars and source): \$ 20,000.00
From existing first location bank account
- (C) Private Lending (dollars, source, and terms): \$ 30,000.00
Line of Credit from Key Bank for business
- (D) Request for City Assistance (dollars and type): \$ 10,000.00 from
City of Sandusky Economic Development Fund.

Project Timeline:

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

	<u>Start</u>	<u>Complete</u>	<u>N/A</u>
<u>Site Control</u>	2-1-22	4-1-22	
<u>Financing</u>	1-1-22	2-1-22	
<u>Construction</u>	3-1-22	6-1-22	
<u>Other</u>	timeline depends on the overall food hall opening date.		

Project Impact and Employment:

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue		500,000	600,000	700,000
Annual Payroll		125,000	135,000	145,000
Current Employment (FTE)		6	8	10
Average Pay Per Employee		24,000	24,000	24,000

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?

City of Sandusky being one of the major tourist destinations, the Market Street Food Hall concept is and will be a great addition to the area. Not only the Hospitality HQ reached out to us, we also believe our concept what The Fried Rice will bring to the city a very trendy, fun, fast ~~and~~ high quality Asian cuisine. We believe we will be very successful in the area. Our first location in Northwood, OH is very successful and we feel very fortunate to have this opportunity to grow and expand our second location in Sandusky, OH.

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 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
	✓
	✓
	✓
	✓
	✓
	✓
	✓
✓	
	✓
	✓
	✓
✓	

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: WTF-R Investments LLC, dba What The Fried Rice

By: Li Yu member

(Print or type name and title)



(Signature)

12-13-21

(Date)

March 8, 2022

Economic Development Incentive Committee Summary

Sandusky Massotherapy, LLC

Applicant: Maria Berardi
521 W. Perkins Ave
Sandusky, OH 44870

Principal Owners: Maria Berardi – 100%

Recommendation: \$8,000.00 Economic Development Fund grant to be approved by the Economic Development Incentive Committee on the condition that the applicant obtain all relevant permits and display a sign evidencing City of Sandusky support for one year after project completion. The project improvements will be completed by December 31, 2022.

Project Description

Ms. Berardi founded Sandusky Massotherapy 27 years ago. The company provides message services by therapists licensed by the Ohio Medical Board.

Sandusky Massotherapy has outgrown its current location at 422 Columbus Avenue and will relocate its ten employees to 521 W. Perkins Avenue. Additionally, the company will lease roughly one third of the building to a hair salon with twelve employees.

The relocation project will require extensive interior and exterior improvements. Interior improvements include the build out of new therapy rooms and a gift shop. The exterior improvements include new signage, awnings, planter boxes and landscaping. Grant assistance from the City's Economic Development Fund will help expand this local business and improve the aesthetics along a major travel corridor.

Project Uses

Exterior Renovations	\$30,000.00
Total	\$30,000.00

Project Sources

Sandusky Economic Development Fund	\$8,000.00
Owner Equity/Bank Financing	\$22,000.00
Total	\$30,000.00

SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

Maria Berardi

(Applicant Name)

OWNER

(Title)

HairTherapy / Sandusky Massotherapy

(Company Name – if different than Applicant Name)

521 W Perkins Ave

(Street Address)

Sandusky

(Suite, Apt, etc.)

OH 44870

(City, State, Zip)

#1 419 602 0259

419 626-1902

(Phone Number)

4487

(Federal Tax ID or last 4 of SSN)

rosie.3313@yahoo.com

(Email)

Existing Business Information:

Type of Business: ☒ Commercial ☐ Retail ☐ Service
☐ Other _____

Legal Structure: _____

Primary Product or Service: medical / spa salon

Date Established: 2005 NAICS-SIC Code: _____

Website (if applicable):

SanduskyMassotherapy.com
currently in process of new one for new location.

Principal Officers / Owners:

Name / Title: Maria Berardi owner

Email: rosie3313@yahoo.com Phone: 419 602 0259

SSN (last 4): 4487 % Ownership: 100%

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Location of Proposed Project:

521 West Perkins Ave

(Address)

Sandusky

(City, State, Zip)

OHIO 44870

(County) ERIE

If a relocation, indicate from where 422 Columbus Ave - Sandusky

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).

I have had a business in Sandusky for 27 years. I am a licensed massage therapists for 27 years and have a medical office that has now 8-10 people employed in Sandusky. They have worked in the city for 8-30 years as well. The building currently am in was built in 1954 and I have invested greatly in its improvements it is purchased now by another city resident / Business owner / architect. He also will invest in Sandusky. I simply have not given that space my new space will triple the employees as we will have not only a medical/therapy office but a salon as well where 10-12 more will be created in Sandusky

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).

The building needs some curb appeal as it is lacking both front entrance as well as back entrance.
 I plan on new signs old ones are currently in poor shape + are a eye sore for traffic.
 new awnings + new planter boxes installed as well as landscaping to front
 I am working with a Sandusky business on signs and a local business on landscaping improvements as well.

Business/Personal References:

Name / Title: Paul Koch
 Email: greg.schmidt@poulosarchitects.com Phone: 419-
 Relationship: lender

Name / Title: Greg Schmidt
 Email: greg.schmidt@poulosarchitects.com Phone: 419 357-7112
 Relationship: Architect

Name / Title: Schaefer construction (Ray schaefer)
 Email: Raymond@rjschaeferinc.com Phone: 419 656-0437
 Relationship: Contractor worked with over 25 years.

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):

Phase # 1 \$ 30,000

Phase # 2 \$ 60,000

(B) Owner Equity (dollars and source):

\$ 275,000

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

\$ 200,000

Civista Bank

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

Phase # 1 - 10,000

Phase # 2 - 15,000

Project Timeline:

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

	<u>Start</u>	<u>Complete</u>	<u>N/A</u>
<u>Site Control</u>	Feb 1 st	April 1 st	
<u>Financing</u>	Paul Koch - Civista Bank		
<u>Construction</u>	AL-WASHEK		
<u>Other</u>	Greg Schmidt Architect		

Project Impact and Employment:

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue	\$380,000	\$380,000	\$380,000	\$380,000
Annual Payroll	\$50,000	\$48,000	\$46,000	\$45,000
Current Employment (FTE)	8-10	8-10	8-10	8-10
Average Pay Per Employee	\$17,00	\$16,00	\$15,00	\$15,00

NOTE: I have 6 others who although work independently in my office pay & contribute to Sandusky taxes -
 Their average income varies from 30,000 - 60,000

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?

As a Business owner for over 45 years in Sandusky, and a family Business/legacy for over 80 years this year, I have and always will consider Sandusky our home.

We have ^{invested} ~~invested~~ a great deal in this city over the 80 years we have been a part of Sandusky.

I chose 1st Downtown area over 17 years ago when every one else thought I was crazy. I believe in Sandusky. I now chose Sandusky again on Perkins Avenue, as I believe it like Downtown needs the love & Ambition put into it to make us proud. Currently, 521 Perkins needs a great deal of curb appeal which I intend to do to make us all proud. I'm excited for people to see & know the difference in putting pride in our city.

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 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
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X

Submission Acknowledgment

The undersigned certifies that he/she is authorized to complete, sign and submit this application on behalf of the applicant/owner. Further, the undersigned certifies that the information contained in this application has been reviewed by him/her and that all information, including exhibits, are, to the best of his/her knowledge, complete and accurate and presents fairly the condition of the applicant and project accurately. Intentionally falsifying information in this document constitutes a criminal offense. The undersigned hereby authorizes the City of Sandusky to investigate the credit worthiness and of the undersigned, and/or applicant. The undersigned understands that information submitted to the City of Sandusky as part of this application may be 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: Sandusky Massage Therapy

By: Maria Berardi OWNER

(Print or type name and title)

Maria Berardi 01-19-2022

(Signature)

(Date)

March 8, 2022

Economic Development Incentive Committee Summary

Boeckling Historic Properties, LLC

Applicant: Thomas Bodner
432 Columbus Avenue
Sandusky, OH 44870

Principal Owners: Thomas Bodner – 100%

Recommendation: \$10,000.00 Economic Development Fund grant to be approved by the Economic Development Incentive Committee on the condition that the applicant obtain all relevant permits and display a sign evidencing City of Sandusky support for one year after project completion. The project improvements will be completed by December 31, 2022.

Project Description

The building at 614 Columbus Avenue was constructed in 1914 as a personal home of George Arthur Boeckling, famed president of the Cedar Point Pleasure Resort Company, which later became Cedar Fair Entertainment Company. The building was listed on the National Register of Historic Places in 1983.

Mr. Bodner purchased the property in 2014 and began operating the Boeckling Club - a pub, restaurant and event hall. He has completed many repairs and improvements to the building over the years. Full roof replacement is critical to preserving the building, maintaining current operations and expanding the business.

Project Uses

Hall and Restroom Roof Replacement	\$56,750.00
<u>Two-story Roof and Cornice Repair</u>	<u>\$12,809.00</u>
Total	\$69,559.00

Project Sources

Sandusky Economic Development Fund	\$10,000.00
<u>Owner Equity/Bank Financing</u>	<u>\$59,559.00</u>
Total	\$69,559.00

Applicant / Borrower Company:

- BOECKLING HISTORIC PROPERTIES, LLC
- Applicant Name & Title : Thomas Bodner Owner
- Business Location:
432 Columbus Avenue
Sandusky, OH 44870
- Business Mailing Address
4211 Maple Avenue
Castalia 44824
- Phone Number: 419 656-8764
- Email: boecklingclub@gmail.com
- Federal Tax ID : 471447528

Existing Business Information:

- Type of Business – Commercial
- Legal Structure – Limited Liability Company
- Primary Product or Service – Commercial Rentals for Offices, and rental to Boeckling Enterprises, LLC which leases the first floor for event rentals and Pub Operations.
- Date Established: 2014
- NAISC-Sic Code – 531120
- Website – The Boeckling Club

Principal Officers / Owners

- Thomas Bodner, Owner
- Email: boecklingclub@gmail.com
- SSN (last 4) 8506

Location of Proposed Project

- 614 Columbus Avenue
Sandusky, Ohio 44870
- County: Erie

Project Type:

- Renovation

Applicant / Business Background Information

Thomas Bodner Personal Background

- Born and raised in Sandusky –Graduate of Sandusky St. Mary's School System.
- Worked with his father, a home builder, and other contractors prior to college
- Worked with Riedy Roofing performing commercial and residential roofing

- Graduate of University of Cincinnati School of Architecture with a specialty in Historic Preservation
- After college worked as an architect, project manager, and estimator for Mosser Construction and other developers and engineers developing the Harbour in Sandusky.
- Built home in 1978 and continue to live there in Margaretta Township.
- Founding principal in Bodner & Kerik Architects (Sandusky) in 1985. Current Vice President. Purchased current office & apartments and have improved and maintained the 432 Columbus Avenue building since 1985.
- Purchased the Knights of Columbus building at 614 Columbus Avenue in 2014 as a “retirement project” and has worked to substantially restore the National Register Historic Building with personal funds and efforts.

Historical Significance of Proposed Project

- The building was professionally designed and built for George Boeckling, founder of Cedar Point Amusement Park, in 1913 after significant success with his endeavor. His vision and success has had significant impact on Sandusky’s continued prosperity since.
- The building’s feature included an entertainment hall and bier garden with statuary from the 1893 Chicago Exposition was used for entertainment of Sandusky’s elite as well as his business promotions.
- After George’s death in 1931 his sister continued living there until 1945 when the house was sold to the Sandusky Knights of Columbus, who operated the building as a fraternal service club house complete with dance/banquet halls, bar, offices, and outdoor recreational activities. Activities included many dinners as well as monthly dances for its 2,000+ members.
- The building’s Palm Hall was tastefully enlarged in 1954 and connected to the free standing garage which was converted to a kitchen. Other minor additions and renovations occurred throughout the Knight’s conservatorship. Due to decline in membership and funds to maintain the building the Knights sold the building to Thomas Bodner in 2014.
- Since purchasing the building, Thomas has continued its previous uses with new faces. The Hall and Parlor continues to be used for event rentals. Since acquisition and procuring a liquor license, the Bar, Parlor, and back yard continue to be used as a Pub / Restaurant serving German food and beverage.
- Much needed repairs and restoration has been made to the building’s façade that included partial, but substantial, removal and replacement of its stucco and sealing with an appropriate colored coordinated architectural coating to preserve the building for future decades.
- Thomas Bodner, who is experienced in commercial roofs, has maintained the roofs since 2014 and before. The existing rubber roof over the Hall and Restrooms is at the end of its useful life, and some areas on the two story roof are in need of professional roofing replacement and repairs which are exceeding the personal funds he has available to make these investments protecting the building’s integrity.

Project Description:

- The applicant is requesting funding for the replacement and repairs to existing roofs which will preserve the restoration of this National Register Landmark that has been made to date. The roofs are in need of replacement and major repairs that are beyond the availability of the owner's available funds.
- The funds will provide a watertight environment into the future that will allow both the office and Hall rentals to continue and increase. Significant time and funds are now being spent addressing recurring and potential roof leaks instead of time and available funds to building improvements and business development. The offices are currently only 50% occupied due to time and funds spent on required repairs resulting from roof leaks. Catastrophic roof leaks over the Hall have been averted, due to significant maintenance time and money spent on maintenance on this aged and failing roof. Therefore, time is not being spent on developing additional Hall events and rentals.

Business / Personal References:

- Heidelberg Distributing – Attention: Eric Blanchat
Ph: (440) 479-9510
Email:
Relationship: - Beverage Salesperson
- Laretta Riddle, Attorney
Ph: 419 722-1932
Email:
Relationship: Long term and current office rental client
- Collonade and Millsite Lodge Banquet Facilities: Attention: Beth Ackerman
Ph: (419) 706 0291
Email:
Relationship: Architect for the Collonade Banquet Facility and Lake Erie Outlet Mall
- PNC Bank : Attention: Bridget Castle
Ph: 419 621-2930
Email: bridget.castle@pnc.com
Relationship: Business banker

Project Source & Use of Funds:

- Total Project Costs:

Hall & Restroom Roof Replacement – by contractor:	\$ 56,750
Two Story Major Roof Repairs – estimate by owner:	6,000
Two Story Cornice Reroofing – by contractor	6,809
Two Story & Storeroom Minor Repairs by owner:	3,000
<u>One Story Hall Repairs – by owner previously completed:</u>	<u>5,000</u>
Total Project Costs:	\$77,559

- Owner Equity and Source:
Retirement Saving & Monthly Social Security: \$33,559(future) & \$14,000 to date
- Private Lending – dollars and source
None – The project's net profit does not qualify for a loan and owner is not willing to incur long term debt during retirement years without a reasonable expectation that the business can pay the loan payment.
- Other Sources of Possible Funding
Shortly after acquiring the property Thomas held meetings with the Ohio Historic Preservation Office in both Columbus and in Sandusky regarding State and Federal Tax Credits for this project. Upon review of the requirements it was determined that Thomas did not have the capability to initially finance a \$1M project and could not personally take advantage of the substantial tax credits. Therefore, Thomas decided to self fund and perform the project. To date he has self performed most construction work and developed the rental business.
- Request for city Assistance: - dollars and type
Development Grant - \$ 30,000

Project Timeline

- Site Control – Complete
- Financing – Owner's financing is complete, Grant financing is pending
- Construction – Availability of materials is critical due to supply chain issues with commercial roofing and insulation materials. The owner has worked extensively with commercial roofing suppliers and contractors and has been told that the materials are expected to be available in 2nd or 3rd quarter of 2022. Construction is expected to start immediately when materials and contractors are available and be complete within calendar year 2022.

Projected Impact and Employment

- The business has minimal employment with the owner and family providing the required labor at no or minimal cost. The building does provide office space for 4-5 full and part time employees at this time. Average wage of these employees is not known.
- Completion of the roof should allow completion of the offices and an additional 4 employees.
- Completion of the roof should allow the owner more time devoted to business development of the Hall and Pub businesses resulting in paid employees in these businesses. It is difficult to predict numbers at this time. A lessening and end of the pandemic should once again provide a more favorable environment for the hospitality industry on which this building is dependent.

Project Source & Use of Funds

• Owner Equity – Dollars and Source Estimated:	\$ 33, 559
Private Lending:	0
City Assistance:	30,000
Total Project Cost:	\$77,559

Project Concept:

- How does the proposed project relate to strategic approach to revitalization of the surrounding area:
This building contributes to the stabilization of the Columbus Avenue corridor and surrounding area by preserving a local and national landmark that was deteriorating and considered a “white elephant” when the building changed hands to Thomas Bodner. It has become a neighborhood gathering location to share food and drink without the need to navigate by car. The Hall and Parlor is used area wide for events including weddings, anniversaries, showers, graduations, and business meetings. An adjacent neighbor has recently commented that our building has contributed to their increased property value and salability.
- Will the project contribute to a change in market dynamics, economic status, physical appearance or perception of the area?
Demand for housing close to downtown and livable neighborhoods has increased in recent years. As buildings fill the downtown area a natural expansion to the south onto Columbus Avenue is expected as evidenced by two newly approved Air BnB projects between downtown and this project. Vibrant businesses, such as ours, provide an attraction to potential residents who want to reside in a livable neighborhood. This will provide incentive for reinvestment in neighborhood residential properties.
- Does the project address specific area needs or missing services?
As the City and neighborhood revitalize, they are looking for attractive and unique services including dining, entertainment, and office. While the City has these services, their physical appeal and conditions have been lacking over the years. Over the past 7 years I have done much to improve the building and upgrade the services we provide.

Attachments:

- Business Plan: Not applicable
- Three years of historical financial statements: Available if requested
- Three years of projected financial statements: None available
- Source of financing – evidence of private funds – Available if requested
- Third party cost estimates – See attached
- Lease agreement or proof of ownership: - The building is 100% owned by Boeckling Historic Properties, LLC which is 100% owned by Thomas Bodner without liens or mortgages.

Attestation of Financial Conditions.

Do you or your business have any of the following:

- Outstanding collections: No
- Judgment liens – No
- Other court judgments – No
- Delinquent taxes - No
- Delinquent loans – No
- Other tax liens – No
- Previous bankruptcy – No
- Real estate that is tax delinquent – No\Code violations – No
- Non-registered rental units – No
- Real estate that is in foreclosure - No

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.

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Company Name: BOECKLING HISTORIC PROPERTIES
LLC.

By: THOMAS BOECKLING, OWNER
(Print or type name and title)

Thomas Boeckling FEB 1, 2022
(Signature) (Date)

December 6, 2021

Boeckling Club
614 Columbus Ave.
Sandusky, Ohio

Attention: Tom Bodner

#E21-163

RE: Roofing Proposal

Thank you for allowing us to provide you with a ROOFING PROPOSAL for the middle sloped section of your facility which measures roughly 2,800 square feet. Also included is the replacement of rotted wood deck (approx. 48 square feet) on the upper roof level.

Recommended scope of work:

- Access to the roof level will be by ladder or hatch access.
- Install all safety items to satisfy OSHA requirements.
- All staging of materials and all equipment required to install this roof system are included in our scope of work.
- The existing EPDM and insulation will be removed and properly disposed exposing the existing wood deck.
- Wood deck will be inspected for deterioration.
- The gutters and downspouts associated with these two roof areas will also be removed and properly disposed. The coping cap will be re-used.
- Over the sloped wood deck we will install two layers of 2.2" polyisocyanurate (20 psi) insulation secured to the deck using screws and plates as recommended by the roofing manufacturer.
- Over the polyisocyanurate insulation we will install an adhered 60 mil black non-reinforced EPDM roof system as per manufacturer's specifications.
- All roof penetrations will be flashed using compatible EPDM accessories.
- All walls will receive the 60 mil EPDM membrane and terminated using the manufacturer's current details to obtain the desired warranty.
- All metal products associated with the roof have been included in our scope. These products would include 24 gauge pre-painted gutters and downspouts.
- On the upper roof level about 48 square feet of wood deck will be removed and replaced with new wood decking to match the existing decking. This roof area will be resealed back up using compatible Asphalt products.

- After all roofing work has been completed the entire site will be cleaned of all roofing equipment, debris, and safety items.
- This EPDM roof assembly would carry a 20 year manufacturer's warranty along with a two year JB Roofing workmanship warranty.

The Cost for the above scope of work would be: \$59,638.00

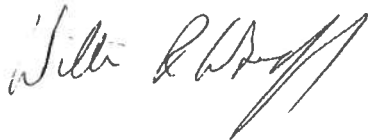
Our above price is reflective of today's market price. Material is being priced at time of shipment. Once a ship date is figured, a change order will be provided for additional material cost.

EXCLUSIONS

Our scope of work excludes:

- Bond
- Wood decking – repair or replacement
- Wood blocking if found to be deteriorated
- Coated glass facers on the polyisocyanurate insulation
- Removal of any abandoned penetrations – to be performed on a time and material ticket
- Prevailing wage rates
- Premium or overtime hours
- Exotic or metallic colors for metal products
- Snow removal or ice removal

Respectfully submitted,
JB Roofing a Tecta America Company



William R. Woodruff
Estimator



EXISTING UPPER ROOF PLAN
1/8"=1'-0"

March 8, 2022

Economic Development Incentive Committee Summary

Lake Erie Fisherman, LLC

Applicant: Alec Trumpower
174 E. Market Street
Sandusky, OH 44870

Principal Owners: Alec Trumpower – 100%

Recommendation: \$2,500.00 Economic Development Fund grant to be approved by the Economic Development Incentive Committee on the condition that the applicant obtain all relevant permits and display a sign evidencing City of Sandusky support for one year after project completion. The project improvements will be completed by December 31, 2022.

Project Description

Mr. Trumpower opened Lake Erie Fisherman at 174 E. Market Street in August 2021. The shop features fishing tackle designed to meet the needs of local and visiting anglers. Mr. Trumpower is also active in hosting and supporting local fishing events.

Having completed the installation of the retail fixtures and displays, Mr. Trumpower seeks to expand his business through the installation of a minnow tank featuring live bait. He also seeks to install two scales suitable to weigh the catches of competitors in local fishing tournaments.

Project Uses

Retail Fixtures and Displays	\$2,760.00
1,000 Gallon Minnow Tank	\$1,833.94
Veritas Floor Scale (X2)	\$1,398.00
Total	\$5,991.94

Project Sources

Sandusky Economic Development Fund	\$2,500.00
Owner Equity	\$3,491.94
Total	\$5,991.94

SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

Alec Trumpower

(Applicant Name)

Owner

(Title)

Lake Erie Fisherman, LLC

(Company Name – if different than Applicant Name)

174 E. Market Street

(Street Address)

(Suite, Apt, etc.)

Sandusky, OH 44870

(City, State, Zip)

419-366-6239

(Phone Number)

86-3771115

(Federal Tax ID or last 4 of SSN)

Lakeeriefisherman1@gmail.com

(Email)

Existing Business Information:

Type of Business: ☐ Commercial ☒ Retail ☐ Service
☐ Other _____

Legal Structure: LLC

Primary Product or Service: Bait, Tackle, Apparel

Date Established: 04-17-2021 NAICS-SIC Code: _____

Website (if applicable):
Lakeeriefisherman.org

Principal Officers / Owners:

Name / Title: Alec J. Trumppower, Owner

Email: Lakeeriefisherman1@gmail.com Phone: 419-366-6239

SSN (last 4): 6554 % Ownership: 100%

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Location of Proposed Project:

174 E. Market Street

(Address)

Sandusky, OH 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 attached

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).

see attached

Business/Personal References:

Name / Title: Rob Quinn

Email: RJQ911@gmail.com Phone: 419-503-0663

Relationship: Friend, business associate

Name / Title: Roger Riachi

Email: rriachi@aol.com Phone: 440-821-2500

Relationship: Business associate

Name / Title: Meghan Hogrefe

Email: mhogrefe@h2productions.co Phone: 419-502-0200

Relationship: Landlord

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):

\$8,000-

Fixtures and permanent displays : \$2,760-

Mobile trailer acquisition + restoration: \$5,240-

(B) Owner Equity (dollars and source):

\$3,000-

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

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

\$5,000-

Project Timeline:

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

	<u>Start</u>	<u>Complete</u>	<u>N/A</u>
<u>Site Control</u>	06-01-2021	07-31-2021	
<u>Financing</u>			N/A
<u>Construction</u>	08-01-2021	09-01-2021	
<u>Other</u>	mobile trailer 12-01-2021 in process		

Project Impact and Employment:

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue	Sept-Dec 11,573			
Annual Payroll	N/A			
Current Employment (FTE)	N/A			
Average Pay Per Employee	N/A			

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?

see attached

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

Submission Acknowledgment

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

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Company Name: Lake Erie Fisherman LLC

By: Alec Trumppower, owner

(Print or type name and title)

Alec Trumppower

(Signature)

1-3-2022

(Date)

Inter-Office Use Only

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

Date of Completed Application Submittal: _____

Staff Reviewer: _____

Date of Committee Review: _____

Approve/Deny: _____

Amount Awarded and terms: _____

CONTACT

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

Pg. 6 Applicant/Business Background Information:

As the owner of Lake Erie Fisherman, I was born and raised in Sandusky, Ohio and have remained a life-long resident. I have grown-up with a love for the sport of fishing and continue to evolve and expand my knowledge of the fishing industry and that of a small business owner. During the past five years prior to opening Lake Erie Fisherman Bait & Tackle, I have worked in positions with a focus on customer service in retail sales and in the tourist industry. Lake Erie Fisherman operates at 174 E. Market St. in downtown Sandusky, Ohio which is in the heart of the downtown business core. This property contains residential units on the upper floors above our existing retail space.

Pg. 7 Project Description:

Lake Erie Fisherman is a newly opened bait and tackle business, offering a convenient resource for all fishing products and apparel. Since acquiring the retail space in August of 2021, the business has successfully brought a fresh perspective on the everyday bait and tackle shop. The primary project for which City assistance is being sought includes the purchase, building and installation of permanent fixtures that were needed to design the interior displays for a variety of products to be sold at the Market Street retail location. A secondary project which is currently in progress includes a mobile "tackle box" bait and tackle trailer. This will be a condensed version of the original Lake Erie Fisherman retail location, but on wheels, and will appear at various fishing tournaments and make its seasonal home near Meigs Street pier.

Pg. 10 Project Concept:

As a new occupant to a previously vacant storefront, the new Lake Erie Fisherman business has brought an updated storefront to Market Street and plans to continue to contribute to the growth and development on Market Street and the surrounding downtown business core.

This primary project will support the addition of a full-service, year-round, bait and tackle shop which was previously not available in the downtown Sandusky area. The goal is to attract additional customers, both local and visitors, to the area and provide them with a clean, friendly shopping experience for their fishing and apparel needs.

The secondary mobile project referenced in the Project Description will not be as much of a revitalization to a specific area as it will be a contribution to the changing market dynamics and area needs. This mobile project will provide to those, again both local and visitors, coming to Sandusky for special events and tournaments. It will also provide much added convenience to those that take advantage of one of the most popular shoreline fishing destinations in the downtown area.



MINGUS BUILDERS

YOUR COMPLETE BUILDING CONTRACTOR

LICENSED AND INSURED

Eric Mingus

708 Cold Creek Blvd.

Sandusky, Ohio

(419) 656-6671

Date: 9/1/2021

Project: Store Desk Reconfiguration

Location: Alec Trumpower

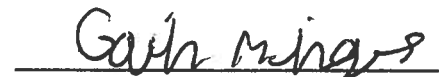
Project consists of tear down and rebuild of desk. In addition four fishing racks, and nine clothing racks installed.

Material cost: \$400

Project Total: \$1,800



Home Owner



Eric Mingus/ Mingus Builders

Thank you for using Mingus Builders, all craftsmanship guaranteed to product standards and warranties as well as home owners complete satisfaction.



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715 CROSSINGS ROAD
SANDUSKY, OH 44870 (419)626-6493

3866 00002 01830 08/12/21 01:22 PM
SALE CASHIER HEATHER

052427606501 CLR MNT TAPE <A> 5.97
GORILLA 60IN CLEAR MOUNTING TAPE
673885070090 INT PAINT <A> 36.98
BUI SCUFF DEFNSE 2750 EGG UPW 128 OZ

SUBTOTAL 42.95
SALES TAX 2.90
TOTAL \$45.85

XXXXXXXXXXXX3663 DEBIT

USD\$ 45.85

AUTH CODE 000958
Chip Read
AID A0000000980840

Verified By PIN
US DEBIT

3866 08/12/21 01:22 PM



3866 02 01830 08/12/2021 3204

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POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/10/2021

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older to enter. See complete rules
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charges on your receipt, please
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Sale Transaction

HARVEST SHIPLAP	
5016263 7 @11.49	80.43
CHARRED WOOD PLANKING	
5013204 3 @40.04	120.12
SODA MOUNTAIN DEW	
2730605	1.98
TOTAL	202.53
TAX ERIE-OH 6.75%	13.66
TOTAL SALE	216.19
US DEBIT 3663	216.19
EFT Debit	08/02/21 16:20:22
Ref# 162008021042	PRIMARY ACCT
Chip Inserted	
a0000000980840	
TC - dfeddcbbc1433e4a3	

TOTAL NUMBER OF ITEMS = 11

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
729

THANK YOU, YOUR CASHIER, Sebastian

73014 08 7306 08/02/21 04:19PM 3265

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Parkway
Sandusky, OH 44870

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Sale Transaction

3/4X4X8 NOM. C3 BIRCH	
1251699	71.99
1X4-12' #2 QUALITY BOARD	
1033458 3 @9.52	28.56
PURE LEAF RASPBERRY	
5738050	1.88 NT
TOTAL	102.43
TAX ERIE-OH 6.75%	6.79
TOTAL SALE	109.22
Debit 8620	109.22
EFT Debit	08/07/21 09:28:11
Ref# 092908071042	PRIMARY ACCT
Chip Inserted	
a0000000042203	
TC - 452ae1af591a1251	

TOTAL NUMBER OF ITEMS = 5

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
729

THANK YOU, YOUR CASHIER, ivy

80461 06 0812 08/07/21 09:28AM 3265



Date Ordered: August 7, 2021

Order Number: WA99908443

Order Total: \$257.05

Ship to Home

Delivered to

Alec Trumpower
2104 Neill Dr
Sandusky, OH 44870

Product Information

Item	Qty	Price
Only Hangers Gridwall Mount Brackets for Grid or Slatgrid Panels Box of 12-Piece Black Color Model # 1905B-12 Store SKU # 1004747630	2 \$20.86/item	\$41.72
Only Hangers 72 in. H x 24 in. W Grid Wall Panels for Retail Display (3-Grids) Black Model # 1900BLK - 3PCS Store SKU # 1004531508	2 \$99.54/item	\$199.08

Payment Information

Billing Address

Alec Trumpower
2104 Neill Dr
Sandusky, OH 44870

Payment Method

Visa | Ending in 3663

Payment Details

Subtotal \$240.80
Shipping
Scheduled Delivery
Sales Tax \$16.25
Order Total \$257.05

**Date Ordered:** August 2, 2021**Order Number:** WD78094928**Order Total:** \$128.53

Ship to Home

Delivered to

Alec Trumpower
2104 Neill Dr
Sandusky, OH 44870

Product Information

Item	Qty	Price
Only Hangers Gridwall Mount Brackets for Grid or Slatgrid Panels Box of 12-Piece Black Color Model # 1905B-12 Store SKU # 1004747630	1	\$20.86
Only Hangers 72 in. H x 24 in. W Grid Wall Panels for Retail Display (3-Grids) Black Model # 1900BLK - 3PCS Store SKU # 1004531508	1	\$99.54

Payment Information

Billing Address

Alec Trumpower
2104 Neill Dr
Sandusky, OH 44870

Payment Method

Visa | Ending in 3663

Payment Details

Subtotal	\$120.40
Shipping	
Scheduled Delivery	
Sales Tax	\$8.13
Order Total	\$128.53



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DUPLICATE
INVOICE

ULINE FED ID#: 36-3684738

INVOICE #: 137734131

ORDER #: 59716308

THANK YOU FOR YOUR ORDER. ULINE CUSTOMER SINCE 2021

SOLD TO: LAKE ERIE FISHERMAN LLC
2104 NEILL DR
SANDUSKY OH 44870-6047

SHIP TO: LAKE ERIE FISHERMAN LLC
2104 NEILL DR
SANDUSKY OH 44870-6047

CUSTOMER NO.		PURCHASE ORDER NO.		SHIP VIA	ORDER DATE	DATE SHIPPED	TERMS	INVOICE DATE
21868062		ALEC		UPS GROUND	08/22/21	08/23/21	VISA	08/23/21
QTY ORDERED	U/M	BACK ORDERED	ITEM NUMBER	DESCRIPTION		UNIT PRICE		EXTENDED PRICE
1	EA		H-3523	LED SIGN - "OPEN"		129.00		129.00
				CHARGED TO VISA ENDING IN 3663				
				\$150.83				

ORDER PLACED BY: ALEC TRUMPOWER
INTERNET

SUB-TOTAL
129.00

SALES TAX
9.54

SHIPPING/HANDLING
12.29

AMOUNT DUE
.00

PLEASE PAY FROM
THIS INVOICE
REFER TO THIS
INVOICE NUMBER
WHEN CONTACTING
US REGARDING
THIS TRANSACTION

CUSTOMER NAME	CUSTOMER NUMBER	INVOICE NUMBER	INVOICE DATE	AMOUNT DUE
LAKE ERIE FISHERMAN LLC	21868062	137734131	08/23/21	.00

AMOUNT ENCLOSED

IF DIFFERENT THAN AMOUNT DUE \$ _____

EXPLAIN DIFFERENCES ON REVERSE SIDE

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MAIL TO:

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ATTN: ACCOUNTS RECEIVABLE
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Chicago IL 60680-1741

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DUPLICATE
INVOICE

ULINE FED ID#: 36-3684738

INVOICE #: 137110821

ORDER #: 54535236

THANK YOU FOR YOUR ORDER. ULINE CUSTOMER SINCE 2021

SOLD TO: LAKE ERIE FISHERMAN LLC
2104 NEILL DR
SANDUSKY OH 44870-6047

SHIP TO: LAKE ERIE FISHERMAN LLC
2104 NEILL DR
SANDUSKY OH 44870-6047

CUSTOMER NO.		PURCHASE ORDER NO.		SHIP VIA	ORDER DATE	DATE SHIPPED	TERMS	INVOICE DATE
21868062		ALEC		UPS GROUND	08/07/21	08/08/21	VISA	08/09/21
QTY ORDERED	U/M	BACK ORDERED	ITEM NUMBER	DESCRIPTION		UNIT PRICE	EXTENDED PRICE	
4	CT		S-19935BL	PEG HOOKS FOR GRIDWALL - 8", BLACK		14.00	56.00	
CHARGED TO VISA ENDING IN 3663 \$77.20								

ORDER PLACED BY: ALEC TRUMPOWER
INTERNET

SUB-TOTAL
56.00

SALES TAX
4.88

SHIPPING/HANDLING
16.32

AMOUNT DUE
.00

PLEASE PAY FROM
THIS INVOICE
REFER TO THIS
INVOICE NUMBER
WHEN CONTACTING
US REGARDING
THIS TRANSACTION

CUSTOMER NAME	CUSTOMER NUMBER	INVOICE NUMBER	INVOICE DATE	AMOUNT DUE
LAKE ERIE FISHERMAN LLC	21868062	137110821	08/09/21	.00

AMOUNT ENCLOSED

IF DIFFERENT THAN AMOUNT DUE \$ _____

EXPLAIN DIFFERENCES ON REVERSE SIDE

MAKE CHECK
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MAIL TO:

ULINE
ATTN: ACCOUNTS RECEIVABLE
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Chicago IL 60680-1741

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1000 Gallon Flat Bottom Utility Tank

SKU: CRMI-1000RT |

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* Required Fields

Hearth Monthly payment options. [Get my rate](#)

Configure Options:

Fitting Placement:*

96" Long Side Fitting Placement



Lid Size (See Drawing):*

8" Standard (Center)

**Part Number:** CRMI-1000RT**Capacity:** 1000 Gallons**Dimensions:** 96"L x 60"W x 48"H**Shipping Dimensions:** 96"L x 60"W x 48"H**Ships From:** ID

Technical Drawings

[View Technical Drawing](#)

- 1 +

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Veritas Floor Scale, 4x4' 5,000 lbs, VFS4X4-5k

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Downloads:

Model #: VFS4X4-5K [User Manual \(PDF\)](#)

Your Price: \$699.00

List Price: \$995.00

Qty :

1.800.638.8582

2

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Description

Accessories

The Veritas VFS4X4-5K industrial floor scale has a capacity of 5,000 pounds and a readability of 0.5 pounds with a four foot square platform size. The Veritas VFS floor scales are industrial grade platform scales at an affordable price. Featuring a powder coated diamond plate top and structural steel construction, these floor scales will take are made from heavy duty weighing. VFS floor scales come with the 318L indicator which features a high visibility 1.5 high LED display and rechargeable battery. Functions include gross weighing, display hold, counting, check weighing and a dynamic animal weighing mode. RS232 port supports printing, data transfer or secondary large scoreboard type display. The Veritas VFS floor scales are industrial grade platform scales at an affordable price. Featuring a powder coated diamond plate top and structural steel construction, these floor scales will take are made from heavy duty weighing. VFS floor scales come with the 318L indicator which features a high visibility 1.5 high LED display and rechargeable battery. Functions include gross weighing, display hold, counting, check weighing and a dynamic animal weighing mode. Dual RS232 ports support printing, data transfer or secondary large scoreboard type display.

- Durable powder coat finish
- Counting, check weighing, display hold, gross, tare, animal weighing
- 1.2" high LED display
- Rechargeable battery
- 16' long load cell cable
- RS232 interface
- 1 year warranty

Technical Specifications:

Capacity	5,000 lbs
Readability	1.0 lbs
Platform Size	4 x 4 feet
Display	6 digit, 1.2" LED display
Functions	Weighing, counting, check weighing, dynamic weighing, display hold, accumulation, percentage, auto off
Interfaces	RS232 interface
Power	6V4Ah rechargeable battery, 100-240VAC 50/60Hz AC adapter (included)
Operating Temperature	14 - 104°F (-10 - 40°C)
Storage Temperature	-4 - 140°F (-20 - 60°C)

March 8, 2022

Economic Development Incentive Committee Summary

Paper Street Holdings, LLC

Applicant: Ross Boesch
603 Columbus Ave., Suite A
Sandusky, OH 44870

Principal Owners: Ross Boesch – 60%
Robin Boesch – 40%

Recommendation: \$22,500.00 Economic Development Fund grant to be recommended by the Economic Development Incentive Committee and approved by the City Commission on the condition that the applicant obtain all relevant permits and display a sign evidencing City of Sandusky support for one year after project completion. The project improvements will be completed by December 31, 2022.

Project Description

The property at 603 Columbus Avenue contains over 10,000 square feet of office space that has been largely underutilized for over a decade. Paper Street Holdings acquired the property earlier this year. The company seeks to convert the building wing that fronts Madison Avenue into three transient rental units. Future plans call for adding one additional transient rental unit and renovating the remaining office space in eastern, two –story portion of the building.

Mr. Boesch has over five years of experience developing and managing transient and long-term housing in Sandusky. This project will replace obsolete, non-viable office space with modern short-term overnight accommodations, thereby providing more guest rooms within walking distance of the downtown area.

Project Uses

Acquisition	\$225,000.00
Renovation	\$172,850.00
Contractor (time and materials)	\$100,000.00
Total	\$497,850.00

Project Sources

Sandusky Economic Development Fund	\$22,500.00
Owner Equity	\$300,350.00
Private Lender	<u>\$175,000.00</u>
Total	\$497,850.00

SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

(Applicant Name)

(Title)

Paper Street Holdings, LLC

(Company Name – if different than Applicant Name)

603 Columbus Ave

(Street Address)

Suite A

(Suite, Apt, etc.)

Sandusky, Ohio 44870

(City, State, Zip)

419-359-0001

(Phone Number)

87-4343293

(Federal Tax ID or last 4 of SSN)

homes.paperstreet@gmail.com

(Email)

Existing Business Information:

Type of Business: ☒ Commercial ☐ Retail ☐ Service
☐ Other _____

Legal Structure: Limited Liability Partnership

Primary Product or Service: Commercial Leasable Space

Date Established: 01/06/2022 NAICS-SIC Code: _____

Website (if applicable):

Principal Officers / Owners:

Name / Title: Ross Boesch

Email: rmboesch@gmail.com Phone: 419-656-9404

SSN (last 4): 4838 % Ownership: 60

Name / Title: Robin Boesch

Email: auntrobistreats@yahoo.com Phone: 419-656-3965

SSN (last 4): 3440 % Ownership: 40

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Location of Proposed Project:

603 Columbus Ave

(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).

The managing partner of Paper Street Holdings, LLC has been hosting transient rentals for over 5 years. He has the most
single property reviews within the city limits and over 600 total reviews with a five star average. It is estimated that the
properties have welcomed over 2500 guests into the heart of the city, encouraging tourist to spend a few extra hours, up
to a few extra days exploring everything else we have to offer, outside of Cedar Point!

The property located at 603 Columbus Ave has been mostly vacant recently and underutilized for about the last decade.
Prior tenants have left the space due to lack of maintenance and updating with most of them relocating outside of city limits.
This includes the only tenant, at acquisition, that will be moving in April. This tenant is a group of financial advisors and the
other most recent to depart was an insurance agency. We have been advised that past, recent occupants included a large
chain banking institution and an 'adult daycare'.

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).

The major portion of the preliminary project will be to renovate the 'Madison Street Wing' both interior and exterior. This
undertaking involves a complete 'shell out' of the existing office space to accommodate three two-bedroom transient rental
units. The visible exterior upgrades will be new windows and doors as well as maintenance and repair of existing columns
and trim. We will also focus on opening up the Madison St egress for a primary exit, rectifying the current hazard to
pedestrians by exiting blind on Columbus Ave. This initial investment totals over \$500,000, but is only the catalyst to reno-
vating the entire building over the next 2-3 years. Future plans include adding another transient unit and renovate the
remaining 5000 sq ft of commercial space to attract a solid anchor tenant, with marketing focused on bringing in a business
from outside of the city limits or an expansion into city limits. The additional investments are estimated to be in excess of
\$250,000 over the next couple years.

Business/Personal References:

Name / Title: Jeremy Long
Email: jeremy.long@reacpa.com Phone: 419-366-0712
Relationship: CPA

Name / Title: Ryan Garman
Email: RGarman@flynnpykruse.com Phone: 419-625-8324
Relationship: Legal Advisor

Name / Title: Robert Quinn
Email: rjq911@gmail.com Phone: 419-503-0663
Relationship: Business Advisor

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): \$497,850

Acquisition \$225,000

Renovation \$172,850

T&M Contractor Est \$100,000

(B) Owner Equity (dollars and source): \$292,850

Cash (\$60,000 at purchase)

HELOCs (\$232,850 renovations)

(C) Private Lending (dollars, source, and terms): \$175,000

Private Lender - 12 month balloon - Simple interest 8%

(D) Request for City Assistance (dollars and type): \$ 30,000

ED Program

Project Timeline:

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

	<u>Start</u>	<u>Complete</u>	<u>N/A</u>
<u>Site Control</u>	<u>December 11, 2022</u>	<u>January 14, 2022</u>	
<u>Financing</u>	<u>January 1, 2022</u>	<u>January 10, 2022</u>	
<u>Construction</u>	<u>January 15, 2022</u>	<u>May 1, 2022</u>	
<u>Other</u>			

Project Impact and Employment:

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue	\$63,560	\$88,920	\$120,120	\$144,120
Annual Payroll				
Current Employment (FTE)				
Average Pay Per Employee				

ED Program Guidelines & Application | 1/1/2022

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?

This project is an investment into the overall perception of the main corridor leading into the city. This property is one of the most neglected within the three blocks leading into the downtown district. We also believe the initial focus on the Madison

Street wing could incite some pride from the neighboring properties, encouraging revitalization.

This project will provide additional lodging within walking distance to the downtown area (which is something we believe to be severely lacking) in order to expose the high volume of summer traffic to the city center. At capacity, this project should welcome over 1000 additional visitors per year and position them within a three minute walk to downtown businesses.

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		✓
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		✓

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 may be 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: Paper Street Holdings, LLC

By: Ross M. Boesch, Managing Partner

(Print or type name and title)



(Signature)

03/02/2022

(Date)

FOX ARCHITECTURAL DESIGN, LLC

JOSHUA C. FOX, ARCHITECT, AIA, NCARB

OWNER AND ARCHITECT - AGREEMENT FOR PROFESSIONAL SERVICES

Date: February 15, 2022

Client: Ross Boesch

Paper Street Holdings, LLC
603 Columbus Ave Suite A
Sandusky, OH 44870

Project Description/Location:

Interior Alterations for new VRBO change of use from Business, approximately 3,400 square feet, located at 603 Columbus Ave., Sandusky, Ohio.

Scope/Intent and Extent of Services to be provided:

Provide Plan Approval Drawings for the alterations of an existing building, for the owner to obtain a building permit. Based on owner supplied layout plans and coordination. Refer to Phases below for breakdown.

Special Conditions or Additional Services:

Phase 1: Schematic Drawings:

1. *Provide schematic floor plan for basic layout and coordination.*
2. *Coordinate existing building, sketches from owner and 1 field measurement trip for verification.*
3. *For use with Banking and planning*

Phase 2: Construction Documents:

1. *Provide Architectural Building Plans for final layouts ready for permitting*
2. *Provide typical sections as required.*
3. *Misc. Ceiling Plans for areas with Ceilings*
4. *Architectural drawings for use in obtaining a building permit as needed.*

Phase 3: Electrical Drawings during Phase 2:

1. *Coordinate and provide electrical lighting and power plans for permitting*
2. *All Engineering phase 3 is estimated with use of local Engineer, depending on timing, may fluctuate. When plan in Phase 1 is complete Engineer can re-evaluate.*
3. *Electrical drawings for use in obtaining a building permit as needed.*

Fee Arrangements:

The fee shall be based on a **lump sum** fee of, **See below Breakout per Phase**, earned and payable in proportion of work completed, with payments made monthly. Final payment shall be due upon release of final work to owner no later than 15 days from completion of work.

-Phase 1- \$1,750.00

-Phase 2- \$5,225.00

-Phase 3- \$3,500.00

FOX ARCHITECTURAL DESIGN, LLC

JOSHUA C. FOX, ARCHITECT, AIA, NCARB

OWNER AND ARCHITECT - AGREEMENT FOR PROFESSIONAL SERVICES, Continued

Any reimbursable expenses: Artwork, Renderings, prints, travel, reproductions, postage/handling, models, fees paid for plan approvals, etc., shall be compensated in addition to the above fee.

Exclusions:

Not included: Civil Drawings, Mechanical/Plumbing Engineering, Interior Design, Fire Alarm design, Sprinkler Design, landscape designs.

Terms of Agreement

The 'Agreement' is here by entered per the date written above and signed/dated below. At any time either the Owner or Architect may terminate this agreement by written notice to the other party. The 'Architect' shall be compensated for services performed to date of written termination.

Architect:

 02/15/22
(Signature) (Date)

JOSHUA C FOX, ARCHITECT, AIA, NCARB

Fox Architectural Design, llc

3105 Huron Avery Rd.

Huron, OH 44839

josh@foxarchitectural.com

Accepted By:

(Signature) (Date)

Printed Name:

Address:

BALCONI MONUMENTS, INC.

807 E Perkins Ave.
Sandusky, OH 44870
(419) 626-5134

Estimate

Date	Estimate #
1/17/2022	297

Name / Address
Ross Boesch 428 Columbus Ave. Sandusky, OH 44870

			Project
			Carrara
Description	Qty	Cost	Total
Carrara quartz countertops (Kitchen & Vanity tops) Estimated @ 200 square feet. 50 dollars a square foot. Normal retail \$60.00. Bulk pricing incentive.		10,000.00	10,000.00
3 Undermount sink prep & installation of sink. (\$-300 discount)		600.00	600.00
Sinks available for purchase via Balconi.			
(6) Undermount prep & installation of vanity sinks. Choice of sink (Oval or rectangle) (Discount \$600.00)		900.00	900.00
		Total	\$11,500.00

Customer Signature _____

Proposal

Page No. 1 of 2 Pages

9501 US Hwy. 250 N.
Suite 1
Milan, OH 44846

OLDE TOWNE
Remodeling & Restoration
SERVING NORTHERN OHIO

SANDUSKY (419) 626-9613
NORWALK (419) 668-5456
ELYRIA (440) 322-6744
TOLL FREE 1-800-589-7850

PROPOSAL SUBMITTED TO <u>Ross Boesch</u>	PHONE <u>419 656-9404</u>	DATE <u>1/25/22</u>
STREET <u>Columbus Ave</u>	JOB NAME	
CITY, STATE AND ZIP CODE <u>SANDUSKY Ohio 44870</u>	JOB LOCATION <u>603 Columbus, Sandusky</u>	

We hereby submit specifications and estimates for:

SUPPLY & INSTALL
ENTRY - North Side Entry - WITH GLASS, No Peeps
- Black EXTERIOR, WHITE INTERIOR 4right, 2left inside
ENTRY South Side Craftsman, No GLASS, PEEPSITE
WHITE INTERIOR, VARIOUS COLOR EXTERIOR, 2right 3left
ALL DOORS, Double Bore, SATIN Nickel Hinges,
Burglar Security Plate in Jamb Dual Color
ALL WHITE INSIDE - FIBERGLASS Smooth SKIN -
WINDOWS Thermal Broken Aluminum, BLACK INSIDE
& OUT, LOW E & ARGON GLASS PKg 15 TOTAL
INCLUDES Labor, Removal AND INSTALL, Removal From Site
ALTER INTERIOR FRAMING TO FIT SIZING - NO INTERIOR
FINISH, CAULK TO BRICK, INSULATE W/FOAM

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Fifty Five Thousand Eight Hundred Seventy One dollars (\$ 55,871.00)
DEPOSIT \$25,000 BALANCE Payments
OUT Timing TBD

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra change over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within _____

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Any dispute, of whatever nature, arising in connection with, or in any way related to, this transaction, shall be decided exclusively by binding arbitration, to be conducted by the Better Business Bureau, or the American Arbitration Association. Each party hereto knowingly waives his right to have such a dispute decided by any court, and hereby consents to the sole and exclusive jurisdiction of the Better Business Bureau, or the American Arbitration Association.

Date: _____

Signature _____

Signature _____

Proposal

Page No. 2 of 2 Pages

9501 US Hwy. 250 N.
Suite 1
Milan, OH 44846

OLDE TOWNE
Remodeling & Restoration
SERVING NORTHERN OHIO

SANDUSKY (419) 626-9613
NORWALK (419) 668-5456
ELYRIA (440) 322-6744
TOLL FREE 1-800-589-7850

PROPOSAL SUBMITTED TO <u>Ross Boesch</u>	PHONE <u>419-656-9404</u>	DATE <u>1/25/22</u>
STREET	JOB NAME	
CITY, STATE AND ZIP CODE	JOB LOCATION <u>603 COLUMBUS</u>	

We hereby submit specifications and estimates for:

DOORS - With GLASS 6 TOTAL
~~IN~~ 2 QNTY ~~IN~~ 4 QNTY

DOORS - No GLASS w/ Peepsite 5 TOTAL
~~IN~~ 3 QNTY ~~IN~~ 2 QNTY

WINDOWS 15 TOTAL
 1 PANEL FIXED QNTY - 6
 2 PANEL SLIDE QNTY 6
 3 PANEL SLIDE QNTY 3

Verify TO PRINT SUPPLIED (DATED JAN 23, 2022)

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:
 dollars (\$ _____).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra change over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Charles D. Hill

Note: This proposal may be withdrawn by us if not accepted within _____

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Any dispute, of whatever nature, arising in connection with, or in any way related to, this transaction, shall be decided exclusively by binding arbitration, to be conducted by the Better Business Bureau, or the American Arbitration Association. Each party hereto knowingly waives his right to have such a dispute decided by any court, and hereby consents to the sole and exclusive jurisdiction of the Better Business Bureau, or the American Arbitration Association.

Date: _____
 Signature _____
 Signature _____

CT Electrical Services

Taking care of your Electrical Needs

210 W. Perkins Ave. Suite 2 Sandusky, Ohio

OH License # 37426

(419) 202-4980

Fax (419) 502-6820

Date: 01/27/2022

**Attn: Ross Boesch
Sandusky, Ohio**

Subject: Proposal for electrical work to be done at 603 Columbus Ave in Sandusky, Ohio.

The following will include a breakdown of the items to be installed by CT Electrical Services. CT Electrical Services is a licensed Electrical Contractor with the State of Ohio and all of these items will be installed in accordance with the latest edition of the National Electrical Code, Ohio building code and all local codes having jurisdiction.

Unit A (\$6,380)

- Install 100A single phase 24 space panel.
- Reroute existing panel wiring to new panel location.
- Existing disconnect and meter in utility room to remain in place.
- Install (1) TV/Data location.
- Install general purpose receptacles, AFCI and GFCI protection per code.
- Install Smoke and Carbon Monoxide protection per code.
- Install (1) light location per room and switch locations per code unless noted otherwise.
- All light fixtures to be provided by others unless noted otherwise.
- Exterior lighting will remain in place.
- Install (2) ceiling fan locations.
- Provide and install (10) LED recess lights.
- Install (1) 120v 20amp circuit for (1) Fridge.
- Install (1) 120v 20amp circuit for (1) Gas Furnace.
- Install (1) 120v 20amp circuit for (1) Dishwasher and Disposal.
- Install (1) 240v 30amp circuit for (1) A/C.
- Install (1) 240v 50amp circuit for (1) Electric Stove.

Unit B (\$6,380)

- Install 100A single phase 24 space panel.
- Reroute existing panel wiring to new panel location.
- Existing disconnect and meter in utility room to remain in place.
- Install (1) TV/Data location.
- Install general purpose receptacles, AFCI and GFCI protection per code.
- Install Smoke and Carbon Monoxide protection per code.
- Install (1) light location per room and switch locations per code unless noted otherwise.
- All light fixtures to be provided by others unless noted otherwise.
- Exterior lighting will remain in place.

CT Electrical Services

Taking care of your Electrical Needs

210 W. Perkins Ave. Suite 2 Sandusky, Ohio

OH License # 37426

(419) 202-4980

Fax (419) 502-6820

- Install (2) ceiling fan locations.
- Provide and install (10) LED recess lights.
- Install (1) 120v 20amp circuit for (1) Fridge.
- Install (1) 120v 20amp circuit for (1) Gas Furnace.
- Install (1) 120v 20amp circuit for (1) Dishwasher and Disposal.
- Install (1) 240v 30amp circuit for (1) A/C.
- Install (1) 240v 50amp circuit for (1) Electric Stove.

Unit C (\$6,380)

- Install 100A single phase 24 space panel.
- Reroute existing panel wiring to new panel location.
- Existing disconnect and meter in utility room to remain in place.
- Install (1) TV/Data location.
- Install general purpose receptacles, AFCI and GFCI protection per code.
- Install Smoke and Carbon Monoxide protection per code.
- Install (1) light location per room and switch locations per code unless noted otherwise.
- All light fixtures to be provided by others unless noted otherwise.
- Exterior lighting will remain in place.
- Install (2) ceiling fan locations.
- Provide and install (10) LED recess lights.
- Install (1) 120v 20amp circuit for (1) Fridge.
- Install (1) 120v 20amp circuit for (1) Gas Furnace.
- Install (1) 120v 20amp circuit for (1) Dishwasher and Disposal.
- Install (1) 240v 30amp circuit for (1) A/C.
- Install (1) 240v 50amp circuit for (1) Electric Stove.

House Wiring (\$6,985)

- Install 100A single phase 30 space panel in new Utility room.
- Reroute existing panel wiring to new panel location.
- Reconnect existing soffit lighting to new house panel only. Replacement, repair nor rewiring of the existing exterior lighting is included in this proposal.
- Install photo-eye for exterior lights.
- Install (1) 120v 20amp circuit for (1) Washer.
- Install (1) 120v 20amp circuit for new Laundry room.
- Provide and install (2) 4ft LED strip lights in new Laundry room.
- Provide and install (2) 4ft LED strip lights in new Utility room.
- Provide and install (4) 4ft LED strip lights in new Storage room.
- Install (2) 120v 20amp circuit for (2) gas tankless water heaters.
- Install (2) 240v 8ft baseboard heaters. (1) for new Utility room and (1) for new Laundry room.
- Install (1) 240v 20amp circuit for owner provided heater in Storage room.

CT Electrical Services

Taking care of your Electrical Needs

210 W. Perkins Ave. Suite 2 Sandusky, Ohio

OH License # 37426

(419) 202-4980

Fax (419) 502-6820

Terms of Agreement

1. Permitting is not included.
2. Any work done not specifically included in this proposal will be extra.
3. All extras will be billed with time at \$65/hr plus materials.
4. 25% of contract is due prior to start of work. 50% of contract is due upon completion of rough-in. Remaining 25% is due upon completion of final electrical inspection.
5. All past due invoices over 30 days will be subject an 18% interest charge per annum.
6. **2 year warranty on 100% parts and labor.**
7. Pricing is good for 30 days.

Total.....\$26,125.00

(Twenty-six thousand one hundred twenty-five dollars and zero cents)

_____/_____/_____
Owner Representative

_____/_____/_____
CT Representative



2124 Cleveland Rd
Sandusky OH 44870
Phone ~ 419.626.4495
Email ~ clare@shblindsfloors.com

ESTIMATE

DATE	ESTIMATE #
2/14/2022	56939

CUSTOMER INFORMATION
ROSS BOESCH 428 COLUMBUS AVE, SANDUSKY, OH 44870

P.O.#		TERMS	QUOTE GOOD UNTIL	DEPOSIT REQUIRED	
		NET 10 DAYS	2/21/2022	50%	
QTY	DESCRIPTION			COST	TOTAL
	RE-BID WITH CHANGES 2/12/22 603 COLUMBUS AVE PROJECT				
1,586.2	SQ FT CORETEC PRO PLUS, COLOR: ROSEWELL HICKORY (28.84 SQ FT PER CARTON) ** AS PER CUSTOMER NEEDS 1530 SQ FT NET NEED ADD FOR SCRAP ***			4.80	7,613.76
392.56	SQ FT HI TRAFFIC TILE 12" X 24" COLOR: LASTING STONE ** AS PER CUSTOMER NEEDS 340 SQ FT NET ADD FOR SCRAP***			5.60	2,198.34
90	SQ YDS CC77B "VINTAGE REVIVAL" CARPET WITH PREMIUM WATERPROOF BACKING COLOR: STUCCO REPEAT 18" X 37" ** AS PER CUSTOMER NEEDS 90 SQ YDS***			68.99	6,209.10
90	SQ YDS PINEHURST " PREMIUM:" 1/2" 8 LB PAD (20 YARD ROLLS)			6.99	629.10
	VERY APPROXIMATE PRICE FOR INBOUND SHIPPING OF GOODS *****ACTUAL MAY BE HIGHER OR LOWER DUE TO RISING FUEL AND DELIVERY SURCHARGES - WE WILL DO OUR BEST TO CONSOLIDATE ORDERS ETC TO KEEP COSTS AS LOW AS POSSIBLE ***			650.00	650.00
	LESS DIY DISCOUNT ON MATERIALS			-1,700.00	-1,700.00
	INSTALLATION SUPPLIES, DOORWAY TRIMS AND LABOR TO INSTALL STRETCH IN CARPET W/ WATERPROOF BACKING - INCLUDES POWER STRETCHING AND SEALING ALL SEAMS			1,795.00	1,795.00
PLEASE SIGN AND RETURN COPY WITH DEPOSIT TO SHOW ACCEPTANCE OF BID.				SUBTOTAL	
There will be a minimum of a 50% cancellation fee on orders cancelled after signed or verbal estimate approval.				SALES TAX (6.75%)	
Customer gives permission to S & H Blinds & Floors to use photographs, audio and video recordings without compensation for marketing material including print, website and social media.				TOTAL	

Expected Installation Date: _____

Date is tentative; product availability is variable and may change.

SIGNATURE



2124 Cleveland Rd
Sandusky OH 44870
Phone ~ 419.626.4495
Email ~ clare@shblindsfloors.com

ESTIMATE

DATE	ESTIMATE #
2/14/2022	56939

CUSTOMER INFORMATION
ROSS BOESCH 428 COLUMBUS AVE, SANDUSKY, OH 44870

P.O.#		TERMS	QUOTE GOOD UNTIL	DEPOSIT REQUIRED	
		NET 10 DAYS	2/21/2022	50%	
QTY	DESCRIPTION			COST	TOTAL
	<p>** VERY APPROXIMATE CARPET GOODS & LABOR IS "BUDGET" ONLY EXACT ESTIMATE CAN BE GIVEN AFTER JOB SITE MEASUREMENTS TAKEN AND INSPECTION***</p> <p>NOTES **** MATERIAL PRICES ARE CHANGING UNEXPECTEDLY DUE TO FOREIGN TARIFFS, COVID AND THE MARKET'S UNCERTAINTY AT THIS TIME. AN EXACT PRICE CAN BE VERIFIED AT TIME OF PLACING ORDER**** -WE ARE SEEING DELAYS IN LEAD TIMES AND PRODUCT BACKORDERS DUE TO COVID-19. WE WILL ADVISE AN ETA ONCE WE HAVE THAT INFORMATION -INSTALLER TO VERIFY ABOVE QUANTITIES AND ANY ADDED EDGE TRIMS HE MAY NEED -CARPET EXACT ROOM SIZES NEED TO BE MEASURED AFTER WALLS UP SO INSTALLER CAN ALLOW FOR LARGE PATTERN REPEAT</p>				
PLEASE SIGN AND RETURN COPY WITH DEPOSIT TO SHOW ACCEPTANCE OF BID.				SUBTOTAL \$17,395.30	
There will be a minimum of a 50% cancellation fee on orders cancelled after signed or verbal estimate approval.				SALES TAX (6.75%) \$1,174.18	
Customer gives permission to S & H Blinds & Floors to use photographs, audio and video recordings without compensation for marketing material including print, website and social media.				TOTAL \$18,569.48	

Expected Installation Date: _____

Date is tentative; product availability is variable and may change.

SIGNATURE _____

Remit payment to:

Adelman Construction LLC
2652 State Route 61 S
Norwalk OH 44857

Quote

Date

2/10/2022

Phone: 419-577-4989

Email: adelmanrentals@gmail.com

Name / Address
Ross Boesch

Terms	Project
Due on complet...	

Description	Total
<p>Job Location: 603 Columbus Ave. Sandusky, Ohio</p> <p>Scope work: --Cut in two window openings. ***You will need to lay out the windows exactly where you want us to cut them. --Tooth the openings and lay brick back in on the sides and above the window. --We will provide the angle iron which will be painted with primer. ***You will have to give it the finished coat. --We will also lay 8-in block back in an opening approximately 3-ft wide by 7-foot high plus or minus. This opening will not be toothed.</p>	5,310.00
<i>Thank you for considering our company to meet your needs!</i>	Total \$5,310.00

Late Fee Policy: A 2% monthly charge may be applied to balances 30+ days late, not to exceed 24% annually--Minimum charge of \$5.00



Heating · Air Conditioning
Commercial Refrigeration
Industrial Ventilation
Established 1889



SHEET METAL WORKS INC.

910 Columbus Avenue · Sandusky, Ohio 44870 · Phone: 419-626-4525 · Fax: 419-626-9365

Ottawa County Branch

4125 E. Kirk Rd. STE 10 · Port Clinton, OH 43452 · Phone: 419-734-7351 · Fax: 419-734-9230

February 25, 2022

Paper Street Holdings, LLC
603 Columbus Ave, Suite A
Sandusky, Ohio 44870

Project: Plumbing & HVAC Renovations

Per the M&P plans, for the estimated sum of **\$45,000**, we will provide materials and labor to furnish and install the gas piping, plumbing and HVAC for the three unit renovations. No excavation, concrete saw cutting, concrete removal, spoils removal, gravel in-fill or backfill is included in this pricing.

This Proposal Includes:

- T&M for installation of HVAC and Plumbing systems per drawings
- Pressure testing and commissioning
- Stamped engineered drawings for plans approval
- Ohio Sales tax

This Proposal Does Not Include:

- Holiday or overtime labor
- Power wiring or disconnects
- Demolition of any kind
- Roof counter-flashing
- Providing and installation of bathroom exhaust fans
- Providing of bathroom sinks, toilets, shower surrounds, shower pans, and fixtures
- Hole cutting for any fixtures mounted in countertops
- Concrete slab sawing, concrete removal, excavation, removal of spoils, backfill and new concrete slab/patching
- Temporary construction gas heating, cooling, or ventilation

Notes:

- This proposal is valid for 30 days
- This proposal is contingent upon our acceptance of terms and conditions of any purchase order, contract, or subcontract agreement required by the contracting party.

Respectfully,

Accepted: 

Date: 02/25/2022

March 8, 2022

Economic Development Incentive Committee Summary

Bait House Brewery, LLC

Applicant: Daniel McGookey
223 Meigs Street
Sandusky, OH 44870

Principal Owners: Dan McGookey – 100%

Recommendation: \$50,000.00 Economic Development Fund grant to be recommended by the Economic Development Incentive Committee and approved by the City Commission on the condition that the applicant obtain all relevant permits and display a sign evidencing City of Sandusky support for one year after project completion. The project improvements will be completed by July 1, 2023.

Project Description

The Bait House Brewery opened at 223 Meigs Street on August 3, 2018. Last year, the brewery expanded by installing an upstairs kitchen with assistance from the City and grew its staff to 27 people.

This year, the company seeks to undertake a major expansion through the construction of year-round structure in the place of the seasonal tent in the beer garden area. The proposed building will measure 1,500 square feet and seat 50 people. Garage style doors will preserve the open air atmosphere that customers enjoy at Bait House in the summer.

The proposed project is subject to site plan approval by the Planning Commission. Construction is scheduled to begin in Fall 2022. Assistance from the City's Economic Development Fund will help Bait House expand and maintain year-round commercial activity.

Project Uses

<u>Building Design, Permits and Construction</u>	<u>\$450,000.00</u>
Total	\$450,000.00

Project Sources

Sandusky Economic Development Fund	\$50,000.00
Owner Equity	\$100,000.00
Private Lender	\$300,000.00
Total	\$450,000.00

Amended

SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

Bait House Brewery LLC and McGookey Properties LLC

(Applicant Name)

Daniel L. McGookey, member and owner

(Title)

N/A

(Company Name – if different than Applicant Name)

223 Meigs St

(Street Address)

(Suite, Apt, etc.)

Sandusky OH 44870

(City, State, Zip)

419-271-5094

(Phone Number)

81-4236433 (BHB)

(Federal Tax ID or last 4 of SSN)

dmcgookey@mcgookeylaw.com

(Email)

45-3834597 (MP)

Existing Business Information:

Type of Business: ☒ Commercial ☐ Retail ☐ Service
☐ Other _____

Legal Structure: limited liability company

Primary Product or Service: Brewery, Bar and Restaurant

Date Established: 2017 NAICS-SIC Code: _____

Website (if applicable):
baithousebrewery.com

Principal Officers / Owners:

Name / Title: Daniel McBooker, Owner

Email: dmcbooker@mcbookerlaw.com Phone: 419-271-5094

SSN (last 4): 4022 % Ownership: 100

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Location of Proposed Project:

223 Meigs St.

(Address)

Sandusky OH 44870

(City, State, Zip)

Erle

(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 attached "Page 1"

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).

See attached "page 2"

Business/Personal References:

Name / Title: Richard Finneran, Vice President Civista Bank
 Email: rcfinneran@civista.bank Phone: 419 677-4659
 Relationship: Business Banker

Name / Title: John Murray, Attorney
 Email: john@lesliemurray.law.com Phone: 419-677-6689
 Relationship: friend and co-counsel on numerous cases.

Name / Title: Mark McGoory, President, Jamac
 Email: mj@jamac.com Phone: 419-625-9790
 Relationship: friend and former business partner

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): \$415,000 - \$475,000

See attached cost estimate

(B) Owner Equity (dollars and source): \$109,000 - personal funds

(C) Private Lending (dollars, source, and terms): \$315,000 - \$375,000 Civista Bank

(D) Request for City Assistance (dollars and type): \$150,000

Project Timeline:

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

	<u>Start</u>	<u>Complete</u>	<u>N/A</u>
<u>Site Control</u>	September 1, 2022 - September 15, 2022		
<u>Financing</u>	July, 2022 - September 1, 2022		
<u>Construction</u>	September 1, 2022 - November 15, 2022		
<u>Other</u>			

Project Impact and Employment:

	<u>Current Year</u> 2021	<u>Year One</u>	<u>Year Two</u>	<u>Year Three</u>
Annual Sales Revenue	\$501,005	900,000	1,000,000	1,000,000
Annual Payroll	\$212,960	\$400,000	425,000	425,000
Current Employment (FTE)	27	35	40	40
Average Pay Per Employee	up to \$25/hr	up to \$25/hr	up to \$35/hr	up to \$35/hr

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?

see Attached "Page 3"

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
** see attached auditors card*

Attestation of Financial Condition

Do you or your business have any of the following:

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

Submission Acknowledgment

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

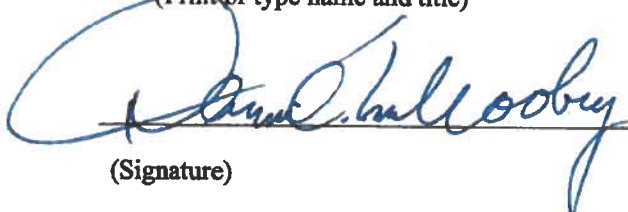
The undersigned understands that if the business or enterprise receiving grant funding moves or relocates to a different location outside of the municipal boundaries of Sandusky within three (3) years from the effective date of the grant agreement, that the grant funding will be rescinded in its entirety 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: Bait House Brewery LLC and
McGookey Properties LLC

By: Daniel L. McGookey

(Print or type name and title)



(Signature)

2/28/22

(Date)

BAIT HOUSE BREWERY/MCGOOKEY PROPERTIES**2022 ECONOMIC DEVELOPMENT APPLICATION****Applicant/Business Information (Pg. 6):**

Summary of the Businesses Background and Historical Use of the Property: The Bait House Brewery opened its doors on August 3, 2018, At the time, and for the next year and a half, the brewery operated with outside vendor food trucks. In the summer of 2020, the Bait House began preparing its own food, from a grill and pizza oven on its back outside patio. At the end of 2020, and continuing until May 5, 2021, the brewery closed to allow its upstairs kitchen to be completed. Already armed with its extremely popular beer and drink menu, a solid customer base, when it reopened, the brewery immediately became one of the most popular destinations in Sandusky. With a tremendous growth in sales, the Bait House employed 27 people last summer. However, the brewery's expansion plans are far from over. As will be explained more fully below, *the next step* (and only the next step) is to put a permanent, year-round structure in place of the seasonal tent in the beer garden area. Under the management of Michael (also head-brewer) and Alivia McGookey and a top-notch staff, the Bait House looks forward to a long and prosperous relationship with the City.

BAIT HOUSE BREWERY/MCGOOKEY PROPERTIES**2022 ECONOMIC DEVELOPMENT APPLICATION****Project Description (Pg. 7):**

Business Expansion: The project, as amended, expands the scope and cost of the original proposed project considerably. As demonstrated in the attached drawings (including a site plan) of the builder, Janotta & Herner, the amended project envisions the demolition of the McGookey Law Office Building located at 225 Meigs Street*, and the combination of the 225 property, including the parking lot to the south, into the brewery property known as 223 Meigs Street. The new building would be 36' x 42, or over 1,500 sq. ft. in size, or almost double the size of the originally-proposed building. The new building would seat over 50 people inside, while retaining most of the area currently beer garden, seating another 32 people. The current high-top tent would cover the beer garden as it has in the past. The building will allow the brewery to operate throughout the year at the same seating capacity it now enjoys in the summer. The expansion will also allow the brewery's kitchen to operate at full capacity in the winter. This in turn will eliminate the Bait House's current seasonal employment situation, with staff reductions, due to drastically reduce seating capacity during the winter. On a final note, because the new building will have glass garage-style doors on all sides, our customers will be able to continue to enjoy the "open-air" feel that has made the Bait House Brewery one of Sandusky's most unique and popular destinations.

- McGookey Law Offices will move their office to 631 East Washington Street, Sandusky, Ohio.

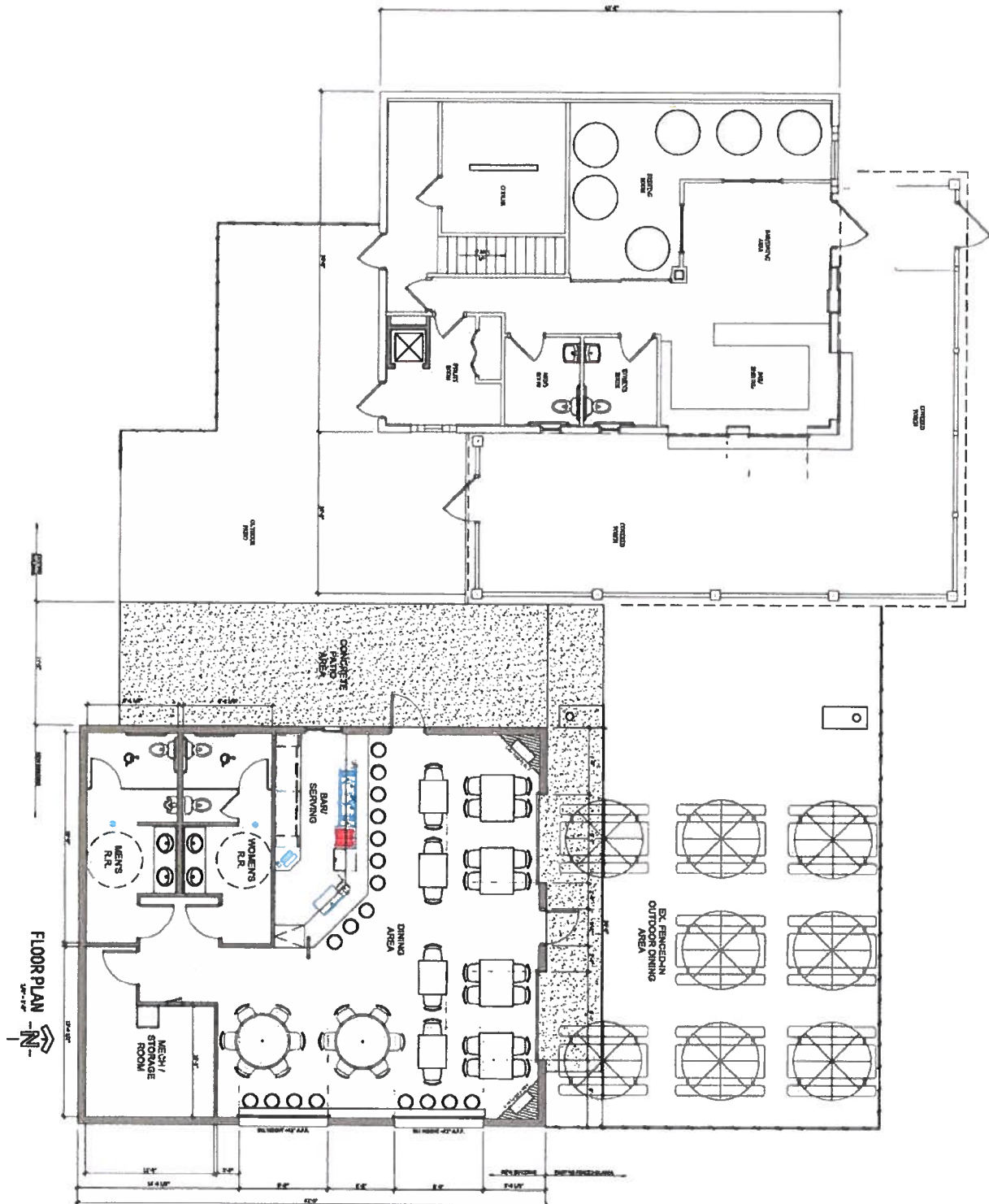
BAIT HOUSE BREWERY/MCGOOKEY PROPERTIES
2022 ECONOMIC DEVELOPMENT APPLICATION

Project Concept (Pg. 10):

Strategic Revitalization of Meigs Street Area: Years before the Bait House's doors opened, the McGookey Family fell in love with the Meigs Street area, across from the former City Building. Even though not directly abutting the water, the area is close enough to it to have an "on the water feel". Given this, it is indeed unfortunate that the area was neglected for years. That is now changing, rapidly. In fact, with all the building going on along the Market Street corridor, it is only a matter of time that the downtown's reach extends all the way to Meigs Street. This project represents the next step in establishing the Bait House as the eastern anchor point for this positive development plan.

The Project's Contribution to Market Dynamics, Economic Status and Physical Appearance or Perception of the Area: The project will contribute positively to market dynamics in a Citywide basis, and even more so, to the economic status and physical appearance or perception of the immediate surrounding area. Of course, Meigs Street, particularly going south from the brewery, and Washington Street heading west, is now and always will be, predominantly residential. This lends all the more importance to having a reputable and successful business mixed in to increase desirability of living in the area, thus increasing property values. And with rising property values, comes added inducement for homeowners to fix up their homes.

The Project Addresses Specific Area Needs and Missing Services: This project addresses specific area needs in that it represents an expansion of the over 100% of the brewery's seating capacity, and the brewery is the only restaurant/bar in the immediate area. Therefore, the brewery is an asset to the area, and its growth will encourage more growth in it.



Janotta & Herner

BUDGET COST ANALYSIS

Balt House Brewery Beer Garden Expansion

February 25, 2022

<u>Item</u>	<u>Budget Cost Range</u>
Design, Permitting, Supervision & General Conditions	\$45,000.00 – \$52,000.00
Site Work & Demolition	\$20,500.00 – \$22,500.00
Concrete	\$11,000.00 - \$14,000.00
Masonry Foundation	\$10,500.00 - \$12,500.00
Cabinetry & Countertops	\$12,500.00 - \$14,000.00
Miscellaneous Caulking & Interior Wall Insulation	\$2,500.00 - \$3,750.00
Doors, Frames & Hardware	\$32,500.00 - \$36,000.00
Metal Studs & Drywall	\$13,500.00 - \$15,000.00
Flooring & Base	\$9,000.00 - \$11,500.00
Interior Painting	\$6,000.00 - \$8,000.00
Toilet Accessories & Partitions	\$5,500.00 - \$7,500.00
Gas Fireplaces with Facade (Allowance)	\$20,000.00 - \$20,000.00
Pre-Engineered Building with Roofing, Siding & Insulation	\$98,000.00 – \$115,000.00
Plumbing & Fixtures	\$42,000.00 - \$47,000.00
HVAC & Ductwork	\$40,000.00 – \$44,000.00
Electrical & Lighting	\$46,500.00 – \$52,250.00
<u>Budget Range Total:</u>	<u>\$415,000.00 - \$475,000.00</u>

March 8, 2022

Economic Development Incentive Committee Summary

Pipe Creek Warf, LLC

Applicant: Patrick Murray
2330 River Avenue
Sandusky, OH 44870

Principal Owners: Patrick Murray – 100%

Recommendation: \$75,000.00 Economic Development Fund grant to be recommended by the Economic Development Incentive Committee and approved by the City Commission on the condition that the applicant obtain all relevant permits and display a sign evidencing City of Sandusky support for one year after project completion. The project improvements will be completed by July 1, 2023.

Project Description

Pipe Creek Warf, LLC seeks to develop a new destination waterfront bar and restaurant at 2330 River Avenue. The company purchased the .74 acre property in September 2021, cleared the site, and obtained site plan approval from the City in February 2022 for the construction of a 3,300 square foot building. The new building will be constructed by RDS Construction, LLC of Avon, Ohio.

The new restaurant and bar is expected to employ at least 12 full time equivalent employees. Mr. Murray has also requested the City support the project by granting Enterprise Zone property tax abatement.

The Pipe Creek Warf project represents a major investment and potentially catalytic project in an area with much potential. Financial assistance from the City's Economic Development Fund will help the applicant bring this project to reality.

Project Uses

Property Acquisition	\$275,000.00
Pre-development (site clearance, design, permits)	\$225,000.00
<u>Building Design, Permits and Construction</u>	<u>\$775,000.00</u>
Total	\$1,275,000.00

Project Sources

Sandusky Economic Development Fund	\$75,000.00
<u>Owner Equity/Private Lender</u>	<u>\$1,200,000.00</u>
Total	\$1,275,000.00

SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

owner
Pipe Creek Wharf LLC (Patrick H. Murray)

(Applicant Name)

Owner

(Title)

N/A

(Company Name – if different than Applicant Name)

2330 River Ave.

(Street Address)

N/A

(Suite, Apt, etc.)

Sandusky OH 44870

(City, State, Zip)

419.656.4280

(Phone Number)

87-3176418

(Federal Tax ID or last 4 of SSN)

PRUNNER917@gmail.com

(Email)

Existing Business Information:

Type of Business: ☒ Commercial ☐ Retail ☐ Service
☐ Other _____
 Legal Structure: LLC
 Primary Product or Service: Bar/Restaurant
 Date Established: 9/1/21 NAICS-SIC Code: _____
 Website (if applicable): Coming Soon

Principal Officers / Owners:

Name / Title: Patrick R. Murray Owner
 Email: pmurray917@gmail.com Phone: 419.656.4280
 SSN (last 4): 2942 % Ownership: 100

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

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

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

Location of Proposed Project:

2330 River Ave

(Address)

Sandusky OH 44870

(City, State, Zip)

Ernie

(County)

If a relocation, indicate from where

N/A

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).

I've managed money (\$500K) for over 30 yrs. for UBS Wealth Management. I've been a private equity investor in various businesses for 10 yrs. I bought the property in 9/21, it was an abandoned Johnson residence.

ED Program Guidelines & Application 1/1/2021

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).

I'm establishing a brand new H2O trout restaurant on Pipe Creek. It will be an upscale mobile high end casual food concept restaurant. I will employ roughly 20 people.

Business/Personal References:

Name / Title:

Atty. Jim Peters

Email:

JPeters@Reminger.com

Phone:

(M) 419-217-5265

Relationship:

Attorney

Name / Title:

Jeff Rosengarden

Email:

jett@pncpa.biz

Phone:

419-625-4942

Relationship:

CPA

Name / Title:

Atty. James H. Murray

Email:

jhm@jhmurrayandmurray.com

Phone:

419-624-3000

Relationship:

Atty

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):

Between 1.3M-1.6M

(B) Owner Equity (dollars and source):

100%

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

Potentially borrowing against a security based lending portfolio

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

25K-50K for massive improvement of River Ave. property & area. Job creation for city.

Project Timeline:

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

	<u>Start</u>	<u>Complete</u>	<u>N/A</u>
<u>Site Control</u>	3/1/22	Hopefully 7/1/22	
<u>Financing</u>	Self		
<u>Construction</u>	RDS Construction	Dennis Luke	
<u>Other</u>	N/A		

Project Impact and Employment:

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue	N/A	Projections to follow		
Annual Payroll	yet to be determined			
Current Employment (FTE)	26+ employees			
Average Pay Per Employee	N/A			

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 PCW project will provide waterfront dining for locals & tourists alike. We intend to create at least 20+ new jobs for city of Sandusky.
- The new PCW rest. will provide a entirely new dining/entertainment experience to the River Beach area.
- There are no high end casual dining experiences at that end of town. You will love it, just wait!

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 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
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X

Submission Acknowledgment

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

By: Pipe Creek Wharf LLC

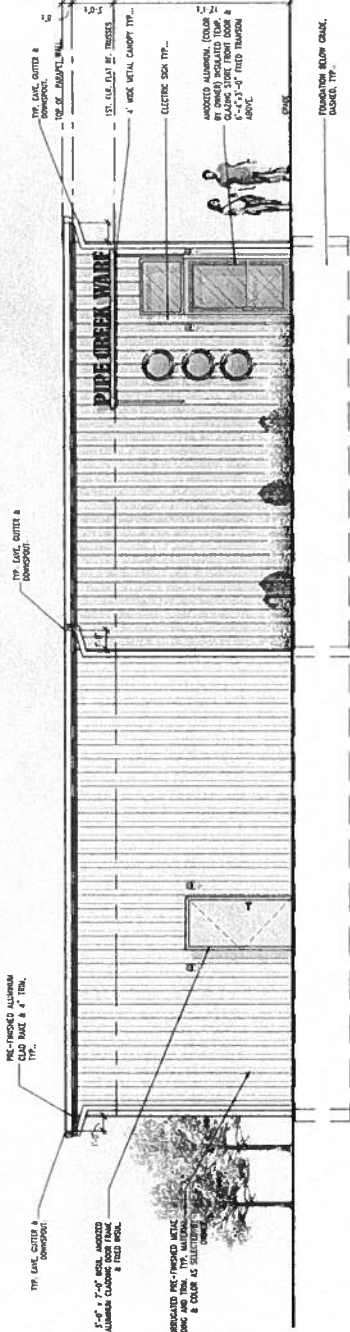
(Print or type name and title)

Patrick R. Murray

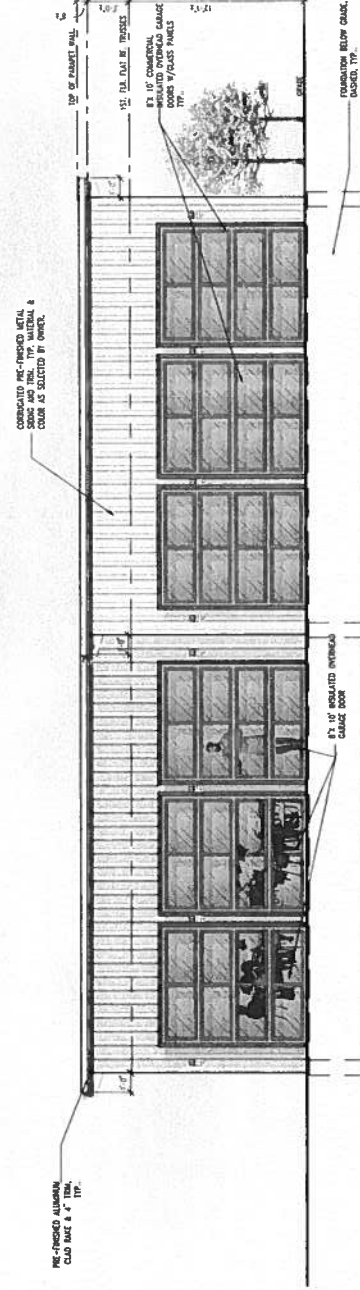
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(Date)

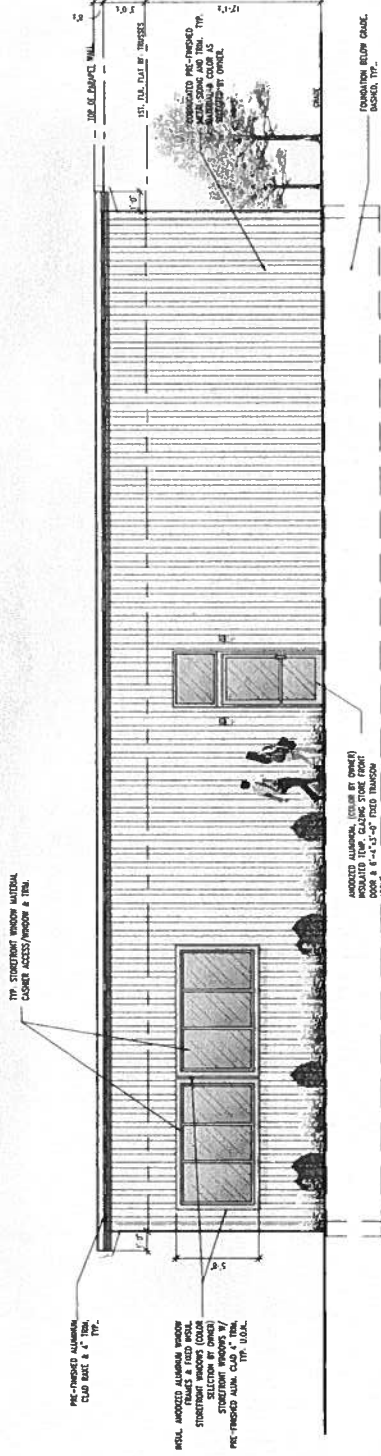
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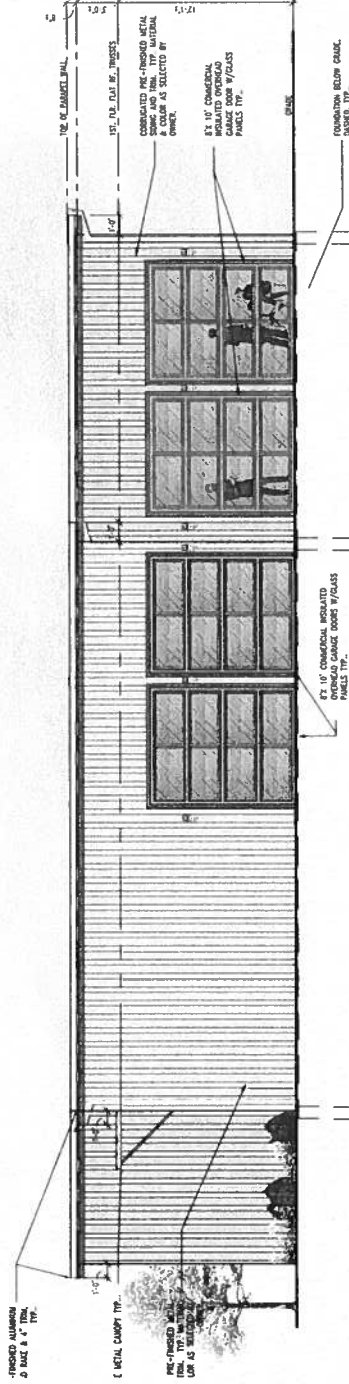
NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"