



Economic Development Incentive Committee

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

Agenda
September 13, 2022
1:30pm
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 July 12, 2022 minutes
3. Program financial update
4. Review of applications received
 - Pipe Creek Wharf, LLC
 - Jim's Pizza Box Sandusky, LLC
 - Lockwood Land Company, LLC
5. Discussion on mobile businesses
6. Public participation/Comments
7. Reminder of next meeting- November 15, 2022
8. Meeting adjournment

Economic Development Incentive Committee
July 12, 2022
Meeting Minutes

Call to Order:

Chairman Al Nickles called the meeting to order at 1:30pm. The following members were present constituting a quorum: Marcus Harris, Paul Koch, and Brendan Heil. Also present: Community Development Director Jonathan Holody, and clerk Kristen Barone.

Approval of April 26, 2022 minutes:

Mr. Koch made a motion to approve the minutes as submitted and Mr. Harris seconded. All members were in favor of the motion and the motion passed.

Program Financial Update:

Mr. Holody reviewed the program financial update, which was provided to the board members ahead of time in the meeting agenda and posted on the City's website for public viewing. Mr. Koch made a motion to accept the program financial update as presented and Mr. Heil seconded. All voting members were in favor of the motion and the motion passed.

Review of Applications Received:

GSS LLC

Mr. Holody stated that this application was presented at the last meeting and tabled. The applicant has since submitted a new application that structures the request in a slightly different way. Mr. Holody then reviewed the staff report for this application, which is located at 422 Columbus Avenue. He concluded his remarks stating that he recommends approval of a grant in the amount of \$25,000.00. Mr. Harris moved to approve the grant as recommended by staff and Mr. Heil seconded. All voting members were in favor of the motion, except for Mr. Koch, who abstained from the vote. The motion passed.

A Foxy Girl Enterprise LTD

Mr. Holody reviewed the staff report for this application for a mobile operation and concluded his remarks stating that he recommends approval of a grant in the amount of \$2,500.00 and subject to indemnification and permitting conditions in the grant agreement to be determined by the law director. Mr. Koch moved to table the application and Mr. Harris seconded. Mr. Koch stated he would like to see if staff can look back and see if the committee has ever awarded a grant to another applicant who proposed a mobile operation that is going to possibly be transporting people to spend money out of town. Also, when looking at the expenses the applicant provided it is mostly insurance, which is not something that this grant has typically provided assistance with, so he would like to see if the applicant and staff can review soft costs and hard costs. All voting members were in favor of the motion and the application was tabled.

MALISCRA LLC

Mr. Holody stated that this application is for the Manor Motel located at 2428 Columbus Avenue. He reviewed the staff report for this application and concluded his remarks stating that he recommends approval of a grant in the amount of \$3,000.00. Mr. Koch moved to approve the application as

recommended by staff and Mr. Heil seconded. All voting members were in favor of the motion and the motion was approved.

Public Participation/Comments:

Ms. Sharon Johnson provided public comments for the committee and staff to consider.

Reminder of next meeting:

September 13, 2022

Meeting Adjournment:

Mr. Nickles moved to adjourn and Mr. Heil seconded. The meeting ended at 2:19pm.

APPROVED:

Jonathan Holody, Interim 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	\$ 65,000.00
2021					
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	\$ 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	\$ -
Cattien 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		12/13/2021	21-198	\$ 100,000.00	\$ 100,000.00
2022					
TrueGrit Fitness, LLC	TrueGrit Fitness	1/11/2022	-	\$ 5,000.00	\$ -
Tambo Entertainment, LLC	Clubhouse No. 3	2/14/2022	22-022	\$ 60,000.00	\$ 60,000.00
Boeckling Historic Properties, LLC	Boeckling Club	3/8/2022	-	\$ 10,000.00	\$ -
Lake Erie Fisherman, LLC	Lake Erie Fisherman	3/8/2022	-	\$ 2,500.00	\$ -
Bait House Brewery, LLC	Bait House Brewery		-	\$ 50,000.00	\$ -
Paper Street Holdings, LLC	603 Columbus Ave	4/25/2022	22-084	\$ 22,500.00	\$ 22,500.00
Sandusky Massotherapy, LLC	Sandusky Massotherapy	4/26/2022	-	\$ 10,000.00	\$ -
Saucy Brew Works Sandusky LLC	Saucy Brew Works	5/9/2022	22-096	\$ 47,500.00	\$ 47,500.00
GSS LLC	Schmid Design	8/25/2022	22-139	\$ 25,000.00	\$ -
MALISCRA LLC	Manor Motel	7/12/2022	-	\$ 3,000.00	\$ 3,000.00
2022 Grants Total				\$ 235,500.00	\$ 133,000.00
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		\$ 235,500.00			
Balance		\$ 272,875.00			

September 13, 2022

Economic Development Incentive Committee Summary

Pipe Creek Wharf, LLC

Applicant: Patrick Murray
2330 River Avenue
Sandusky, OH 44870

Principal Owners: Patrick Murray – 100%

Recommendation: \$150,000.00 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 Wharf, 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 project will include the installation of 180 feet of steel revetment and 24 boat dock system along the Pipe Creek/Castaway Bay shoreline.

The new restaurant and bar is expected to employ at least 12 full time equivalent employees.

The Pipe Creek Wharf project represents a major investment and 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
Shoreline Revetment and Docks	\$359,000.00
Building Design, Permits and Construction	\$775,000.00
Furniture, Fixtures, Equipment and Landscape	\$166,000.00
Total	\$1,800,000.00

Project Sources

Sandusky Economic Development Fund	\$150,000.00
Owner Equity/Private Lender	\$1,650,000.00
Total	\$1,800,000.00

SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

owner
Pipe Creek Wharf LLC (Patrick R. 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: 417.656.4280
 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)

Errie

(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 Victorian 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 Rosen garden

Email:

jett@prcpa.biz

Phone:

419.625.4942

Relationship:

CPA

Name / Title:

Atty James L. Murray

Email:

jlm@jlmurrayandmurray.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
1.8M reventment project

(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):

180K-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	Approx 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 to 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 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
	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.

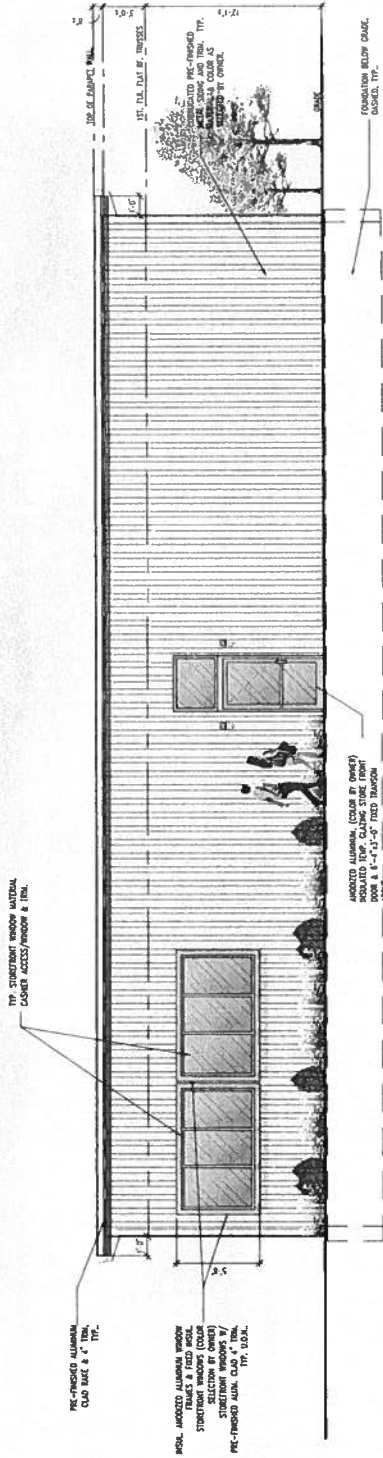
☒ By checking this box, I acknowledge that I have read, understand, and agree to the policies and procedures outlined in this document. I further agree to be interviewed, photographed and/or have my business photographed for Economic Development marketing purposes. If you have questions, please contact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

Company Name: PCW LLC

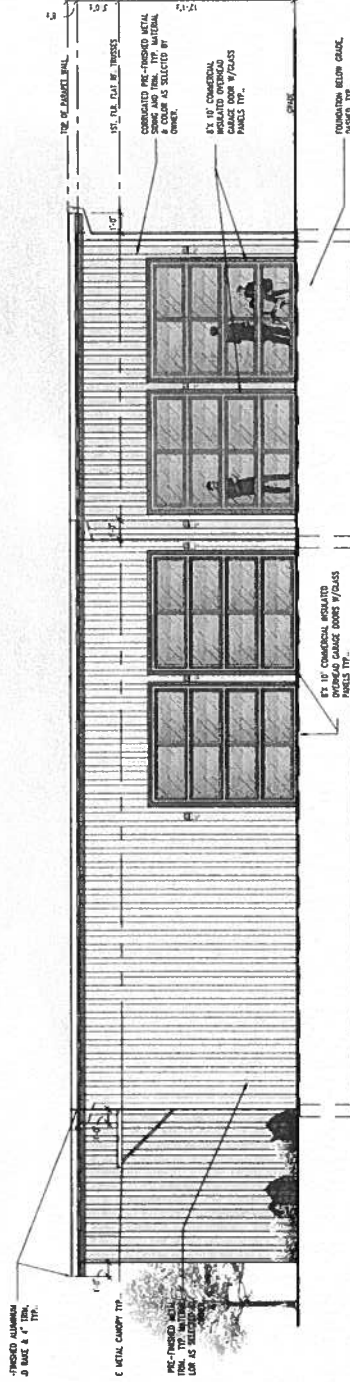
By: Pipe Creek Wharf LLC
(Print or type name and title)

Patrick R. Murray
(Signature) 2/24/22
(Date)





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



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

HOLCOMB ENTERPRISES

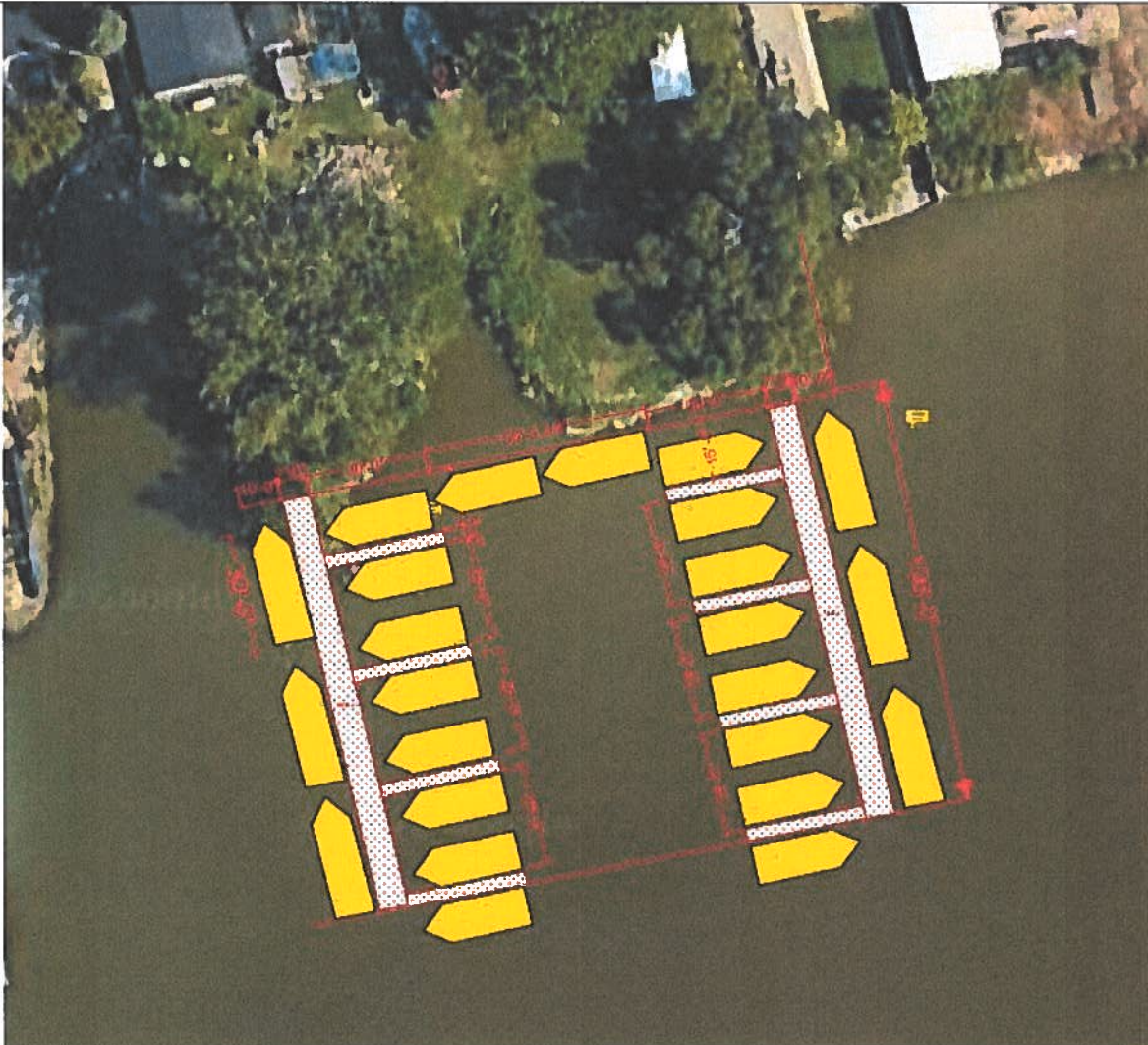
6660 Fritchie Road, Port Clinton, Ohio 43452

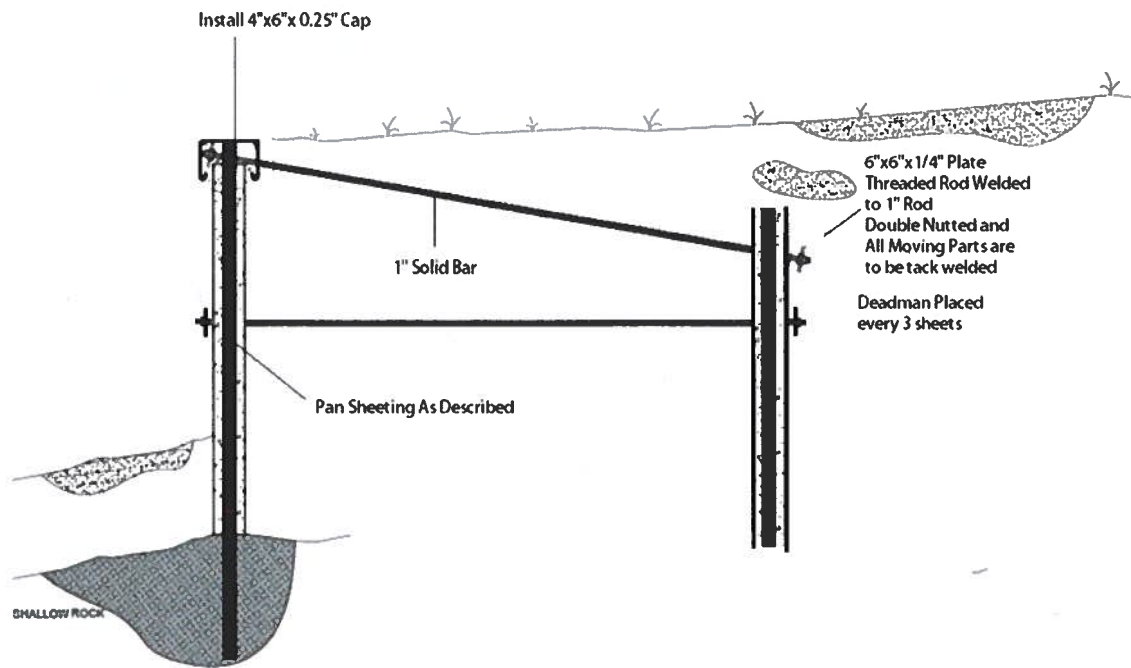
PH: (419) 656-6724 Fax: (419) 635-2019 E: matt@holcombent.com

PROPOSAL

PROPOSAL SUBMITTED TO		PHONE	DATE
Pipe Creek Holding		419.656.4280	7/7/22
STREET		JOB NAME	
2334 River Ave.		2334 River Ave. Sandusky, Oh 44870	
CITY,STATE,ZIP		JOB LOCATION	
Sandusky, Oh 44870			
ATTN:	DATE OF PLANS	JOB PHONE:	EMAIL:
	2022	419.656.4280	Prunner917@gmail.com

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR ASPHALT SERVICES AS FOLLOWS:





This drawing is provided to show a typical concept for constructing a wall of this style. It is not intended to be used as a final design for any specific project. There are many geotechnical and structural properties that have to be considered in the design of a project. These factors vary depending on conditions that are potentially unique to each jobsite. As such, project specific designs must be performed by a qualified engineer familiar with the conditions on the actual site.

Central Section	Thickness	Weight	Weight	Sec. Mod.	Moment of Inertia	Coating Area
Gauge	Nominal	Lb/Square Ft	Lb/Lineal Ft	Inch ³ (Ft. Wall)	Inch ⁴ (Ft. Wall)	Sq. Ft/LF
5 - 5	.209	11.3	16.9	3.4	5.4	3.7

Install 180' Of 20' Long Steel Wall
Top Of Grade is Top Of Existing Yard
Tied Into Deadman New Piling
Cap With 4"x6" Angle Steel

Not Included

- Additional Dirt to Grade or Backfill Material
- Dock System

\$140,400.00

Install Floating Dock System

8- 3' - 30' Double Sided Fingers

2 – 7' Wide, 105' Long Mains

26 – 10" x 22' Pipes

\$218,600.00

Total for both projects = \$ 359,000.00

FRAME:

FLOTATION:

LUMBER:

DECKING:

Hot-Dipped Galvanized Steel Truss Frame 12" High
Polyethylene Shell - Foam (EPS) Filled Float Drums, 15-Year
Warranty
2 Pressure Treated Southern Yellow Pine
Width Ways 2" x 6" Pressure Treated Lumber, #2

September 13, 2022

Economic Development Incentive Committee Summary

Jim's Pizza Box Sandusky, LLC

Applicant: James P. West Jr.
301 W. Water Street
Sandusky, OH 44870

Principal Owners: James P. West Jr. – 50%
Russell McConnell – 50%

Recommendation: \$240,000.00 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

Jim's Pizza Box is a regional restaurant chain with locations in Huron, Milan and Vermilion. The owners seek to open their fourth and most distinctive restaurant in Sandusky.

The Sandusky restaurant will be located at 301 W. Water Street. The business owners purchased the dilapidated property in September 2020. A comprehensive renovation plan for the buildings was approved by the Sandusky Landmark Commission in March 2021.

The new restaurant will feature a family-friendly atmosphere with year-round lunch and dinner dining. The project schedule calls for the restaurant to open in Spring 2023. The restaurant is expected to employ over 30 full and part time individuals with a total annual payroll of \$500,000.

Jim's Pizza Box Sandusky will restore two historic downtown buildings while bringing a new family-friendly restaurant venue to the City. Financial assistance from the City's Economic Development Fund will help the applicant bring this project to reality.

Project Uses

Property Acquisition	\$529,000.00
Building Restoration/Construction	\$2,096,680.00
Furniture, Fixtures and Equipment	\$350,000.00
Total	\$2,975,680.00

Project Sources

Sandusky Economic Development Fund	\$240,000.00
Bank Financing	\$1,800,000.00
Owner Equity	\$935,680.00
Total	\$2,975,680.00

SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

James P West Jr.

(Applicant Name)

President

(Title)

Jims Pizza Box Sandusky, LLC

(Company Name – if different than Applicant Name)

301 W. Water Street

(Street Address)

(Suite, Apt, etc.)

Sandusky, OH 44870

(City, State, Zip)

419-370-7757

(Phone Number)

85-4201295

(Federal Tax ID or last 4 of SSN)

Jim@westinsurance.biz

(Email)

Existing Business Information:

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

Legal Structure: _____

Primary Product or Service: _____

Date Established: _____ NAICS-SIC Code: _____

Website (if applicable): _____

Principal Officers / Owners:

Name / Title: James P West Jr. / President

Email: Jim@westinsurance.biz Phone: 419-370-7757

SSN (last 4): 8890 % Ownership: 50

Name / Title: Russell McConnell

Email: Brent@LEARMS.NET Phone: 419-370-7757

SSN (last 4): 2630 % Ownership: 50

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Name / Title: _____

Email: _____ Phone: _____

SSN (last 4): _____ % Ownership: _____

Location of Proposed Project:

301 W. Water 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).

We own and operate three Italian inspired restaurants called Jim's Pizza Box.

Our Milan location was established in 1978, Huron location in 1997 and Vermilion in 2019.

We have recently purchased the old Feddersen building in downtown Sandusky. We made the investment because we believe in the growth and vision the city has for the downtown area.

We feel our concept and product would be a good fit for the downtown community. As you are aware the building is in disrepair and costs are considerable for us to transform the space suitable to house a restaurant. All of the funds being requested will be used to restore the exterior of the structure.

(A) Total Project Cost (itemize below): See attached.

(B) Owner Equity (dollars and source): 400,000 Personal cash.

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

1,800,000 First Commonwealth Bank. 20 Year Bank Note.

(D) Request for City Assistance (dollars and type): 240,000 for help with building repairs.

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 project at hand is a full renovation of the property. First, the structure needs to be enclosed and all of the masonry needs to be restored. All of the windows and doors on the first floor need to be replaced. All new utilities need to be run from the street. This includes new electrical service, new gas lines, fire suppression, HVAC. The buildings are literally an open shell with safety concerns. Once the structure is secure it will take a considerable buildout to transform the space into a functional restaurant. Additionally, the space will need to be furnished with trade fixtures north of 350,000 to operate the restaurant.

Business/Personal References:

Name / Title: Paul Mino /VP of Sales
 Email: Paulmino@wasserstrom.com Phone: 440-669-9423
 Relationship: Wasserstrom Restaurant Equipment

Name / Title: Randy Glovinsky / Retired Huron City Chief of Police
 Email: Randyglovinsky@gmail.com Phone: 419-656-1397
 Relationship: Community Member

Name / Title: James Peters / Partner at Reminger Law Firm
 Email: Jpeters@reminger.com Phone: 419-217-5265
 Relationship: Attorney

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>	We have ownership and control of the site.		
<u>Financing</u>	5-1-2022	7-15-2022	
<u>Construction</u>	7-1-2022	12-15-2022	
<u>Other</u> Opperate Restaurant	3-1-2022		

Project Impact and Employment:

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue	NA	1.4 Million	1.6 Million	2 Million
Annual Payroll	NA	\$500,000	\$580,000	\$700,000
Current Employment (FTE)	NA	.339	.41	.45
Average Pay Per Employee	NA	\$22.98 HRLY	\$24.00 HRLY	\$26.00 HRLY

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 will expand the downtown area to the West. It will draw foot traffic to an exciting indoor/outdoor facility that was previously vacant and abandoned.

The improved physical appearance will eliminate an eyesore and a dead zone in an otherwise vibrant downtown area. This space will house a Italian inspired restaurant that offers something for the whole family. Our restaurants take pride in the value we offer in both quality and service.

While each of our restaurants are mostly the same, they all seem to take on some of the characteristics of the communities they represent. We look forward to adding an affordable lunch and dinner option for dining year round in the downtown area.

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?		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 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: Jim's Pizza Box Sandusky, LLC

By: James West / President

(Print or type name and title)


(Signature)

6/7/2022

(Date)



Buckeye Builders & Contractors L.L.C

2610 Boehler Road
Monroeville, OH 44847

Phone # 419-541-6391

buckeyebuilders@live.com

Fax # 419-465-4591

Estimate

Date	Estimate #
2/10/2022	21-41

Name / Address

Jims Pizza Box Sandusky
301 West Water Street
Sandusky, Ohio 44870

			Project
Description	Qty	Rate	Total
OFFICE AND JOBSITE SUPERVISION		61,600.00	61,600.00
JOB OFFICE		3,000.00	3,000.00
RESTROOM		2,000.00	2,000.00
DEMOLITION		35,000.00	35,000.00
FRAMING, INTERIOR		60,000.00	60,000.00
1ST AND 2ND FLOOR OF THE NARROW BUILDING FRAMING / REINFORCING, LVL'S		40,000.00	40,000.00
NORTH WALL OF THE NARROW BUILDING FRAMING, SIDING, INSULATION		75,000.00	75,000.00
DECK		100,000.00	100,000.00
PLUMBING		135,000.00	135,000.00
ELECTRICAL		210,000.00	210,000.00
HVAC		145,000.00	145,000.00
MASONRY		310,000.00	310,000.00
DRYWALL		25,000.00	25,000.00
FIRE ALARM SYSTEM		25,000.00	25,000.00
SPRINKLER SYSTEM		65,000.00	65,000.00
EXTERIOR DOORS AND WINDOWS		80,000.00	80,000.00
MASONRY RENFORCING (ALLOWANCE)		40,000.00	40,000.00
METAL STAIRWAYS AND RAILINGS		55,000.00	55,000.00
INTERIOR DOORS AND HARDWARE		29,000.00	29,000.00
BATHROOM PARTITIONS AND ACCESSORIES		12,000.00	12,000.00
MISCELLANEOUS LABOR		68,000.00	68,000.00
DROP CEILINGS		4,000.00	4,000.00
INSULATION		6,000.00	6,000.00
FEDERSON BLDG 1ST FLOOR LEVELING AND REPAIR (ALLOWANCE)		5,000.00	5,000.00
SPAY FOAM CEILING		9,500.00	9,500.00
FLOORING		30,000.00	30,000.00
RUBBER BASE TRIMS		6,000.00	6,000.00
FRP IN KITCHEN		3,600.00	3,600.00
PAINTING		30,000.00	30,000.00
INTERIOR BRICK CLEAN UP AND CEILING (ALLOWANCE)		5,000.00	5,000.00
INSTALL BATHROOM ACCESSORIES AND PARTITIONS		5,000.00	5,000.00
FRAME BAR, FRP INSIDE, SHEET OUTSIDE		7,500.00	7,500.00
DUMPSTER		7,000.00	7,000.00
OVERHEAD DOORS		12,000.00	12,000.00
		Total	



Buckeye Builders & Contractors L.L.C

2610 Boehler Road
Monroeville, OH 44847

Phone # 419-541-6391

buckeyebuilders@live.com

Fax # 419-465-4591

Estimate

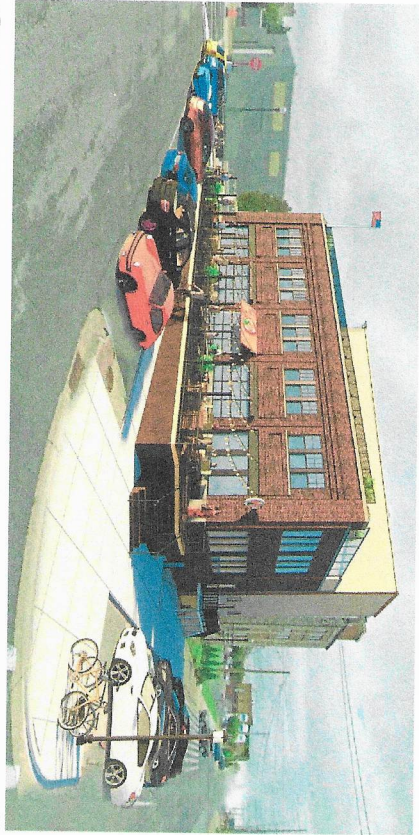
Date	Estimate #
2/10/2022	21-41

Name / Address

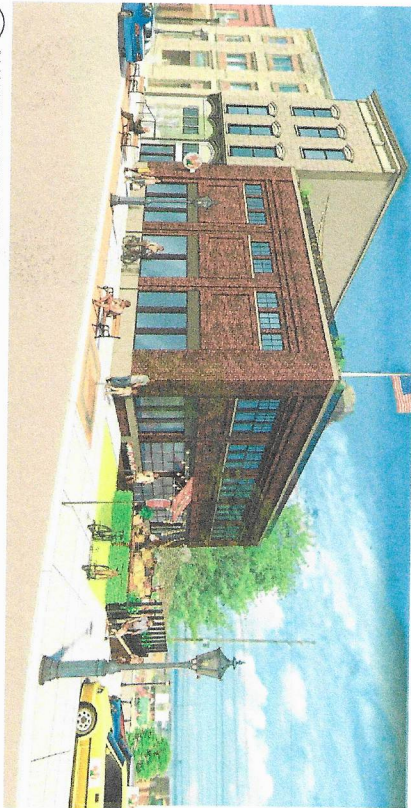
Jims Pizza Box Sandusky
301 West Water Street
Sandusky, Ohio 44870

Project

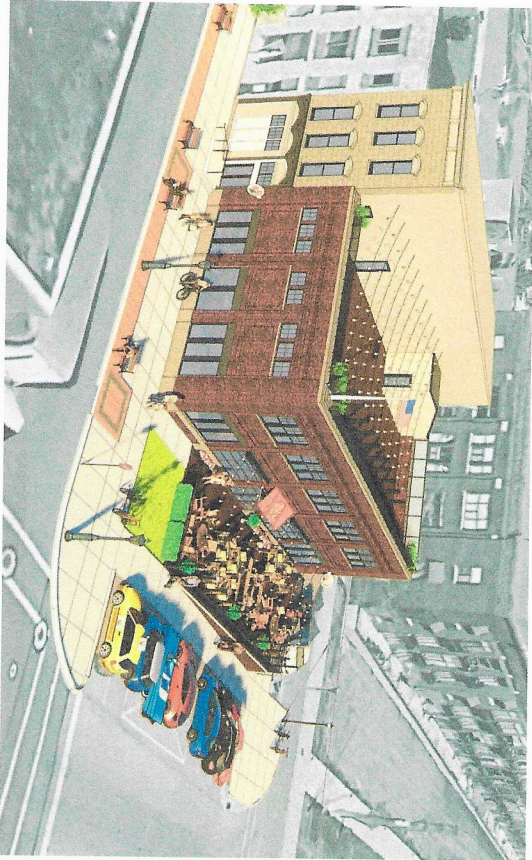
Description	Qty	Rate	Total
SHAFT LINERS		1,000.00	1,000.00
CERAMIC WALL TILE		3,000.00	3,000.00
SUNBRELLA (ALLOWANCE)		1,000.00	1,000.00
ROOFING		10,000.00	10,000.00
VINYL SIDING		2,000.00	2,000.00
MISCELLANEOUS / UNFORESEEN		100,000.00	100,000.00
PROFIT		273,480.00	273,480.00
Total			\$2,096,680.00



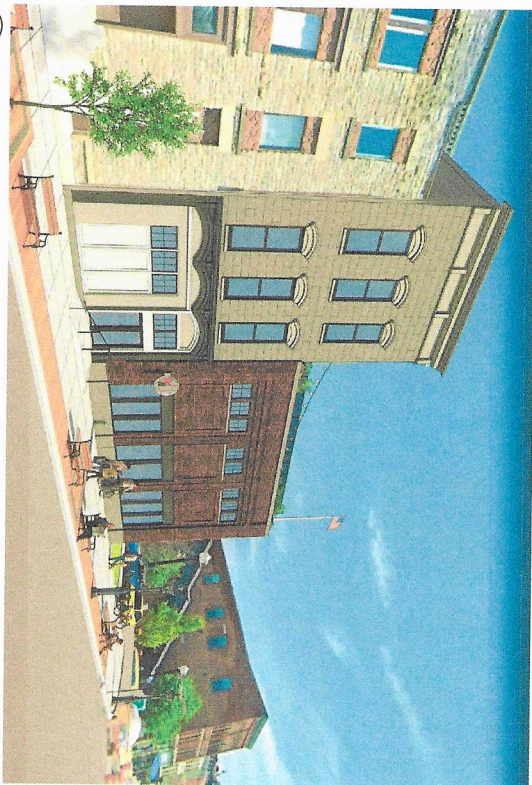
4 SHORELINE DRIVE FACING NORTH EAST
A210 NO SCALE



3 WATER STREET AT JACKSON STREET
A210 NO SCALE



3 BIRDS EYE VIEW WATER STREET AT JACKSON STREET
A210 NO SCALE



1 WATER STREET AT JACKSON STREET
A210 NO SCALE

September 13, 2022

Economic Development Incentive Committee Summary

Lockwood Land Company, LLC

Applicant: Dan and Tina Frederick
30 Park Street
Milan, OH 44846

Principal Owners: Tina Frederick – 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 July 1, 2023.

Project Description

The historic Hubbard House at 134 E. Adams Street was constructed by Lester S. Hubbard in 1852. Lockwood Land Company, LLC purchased the building in April 2022.

The building houses two residential units and four commercial units. Three of the commercial units are presently vacant. A portion of the commercial space will be occupied by Daniel Frederick Architects LLC following the renovation.

The company received approval from the Landmarks in June 2022 to reconstruct 50 feet of masonry wall along Wayne Street. Reconstruction of the wall will remove an eyesore and restore the historic exterior appearance of the Hubbard House.

Financial assistance from the City's Economic Development Fund will assist this small business as it repositions the Hubbard House for many more years of service to Sandusky.

Project Uses

Wall Reconstruction	\$43,700.00
Total	\$43,700.00

Project Sources

Sandusky Economic Development Fund	\$10,000.00
Owner Equity/Private Lender	\$33,700.00
Total	\$43,700.00

SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

Dan and Tina Frederick

(Applicant Name)

Tina Frederick, CPA and single member

(Title)

Lockwood Land Company, LLC

(Company Name – if different than Applicant Name)

30 Park Street

(Street Address)

PO Box 10

(Suite, Apt, etc.)

Milan OH 44846

(City, State, Zip)

419-515-9146 - Dan

419-577-9880 - Tina

(Phone Number)

0405

(Federal Tax ID or last 4 of SSN)

dane@frederickarchitects.com

tina@frederickarchitects.com

(Email)

Existing Business Information:

Type of Business: ☒ Commercial ☐ Retail ☐ Service
☐ Other _____
 Legal Structure: LLC
 Primary Product or Service: Property Management
 Date Established: 12/31/2001 NAICS-SIC Code: _____
 Website (if applicable): N/A

Principal Officers / Owners:

Name / Title: Tina A. Frederick, CPA
 Email: tina@frederickarchitect.com ^{work} Phone: 419-499-3242
 SSN (last 4): 0405 % Ownership: 100%

Name / Title: Daniel J. Frederick, Architect
 Email: dane@frederickarchitect.com ^{work} Phone: 419-499-3242
 SSN (last 4): 7780 % Ownership: 0%

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

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

Location of Proposed Project:

The Hubbard House, 134 E. Adams Street

(Address)

Sandusky, OH 44870

(City, State, Zip)

Eric

(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 Statement 1 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 Statement 2 Attached.

Business/Personal References:

Name / Title: Jeff Huber, VP Citivita Bank
 Email: jhuber@citizenbankco.com Phone: 419-744-3150
 Relationship: Long-time professional banking relationship

Name / Title: Abbey Bemis
 Email: abbey@citcountyelec.org Phone: 419-366-2790
 Relationship: Professional discussion with Dan about potential use of The Hubbard House property.

Name / Title: Eric Webber, City Manager
 Email: ewebber@ci.sandusky.oh.us Phone: 419-627-5844
 Relationship: Served with Dan on various community boards.

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):

* 43,700 for wall only
not including current projects underway
by Lockwood Land Company. This includes
interior restoration of apartments and planned
painting of all exterior wood trim.

(B) Owner Equity (dollars and source):

* 33,700 Cash

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

- 0 -

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

* 10,000

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>			✓
<u>Financing</u>	<u>Self-funded</u>		
<u>Construction</u>	<u>Fall 2022</u>		
<u>Other</u>			

Project Impact and Employment:

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue	36,000	40,000	45,000	50,000
Annual Payroll	-	-	-	-
Current Employment (FTE)	-	-	-	-
Average Pay Per Employee	-	-	-	-

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 Statement 3 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)
See Attached quote from Studer-Obringer, Inc.
- ☐ 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
	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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N/A	
	<input checked="" type="checkbox"/>
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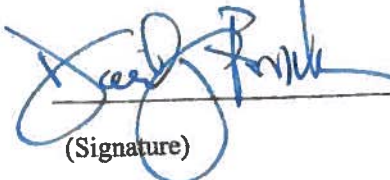
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Company Name: Lockwood Land Company, LLC

Daniel J. Frederick, Architect

By: Tina A. Frederick, CPA and single member

(Print or type name and title)

 Tina A. Frederick, CPA 9-6-2022

(Signature)

(Date)

City of Sandusky Economic Development Fund

Statement 1 Applicant/Business Background:

Lockwood Land Company LLC is a small, locally owned property management company operated by sole member and accountant Tina Frederick CPA with consulting assistance from Daniel Frederick AIA, an architect specializing in historic renovation and rehabilitation projects. For example, we have owned the historic Croghan Bank building on the Square in Milan since 2003. We look forward to maintaining and improving the Hubbard House and realize its importance to downtown Sandusky. The Hubbard House is a National Register listed property containing four commercial offices and two residential apartments. Currently, three of these units are vacant. We plan to renovate each of the vacant spaces to achieve full occupancy. One residential apartment will be offered to a young professional looking to live downtown, one residential unit will be offer as a transient rental for downtown visitors and the vacant commercial office space will be owner-occupied as a Sandusky office for Daniel Frederick Architects LLC. We are well aware of the importance of the Hubbard House and look forward to contributing to the continued success of downtown Sandusky.

Statement 2 Project Description:

This project involves the re-construction of the failing masonry wall along the adjacent Wayne Street public sidewalk. This wall is critical to maintain a private backyard for the Hubbard House. This courtyard will support continued occupancy of the adjacent residential apartment and transient rental units. We proposed to re-construct the wall using northern Ohio limestone appropriate for downtown and to install additional iron fencing to match existing. The iron fence will highlight the architecture of the historic porch. This proposed design has been approved by the Landmarks Commission.

Statement 3 Project Concept:

Restoration, beautification, and full occupancy of the historic Hubbard House will contribute to the continued success of downtown Sandusky. Currently under-utilized, the renovation of several vacant commercial spaces will add to the VIBRANCY of the neighborhood by providing additional and ready to use spaces for entrepreneurs and small businesses. A DESTINATION DOWNTOWN goal is supported by providing transient accommodations for visitors. A well-maintained historic Hubbard House also contributes to a CELEBRATED CITY featuring the historic waterfront nearby. Finally, the renovated apartment unit will contribute to a LIVABLE CITY goal by providing much needed residential space for young professionals working downtown. The Hubbard House will continue be one of the historic anchor structures within the Wayne and Adams neighborhood. Specifically, this wall re-construction project will transform a deteriorating eye sore wall into a more appropriate architectural feature along Wayne Street. Hopefully, this project will serve as an example for the proper maintenance and rehabilitation other similar properties downtown.

Thank you for your consideration,

Lockwood Land Company LLC, Tina and Dan Frederick



STUDER-OBINGER, INC.

GENERAL CONTRACTORS

NEW WASHINGTON, OHIO 44854

PHONE (419) 492-2121

FAX (419) 492-2033

August 4, 2022

**Tina and Dan Frederick
134 Adams St
Sandusky, OH 44870**

Re: Hubbard House

Tina, Dan

We propose to furnish labor, material and equipment necessary to construct 50' of a new masonry and concrete wall as per your drawings and the Bickley, PE cut for the sum of \$43,700.00. We've included demolition of the entire 80' of the existing brick wall. We exclude new metal railing or railing demolition. We've included some protection for the existing sidewalks and we intend to be as careful as possible - we've not included any new stone walks that could potentially be damaged.

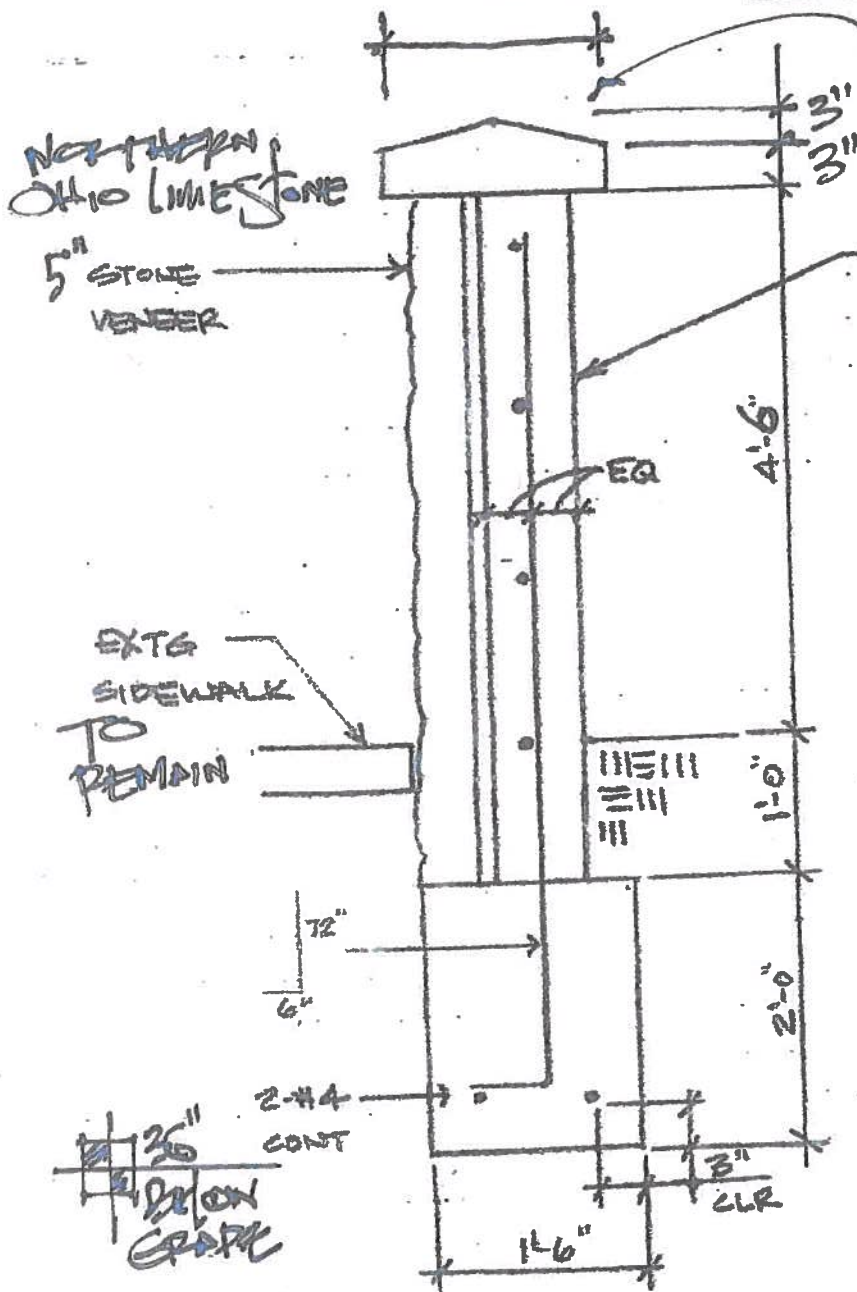
As always, thank you for the chance to look at this work and ask that you contact us should you have any questions about anything.

Best regards,

John R Cronau, Professional Engineer

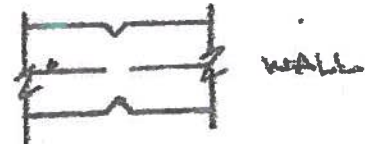
BIC

#	SHEET	
NAME	HUBBARD WALL	DATE 5-1-22
CLIENT		



CAST LIMESTONE COPING

- 8" CONC WALL w/ #4@24"
VERT + 4-#4 CONT.
COVER WITH PLANTINGS



3/4" CONTRACTION JT 24" MAX
CUT HORIZ. BARS AT JOINT

- USE 5' WALL FORMS
- 3000 PSI CONC
- USE DRY-PACK GROUT OR GRAVEL BELOW SIDEWALK IF NECESSARY TO FILL ANY VOIDS.
- • 8' CMU OPTION = #4 @ 48" GROUT ALL CELLS SOLID. USE CONTROL JTS @ 24' MAX. MAKE FTG 2'-4" DEEP (SAME BOTTOM ELEVATION) TO GET ON COURSE (7 COURSES)



DANIEL J. FREDERICK

ARCHITECT

5/4/2022