



Economic Development Incentive Committee

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

July 11, 2023 Meeting

2:00 pm

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 minutes from:
 - a. May 9, 2023
 - b. May 30, 2023
 3. Review of Applications and Staff Recommendations
 - a. Cedar Corner Cmplx- Thirsty Pony Addition
 - b. Sandusky Book Bar
 - c. Brown-Robinson Funeral Home
 4. Public Participation/ Comments
 5. Adjournment

NEXT MEETING: September 12, 2023

Please notify staff at least 2 days in advance of the meeting if you cannot attend. Thank you.

Economic Development Incentive Committee

May 9, 2023

Meeting Minutes

Call to Order:

Vice Chair Koch called the meeting to order at 2:00 pm. The following members were present constituting a quorum: Abby Bemis, Marcus Harris, Sarah Chiappone- designee of Brendan Heil and Paul Koch. Also present were Interim Director of Community Development, Colleen Gilson, Finance Director, Michelle Reeder, and Administrative Assistant for the Community Development Department Quinn Rambo. Chair Nickles notified Staff that he was unable to attend the meeting in advance. Vice Chair Koch asked Ms. Chiappone if she would be voting on Mr. Heil's behalf. Ms. Chiappone stated she would be voting.

Approval of minutes from March 14, 2023, meeting:

Vice Chair Koch asked for a motion on the minutes. Mrs. Bemis made a motion to approve the minutes as presented and Mr. Harris seconded the motion. All members voted to approve the minutes, as presented.

Program Financial Update

Vice Chair Koch asked Mrs. Gilson to present the program financial update. Mrs. Gilson stated that the current cash balance of the program was \$726,397.00 as of May 1, 2023. Funding available, after encumbered projects was \$681,397.00. Vice Chair Koch asked about the line item for \$10,000. Mrs. Gilson stated that was for Sweet Potato Catering and they had asked for an extension. Mr. Harris asked if Pipe Creek project was moving forward. Mrs. Gilson confirmed the project was in progress.

Review of Applications Received

El Pino, LLC (DBA, EL Patron)

Vice Chair Koch introduced the first application and asked for Staff report. Ms. Gilson stated the applicant was seeking a grant to resurface the parking lot, install new walkways, exterior lighting, and a new HVAC system. The total improvement costs were \$140,671.00, Staff recommended a grant in the amount of \$15,000.00 with the conditions that all applicable permits were obtained prior to construction and a sign would be displayed for one year after completion of the project. Vice Chair Koch stated that he had a conflict of interest with the application and could not vote on this topic. Mr. Harris congratulated the applicant for his purchase of the property and on his commitment to Sandusky. Mrs. Gilson added this property was included in the Southside Planning Area and would be an excellent project to kick off the Southside Project that was approved the night prior at the City Commission meeting.

Vice Chair Koch asked for a motion. Mr. Harris made a motion to grant \$15,000, per staff recommendation, for El Pino, LLC (DBA, EL Patron). Mrs. Bemis seconded the motion. A vote was called, and all Committee Members, except for Vice Chair Koch, approved of the motion.

RGCC Properties, LLC- 1118 W. Washington Street

Vice Chair Koch introduced the next application and asked for Staff report. Mrs. Gilson introduced the application for RGCC Properties, LLC- 1118 W. Washington Street, the applicant was seeking a grant for the renovation/ restoration to the building, which included exterior and interior work, installation of new doors and windows, electrical, plumbing, and HVAC. There was a “stop work” order issued for the property because of the Landmark Commission approvals for the windows not being met. The applicant was in process of rectifying the issue. The applicant was asking for \$44,000.00 in grant funds. Staff was recommending a grant of \$15,000.00 with the conditions that all relevant permits were acquired, implementation/ adherence to all conditions of the Landmark Commission were followed, and a sign displayed evidencing the City of Sandusky support for one year. There was discussion among the Committee about the applicant not having their business in the space and if the Committee should be supporting an application that included transient rental and office space. The Committee agreed that funds could be used that would focus on the office space of the renovation project.

Vice Chair Koch made a motion to approve a grant of \$4,400.00, with the option for the applicant to give a more itemized/ detailed cost breakdown for the business portion of the renovation. The motion was seconded by Mr. Harris. All voting members of the Committee approved the motion.

Discussion

Mrs. Bemis asked what the reasoning was behind not letting applicants include acquisition costs in their requests for grants. Vice Chair Koch stated he thought it was important to know what kind of investment the applicant has made but that it should not be included in grant requests. Mr. Harris added that new construction was an exception, that an applicant can get assistance to build a new building but not for the requisition of land purchase.

Public Participation/ Comments

Mrs. Sharon Johnson stated that she was against grant money being used for parking lots, walkways, and exterior lighting and that the funds should be used for the improvement of the buildings. She would like the City to create a point system to evaluate the applications. She also wanted the funds for the Destination Fund balance reported on the financials of the EDIC Grant Financial Report, since they are being used together on some projects. Mrs. Reeder stated the Destination Funds will not be used just for grants. Mrs. Johnson stated she felt that extensions should not be approved by Staff and should have to come back to the Committee. Vice Chair Koch thanked Mrs. Johnson for her comments.

Meeting Adjournment:

Vice Chair Koch called for a motion to adjourn. Mr. Harris moved to adjourn the meeting and Mrs. Bemis seconded the motion. All members were in favor of the motion and the meeting ended at 2:48 pm.

APPROVED:

Secretary

Chair/ Vice Chair

Economic Development Incentive Committee

May 30, 2023

Meeting Minutes

Call to Order:

Chair Nickles called the meeting to order at 2:00 pm. The following members were present constituting a quorum: Abby Bemis, Marcus Harris, Brendan Heil, Paul Koch, and Allen Nickles. Interim Director of Community Development, Colleen Gilson, and Quinn Rambo, the Administrative Assistant for the Community Development Department were also present for the meeting.

Review of Applications Received

Family Health Services of Erie County, INC – 149 E. Water Street

Chair Nickles introduced the application and asked for Staff report. Mrs. Gilson stated the applicant was seeking a grant to help redevelop the property at 149 E. Water Street to provide primary care, behavioral health, and discount pharmacy services. The renovations would include interior demolition, installation of a new elevator, new windows, and storefront, and interior build-out at a total renovation cost of over \$3.1M. FHS has secured financing totaling \$2.6M from Civista Bank for the project. Redevelopment of the Granary building by FHS would bring needed health care services into the downtown area near senior and low-income housing and the Sandusky public transit hub. The project will also result in the creation of up to 18 new jobs representing an estimated annual payroll of \$1.7M in the City of Sandusky. Financial assistance from the City's Economic Development Fund and Destination Development Fund would help the applicant bring this project to reality. Vice Chair Koch and Mr. Harris stated that they were unable to vote on the application due to conflicts of interest. Mr. Heil stated he thought it was worthwhile project, rehabbing a historic building, and would offer many benefits to the Community. Ms. Bemis asked Mrs. Gilson what type of economic development impact the project would have with its non-profit status of the project. Mr. Heil stated that it did not qualify for tax exemptions with the way it was set up. Ms. Bemis asked if this project would provide new employment opportunities. Mrs. Gilson stated that the site would provide (18) jobs, 9 of which were existing and creating 9 new positions. Mr. Heil asked where the (9) existing jobs were moving from. Mrs. Gilson stated from FHS's existing offices in either Sandusky or Fremont. Ms. Bemis asked what funding was originally requested. Mrs. Gilson stated that the original request was for \$720,000. Ms. Bemis stated that she found that information helpful because she felt uncomfortable with the grant level and their economic impact with the not-for-profit status of the applicant.

Chair Nickles asked for a motion. Mr. Heil made a motion to recommend a grant in the amount of \$300,000 to City Commission. Chair Nickles seconded the motion. A vote was called, Mr. Harris and Vice Chair Koch abstained from the vote. Ms. Bemis, Mr. Heil, and Chair Nickles approved the motion for the application to be presented to the City Commission.

Public Participation/ Comments

There was no public present. Mrs. Gilson stated Mrs. Johnson wanted it passed along to the Committee that Family Health Services should work very closely with Sandusky Transit. Mrs. Gilson stated that she would be discussing this with Mr. Stacey, the Transit Administrator.

Meeting Adjournment:

Chair Nickles called for a motion to adjourn. Mr. Harris moved to adjourn the meeting and Mr. Heil seconded the motion. All members were in favor of the motion and the meeting ended at 2:16 pm.

APPROVED:

Secretary

Chair/ Vice Chair

**City of Sandusky
Economic Development Fund**

Project	d.b.a.	Date Approved	Ordinance	Approved Grant Amount	Total Disbursed	Encumbrances/ Left to Disburse/Notes
Market Street Collective, LLC	Sandusky Food Hall	12/9/2019	19-215	Expired	Expired	
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	-	Expired	Expired	
Body By Erica Taylor, LLC		5/11/2021	-	\$ 7,500.00	\$ 7,500.00	
Venue 634 LLC.		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	-	Expired	Expired	
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	-	Expired	Expired	
Sweet Potato Catering, LLC		11/9/2021	-	\$ 10,000.00	\$ -	applicant withdrew
Everwild Spirits, LLC		12/13/2021	21-198	\$ 100,000.00	\$ 100,000.00	
2021 Grants Total				\$ 281,450.00	\$ 271,450.00	
2022						
Cattien LLC (year two)	Small City Taphouse	7/13/2021	21-120	\$ 140,000.00	\$ 140,000.00	
TrueGrit Fitness, LLC	TrueGrit Fitness	1/11/2022	-	Expired	Expired	
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	\$ 10,000.00	
Lake Erie Fisherman, LLC	Lake Erie Fisherman	3/8/2022	-	Expired	Expired	
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	\$ 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	\$ 25,000.00	
MALISCRA LLC	Manor Motel	7/12/2022	-	\$ 3,000.00	\$ 3,000.00	
Lockwood Land Company	Hubbard House	9/13/2022	-	\$ 10,000.00	\$ 10,000.00	
Pipe Creek Holdings	Pipe Creek Wharf	9/26/2022	22-192	\$ 140,000.00	\$ -	\$ 140,000.00
2022 Grants Total				\$ 468,000.00	\$ 188,000.00	\$ 140,000.00
2023						
Cattien LLC (year three)	Small City Taphouse	7/13/2021	21-120	\$ 140,000.00		\$ 140,000.00
A Foxy Girl Enterprises LLC	Ramba Mamba Jamba Par	1/10/2023		\$ 7,500.00	\$ 7,500.00	
Epic Rentals	Anchor Bay Lodge	3/14/2023		\$ 9,500.00	\$ 9,500.00	
North Coast Street Custom	North Coast Street Custom	3/14/2023		\$ 5,000.00	\$ -	\$ 5,000.00
RGCC Properties LLC	RGCC Properties LLC	5/19/2023		\$ 4,400.00	\$ -	\$ 4,400.00
El Pino LLC	El Grand Patron	5/19/2023	23-116	\$ 15,000.00	\$ -	\$ 15,000.00
Family Health Services, LLC	Family Health Services, LLC	6/12/2023	23-134	\$ 200,000.00	\$ -	\$ 200,000.00
2023 Grants Total				\$ 381,400.00	\$ 17,000.00	\$ 364,400.00
Economic Development Fund Balance						
Cash Balance 5/1/2023		\$ 726,397.00				
2023: \$430,000 total allocation-balance to receive		\$ 260,000.00				
2023 Funding Total		\$ 986,397.00				
2021 Grants Not Disbursed		\$ -				
2022 Grants Not Disbursed		\$ 140,000.00				
2023 Grants Not Disbursed		\$ 364,400.00				
Available Economic Development Fund Balance		\$ 481,997.00				
Destination Development Funds						
Mecca Motel		\$ 200,000.00				

July 11, 2023

Economic Development Incentive Committee Summary

S&S Realty

Cedar Corner Complex - Thirsty Pony Addition

Applicant: George Sortino

Business Location: 1935 Cleveland Road

Principal Owners: George Sortino (50%) and G. James Sortino (50%) - Members

Recommendation: \$140,000 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 shall be completed by December 31, 2023

Project Description

S&S Realty LTD is a family-owned business operating in Sandusky since 1982. Business lines include commercial real estate, hotel, restaurant and entertainment related industries. S&S Realty's central business location is at the corner of Cleveland and Cedar Point Roads and is home to business attractions including the Thirsty Pony Restaurant, two Holiday Inn Express Hotels, Cedar Lanes Bowling, The Stables - just to name a few. The complex is located at the main entryway to Cedar Point and has been a destination for Sanduskians and visitors for decades.

The projects which S&S Realty seeks support is the renovation of the space formerly operated as Rain Water Park and expansion of dining opportunities at the Thirsty Pony. The vacant space will be converted into a state-of-the-art sportsbook lounge and bar. The reinvention of the long-shuttered facility into a destination for those seeking sports betting and off-track racing opportunities will feature large open spaces, a custom bar and seating, entertainment and sports viewing, sportsbook kiosks and teller windows. It is anticipated that the addition of the facility will attract new visitors to the city, extend the stay of those seeking thrills at Cedar Point and capture the attention of sports enthusiasts attending events at SportForce just down the road. An outdoor patio kitchen and eating amenities will also be added at the Thirsty Pony Restaurant.

The new addition is expected to add up to an additional 25 employees throughout the complex including wait and bar staff, housekeeping and management positions. Current year annual sales revenue for the complex is \$11.6M. Expansion efforts estimate increase in revenue to \$3.5 in three years. Payroll is expected to grow from \$2.4M to \$3.5M in the same time period. Employee average pay is \$25,000 with modest growth in the coming years.

The investment represents support for business expansion in a company that has deep roots in the community and that has remained present and active during periods of economic downturn and uncertainty. Further, the location is gateway not just to Cedar Point but to Sandusky's uniquely quaint neighborhoods and historic downtown.

Project Uses

Architectural and Design	\$ 37,233
Construction Costs	\$1,116,000
<u>Equipment and Furnishing</u>	<u>\$ 237,374</u>
Total	\$1,390,607

Project Sources

Sandusky Economic Development Fund	\$ 140,000
Owner Investment	\$ 250,670
<u>Civista Bank</u>	<u>\$1,000,000</u>
Total	\$1,390,607

SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

S&S Relaty LTD

(Applicant Name)

George Sortino

(Title)

Member

(Company Name – if different than Applicant Name)

(Street Address)

1210 Sycamore Line

(Suite, Apt, etc.)

(City, State, Zip)

Sandusky, Ohio 44870

gsniceguy@aol.com

(Phone Number)

(Email)

34-1364315

(Federal Tax ID or last 4 of SSN)

Existing Business Information:

Type of Business: ☐ Commercial ☐ Retail ☒ Service
☐ Other S&S Relaty LTD
Legal Structure: Limited Liability Company
Primary Product or Service: Hospitality, Restaurant, Family Entertainment
Date Established: 1982 NAICS-SIC Code: 721110
Website (if applicable):
www.CedarCornerComplex.com

Principal Officers / Owners:

Name / Title: George Sortino / Members
Email: gsniceguy@aol.com Phone: 419-626-4597
SSN (last 4): [REDACTED] % Ownership: 50%

Name / Title: G.James Sortino / Member
Email: gjsortino@aol.com Phone: 419-625-0362
SSN (last 4): [REDACTED] % Ownership: 50%

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

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

Location of Proposed Project:

1935 Cleveland Road

(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).

Formed in 1982 S & S Realty Ltd. operates in four different business segments: commercial real estate, hotels, restaurants, and entertainment. The central business location is the Thirsty Pony Complex located at 1931 Cleveland Rd. The complex consists of two Holiday Inn Express Towers, the Thirsty Pony Restaurant, Cedar Lanes Bowling Alleys (including Axe throwing, laser tag, golf simulators, Omini VR, arcade and banquet room), 10 VRBO rental units, dba The Stables, banquet hall, off track horse racing, gaming, and a soon to be sportsbook lounge and bar. The complex is perfectly located just at the main entrance and exit to Cedar Point. The restaurants and bars have been a strong performing segment of business for Borrower. Commercial rental properties also perform well. The Sandusky Plaza is the largest of their commercial properties and is anchored by a Rite Aid. We renewed the Rite Aid Lease and refinanced the debt in 2016. The debt associated with the Sandusky Plaza is separate from the Rite Aid. The other commercial plazas include the Gold Medal Center at the corner of Perkins and Campbell Street and the GreenTree plaza located on Cleveland Road next to bowling center. The Gold Medal Center has had steady tenants including Mikey's Frozen Yogurt, NAPA Auto, Domino's Pizza and the Brass Pelican. The Greentree plaza has had some tenant changeover but is generally occupied. S & S Realty currently has two hotels, the 44-room Super 8 and 2 towers of Holiday Inn Express. Tower 1 opened in May of 2016 with 73 rooms, Tower 2 opened in 2020 with 66 rooms. Out of that location they also operate 10 independent rooms via VRBO known as the Stables. Company owned 11.79% each by James, George, Rosaria and Nancy Sortino, 10% by C C & S Restaurant Inc., with the remainder owned by 6 of the 7 children.

Project Description:

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

We will be completing a renovation project of the space formerly operated as Rain Water Park. The space will be converted into a new sportsbook lounge and bar. Pictures included. The addition will include adding customer seating, televisions for sports viewing, and an open area concept to attract additional patrons at the Thirsty Pony Complex.

Additional renovations include the addition of an outdoor patio kitchen and eating space at the Drunken Donkey, new signage, new furniture, renovation of existing bathrooms, and increased kitchen space.

The new addition is expected to add up to an additional 25 employees throughout the complex, including wait and bar staff, housekeepers and management positions.

Business/Personal References:

Name / Title: Richard Finneran / Bank Vice President

Email: refinneran@civistabank.com Phone: 419-627-4659

Relationship: Banker

Name / Title: Don Hanck / CPA

Email: dphanck@barneswendling.com Phone: 419-626-3627

Relationship: Accountant

Name / Title: Jason Tusing

Email: jtusing@trusttusing.com Phone: 419-465-3100

Relationship: General Contractor

Project Source & Use Of Funds:

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

(A) Total Project Cost (Itemize below):

\$1,390,000

See attachment A
for detail

(B) Owner Equity (dollars and source):

\$250,000

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

\$1,000,000 Civista Bank

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

\$140,000

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.

Start Complete N/A

Site Control March 2023 July 2023

Financing Clivista Bank

Construction March 2023 July 2023

Other

Project Impact and Employment:

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue	11,625,502.12	12.5 MIL	13 MIL	13.5 MIL
Annual Payroll	2,445,433.82	3.25 MIL	3.95 MIL	3.8 MIL
Current Employment (FTE)	100	125	125	125
Average Pay Per Employee	25,000	26,000	27,000	28,000

ED Program Guidelines & Application 1/1/2013

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 project relates to the strategic approach of revitalization as it is activating a space that has been shuttered for 7 years. The space was previously occupied by the Rain Water Park in the market and was closed after 10 years of operation when the attached hotel was closed to make room for the Holiday Inn Expansion. Since the closure of the water park, which also coincided with the COVID pandemic, we have been exploring options for the best use of the space. Ohio gaming laws have recently changed and this area does not offer any accommodations or facilities to attract both local and out of town sportsbook activities. The new sports lounge at Thirty Pony complex will attract additional people to the area, extend stays for Cedar Point visitors, and catch the attention of patrons from SportsCenter and Sportsforce between games. The Thirsty Pony is one of kind location and offers sportsbook and off track horse racing opportunities that are not offered anywhere else in the City of Sandusky, or Erie County for that matter. Additional people coming to Thirsty Pony will lead to increased hotel stays, increased restaurant spending, and increased entertainment spending.

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

<input type="checkbox"/>	X
<input type="checkbox"/>	X
<input type="checkbox"/>	X
<input type="checkbox"/>	X
<input type="checkbox"/>	X
<input type="checkbox"/>	X
<input type="checkbox"/>	N/A
<input type="checkbox"/>	X
<input type="checkbox"/>	X
<input type="checkbox"/>	X
<input type="checkbox"/>	X
<input type="checkbox"/>	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.

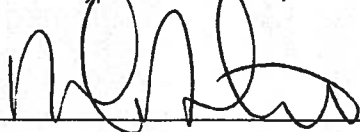
☒ By checking this box, I acknowledge that I have read, understand, and agree to the policies and procedures outlined in this document. I further agree to be interviewed, photographed and/or have my business photographed for Economic Development marketing purposes. If you have questions, please contact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

Company Name:

S&S Realty LTD

By: Mike Sortino, Director of Operations

(Print or type name and title)



(Signature)

4/16/2023

(Date)

Inter-Office Use Only

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

April 18, 2023 - Gilson w/ Greengrass, Jim & Mike Sorbino
Jody Smuts &

Date of Completed Application Submittal: _____

Staff Reviewer: _____

Date of Committee Review: _____

Approve/Deny: _____

Amount Awarded and terms: _____

CONTACT

Quinn Rambo, Administrative Assistant
Department of Community Development
240 Columbus Avenue
Sandusky, Ohio 44870
Phone: (419) 627-5707
Email: qrambo@cityofsandusky.com

Acron Dev. Enant application - Expenses

Cedar Corner Complex Thrusty Pony Addition

Attachment A

Dreamseat 1-30-23	\$9,435.09 ✓
Richardson Design 3-14-2023	\$3,767.48 ✓
Richardson Design 2-4-2023	\$7,332.39 ✓
3-1-22 Breckenridge	\$31,455.00
2-8-22 Breckenridge SP	\$90,221.01 ✓
2-8-22 Breckenridge	\$2,492
Breckenridge 1-12-2023	\$5,113.00 ✓
1-14-22 Breckenridge SP	\$17,890 ✓
10-27-22 Breckenridge	\$35,187
10-19-21 Breckenridge	\$6,217.00
Breckenridge 3-31-2023	\$24,816.00 chair, tables, stools ✓
Breckenridge 1-19-2023	\$18,446.00 oven ✓
10-12-22 Franciscus Inc	\$35,587
7-18-22 Brady Signs	\$12,222.88
Brady Signs 1-23-2023	\$7,366.50 ✓
1-30-22 Schmid Architects	\$396
1-31-22 Schmid Architects	\$792
1-30-22 Schmid Architects	\$954.56
7-31-22 Schmid Architects	\$1,335.60
1-31-22 Schmid Architects	\$291.50
8-31-22 Schmid Architects	\$806.28
6-30-22 Schmid Architects	\$13,633.81
4-30-22 Schmid Architects	\$2,640
4-30-22 Schmid Architects	\$1,604
Custom Audio 12-20-2023	\$64,087.24 ✓
11-4-22 Tusing	\$182,175.77
Tusing 2-27-2023	\$1,116,000 ✓
Fox Architectural Design 4-23-2023	\$26,134 ✓
	\$1,718,399.42

\$1,390,607

= SportsBook / 2023
expenses



PROPOSAL

Rev. 2/27/2023

Project: #2199 – Thirsty Pony Sportsbook

Client: Sortino Management
1210 Sycamore Line
Sandusky, OH 44870

CONTRACT

Tusing Builders, Ltd. agrees to provide all the necessary labor, equipment, and materials in accordance with the attached Project Details, Drawings and additional specifications as may be needed and initiated by the parties and attached hereto. Any alteration or deviation from the attached details, specifications, and drawings which involve additional costs, will become an extra charge over and above the cost of the original agreement. All additional work shall be paid in full at the completion of such work. Tusing Builders, Ltd. cannot be held responsible for any delays that may occur caused by weather or by outside sources by which Tusing Builders, Ltd has no control over.

SCOPE OF WORK

1 - General Requirements:

1. Architectural and engineering drawings provided by owner.
2. Permits applied for and obtained by Tusing Builders, Ltd. and billed to owner separately.
3. Prior to the start of the project Tusing Builders, Ltd. will meet with owner to complete a pre-job meeting at jobsite.
4. Provide dumpster for all job related debris.
5. Supply office & field supervision on the entire project.
6. Supply and install a jobsite sign.
7. Provide toilet facilities for the duration of the project as needed.
8. Temporary electric paid for by owner.
9. Supervise all inspections as needed.
10. Daily jobsite cleanup.

2 - Site Work:

1. Demo existing areas as specified on drawings and dispose of debris.
2. Brush blast metal beams and vaulted ceiling areas to prepare for painting.
3. Infill low areas with compacted stone to raise floor up to correct elevation.
4. Verify all utility connections in the field prior to commencing work.

3 - Concrete:

1. Pour thickened slabs in areas specified for bar canopy and band stand columns.
2. Infill (4) underground 1500 gallon water tanks with pumped LSM concrete.
3. Pour, finish, and cure 4" interior concrete slab. 4000psi reinforced with 6x6 wire mesh over 15mil vapor barrier.

4 - Masonry:

1. Raise tower stairs door header up to necessary height and tooth block back in with new steel lintel.

5 - Metals:

1. Provide and install structural steel support columns and framing for bar canopy and band stand areas.
2. Provide and install structural steel support platforms for new RTU's as per drawings.
3. Provide and install new 20ga metal stud wall framing as per drawings.
4. Provide and install Galvalume corrugated metal panels in areas specified on drawings.

6 - Wood and Plastics:

1. Provide and install fire treated wood furring at betting area ceiling and south end overhang area per drawings.
2. Provide and install fire treated plywood over furring at betting area ceiling and south end overhang per drawings.
3. Provide and install Acoustiwood panels over prepared ceiling areas as specified.
4. Provide and install marine grade plywood in areas specified.
5. Provide and install wood trims as specified. Net Live Sawn ¾" White Oak S4S
6. Provide and install tongue and groove wood siding in areas specified.
7. Provide and install FRP panels at areas specified. Color: Black
8. Provide and install cabinetry using alternate finishes as discussed.
9. Provide and install bathroom vanities and tops using alternate finishes as discussed.
10. Provide and install butcher block bar top and counter tops using alternate finishes as discussed.
11. Provide and install bar foot rail.

7- Thermal and Moisture Protection:

1. Provide and install fiberglass batt insulation in new metal stud walls.
2. Provide and install EIFS repairs on existing exterior wall as needed. **Allowance Included: \$10,500.00**

8- Windows and Doors:

1. Provide and install doors and windows as per drawings and specifications.

9- Finishes:

1. Hang, tape, and finish drywall on walls where specified and prepare for paint.
2. Prime and paint all new and existing drywall.
3. Stain and finish interior doors, barn doors, and trims.
4. Prime and paint all ceiling components. Color: Black
5. Paint metal doors and frames. Color selected by owner.
6. Paint new gas lines on roof.
7. Provide and install acoustic suspended ceilings in areas specified.
8. Provide and install acoustic panels. Quantity, size, and color to be determined. **\$500.00 Material Allowance Included**
9. Provide and install porcelain tile in restrooms as per finish plan provided.
10. Provide and install LVT flooring as per finish plan provided.

10- Specialties:

1. Provide and install powder coated steel toilet partitions as per layout on drawings.
2. 7 compartments with doors (4-ADA) and 3 wall hung urinal screens. Color: Chosen from standard options.
3. Provide and install bathroom accessories. Grab bars, mirrors, toilet paper holders, and sanitary napkin waste B270.
4. Provide and install (4) new Xlerator 110v XL-BW hand dryers.

11-Equipment:

1. Make final connections to bar equipment supplied and installed by others.

12- Furnishings:

1. Furnishings, televisions, data, and POS equipment supplied and installed by others.

15- Mechanical -HVAC

1. Provide and install HVAC as per drawings and specifications.

15- Mechanical- Plumbing

1. Provide and install Plumbing as per drawings and specifications.

15- Mechanical- Fire Protection

1. Design, provide, and install the required wet sprinkler system.
2. Design, provide, and install new fire alarm devices as required by code. Existing fire alarm panel to be utilized.

16- Electrical:

1. Provide and install electrical as per drawings using alternate chandelier fixture.

Total price for the above described work: Price based on using Alternates Discussed: \$1,116,000.00

EXCLUSION(S)

- Architectural fees and Engineering Fees by owner.
- Permits billed separately once applied for from City of Sandusky.
- Overtime or shiftwork.
- Bar equipment, walk-in cooler, and furnishings supplied by owner.
- Rock excavation is excluded. If rock or shale is encountered a course of action would be discussed with the owner at that time and a change order for the additional work would be issued.
- Tap fees or utility connection fees paid for by owner if required.
- Additional costs due to unforeseen changes or manufacturer's price increases would be brought to the owner's attention and a course of action would be determined at that time.
- No new hot water tank shown on plans. Assumed to be tied into existing hot water tanks in basement.
- Data, cable, POS, and Televisions provided and installed by others.

WARRANTY

1 year workmanship warranty.

PAYMENTS

The Owner agrees to pay any and all payments according to the payment schedule detailed below. Should said payment(s) not be made, or if satisfactory arrangements for payment have not been made, Tusing Builders, Ltd. reserves the right to stop work until such time as payment is rendered or satisfactory payment arrangements have been made.

TERMS:

Tusing Builders, Ltd. to bill Client on or around the 25th of the month and Client to pay Tusing Builders, Ltd. on or before the 10th of the next month. Client agrees to pay interest at 1-1/2% per month, 18% A.P.R. and collection costs, including attorney fees and other reasonable expenses of collection on all money not received when due.

REFERENCES

Please note: We have for your review (upon request) a list of references which we strongly encourage your pursuit to confirm our confidence.

All of the procedures and systems listed above are designed to give a high performance with outstanding durability. Our proposal is based on these systems.

It was the intent in preparation of this proposal to provide the owner with the designed objectives of the inquiry. We propose the highest standard of professional craftsmanship at what we believe to be fair and equitable considerations.

We wish to express our sincere gratitude for the kind consideration you have extended in providing this opportunity for our company to display its skills and abilities.

SIGNATURE

Acceptance of basic construction contract per building plans.

The above price(s), specifications and conditions are satisfactory and are hereby accepted. Tusing Builders, Ltd. is authorized To do the work as specified. Payment will be made as outlined above.

****Contractor reserves the right to withdraw this proposal/contract if not signed and returned within three (3) business days.****

****Due to industry wide fluctuating material costs this proposal is good for three (3) days. After the expiration of three (3) days, ALL proposals are subject to material repricing. Please initial your acceptance: _____**

Proposed By: _____

Date: 2/27/23

Approved By: _____

Date: 2/27/23

Approved By: _____

Date: _____

CUSTOM AUDIO CONCEPTS, LLC

Custom Audio Concepts
1196 Westwood Dr.
Van Wert, Oh 45891

Estimate

Date	Estimate #
12/20/2022	5531

Name / Address
Thirsty Pony 1935 Cleveland Rd W Sandusky, OH 44870

Item	Description	Qty	Rate	Total
	<<<< MODULATION >>>>			
HDB2540	ZEE VEE 4 CHANNEL DIRECTV HD MODULATOR	3	3,760.00	11,280.00T
HDB2840	ZEEVEE 4 HDMI RF MODULATOR	1	4,900.00	4,900.00T
ZVPROI 810I	ZEEVEE 1CH HDMI MODUALTOR	1	1,200.00	1,200.00T
HS16	16 WAY SPLITTER	13	110.00	1,430.00T
CTHDA1P	15 DB 1 OUTPUT AMP	13	90.00	1,170.00T
RG6	RG6 COAXIAL CABLE	3,000	0.30	900.00T
CAT5E	ENHANCED CAT5 PHONE/INTERNET WIRE	3,000	0.40	1,200.00T
CM7001	CHANNEL MASTER DIGITAL TUNER	6	100.00	600.00T
22LJ4540	LG 22" LED TV PREVIEW MONITOR	1	200.00	200.00T
	<<<< IP CONTROL >>>>			
UDM	UNIFI DREAM MACHINE ROUTER	1	500.00	500.00T
UAP-AC-PRO	UBIQUITI ACCESS POINT	2	220.00	440.00T
UBIQUITI	UBNT 48 PORT POE SWITCH	3	1,100.00	3,300.00T
SL-240C	KRAMER MASTER ROOM CONTROLLER	3	900.00	2,700.00T
IP2IR	INTERNET TO I/R CONTROL	58	220.00	12,760.00T
SM-RACK-42U-S	RACK / SHELVES / FAN / POWER	1	2,500.00	2,500.00T
	<<<< INSTALATION >>>>			
INSTALL PARTS	RG6 ENDS / CAT5 ENDS / COMBINERS / WIRE MANAGEMENT	1	1,500.00	1,500.00T
PROGRAMMING	CUSTOM PROGRAMMING	35	85.00	2,975.00T
CUSTOM LABOR	SETUP AND INSTALLATION (ESTIMATED)	120	85.00	10,200.00T
			Subtotal	\$59,755.00
			Sales Tax (7.25%)	\$4,332.24
			Total	\$64,087.24



2401 Sawmill Parkway, Suite 7
PO Box 327
Huron, Ohio 44839
Ph 419-433-5915
Fax 419-433-6616
www.breckenridgekitchen.com
richard@breckenridgekitchen.com

January 19, 2023

To Mr. Mike Sortino

Re: Thirsty Pony
Lincoln Impinger Ventless Conveyor Oven

Mike,

The largest available Lincoln Impinger electric conveyor oven is the model # 1130-000-V, ventless unit is as follows:

- A. Front loading, single deck.
- B. Single conveyor, measuring 56" x 18" (see attached specs), plus 12" S/S extension.
- C. Glass access window.
- D. Easy Touch controls
- E. Fast Bake technology.
- F. Note: NSF, UL, CSA approved.
- G. Standard electrical configuration: 120/208 single phase.

Other configurations/verify.

240/Single phase

208/Three phase

240/Three phase

(See attached specifications)

- H. Special Note: This oven does NOT come with a cord set. A proper cord set is to be supplied and connected by a licensed electrician.
- I. New oven installations require an appropriate stand. The model number 1120-1 portable stand with casters is included in this price.

January 19, 2023
Mr. Mike Sortino
Thirsty Pony Ventless Conveyor Oven

Breckenridge
Page 2

- J. Oven includes 1-year parts and labor warranty.
- K. Start-up and inspection by factory trained mechanic is included.
- L. Price **\$18,446.00**

Please note: this price does not include freight charges or inside delivery. Actual net freight will be invoiced upon delivery.

If you wish to proceed with an order, please sign where indicated below and return one copy of this proposal to me.

Thank you very much.

Sincerely,



Richard M. Pohl, President
Breckenridge Kitchen Equipment & Design, Inc.
RMP/ch

Date: _____

Company: _____
(Please Print)

Address: _____

By: _____
(Please Print)

(Signature)



2401 Sawmill Parkway, Suite 7
PO Box 327
Huron, Ohio 44839
Ph 419-433-5915
Fax 419-433-6616
www.breckenridgekitchen.com
richard@breckenridgekitchen.com

March 31, 2023

To: Mr. Mike Sortino

At: The Sortino Companies
1935 Cleveland Road
Sandusky, OH 44870

Re: Thirsty Pony Furniture Order

Dear Mike,

Confirming your directions to proceed with the furniture for the Thirsty Pony, we have ordered:

A. Chairs

1. Model #W58918-GR1, with grade 1 vinyl upholstery, black.
2. Price per chair \$192.00
3. Price for final quantity of 31 \$5,952.00

B. Bar Stools

1. Model # W58930-GR1, with grade 1 vinyl upholstery, black.
2. Price per bar stool \$246.00
3. Price for final quantity of 60 \$14,760.00

C. Rectangular Tables

1. Model #TTLMSE-3072, Wilsonart laminate tabletop 72" x 30" x 1 1/2 "thick, with 3" radius corners, self-edge.
2. To be Wilsonart #7996-38 Natural Recon.
3. Price per tabletop \$350.00
4. Price per final quantity of 4 \$1,400.00

D. Table Bases for Rectangular Top

1. Model #TBX0522, 22" X 5" X 28" high, black.
2. (2) Bases required per top.
3. Price per base \$42.00
4. Price per final quantity of 8 \$336.00

E. Round Tables

1. Model #TTLMSE-36R, Wilsonart laminate tabletop, round, 36" diameter, 1 1/2 "thick, self-edge.
2. To be Wilsonart #7996-38 Natural Recon.

March 31, 2023
Mr. Mike Sortino
Thirsty Pony Furniture Order

Breckenridge
Page 2

- 3. Price per tabletop \$220.00
- 4. Price per final quantity of 8 \$1,760.00

F. Table Bases for Round Tables

- 1. Model #TBX3030-40, 30" x 30" x 40" bar height, black.
- 2. Price per base \$76.00
- 3. Price per final quantity of 8 \$608.00

Summary

A. Chairs	\$ 5,952.00
B. Bar Stools	\$14,760.00
C. Rectangular Tables	\$ 1,400.00
D. Bases	\$ 336.00
E. Round Tables	\$ 1,760.00
F. Bases	\$ 608.00
G. Total	\$24,816.00

****Note Please: Plus, applicable net freight charges.**

Please sign where indicated below and return one copy of this agreement to me.

Thank you very much.

Sincerely,

Richard M. Pohl

Richard M. Pohl, President
Breckenridge Kitchen Equipment & Design, Inc.
RMP/ch

We Acknowledge the purchase of the above-described furniture for the total price of \$24,816.00 plus net freight charges.

Date: 4/1/23

Company: Sortino Mgt + Dco.
(Please Print)

By: Mike Sortino
(Please Print)
[Signature]
(Signature)



Visit BradySigns.com
 1721 Hancock Street - Sandusky, Ohio 44870
 Phone (419)626-5112

Proposal and Purchase Contract

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

CUSTOMER Sortino Management LLC 1210 Sycamore Line Sandusky, Ohio 44870 Attn: Michael Sortino				PROPOSAL / JOB SITE Bet Thirsty 1935 Cleveland Rd. W Sandusky, Ohio 44870 <i>Tower Signage Options</i>			
Proposal Date 1/23/2023		Drawing # Dwg73230A		Proposal # Quo73230D		Sales Executive Ryan W. Brady	

THIS PROPOSAL AND PURCHASE CONTRACT IS SUBJECT TO THE WARRANTIES, WARRANTY DISCLAIMER, TERMS AND CONDITIONS APPEARING HEREON, ON THE REVERSE SIDE HEREOF AND IN FINAL ORDER ACKNOWLEDGMENT, AND PURCHASER AGREES TO BE BOUND THEREBY. NO MODIFICATIONS OR ADDITIONS THERETO SHALL BE BINDING UPON BRADY SIGN COMPANY. UNLESS EXPRESSLY CONSENTED TO IN WRITING IN EITHER THE PROPOSAL OR THE FINAL ORDER ACKNOWLEDGMENT. ANY CONFLICTING WARRANTIES, TERMS AND CONDITIONS IN ANY OF PURCHASER'S DOCUMENTS ARE SPECIFICALLY REJECTED BY BRADY SIGN COMPANY.

Item	Description	Amount
1	<p>Flex Face Cabinet Option - Brady Signs to manufacture and install (2) 7' H x 7' W all aluminum construction wall sign cabinets with digitally printed flex faces. Cabinets are to be internally illuminated with LEDs and UL listed. Cabinet build includes removable retainers. Cabinet and retainers to be painted satin black. Signage to be installed on east tower elevation.</p> <p><i>*Permit procurement and engineering included in above costs. Permit fees to be passed on at cost on final invoice.</i></p> <p><i>Install Coordination Lead Time: 7 - 10 weeks. Commencement upon paid deposit, signed contract, finalized customer approved art work and zoning approval. Primary electric service relocation included in the proposal cost.</i></p>	\$ 13,800.00

Sub total from above	\$ 13,800.00
Sales tax percentage	6.75%
Sales tax	\$ 931.50
Total	\$ 14,731.50
Deposit Amount	\$ 7,365.00
Balance due upon completion of Contract (not including permit fees)	\$ 7,366.50

Kitchen Equipment & Design
P.O. Box 327, Huron OH 44839

Fax: 419-433-6616

Invoice Date: Nov 16, 2022
Invoice Number: 35791
Customer ID: THIRSTYSPORTS
Page: 1

The Thirsty Pony
1935 Cleveland Rd.

Sandusky, OH 44870

The Thirsty Pony Restaurant
1935 Cleveland Rd.
Sandusky, OH 44870

Customer PO	Payment Terms	Sales Person
	Net 30 Days	Richard Pohl

Description	Quantity	Unit Price	Amount
AmeriKooler Beer Cooler - 12' x 8' x 7.7'	1.00	17,890.00	17,890.00

Subtotal	17,890.00
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Sales Tax

TOTAL INVOICE AMOUNT

17,890.00



Breckenridge

Kitchen Equipment & Design
P.O. Box 327, Huron OH 44839

Phone: 419-433-5915
Fax: 419-433-6616

Invoice

Invoice Date: Jan 12, 2023
Invoice Number: 36063
Customer ID: THIRSTYSPORTS
Page: 1

Sold To:

The Thirsty Pony
1935 Cleveland Rd.
Sandusky, OH 44870

Ship to:

The Thirsty Pony Restaurant
1935 Cleveland Rd.
Sandusky, OH 44870

Customer PO	Payment Terms	Sales Person
Mike Sortino	Net 30 Days	Richard Pohl

Description	Quantity	Unit Price	Amount
Atosa Refrigerated Work Top - MGF84090GRAUS100322082200C40006 w 5 yr warranty	1.00	2,449.00	2,449.00
Atosa Sand / Salad Prep Refrigerator - MSF8302GRASU1T0322110400C40017 w 5 yr warranty	1.00	2,664.00	2,664.00
2 Copies to Judy			



Subtotal 5,113.00
Sales Tax
TOTAL INVOICE AMOUNT 5,113.00

Invoice

Invoice Date: Dec 8, 2022
Invoice Number: 35881
Customer ID: THIRSTYSPORTS
Page: 1

Sold To:

The Thirsty Pony
1935 Cleveland Rd.
Sandusky, OH 44870

Ship to:

The Thirsty Pony Restaurant
1935 Cleveland Rd.
Sandusky, OH 44870

Customer PO	Payment Terms	Sales Person
Sortino	Net 30 Days	Richard Pohl

Description	Quantity	Unit Price	Amount
Bar Equipment	1.00	45,047.21	45,047.21
Glass Washing Equipment	1.00	7,069.12	7,069.12
Draft Beer Dispensing Equipment	1.00	27,744.45	27,744.45
Ice Making Equipment	1.00	5,994.43	5,994.43
Equipment for Service Counter	1.00	1,135.55	1,135.55
Freight	1.00	2,350.00	2,350.00
Change Order - Deleting Bunn Coffee Equipment	-1.00	821.75	-821.75
Change Order Add Olympic Wire Shelving	1.00	1,264.00	1,264.00
Change Order Add Advance Tabco Mop Sink	1.00	438.00	438.00

Subtotal	90,221.01
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Sales Tax

TOTAL INVOICE AMOUNT	90,221.01
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40491.88 2/2



Breckenridge

Kitchen Equipment & Design
P O Box 327, Huron OH 44839

Phone: 419-433-5915 Fax: 419-433-6616

Invoice

Invoice Date
Invoice No.
Customer No.

0035208
8/1/2022
THIRSTY

Sold To:

The Thirsty Pony / Drunken Donkey
1935 Cleveland Rd. West
Sandusky, OH 44870

Ship To:

The Thirsty Pony / Drunken Donkey
1935 Cleveland Rd. West
Sandusky, OH 44870

Customer PO		Payment Terms		Salesperson				
		Net/30		Richard Pohl				
Item Number	Quantity Ordered	DESCRIPTION OF WORK		SCHEDULED VALUE	FROM PREVIOUS APPLICATION	THIS PERIOD	TOTAL BILLED (D+E)	BALANCE TO FINISH (C - F)
1	1	Overshelf	\$380.00	\$380.00	0.00	380.00	380.00	0.00
2	1	Three (3) Comp Sink	\$1,240.00	\$1,240.00	0.00	1,240.00	1,240.00	0.00
3	1	Hand Sink	\$340.00	\$340.00	0.00	340.00	340.00	0.00
4	1	Work Table, Cabinet Base	\$3,215.00	\$3,215.00	0.00	3,215.00	3,215.00	0.00
5	1	Sand / Salad Prep Refrig	\$2,780.00	\$2,780.00	2,780.00	0.00	2,780.00	0.00
6	1	Shelving, Wall Mounted	\$320.00	\$320.00	0.00	320.00	320.00	0.00
7	1	Work Table, 36"	\$2,392.00	\$2,392.00	0.00	2,392.00	2,392.00	0.00
8	1	Reach-In Refrigerator	\$2,495.00	\$2,495.00	2,495.00	0.00	2,495.00	0.00
12	1	Equipment Stand, Refrig	\$3,880.00	\$3,880.00	3,880.00	0.00	3,880.00	0.00
13	2	Griddle, Gas, Countertop	\$2,906.00	\$5,812.00	5,812.00	0.00	5,812.00	0.00
14	2	Gas Floor Fryer	\$2,102.00	\$4,204.00	4,204.00	0.00	4,204.00	0.00
15	1	Reach-In Freezer	\$2,902.00	\$2,902.00	2,902.00	0.00	2,902.00	0.00
16	1	Shelving, Wall Mounted	\$265.00	\$265.00	0.00	265.00	265.00	0.00
17	1	Work Table, 48"	\$1,230.00	\$1,230.00	\$0.00	\$1,230.00	1,230.00	0.00
		Total Contract		\$31,455.00	\$22,073.00	\$9,382.00	\$31,455.00	\$0.00

Previously Billed \$22,073.00

Due This Invoice \$9,382.00



Richardson Design, Inc.
2570 Superior Ave., Suite 500
Cleveland, OH 44114
(216) 696-6780
richardsondesign.com

INVOICE

BILL TO

Mike Sortino
1935 Cleveland Road
Sandusky, OH 44870

SHIP TO

Mike Sortino
1935 Cleveland Road
Sandusky, OH 44870

INVOICE # 12380**DATE 02/04/2022****DUE DATE 02/04/2022****TERMS Due on receipt****DESCRIPTION****AMOUNT**

Thirsty Pony Banquet Room Renovation / SSH2101

Phase 1 Conceptual Design as outlined in proposal dated 12/15/2021: COMPLETE

7,200.00

Reimbursable Expenses & Other Fees:

1/26/2022: Roundtrip mileage to design meeting: 103.3 miles @ \$0.585/mile

60.43

1/26/2022: Roundtrip mileage to design meeting: 123 miles @ \$0.585/mile

71.96

Please make checks payable to:
Richardson Design, Inc.

BALANCE DUE

\$7,332.39



Richardson Design, Inc.
1239 W 6th St
Cleveland, OH 44113
(216) 696-6780
richardsondesign.com

INVOICE

BILL TO

Mike Sortino
1935 Cleveland Road
Sandusky, OH 44870

SHIP TO

Mike Sortino
1935 Cleveland Road
Sandusky, OH 44870

INVOICE # 12401**DATE 03/14/2022****DUE DATE 03/14/2022****TERMS Due on receipt****DESCRIPTION****AMOUNT**

Thirsty Pony Banquet Room Renovation / SSH2101

Phase 2 Design Development as outlined in proposal dated 12/15/2021: COMPLETE

4,800.00

Less \$1,200 of the \$3,600 deposit made on January 13, 2022. The remainder will be applied to your final invoice.

-1,200.00

Reimbursable Expenses & Other Fees:

2/15/2022: Roundtrip mileage to design meeting: 121.9 miles @ \$0.585/mile

71.31

2/15/2022: Mileage to site visit for meeting: 61.1 miles @ \$0.585/mile

35.74

2/15/2022: Roundtrip mileage to site for meeting: 103.3 miles @ \$0.585/mile

60.43

Please make checks payable to:
Richardson Design, Inc.

BALANCE DUE**\$3,767.48**

1453 march 1200.

**Bill To:**

Cedar Downs Thirsty Pony Sandusky
1935 Cleveland Road
Attn: Mike Sortino
419-357-0404
Sandusky OH 44870
US

Ship To:

Cedar Downs Thirsty Pony Sandusky
1935 Cleveland Road
Attn: Mike Sortino
419-357-0404
Sandusky OH 44870
US

Quote Date: 1/30/2023**Quote No:** ES00019818**Salesperson:** DAHI

Dear

Thank you for your interest in our DreamSeat family of products. Each piece of XZipit furniture features our patented hidden interchangeable logo system, allowing for endless customization possibilities. Choose from an endless array of logo panels or customize your own. Change the look of your furniture in seconds. You can select from a full line of commercial and residential furniture all designed with top quality materials with superior comfort and style. DreamSeat LLC, is proud to offer you the following:

Item Code	Description	Qty	Unit Price	Total
XZ7759302XCCDBLKWUSB	XZipit Xavier Club Chair D Blk USB, Tbl	6.000	1,324.00000	7,944.00
POCUSTOM	Custom 30" Dillon Black XZipit Panel	6.000	0.00000	0.00
digitizing	One Time Set Up Fee for Custom	1.000	250.00000	250.00
freight	Freight Charge	1.000	644.49000	644.49
Sale Amount:				8,838.49
Order Disc(0.0000%):				
Sales Tax:				596.60
Total Amount:				9,435.09

Thank you for allowing us to quote you for your project. If you have any questions or need any additional information, please feel free to contact me at your earliest convenience at (631) 656-1066.

Terms:

Prepay

Dream Seat is not the importer of record and the purchaser of the product will take ownership at the border.

Quote valid for 30 days.

484717.46



FOX ARCHITECTURAL DESIGN, llc**INVOICE**

JOSHUA C. FOX, ARCHITECT, AIA, NCARB

HURON AVERY RD.

HURON, OH 44839

419.677.6961

josh@foxarchitectural.com

DATE: April 13, 2023

INVOICE NO. 2023-17

PROJECT: Thirsty Pony- Sports Betting Bar

JOB NO. 2258

BILL TO:

S & S Realty, LTD- Sortino MGMT DEV Co

1210 Sycamore Ln

Sandusky, OH 44870

m.sortino@cedarcorner.com

Thirsty Pony- Sports Betting Bar

DESCRIPTION OF WORK COMPLETED	ORIGINAL CONTRACT SUM	COMPLETED WORK THIS PERIOD	COMPLETED WORK PREVIOUS	% COMPLETE	REMAINING BALANCE	AMOUNT DUE
Phase 1 Architectural Package: Professional Services: Period Nov. 16, 2022 thru April. 13, 2023	\$ 24,840.00	\$ 24,840.00	\$0.00	100.00%	\$0.00	\$ 24,840.00
Phase 2 Construction Administration: T & M Professional Services: Period Nov. 16, 2022 thru April 13, 2023	\$ -	\$ -	\$0.00	0.00%	\$0.00	\$ -
Expenses: Internal Printing Services						\$94.31
Additional Services- Dart Area Modifications as Requested. Alternate #1 Misc. site meetings and field verifications.						\$ 1,200.00
Total Sums	\$24,840.00	\$24,840.00	0.00		\$0.00	

Comments and Description:

Subtotal

\$ 26,134.31

CURRENT PAYMENT DUE \$ 26,134.31**ARCHITECTURAL DESIGN**

Make all checks payable to FOX ARCHITECTURAL DESIGN, llc.

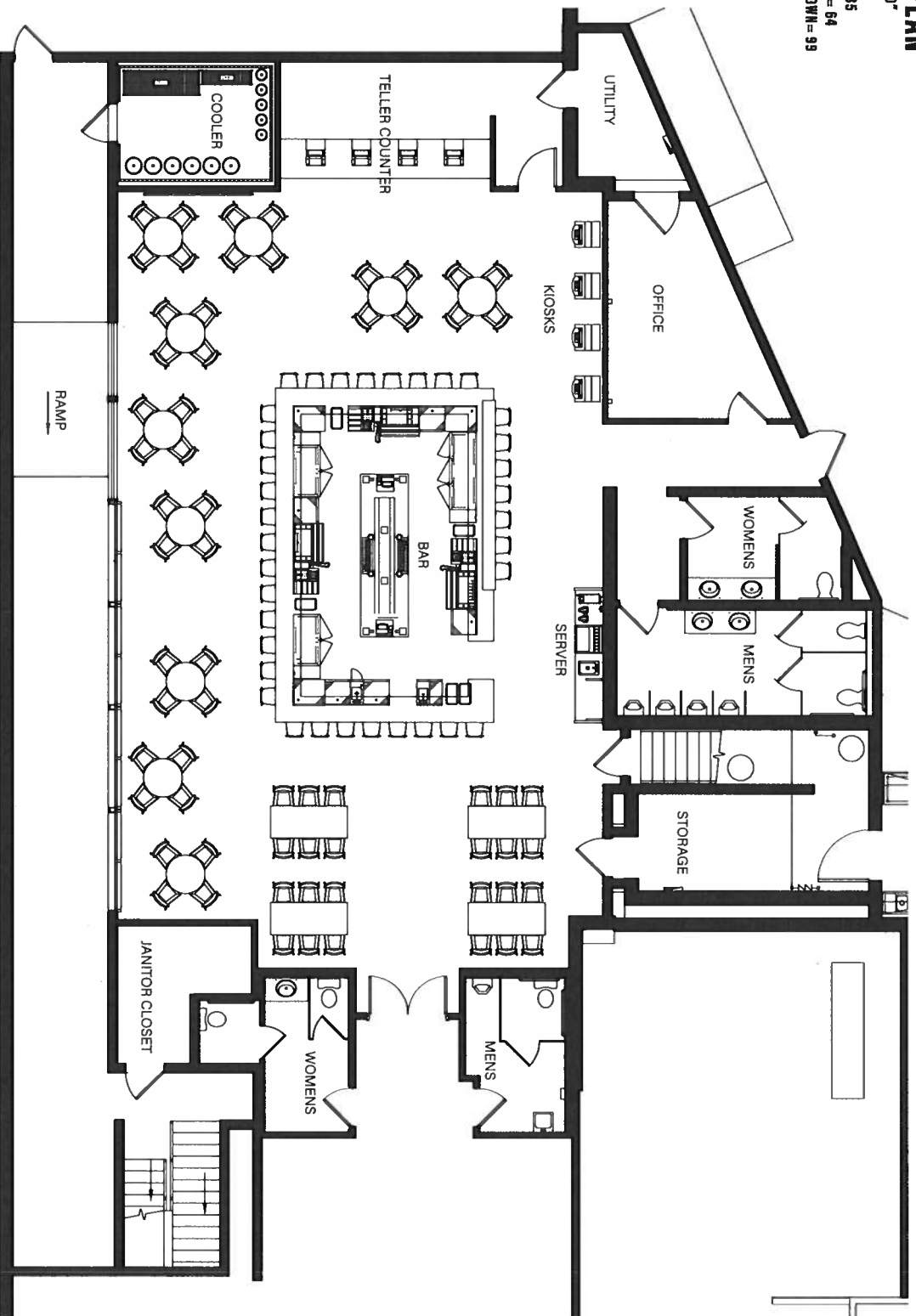
Total due in 15 days. Overdue accounts subject to a service charge of 2% per month.

THANK YOU FOR YOUR BUSINESS!

FLOOR PLAN

SCALE 1/8" = 1'-0"

BAR SEATING = 35
DINING SEATING = 64
TOTAL SEATS SHOWN = 99



RICHARDSON THIRSTY PONY
DESIGN BET MGM RENOVATION
OCTOBER 2022

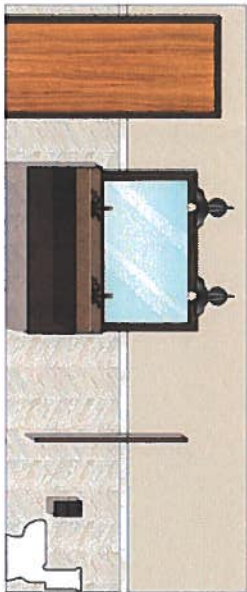
VIEW 1



VIEW 2



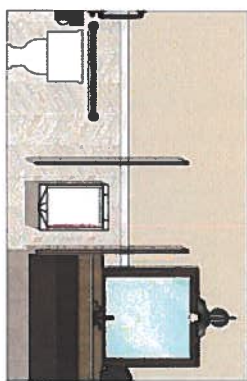
RESTROOM ELEVATIONS



WOMENS RESTROOM



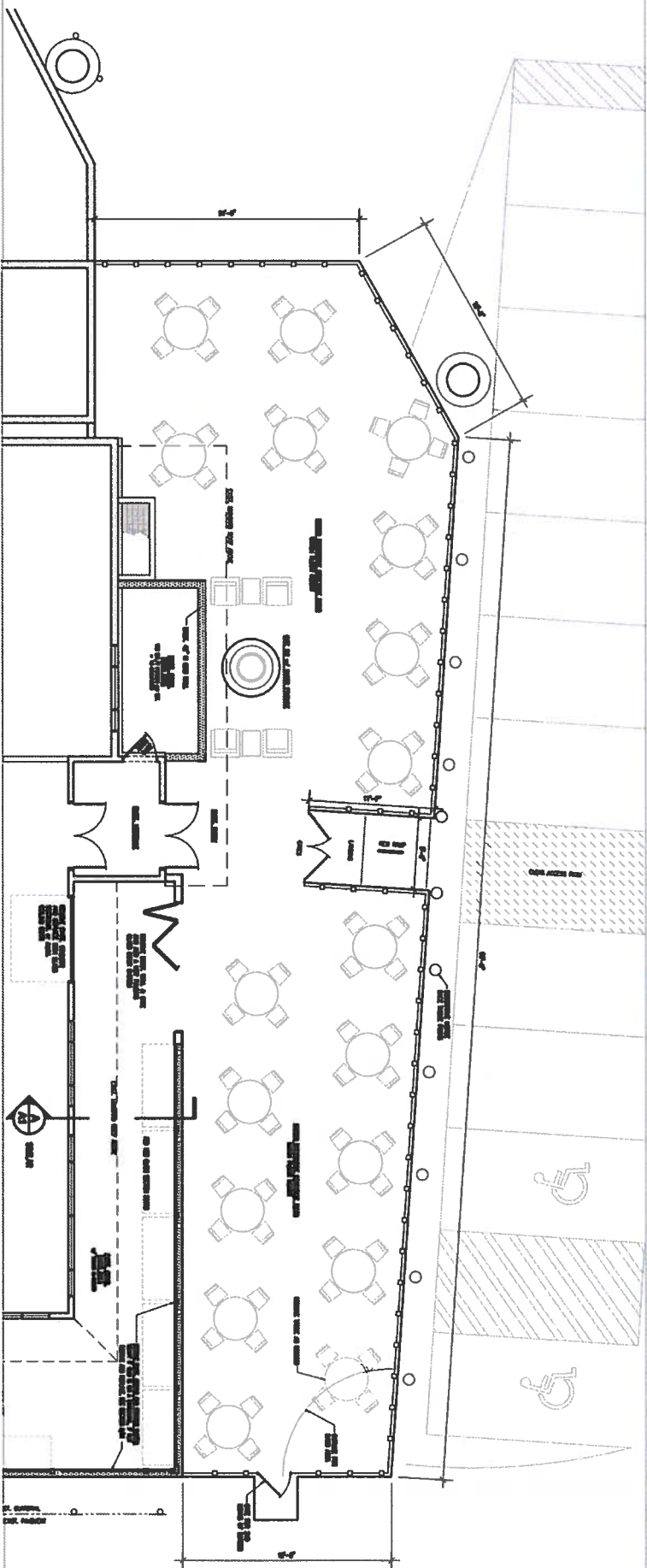
WOMENS RESTROOM



MENS RESTROOM

Done

OUTDOOR PATIO PLAN.pdf





June 14, 2023

S & S Realty LTD
Mr. George Sortino
Mr. Jim Sortino
1210 Sycamore Line
Sandusky OH 44870-4029

Dear George and Jim:

I am pleased to confirm the willingness of Civista Bank to make a loan to S & S Realty LTD for the banquet room renovation project at the real estate located at 1931-1935 Cleveland Rd., Sandusky Ohio 44870. Loan proceeds will be used to refinance existing debt at Civista Bank and cover up to One Million Dollars (\$1,000,000.00) of the renovation project. Upon review of the proposed project and Civista's willingness to provide funding, Borrower has a shortfall/gap in funding of between One Hundred Thirty Thousand Dollars (\$130,000.00) and One Hundred Fifty Thousand Dollars (\$150,000.00) depending on various closing costs and associated fees of the project.

Borrower will need to cover the difference in estimated project costs of One Million Three Hundred Ninety Thousand Dollars (\$1,390,000.00) and Civista Bank's loan amount of One Million Dollars (\$1,000,000.00). If Borrower puts twenty percent (20%) into the project in Borrower equity, roughly Two Hundred Eighty Thousand Dollars (\$280,000.00) a shortfall/gap of roughly One Hundred Forty Thousand Dollars (\$140,000.00) exists. Please notify Civista how that shortfall/gap will be funded. If you have any questions regarding the information contained herein please do not hesitate to contact me. I thank you for your time, the opportunity to assist you in this matter, and look forward to working with you. Please contact me if you have any questions.

Sincerely,

Paul M. Koch
Vice President/Commercial Lender
100 E. WATER ST.
SANDUSKY, OHIO 44870

July 11, 2023

Economic Development Incentive Committee Summary

Sandusky Book Bar

Applicant: Janie Ahner

Business Location: 2101 W Perkins Avenue

Principal Owners: Janie Ahner, Owner & Managing Member

Recommendation: \$15,000.00 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 shall be completed by December 31, 2023

Project Description

Janie Ahner is embarking on the creation of a new business on Sandusky's Southside. Her professional experience in business development, sales, and account management as well as service industry related work in managing bars with responsibilities such as: inventory management, employee scheduling, social media and other marketing efforts, managing customer complaints and issues, managing employee disputes, and managing money related to inventory and open/close expectations have prepared her for such an undertaking.

The building in which the Sandusky Book Bar will be located is the former YMCA building on W Perkins Ave and it will occupy approximately 5,000 square feet. Ms. Ahner has a three-year lease for the space with a two-year renewal option. The building also houses Ahner Commercial Doors & Windows and warehousing space for another business owner. The building location is next to Mills Golf Course, a church and new funeral home and is on a well-traveled corridor that contains many additional small businesses and industries. Further, it is within walking distance to many residential streets.

Sandusky Book Bar LLC estimates startup costs at approximately two hundred and eighty thousand dollars of which \$175, 238 are related to predevelopment and leasehold improvements. Ms. Ahner intends to create 4 jobs at the facility. Her estimates for current year generate approximately \$107,000 in sales revenue (opening in late summer or fall 2023) with Year One of full operation at \$273,267. Sandusky Book Bar will be open daily from 7am-8pm.

The Sandusky Book Bar, a female owner enterprise, will be unique in offering not only a dine-in and carryout coffee shop, but it will also offer a casual bar with an abundance of seating, and an affordable bookstore. Ms. Ahner's intention is to provide Sanduskians a gathering space that is unlike anything else in town and aims to create a relaxed atmosphere and comfortable locale for connecting with friends and family, working and studying, and relaxing with a book in hand.

Project Uses

Architectural and Permitting	\$ 23,000
Plumbing	\$ 24,777
Electric	\$ 29,500
HVAC	\$ 25,775
Drywall	\$ 10,380
Flooring	\$ 61,806
Total	\$175,238

Project Sources

Sandusky Economic Development Fund	\$ 15,000
Owner Investment	\$160,238
Total	\$175,238

Applicant / Borrower Company:

(Applicant Name) Janie Ahner

(Title) Owner

(Company Name – if different than Applicant Name) Sandusky Book Bar

(Street Address) 2101 W Perkins Ave

(City, State, Zip) Sandusky, OH 44870

(Phone Number) 419-357-9734

(Email) janie@sanduskybookbar.com

(Federal Tax ID or last 4 of SSN) 92-1086759

Existing Business Information:

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

Legal Structure: LLC

Primary Product or Service: Bar

Date Established: 1/1/2023

NAICS-SIC Code: 5813

Website (if applicable): sanduskybookbar.com

Principal Officers / Owners:

Name / Title: Janie Ahner / Owner & Managing Member

Email: janie@sanduskybookbar.com

Phone: 419-357-9734

SSN (last 4): [REDACTED]

% Ownership: 100

Location of Proposed Project:

(Address) 2101 W Perkins Ave

(City, State, Zip) Sandusky, OH 44870

(County) Erie

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).

My professional background and experience has been focused on the tech industry for the past eight years. I have worked at tech startups for the past several years of my career. I've supported a multitude of roles, including business development, sales, and account management. I also spent ten years working in and managing bars, which included responsibilities such as: inventory management, employee scheduling, social media and other

marketing efforts, managing customer complaints and issues, managing employee disputes, and managing money related to inventory and open/close expectations.

The building in which my business is located is the former YMCA building on W Perkins Ave. This is an approximately 40,000 square foot building, in which my business will reside in approximately 5,000 square feet. This building currently houses Ahner Commercial Doors & Windows and warehousing space for another business owner. The building location is in between Mills Golf Course and a church, down the street from Sandusky High School, and in a street in which there are many construction- and blue collar-based businesses. According to a previous study done by the city, approximately 26,000 cars drive by this building per day.

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 opening a woman-owned coffee shop, bar, and bookstore - three entities under one roof - in a part of my city that desperately needs something of the sort. In my hometown of Sandusky, Ohio, the areas to socialize and congregate are limited to our Downtown area, and the options are essentially bars. As a property owner on the south side of town, I realized there weren't many options over there - if you want to meet up with a friend for a coffee, you have to drive 10-15 minutes away. I want to change that.

I'm building my business in a large space with comfortable seating and a relaxed environment, in a part of town that has not too much to offer in terms of businesses and meeting spots. I want to be a part of the change that's desperately needed for the folks on the south side who haven't had the same level of support and economic development as the rest of the city. I want to give folks the option of coffee outside of a Dunkin' Donuts and a place to relax with a drink outside of the local dive bar. I want to offer an affordable bookstore option outside of the only store around, Books-a-Million.

Additionally, I intend to be a part of the economic development to the south side of Sandusky. From an aesthetics perspective, the front of the old YMCA building will be re-done to better reflect the design of my business, Sandusky Book Bar, creating desperately needed change to the facade of a very old and very well-known building. Additionally, through this endeavor, I will be hiring at least four employees in the first year of operation to maintain my intended daily hours of 7am-8pm. From a financial perspective, I hope to generate roughly \$18,000 per year in sales taxes, \$2,500 per year in Ohio unemployment tax, \$567 per year in property tax, and \$5,800 in state withholding tax.

In summary, I want to be able to truly say I am somehow bettering the community I am a part of, and this is the best contribution in my power to do so.

Business/Personal References:

Name / Title: Kelsey Vaughn

Email: kelseyvaughn73@gmail.com

Phone: 419-357-8199

Relationship: Friend

Name / Title: Andrea Gillespie

Email: gillespie.andrea.m@gmail.com

Phone: 419-504-8047

Relationship: Friend

Name / Title: Kyle Jankowski

Email: kyle.jankowski7@gmail.com

Phone: 732-672-9412

Relationship: Former Colleague

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): \$175,238

Architect and Permitting	\$23,000
Leasehold Improvements (plumbing)	\$24,777
Leasehold Improvements (electric)	\$29,500
Leasehold Improvements (HVAC)	\$25,775
Leasehold Improvements (drywall)	\$10,380
Leasehold Improvements (flooring)	\$61,806
Total Project Costs	\$175,238

(B) Owner Equity (dollars and source): \$160,238; personal salary and investments

(C) Private Lending (dollars, source, and terms): N/A

(D) Request for City Assistance (dollars and type): \$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.

Start: 1/1/2023

Complete: 8/31/2023

Site Control: COMPLETE

Financing: COMPLETE

Construction: Expected start by 6/1/2023 and expected completion by 8/1/2023

Project Impact and Employment:

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue	\$105,465	\$273,267	\$273,267	\$273,267
Annual Payroll	\$41,080	\$98,592	\$98,592	\$98,592
Current Employment (FTE)	4	4	4	4
Average Pay Per Employee	\$10,270	\$24,648	\$24,648	\$24,648

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?*
 - There are currently a limited number of businesses in the categories of bar, coffee shop, and bookstore in the south side of Sandusky, let alone in the entirety of Sandusky. With this project, I will offer not only a dine-in and carryout coffee shop, a large bar with an abundance of seating, and an affordable bookstore, but I will also offer a gathering space that is unlike anything else in town. This will be a relaxed atmosphere and comfortable locale for connecting with friends and family, working and studying, and relaxing with a book in hand. Additionally, this project will include restoration of both the interior and exterior of the old YMCA building.
- *Will the project contribute to a change in the market dynamics, economic status, physical appearance or perception of the area?*
 - Please see the Project Description section above for additional detail. This project includes restoration of both the interior and exterior of a local well-known building, directly impacting the appearance of the entire area. It also offers an establishment unlike anything else in Sandusky - a bar, coffee shop, and bookstore all in one single business location. This project will include hiring 4-5 employees in year 1. Additionally, the financial implications include sales tax, Ohio unemployment tax, property tax, and state withholding tax.
- *Does the project address specific area needs or missing services?*
 - Yes. This project offers a sit-down coffee shop, of which there are none on the south side, as well as an affordable bookstore, of which there are none of the south side.

Attachments:

The following should be submitted with your ED Application:

☒ Business plan (if applicable)

N/A 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 **NO**

Judgement liens **NO**

Other court judgements **NO**

Delinquent taxes **NO**

Delinquent loans **NO**

Other tax liens **NO**

Previous bankruptcy **NO**

If yes to bankruptcy, has it been fully discharged? Real estate that is tax delinquent

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 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 Beer Bar

By: Janie Anner, Owner

(Print or type name and title)

Janie Anner

(Signature)

(Date)

Received via
email 5/19

Thanks!
Janie



www.SCHMIDARCHITECTS.COM
Formerly Poulos + Schmid Design Group

GREG L. SCHMID, AIA, LEED AP BD+C, PRINCIPAL
BRIAN T. STANLEY, AIA, NCARB, ARCHITECT
GEORGE J. POULOS, AIA, ARCHITECT, EMERITUS

AGREEMENT

Made as of the 21st day of December, 20 22 BETWEEN the LETTERHEAD FIRM and the OWNER: Janie Ahner for the following PROJECT DESCRIPTION AND LOCATION: Interior Alterations for partial first floor of former Sandusky YMCA to Bar/Bookstore, W. Perkins Avenue, Sandusky, OH.

The OWNER and the ARCHITECT agree as set forth below:

Based on the mutually accepted program, the ARCHITECT shall prepare, for approval by the OWNER, drawings and other documents appropriate for the PROJECT.

The OWNER shall compensate the ARCHITECT for the Services provided on a * Time & Material basis not to exceed \$ 23,100.00, with payments made monthly in proportion to the services performed, and final payment due upon release of the WORK to the OWNER or not later than 30 days thereafter.

* Any reimbursable expenses, such as artwork, prints, travel, reproductions, postage and handling, models, fees paid for securing approval of authorities, shall be in addition to the above compensation.

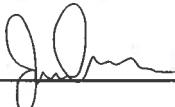
If the Scope of the PROJECT or of the ARCHITECT'S Services is changed materially, the amounts of compensation shall be equitably adjusted.

OTHER CONDITIONS OR ADDITIONAL SERVICES: Provide "Builder Set" of CD's for owner to submit to City for plan review/permits and for their contractor to do interior alteration work. Deliverables include: floor plan, finish plan/finish schedule, door schedule, ceiling plan & schedule, typical wall section, code sheet and limited mech/elec/plumbing plans & schedules. Refer email dated 12/20/22 for scope of work included in these fees, items provided by Owner and exclusions.

This AGREEMENT may be terminated by either party upon written notice to the other party; the ARCHITECT shall be compensated for all services performed to termination date. Client retains ownership of documents for location only above.

This AGREEMENT entered into as of the day and year first written above.

CLIENT ACCEPTANCE


(Signature)

Janie Ahner

(Print Name)

425 Literary Rd Apt 407, Cleveland, Ohio

(Print address)

ARCHITECT



Gregory L. Schmid

422 Columbus Ave., Sandusky, Ohio

Document 032985Page 1 of 1



We are a step above others in Quality and Customer Satisfaction

9507 Milan Rd, Milan, OH 44846

Phone:(419) 668-7785

Date:4-26-23

Reference: JANIE AHNER

BAR BOOK STORE

2101 W PERKINS- SANDUSKY

Email:

Phone:

HARTLAND MECHANICAL HVAC/PLUMBING DIVISION PROPOSES TO:

- INSTALL ALL PVC PIPE AND FITTINGS FOR SEWER AND VENT
- INSTALL ALL PEX WATER LINES AND FITTINGS
- STONE FOR BACK FILL
- FLOOR REMOVE
- WILL SET FIXTURES -SUPPLIED BY OTHER
- INSTALL FLOOR SINKS
- INSTALL FLOOR DRAIN
- INSTALL 30 GALLON ELECTRIC WATER HEATER
- INSTALL 6" POP CHASE

INVESTMENT PRICE: \$19,800.00

FIRST DRAW 30%= \$5,940.00

SECOND DRAW 40%= \$7,920.00

FINAL DRAW 30%= \$5,940.00

BID DOES NOT INCLUDE: PERMITS OR FIXTURES

ACCEPTED: _____

TITLE: _____

DATE: _____

(ALL QUOTES NEED SIGNED AND RETURNED)

THIS IS A QUOTATION ON THE GOOD AND SERVICES NAME, SUBJECT TO THE CONDITIONS NOTED BELOW FOR 30 DAYS FROM DATE- DOES NOT INCLUDE ANY UNFORSEEN ISSUES UNDER CONCRETE, IN FLOORING, IN WALLS, OUTSIDE THE FOOTERS, UNDERGROUND ISSUES AND PERMITS UNLESS STATED IN QUOTE. THIS QUOTE IS VOIDED IF WORK BY OTHER HVAC/ PLUMBING COMPANY OR INDEPENDANT HVAC/PLUMBER IS DONE AT THIS LOCATION AND HARTLAND MECHANICAL IS NOT LIABLE FOR ANY DAMAMGES THAT MAY OCCUR FROM THAT WORK.

THANK YOU FOR CHOOSING **HARTLAND MECHANICAL** SERVICES!



We are a step above others in Quality and Customer Satisfaction

9507 Milan Rd, Milan, OH 44846

Phone:(419) 668-7785

Date:3/31/23

Reference: Janie Kahner

Old YMAC on Perkins

Email:janiekahner@gmail.com

Phone:

HARTLAND MECHANICAL HVAC/PLUMBING DIVISION PROPOSES TO:

- INSTALL (3) WALL HUNG TOILETS
- INSTALL (1) URNIAL
- INSTALL (3) OPEN FRONT SEATS
- INSTALL (3) FLUSH VALVES FOR TOILET
- INSTALL (1) FLUSH VALVE FOR URINAL
- INSTALL (1) THREAD ROD
- INSTALL (1) PLATE WASHER
- INSTALL COPPER PIPE AND FITTINGS
- INSTALL (2) INSTANTANEOUS WATER HEATER 120V

INVESTMENT PRICE: \$4,977.00

FIRST DRAW 30%= \$1,493.10

SECOND DRAW 40%= \$1,990.80

FINAL DRAW 30%= \$1,493.10

BID DOES NOT INCLUDE: PERMITS OR ELECTRIC

ACCEPTED: _____

TITLE: _____

DATE: _____

(ALL QUOTES NEED SIGNED AND RETURNED)

THIS IS A QUOTATION ON THE GOOD AND SERVICES NAME, SUBJECT TO THE CONDITIONS NOTED BELOW FOR 30 DAYS FROM DATE- DOES NOT INCLUDE ANY UNFORSEEN ISSUES UNDER CONCRETE, IN FLOORING, IN WALLS, OUTSIDE THE FOOTERS, UNDERGROUND ISSUES AND PERMITS

UNLESS STATED IN QUOTE. THIS QUOTE IS VOIDED IF WORK BY OTHER HVAC/ PLUMBING COMPANY OR INDEPENDANT HVAC/PLUMBER IS DONE AT THIS LOCATION AND HARTLAND MECHANICAL IS NOT LIABLE FOR ANY DAMAMGES THAT MAY OCCUR FROM THAT WORK.

THANK YOU FOR CHOOSING **HARTLAND MECHANICAL** SERVICES!



Great Lakes Electric
12 N Main St Box 575
Milan, Ohio 44846
(419) 499 4159
chuck@greatlakeselectricohio.com

Proposal

ELECTRICIANS YOU CAN TRUST

Drug Free Workplace

Janie Ahner
2101 W Perkins Ave
Sandusky, OH 44870

Quote Number:

7364

Quote Date:

5/3/2023

CUSTOMER ID	GOOD THRU	PAYMENT TERMS	SALES REP
Bookstore Bar	5/3/2023	Billed on 20th of the month	BK
DESCRIPTION			TOTAL
We are pleased to offer the following electrical per tour request. Provide & Install new 100A 3-phase panel & breakers in new bar area. Provide & Install 100A panel feed in EMT conduit from existing panel "H" Provide & Install new metal boxes for all new outlets & devices per plan. Provide & Install necessary EMT conduit for any exposed electrical work. Provide & Install power feeds for all new electrical devices & equipment. Provide & Install MC cable wiring for any electrical feeds within wall cavities. Rework existing lighting feeds and conduits for new lighting layout. Provide & Install all new outlets, switches & devices with covers. Provide Install of owner supplied lighting fixtures. Make all necessary electrical connections and verify function. **Exclusions** Permit costs by owner. Floor cutting & patching by others. No upgrades to existing service panels. Data & POS system & wiring by others. Kitchen & Bar equipment provided & installed by others. Lighting fixtures provided by owner. Material pricing valid for 30days			

Please call with any questions. Thank you.

TOTAL



Great Lakes Electric
12 N Main St Box 575
Milan, Ohio 44846
(419) 499 4159
chuck@greatlakeselectricohio.com

Proposal

ELECTRICIANS YOU CAN TRUST

Drug Free Workplace

Janie Ahner
2101 W Perkins Ave
Sandusky, OH 44870

Quote Number:

7364

Quote Date:

5/3/2023

CUSTOMER ID	GOOD THRU	PAYMENT TERMS	SALES REP
Bookstore Bar	5/3/2023	Billed on 20th of the month	BK

DESCRIPTION	TOTAL
Please sign below and return along with your down payment to Great Lakes Electric in acceptance of above quoted work.	29,500.00
Signature _____ Date _____	
Printed Name _____	
Please note: Extra work performed outside items on this quote will be billed at a time and material rate. Grading and seeding of trenches or repair to interior walls, ceilings, painting or drywall is the responsibility of the owner or signing agent. All workmanship is guaranteed for one year, all electronic devices (light fixtures, FOCL, smoke detectors) are subject to manufacturer's warranty only. All wiring as per code NC 2017.	

Please call with any questions. Thank you.

TOTAL

\$29,500.00



**HARTLAND / WILKEN CUSTOM
HEATING AND COOLING
PLUMBING**
9507 STATE ROUTE 250
MILAN, OHIO 44814
419 668 7785 OR 419 433 7786

Contractor/Builder: Janie Ahner
Date: 4/12/23
Reference: Old YMCA
Email: janiekahner@gmail.com
Phone:
Install/Start Date(s):

HARTLAND MECHANICAL HVAC/PLUMBING DIVISION PROPOSES TO:

- Provide and install new Carrier 12.5 ton RTU with manual outdoor damper and adapter curb. Connect to existing wiring, gas line and trunk duct. Install (9) new supply duct runs, (3) in back area, (6) in front area. Install (2) new bath fans. Clean (2) existing supply diffusers in storage area. Add hardware cloth to existing return drop. Install new programmable thermostat, duct sensor, and audio/visual alarm. Start system and check operation.

INVESTMENT PRICE: \$25,775.00 ✓

**BID DOES NOT INCLUDE PERMITS
WARRANTY 5 YEAR PARTS 1 YEAR LABO**

ACCEPTED: _____

TITLE: _____

DATE: _____

THIS IS A QUOTATION ON THE GOOD AND SERVICES NAME, SUBJECT TO THE CONDITIONS NOTED BELOW FOR 30 DAYS FROM DATE- DOES NOT INCLUDE ANY UNFORESEEN ISSUES UNDER CONCRETE, IN FLOORING, IN WALLS, OUTSIDE THE FOOTERS, UNDERGROUND ISSUES AND PERMITS UNLESS STATED IN QUOTE. THIS QUOTE IS VOIDED IF WORK BY OTHER HVAC/ PLUMBING COMPANY OR INDEPENDENT HVAC/PLUMBER IS DONE AT THIS LOCATION AND HARTLAND MECHANICAL IS NOT LIABLE FOR ANY DAMAGES THAT MAY OCCUR FROM THAT WORK.

THANK YOU FOR CHOOSING HARTLAND MECHANICAL SERVICES!

Proposal

Page # _____ of _____ pages

PROPOSAL SUBMITTED TO:

JANIE ANNER

- LEGACY CON. DRYWALL -

ADDRESS

JOB NAME

HUNTER BAR & BISTRO

JOB #

JOB LOCATION

2101 W. PERKINS AVE

DATE

3/28/2022

DATE OF PLANS

PHONE #

FAX #

janiekanter@gmail.com

ARCHITECT

We hereby submit specifications and estimates for:

REVISED ESTIMATE:

- HUNG & FINISH DRYWALL IN ACCORDANCE W/ SPECS PROVIDED USING 5/8" DRYWALL
- INCLUDES WALLS AND REFINISHING EXISTING WALLS
- INCLUDES MATERIALS, LABOR, DELIVERY, & REMOVAL OF DEBRIS
- TOTAL ESTIMATE = \$7,080

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

\$ SEVEN THOUSAND SIX HUNDRED AND EIGHTY (\$7,080)

Dollars

with payments to be made as follows:

(50% UPON)

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Janie Kanter

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

Barnhart Builders

ESTIMATE

Brad Rider
419-871-1727
bradley.rider@yahoo.com

Bill To

Janie Ahner
419-357-9734

Estimate #EST23-23

Issued 05/17/2023

Description	QTY	Price, USD	Amount, USD
Wall framing 2101 W Perkins Ave. Framing of 45 ft wall section in front of pool.			
Extension of framing from existing elevation to roof deck between food prep and office area.	1	\$2,700.00	\$2,700.00
All framing to be constructed with 2x4 WD studs @ 16" O.C.			
		Subtotal	\$2,700.00
		Total	\$2,700.00



Corporate Headquarters
1960 Research Drive, Suite 300 • Troy MI 48063
844-733-5667 • lifetimefloors@refloor.com
Michigan Builder License #262000191

HOME IMPROVEMENT CONTRACT

DATE: 04-26-23 REFLOOR REPRESENTATIVE: _____

PROPERTY: _____

ADDRESS	CITY	STATE	ZIP
OWNER #1:			
NAME:			
MOBILE #: 4193579734			
ALTERNATE #:			
EMAIL: janiekahner@gmail.com			
OWNER #2:			
NAME:			
MOBILE #:			
ALTERNATE #:			
EMAIL:			

This Contract, Work Order, Attachments A and B, Refloor Guarantees, and State Disclosures state the entire Contract between you ("owner," "buyer") and Refloor ("we," "our").

- JA 1. Owner has reviewed Work Order and confirms that the product color(s), materials, areas of installation, and overall scope of work are correct.
- JA 2. **Transitions:** A transition is the space between two rooms or flooring surfaces. These are typically in a doorway, step-down, or other opening. We use metal transitions whenever possible, but may substitute vinyl/rubber transitions if appropriate in these areas.
- JA 3. **Moldings:** Refloor will remove any existing quarter-round molding and install new quarter-round molding in white vinyl or unfinished pine. Owner will be responsible for painting or staining. Refloor does not remove or install baseboard moldings.
- Please select the quarter-round molding(s) of your choice: (Multiple selections can be made if multiple rooms are being completed.)
- ☒ a. None: Owner does not want any quarter-round molding.
- ☐ b. **Waterproof Vinyl Quarter-Round Molding:** This option comes in white and can be painted. This option is preferred by those who want the molding to match white baseboards and walls.
- ☐ c. **Unfinished Pine Quarter-Round Molding:** This option is unfinished and is ready for Owner to paint or stain. This option is preferred by those who want to match stained baseboards, walls, or cabinetry.
- JA 4. **110% Risk-Free Guarantee:** See pg. 4, REFLOOR GUARANTEES, for details.
- JA 5. **Residential Lifetime Guarantee:** Refloor's 4-Part Lifetime Guarantee is in addition to any manufacturer's warranty and includes our: 1) Lifetime Labor Guarantee; 2) Lifetime Gap-Free Guarantee; 3) Lifetime 5-Plank Guarantee; and 4) Lifetime Love It or Leave It Guarantee. See pg. 4, REFLOOR GUARANTEES, for details.
- JA 6. **Lead-Safe Paint:** Owner hereby acknowledges receipt of the pamphlet, "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools" informing of the potential risk of lead hazard exposure from renovation activity to be performed in Owner's home.
- JA 7. **Deposit:** Concurrent with the execution of this Contract, a deposit of 50% is required (10% for Ohio Customers) for payment to secure price, materials, labor, project planning, and scheduling.
- JA 8. **Final Payment / Balance Due:** Final payment, constituting the unpaid balance of the contract's price, is due and payable on the day of installation after the Owner has approved the plank color and Work Order and before work is started.
- JA 9. **Time of Performance:** Delays caused by Owner that exceed 30 days will incur storage fees of 50% of the contract price for the cost to secure the materials, warehouse space, delivery costs, and to hold the price. This storage fee will secure the order for 120 days from contract date. If Owner requests to extend the hold for a period of more than 120 and less than 180 days, the remaining balance is required to be paid by the 120th day. Orders cannot be on hold for more than 180 days. Upon the 181st day, the order will be canceled, and all payments will be forfeited and applied to 'Stipulated Damages' [Attachment B]. Owner will then have an additional 185 days (1 full year since sold date) to call and reinstate the order at the original contract price. Any forfeited amount will be applied to the reinstated contract.
- JA 10. **Notices to Owner:** Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.
- It is agreed and understood by and between the parties that there are no verbal understandings changing or modifying any of the terms of this Agreement. Buyer(s) hereby acknowledge that Buyer(s) has read all pages of this Agreement and has received a completed, signed and dated copy of this Agreement, including the two attached Notice of Cancellation forms, on the date first written above. Buyer(s) also acknowledge that they were orally informed of their right to cancel this transaction.
- JA 11. **Notice of Cancellation:** You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this contract. See the attached Notice of Cancellation Form for an explanation of this right.

For additional terms and conditions, see Attachments "A" and "B", Refloor Guarantees, State Disclosures, and Notice of Cancellation Form

PAYMENT IN FULL IS DUE ON DAY OF INSTALLATION and BEFORE THE START OF WORK			
Payment Method: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input checked="" type="checkbox"/> Financing (Third Party)		Contract Total:	61806.00
<input type="checkbox"/> Visa <input type="checkbox"/> Mastercard <input type="checkbox"/> American Express		Deposit:	5000.00
		Balance Due:	56806.00
BY SIGNING BELOW, OWNER(S) AGREE TO ALL TERMS & CONDITIONS ON THIS CONTRACT, THE WORK ORDER, ATTACHMENTS A & B, AND THE REFLOOR GUARANTEES			
OWNER #1 SIGNATURE:		OWNER #2 SIGNATURE:	
DATE: 04-26-23		DATE:	

ATTACHMENT "A" - ADDITIONAL TERM & CONDITIONS

- JA A. **Scheduling, Schedule Changes, and Additional Installation Days:** Installation will be scheduled when crew and material availability permits. Installation dates may change. If Refloor must reschedule your installation to a later date for any reason, if requested, Refloor will credit Owner's account \$100 per occurrence. Installations scheduled during the initial appointment are not eligible for the \$100 credit. No additional discounts will be given for project extensions or any additional installation days required to complete the project.
- JA B. **Motion and Sound:** Our flooring is designed to be contour to existing surfaces. If after installation, Owner notices excessive motion, in any area, Owner agrees to use the installed floor for 3 weeks to give the planks time to contour to the existing sub-surface. If excessive motion persists, Owner may request an inspection of the floor.
- Owner understands that all hard surface flooring makes sound with normal use and rooms may 'echo' more after installation or sound louder than before.
- JA C. **Floor Removal:** What lies beneath or beside an existing floor surface cannot be inspected until the existing surface is removed during installation. Circumstances may include holes in walls, floors, or stairs, or any other incomplete segments of the property. Refloor is solely responsible for completing the work contained in this contract and accompanying work order, and has no obligation to repair additional items outside of this agreement.
- Removal of existing flooring may also cause a height change that can create a gap/space in, or paint line to be exposed on, walls, floors, stairs, door frames, existing trim, and/or base moldings. We are not responsible for any repair or finish carpentry work needed due to the removal of existing floors.
- JA D. **Plumbing and Appliances:** Owner is responsible for turning all water and gas appliances off. We encourage Owner(s) to hire a plumber to avoid any plumbing problems. **We are not responsible for any leaks or any plumbing problems.**
1. Owner will hire a plumber to disconnect fixtures including toilets and pedestal sinks prior to installation and reconnect post-installation.
- OR **X** 2. Owner will have Refloor Installers disconnect and reconnect water fixtures and appliances, including toilets, pedestal sinks, fridges, laundry machines, dryers, ranges/stoves, and dishwashers. Existing toilets will be removed, and a new wax ring will be installed. Owner agrees to inspect reconnections immediately for leaks. Owner understands Refloor Installers are not plumbers and that there are risks of leaks. In case of any leak or misalignment, Owner will hire and pay a plumber to repair any leaks or appliance damage and cover any other resulting damages.
- If a toilet flange must be replaced due to age, wear, or adjusted new floor height, you WILL need a plumber to install a new flange and re-install the toilet.
- JA E. **Additional Costs:** Owner understands there may be additional floor preparations needed that cannot be addressed at the time of sale by the design consultant based on what lies beneath the existing floor surface. Owner understands that if additional preparation is required to complete the project, **Owner is responsible for the additional costs of completing the repairs.**
- Refloor will review the work required with Owner and determine next steps. A "Change Order" will be created assessing the additional work and associated costs. The installation will proceed when Owner approved the Change Order, and all additional costs are paid. If Owner does not approve or complete repairs as recommended and insists Refloor completes the installation, all Guarantees, and Warranties are null and void. If any recommended repairs are not made, Refloor reserved the right to halt any further work. In some cases, such as asbestos removal or foundation repair, Owner will be responsible for the necessary work to allow Refloor to complete its installation.
- Common change orders and associated costs:**
- JA 1. **Sub-Floors, \$115.00 per sheet:** If the Installer determines that your existing sub-floor requires repair or replacement, the cost incurred will be \$115 per plywood sheet (\$115 minimum), which includes removal/haul away of old material, and purchase and installation of new material.
- JA 2. **Floor Level & Flatness, \$3.00 per sq. ft. for additional areas:** Refloor does not guarantee a level floor. If your floor was not level before your new flooring is installed, your floor will not be level after your new floors are installed. Refloor products are designed to be installed over a flat surface. If our Installer determines that floor flattening is required for your project, Refloor will apply for free, one layer up to ten (10) sq. ft. patching compound per room. If additional flattening is required to complete a proper flooring installation, the cost incurred will be \$3.00 per sq. ft. We also may use shims and asphalt shingles.
- JA 3. **Screw Down Existing Subfloor, \$95.00 per room:** If your subfloors moved or squeaked before your new flooring being installed, they will continue to do so after your new flooring is installed. Our flooring does not cause subfloors to move or squeak. If Owner requests, Installer can add screws to the existing subfloor to reduce movement and sound. We cannot guarantee movement-free or squeak-free floors.
- JA 4. **Removal & Haul Away of Existing Flooring Surface:** In most cases, our flooring can be installed over a previously installed hard surface without excessive floor preparation. If our Installer determines that your new flooring cannot be installed over your existing floor type, and the cost for removal and haul away was not included in the Contract, the cost incurred for removal and haul away of the following flooring types will be:
- | | | |
|--|-----------------------------------|--|
| - Ceramic Backerboard Tile: \$4.00 per sq. ft. | - Hardwood: \$3.00 per sq. ft. | - Glue Down Carpet: \$1.50 per sq. ft. |
| - Ceramic Mud Bed Tile: \$7.50 per sq. ft. | - Sheet Vinyl: \$1.75 per sq. ft. | - Sticky Tile: \$1.50 per sq. ft. |
- JA 5. **Multi-Layer Removal & Haul Away, \$1.50 per sq. ft. per layer:** In some cases, extra layers of flooring may exist under the top surface that the design consultant could not have seen. If the installer deems necessary to remove 1 or more of these flooring layers to effectively install our planks, the cost of \$1.50 per sq. ft. per layer of flooring will be incurred in addition to any previous charge for the top layer removal & haul away.
- JA 6. **Remove, Cut Down, & Re-Hang Doors:** Refloor will remove, cut down, and rehang one (1) single-hinged door per room at no additional cost. Additional single-hinged doors will cost \$40.00 per door. Refloor will remove, cut down, and rehang sliding or folding doors, and the cost incurred will be \$20.00 per door panel. We do not cut down pocket doors or metal doors. Our Installer reserves the right to not cut down doors if they are deemed too difficult or fragile to cut. Existing door frames will be undercut to allow planks to be installed under if necessary. If Refloor removes an existing surface, a gap may exist between the newly installed floor and the bottom of the door frame. You will need to hire your own contractor to fill in this gap if installer is unable.
- | |
|---|
| - Single-Hinged Doors: \$40.00 per door |
| - Sliding or Bi-Fold Doors: \$20.00 per panel |
- JA F. **Protecting Your Floor:** While our floors are scratch-resistant, they are not scratch-proof. Your floor will scratch if you do not take steps to protect it. To minimize scratching, Owner agrees to place felt pads or cups on the bottom of all furniture legs or casters and not to roll or push heavy items across the floor. Instead, all items must be lifted and placed in the desired location. Furniture and seating with rolling casters or wheels, including wheelchairs, will damage floors, and that damage is not covered under our Lifetime Guarantee.
- JA G. **Second Chance / Right to Cure:** The Owner and Refloor agree to cooperate in fulfilling the terms of this Contract. Owner understands that issues can occur during installation and agrees in good faith to bring them to Refloor's attention immediately at 844-733-5667 or online at <https://refloor.com/service/> instead of posting such issues online or leaving negative reviews. Owner will allow 4 weeks for the appropriate correction(s). Owner is protected by the 110% Money Back Guarantee should Refloor not properly address the issue.
- JA H. **Owner Responsibilities:** Owner or Owner's Assignee (adult over the age of 18) agrees to approve plank color, Work Order, and make full payment prior to work being started on the day of installation, and to remain present during installation. Owner will remove all personal/valuable items before arrival of the Installers; and move as much small furniture as possible such as lamps, small chairs, small tables, and all breakables. We are NOT responsible for missing items. We move furniture as a courtesy to the Owner. We assume no responsibility for damages due to our movement of your furniture. There will be additional charges to move pianos, pool tables, large appliances, or any large pieces of furniture or excessive amounts of items. Our Installers may refuse to move some furniture if they deem the furniture will be damaged or cause damage. We do not move fish tanks, clawfoot tubs, or antiques. Tops of bureaus and desks must be cleared, and china cabinets emptied. Owners are responsible for plugging and unplugging all electric devices.

Stipulated Damages: If Owner cancels or otherwise terminates this Contract after the expiration of the cancellation period provided, and Refloor chooses to accept such cancellation, or Owner refuses installation or refuses necessary repair to ensure a safe and sturdy installation, Owner agrees to pay Refloor 50% of the contract price as a reasonable estimate of actual damages Refloor will incur, plus any attorneys' fees incurred in the collection of these stipulated damages. This value is estimated from the following: (1) Refloor's incurred costs in preparation for work; (2) Damages, including lost profits; (3) Cost of special ordered product; (4) Re-stocking fees.

Resultant Damages: Although we take every reasonable precaution in Owner's homes, items can break and surfaces, including drywall, can be damaged in the process of renovation. Refloor shall not be liable for: (1) any resultant damages to premises or material located on the premises; (2) any fumes caused by building materials; (3) any plumbing or mechanical misalignment or failures. Refloor is not responsible for any work performed by a contractor or subcontractor that falls outside the scope of this contract.

Mold and Other Hazardous Substances: Refloor is not responsible pre-existing or developing spore or mold growth. Mold may be due to condensation that may form on or within surfaces resulting from pre-existing conditions in Owner's home and internal or external temperatures. Owner agrees and acknowledges that neither Refloor nor its employees, authorized contractors, or their subcontractors, will be liable for any claims as to the identification, detection, abatement, encapsulation, or removal, of: (1) mold; (2) lead-based products; (3) other hazardous substances inside or outside of the structure. Owner is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Owner, Refloor or third parties, and agrees to indemnify and hold harmless Refloor from any and all claims arising out of or relating to mold.

Asbestos: If at any time during installation it is determined that asbestos may be present and cannot be covered, Refloor will cease work until Owner has asbestos tested/removed by a licensed abatement company that adheres to all applicable federal and state regulations and provides clearance-sampling certificate upon completion of abatement.

Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

Dust: There will be dust from the installation. Dust will vary from job to job and Refloor is not responsible for cleaning.

Gas Lines: Refloor will disconnect and reconnect gas lines for appliances such as a range or stove. Owner is responsible and agrees to inspect gas lines immediately upon reconnection to ensure there are no leaks.

Transitions: Refloor will install metal transitions in doorways and between flooring surfaces that Refloor has determined to be the coordinating trim for the flooring chosen. Often floors are at different levels, which can cause a step-up or step-down after installation. Owner understands this is a possibility that is beyond our control, and that certain rolling appliances, such as wheelchairs, may not be able to easily maneuver over these transitions.

Rights Upon Discovering Estimating Error: If Refloor finds upon reviewing order that an estimating error has been made, Refloor expressly reserves the right to cancel this Contract by giving Owner notice of cancellation within 30 days of discovery of the error.

Delay/Unknown Conditions: Events beyond the control of Refloor including, but not limited to, force majeure, labor strikes, inclement weather, material shortages, Owner's inability to qualify or obtain financing, delays by local government authorities in issuing or otherwise approving inspections, permitting or other required authorizations for the job, or other events resulting in delays in performance of this Contract do not constitute abandonment and are not included in calculating time frames for performance by Refloor. If Refloor determines, in its sole discretion, that this Contract cannot be performed as intended by the parties due, for example, to incorrect pricing, unforeseen structural defects, or pre-existing conditions to Owner's property, Refloor may cancel this Contract within 30 days of its execution, notify Owner of such cancellation in writing and return all monies paid by Owner. Refloor and Owner have determined that a definite completion date is not of the essence to this Contract.

Arbitration of Disputes: Refloor and Owner agree that all disputes, claims, or controversies (hereafter referred to as a "Claim") arising under or relating to this Contract and any related documents, loans, security instruments, accounts, or notes, including by way of example and not a limitation: (i) the relationships resulting from this Contract and the transactions arising as a result thereof; (ii) the terms of this Contract; or (iii) the validity of this Contract or the validity of the enforceability of this arbitration Contract, may, at the election of either party, be subject to binding arbitration to be determined by one (1) arbitrator, in accordance with and pursuant to the construction industry arbitration rules of the American Arbitration Association ("AAA") to be held and arbitrated in the judicial district in which Owner resides. Owner agrees that he or she will not assert a Claim on behalf of, or as a member of, any group or class. The findings of the arbitrator shall be final and binding on all parties to the Contract. Each party shall otherwise be responsible for its own fees and costs, unless otherwise determined by the arbitrator. Demand for arbitration will be filed by the party asserting the claim with the other party to this Contract and with AAA. The demand for arbitration shall be made within a reasonable time after the claim in question has arisen, and in no event shall any such demand be made after the date when institution of legal or equitable proceedings based on such claim would be barred by the applicable statutes of limitations. Any arbitration proceeding brought under this Contract, and any award, finding, or verdict of or from such proceeding shall remain confidential between the parties and shall not be made public. Further information may be obtained, and claims may be filed at any office of the American Arbitration Association, 1-800-778-7879, www.adr.org or by mail at 1633 Broadway, New York NY 10019. Both Owner and Refloor are hereby agreeing to potentially choose arbitration, rather than litigation or some other means of dispute resolution, to address their grievances or alleged grievances. The parties believe this may allow a faster and more cost-effective method of addressing a Claim. By entering this Contract and this arbitration provision, both parties are potentially giving up their constitutional right to have any dispute decided in a court of law before a jury and instead are potentially accepting the use of arbitration, other than as set forth immediately below: If there is a small claims court (or an equivalent type of court) located within the county and state in which Owner resides, the Owner may, in accordance with the rules of that small claims court, choose to bring (and must then keep) Owner's own claim in that small claims court.

Failure to Pay: If Refloor substantially completes the work and does not receive final payment, Refloor may place a lien on the property as allowed by applicable law.

Attorney Fees: Should Refloor require an attorney for the enforcement of this Contract, Owner agrees to pay Refloor's actual attorney fees.

Licensing: Refloor is licensed by the Michigan Department of Licensing and Regulatory Affairs - Bureau of Construction Codes.

Choice of Law: This Contract shall be governed by the laws of the State in which the subject property of this Contract is located.

Electronic Authorization and Approval:

 Owner(s) hereby consents, approves, and authorizes Refloor's use of electronic communication (text/email) for authorizations, acknowledgements and/or approvals for any change orders, financing, installment contract modifications, or other job-related information such as scheduling. Refloor may, in its sole discretion, accept Owner(s) electronic (text/email) authorization, acknowledgement or approval for any change orders, finance or installment contract modifications.

 As a Refloor customer, I consent to receive calls, text messages and emails about product information, the latest news, and exclusive offers at the phone numbers I provided. I understand that Refloor may use an auto dialer, and that my consent is not a condition of purchase. I may revoke this consent at any time by contacting Refloor at lifetimefloors@refloor.com.

REFLOOR 110% RISK-FREE GUARANTEE

Refloor is a family-owned and operated business, and we stand behind our products and installations. Upon completed installation, you shall have a "walk through" inspection of the property with your installer or your Installation Coordinator to determine whether the project has been completed in a good and workmanlike condition and in accordance with this Agreement. If either you or Refloor determine that any items have not been completed in accordance with this Agreement or in a good and workmanlike manner, you shall immediately prepare a list (the "Punch List") of such uncompleted items or defects (the "Punch List Items") and shall submit the Punch List to your installer and your Installation Coordinator within three (3) days of the walk-through inspection. Refloor shall work diligently to, and shall complete all such Punch List Items, within thirty (30) days of notice from you. Once Refloor has completed work on the Punch List Items, and only after such work has been accepted and approved by Owner, the Punch List shall be deemed complete. Such approval by Owner shall not be conditioned, delayed, or unreasonably withheld.

If Punch List Items persist for more than 33 days, you will be entitled to a refund of 10% of the purchase price; after 60 days, a 25% refund; after 90 days, a 75% refund; and after 120 days, a 110% refund.

You agree to provide reasonable access to the property within the 30-day repair window at scheduled time(s), from 8:00 am to 7:00 pm Monday through Saturday, for punch list item completion.

REFLOOR 4-PART LIFETIME GUARANTEE

Refloor provides the following 4-Part Limited Lifetime Guarantee to the residential purchasing Owner. (Rental and commercial properties are covered under the Manufacturer's Warranty only.) This guarantee becomes effective upon payment in full of the purchase price and the date the installation is complete. As long as the flooring remains where it was originally installed and is not modified in any way, this guarantee will last the length of time the original purchaser remains in the home. To request an inspection for guarantee servicing, please contact Refloor at Refloor Customer Service at 844-REFLOOR or by submitting a service request at refloor.com/service/. Refloor reserves the right to inspect any products you believe fail to meet the requirements of this guarantee and you must allow Refloor or its representatives all access reasonably necessary for inspection. If the exact original product or part is no longer available, Refloor reserves the right to substitute a similar part or product of equal or greater quality. These limited guarantees give you specific rights and you may also have other rights which vary from state to state. These guarantees are transferable for a one-time fee of 10% of the original purchase price of your Refloor floor. Refloor must be notified in writing, and payment must be received within thirty (30) days of the property transfer. With payment, Owner must include a copy of the title transfer agreement for the home. If both payment and title transfer are not received by Refloor within 30 days of the property transfer, all guarantees on the flooring will be void as to the new owner of the property.

1. Lifetime Guarantee on Labor

This limited guarantee covers any defects in the original installation due to labor. Refloor will repair or replace the flooring at no cost to you.

2. Lifetime Gap-Free Guarantee

This limited guarantee covers any gap of greater than 3 millimeters occurring between two or more boards at any time following installation. Refloor will relock the existing planks at no cost to you.

3. Lifetime 5-Plank Guarantee

For projects of 100 square feet or more, Refloor will supply the Owner with five full-size planks at the time of installation. Owner agrees to store these planks horizontally and make them available if a plank replacement becomes necessary. If damage occurs to up to five planks installed by Refloor, we will repair or replace the damaged plank(s) with the five planks provided to you. If the Owner is no longer in possession of the five planks, Refloor is not responsible to provide additional materials. Customer may purchase additional planks at the prevailing list price on the date of the claim, if available. A claim under this Guarantee is subject to a trip charge at Refloor's prevailing rate at the time of the claim, with a minimum of \$199, per occurrence. Furniture and seating with rolling casters or wheels, including wheelchairs, will damage floors, and that damage is not covered under this guarantee. It is the Owner's responsibility to notify Refloor within 7 days of completed installation if the 5 planks were not provided.

4. Lifetime Love It or Leave It Guarantee

Refloor wants you to love your flooring for life. If at any time and for any reason you decide you no longer love your floor, Refloor will credit you 50% of the original purchase price toward a new replacement floor from Refloor. For example, if you paid \$3,500 for your kitchen floor and you want to replace it with a new color six years later, we will deduct \$1,750 off the price of your new purchase. Simply call Refloor and mention the "Love It or Leave It Guarantee," and we will apply this credit towards your new purchase. The new floor must be installed in the same room as the original floor. If multiple rooms are purchased in the original sale, the credit will be prorated based on the total square footage being replaced as a proportion of the total square footage from the original sale. No other discounts or promotions will apply to the new floor purchase.

The Refloor 110% Risk-Free Guarantee and the Refloor 4-Part Lifetime Guarantee assume normal and reasonable use of products. Please consult your manufacturer warranties for coverage as to flooring products themselves. This guarantee does not cover damage that occurs outside of Refloor's control including settling of the property, improper use of the product, acts of nature, or structural failure of the foundation, subfloor, or walls. Refloor does not warrant or guarantee against damage caused by insurable occurrences such as flooding, fire, smoke, lightning/electricity, wind/blown objects, earthquakes, hurricanes, ice damage, etc. Any repair, rip-up, or re-installation of Refloor product by anyone other than a Refloor-appointed contractor, without Refloor's express written permission, will void these guarantees.

These Guarantees are the only expressed guarantees provided by Refloor. No employee, representative, agent, or any other person, has authority to assume or incur on behalf of Refloor any obligation, liability, or responsibility in place of or in addition to these Guarantees. REFLOOR HEREBY EXCLUDES AND DISCLAIMS ANY AND ALL OTHER GUARANTEES, WHETHER EXPRESS OR IMPLIED, INCLUDING BY WAY OF ILLUSTRATION AND NOT LIMITATION, WARRANTIES OF FITNESS FOR PARTICULAR PURPOSE, HABITABILITY, AND MERCHANTABILITY. THE LIMITED WARRANTIES CONTAINED HEREIN SHALL BE IN LIEU OF ANY OTHER WARRANTY, WHETHER EXPRESSED OR IMPLIED. In no event shall Refloor be obligated or liable for incidental, special, indirect, or consequential damages of any kind for the breach of any express or implied guarantee.

Florida Sales Only: Florida Homeowners' Construction Recovery Fund: Payment, up to a limited amount, may be available from the Florida Homeowners' Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida law by a licensed contractor. For information about the recovery fund and filing a claim, contact the Florida construction industry licensing board at the following telephone number and address: 1940 North Monroe Street, Tallahassee, FL 32399-1039/Phone: 850.487.1395. Any claims for construction defects are subject to the notice and cure provisions of Chapter 558, Florida Statutes. Buyer's Right to Cancel: This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment. Notice pursuant to Fla. Stat. § 713.015: This notice is required for any contract greater than \$2,500 related to improvements to real property consisting of single or multiple family dwellings up to and including four units. According to Florida's Construction Lien Law (Sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and services and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, those people who are owed money may look to your property for payment, even if you have already paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. To protect yourself, you should stipulate in this contract that before any payment is made, your contractor is required to provide you with a written release of lien from any person or company that has provided to you a "notice to owner." Florida's construction lien law is complex, and it is recommended that you consult an attorney.

Indiana Sales Only: You may generally communicate with Contractor via phone or email, and consumer problems and inquiries can be directed to Refloor Customer Service, 844-REFLOOR, lifetimelfloors@refloor.com. The date this Agreement was submitted to the consumer is listed on the first page of this Agreement. Third parties, including subcontractors, vendors, or other persons that are not a party to this Agreement, will furnish labor, services, and/or material, to, or on behalf of, Contractor in connection with the real property improvement.

Michigan Sales Only: A residential builder or a residential maintenance and alteration contractor is required to be licensed under article 24 of Act 299 of the Public Acts of 1980, as amended, being sections 339.2401 to 339.2412 of the Michigan Compiled Laws. Contractor is licensed as a residential builder under Michigan law. Notice to buyer: (1) Do not sign this contract before you read it. (2) You are entitled to a completely filled-in copy of this contract. (3) Under the law, you have the right to pay off in advance the full amount due and, under certain conditions, to obtain a partial refund of the finance charge. (4) You may rescind or cancel this contract, not later than 5 p.m. on the business day following the date thereof by giving written notice of rescission to the contractor or his agent at his place of business given in the contract or by mailing the notice or cancellation to the contractor to his place of business given in the contract by depositing a properly addressed certified letter in a United States post office or mail box, but if you rescind after 5 p.m. on the business day following, you are still entitled to offer defenses in mitigation of damages and to pursue any rights of action or defenses that arise out of the transaction.

Missouri Sales Only: Notice to Owner: Failure of this contractor to pay those persons supplying material or services to complete this contract can result in the filing of a mechanic's lien on the property which is the subject of this contract pursuant to Chapter 429, RSMO. To avoid this result, you may ask this contractor for "lien waivers" from all persons supplying material or services for the work described in this contract. Failure to secure lien waivers may result in your paying for labor and material twice. Sections 436.350 to 436.365 of Missouri revised statutes provides you with certain rights if you have a dispute with a contractor regarding construction defects. Except for claims filed in small claims court, if you have a dispute with a contractor, you must deliver to the contractor a written claim of any construction conditions you allege are defective and provide your contractor the opportunity to make an offer to repair or pay for the defects. You are not obligated to accept any offer made by the contractor. Read this notice carefully. There are strict deadlines and procedures under Sections 436.350 to 436.365 which must be obeyed in order to preserve your ability to file a lawsuit. Other than repairs to work done by the contractor that are necessary to protect the life, health, or safety of persons living in a residence, or to avoid additional significant and material damage to the residence pursuant to Section 436.356, you may not include in claims against your contractor the costs of other repairs you perform before you are entitled to file a lawsuit under Sections 436.350 to 436.365. Oral agreements or commitments to loan money, extend credit or to forbear from enforcing repayment of a debt including promises to extend or renew such debt are not enforceable. To protect you (borrower(s)) and us (creditor) from misunderstanding or disappointment, any agreements we reach covering such matters are contained in this writing, which is the complete and exclusive statement of the agreement between us, except as we may later agree in writing to modify it.

Ohio Sales Only: Ohio law contains important requirements you must follow before you may file a lawsuit or commence arbitration proceedings for defective construction against the residential contractor who constructed your home. At least sixty days before you file a lawsuit or commence arbitration proceedings, you must provide the contractor with a written notice of the conditions you allege are defective. Under Chapter 1312 of the Ohio Revised Code, the contractor has an opportunity to offer to repair or pay for the defects. You are not obligated to accept any offer the contractor makes. There are strict deadlines and procedures under state law, and failure to follow them may affect your ability to file a lawsuit or commence arbitration proceedings.

Cincinnati Sales Only: Do not sign this Agreement if any blank spaces remain on the Agreement. All manufacturers' warranties shall be supplied upon request. Contractor warrants its workmanship under separate written warranty. Please review that document for terms of coverage. Any down payment shall be limited to ten percent (10%) of the Purchase Price plus the cost of special-order materials, when applicable, and any interim payments shall be limited to the percentage of work completed at the time of the interim payment. Contractor shall obtain all applicable permits. All subcontractors, laborers, and materialmen will be paid in full prior to the final payment.

Tennessee Sales Only: Home improvement contractors and subcontractors must be licensed by the Tennessee Home Improvement Commission. Anyone may inquire about a contractor or subcontractor by contacting the Tennessee Board for Licensing Contractors at 500 James Robertson Pkwy, Ste 110, Nashville, TN 37245 or (615) 741-5630. Notice under Tenn. Code Ann. § 47-18-104(b)(48): In Tennessee, it is a criminal offense for the home improvement services provider to do any of the following prohibited acts set out in § 39-14-154(b): (1) Fail to refund amounts paid under a contract for home improvement services within ten (10) days of either the acceptance of a written request for a refund either hand delivered or mailed certified mail return receipt attached or the refusal to accept the certified mail sent to the last known address of the home improvement services provider by the residential owner if all of the following apply: (A) No substantial portion of the contracted work has been performed at the time of the request; (B) More than ninety (90) days have elapsed since the starting date of the contract for home improvement services; and (C) A copy of the written request for a refund was sent by the residential owner to the consumer protection division of the office of the attorney general; (2) Deviate from or disregard plans or specifications in any material respect that are contained in a contract for home improvement services. Such deviation includes, but is not limited to: (A) The amount billed for the home improvement services is substantially greater than the amount quoted in the contract; (B) The materials used in the project are of a substandard quality but the residential owner was charged for higher quality materials; or (C) (i) The residential owner did not provide written consent for the home improvement services provider to deviate from or disregard plans or specifications in the contract; and (ii) Such deviation or disregard caused substantial damage to the residential owner's property. Any violation of above is punishable as theft pursuant to § 39-14-105. If a person is convicted of a violation of the above, the court may order the person to make restitution to any residential owner that has suffered injury resulting from the crime. Vehicles used to commit this offense are subject to seizure and forfeiture under the same procedures used for forfeitures. All fines collected as a result of a violation shall be allocated as follows: (A) First to remaining unpaid court costs assessed in the case; (B) Then to restitution ordered by the court; and (C) Any remaining money shall be transmitted to the state board of licensing contractors for purposes of carrying out the provisions of § 62-6-139. In addition, a violation shall be construed to constitute an unfair or deceptive act or practice affecting the conduct of trade or commerce under the Tennessee Consumer Protection Act of 1977, compiled in title 47, chapter 18, and as such, the private right of action remedy under that act shall be available to any person who suffers an ascertainable loss of money or property, real, personal, or mixed, or any other article, commodity, or thing of value wherever situated as a result of such violation. Upon a conviction for a violation, the court shall notify the state board of licensing contractors of the home improvement services provider's conviction. If the home improvement services provider is licensed by the board, the board shall revoke the home improvement services provider's license pursuant to § 62-6-118. Prosecution shall not bar prosecution under any other applicable criminal statute, nor shall it bar the commencement of any applicable civil cause of actions, including but not limited to, violations of the Tennessee Consumer Protection Act of 1977, compiled in title 47, chapter 18, part 1 or title 62, chapter 6. The district attorney in conjunction with any law enforcement agency shall have the authority to investigate and to institute criminal proceedings for any violation regardless of any actions taken or not taken by the board of licensing contractors. The above-captioned contractor hereby gives notice to the owner of the property to be improved, that the contractor is about to begin improving the property according to the terms and conditions of the contract and that under the provisions of the state law (§§ 66-11-101 — 66-11-141) there shall be a lien upon the real property and building for the improvements made in favor of the above-mentioned contractor who does the work or furnishes the materials for such improvements for a duration of one (1) year after the work is finished or materials furnished.

NOTICE OF CANCELLATION

Date of Transaction 05-01-23

You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Contract or Sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale; or you may, if you wish, comply with the instructions of the Seller regarding the return shipment of the goods at the Sellers expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to Refloor at 1960 Research Dr. Suite 300, Troy MI 48083, NOT LATER THAN MIDNIGHT OF 05-04-23.

I HEREBY CANCEL THIS TRANSACTION: _____
Owner's Signature Date

NOTICE OF CANCELLATION

Date of Transaction 05-01-23

You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Contract or Sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale; or you may, if you wish, comply with the instructions of the Seller regarding the return shipment of the goods at the Sellers expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to Refloor at 1960 Research Dr. Suite 300, Troy MI 48083, NOT LATER THAN MIDNIGHT OF 05-04-23.

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LARGE SCALE PLAN
SCALE: 1/2" = 1'-0"

July 11, 2023

Economic Development Incentive Committee Summary

Brown Robinson Funeral Home

Applicant: Ray H. Robinson Jr

Business Location: 1814 Milan Road

Principal Owners: Ray H. Robinson Jr, President/Owner

Recommendation: \$15,000.00 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 shall be completed by December 31, 2023

Project Description

Brown-Robinson Funeral Home (formerly Brown Funeral Home) is a minority owned business that has been serving Lorain, Ohio and well beyond for decades. It is the oldest African American owned in Lorain County. In 1998, Ray Robinson purchased the business after his studies in business management and mortuary sciences from Central State University and Cincinnati College of Mortuary Science, respectively. The youngest of 10 children and a Norwalk native, Robinson is also an ordained minister of the Living Word Church. Robinson's work tending to those in the moments of grief is aided by his gentle spirit and uplifting kindness through his professional ministry.

Late last year, Robinson shared his plans to expand his funeral home business by opening a new location in Sandusky. At the time of the meeting, Robinson spoke eloquently about the need for this expansion as there does not exist a funeral home from Lorain to Toledo that attends to, as a primary focus, those in the African American community needing services after losing loved ones. Robinson entered into a purchase agreement via land contract with Father's Heart Ministries for the acquisition of the property at 1814 Milan Road. Down payment in the amount of one hundred sixty thousand dollars was made as part of the contract with monthly payments in the amount of fifteen thousand per month being made for the remainder of the contract period. Building purchase at completion will be at four hundred twenty-five thousand dollars. Rehabilitation of the building has commenced with services anticipated to begin in July 2023.

Brown-Robinson Funeral in Sandusky estimates current year (July-December 2023) annual sales revenue at \$153,000. Thereafter Brown-Robinson Funeral Homes estimates growth at approximately 25% with year three operations estimated at \$633,420. Payroll also increases steadily per projections from current year of \$38,250 to \$221,697 in year three with FTE growing from 1 to 4 employees with pay range from \$20,000 to \$51,5000 in the same time period.

Brown-Robinson Funeral Home chose Sandusky for business expansion and will serve the community well for many years. The project meets several preferences of the program. It is minority owned, will increase job opportunities and tax revenue, will enhance an entryway into the City and will swiftly utilize a space vacated by the former owner.

Project Uses

Land Contract Down Payment	\$160,000
Electrical	\$ 14,345
Parking Lot Improvements	\$ 25,000
Signage	\$ 6,854
Carpet	\$ 31,588
Doors	\$ 12,820
Painting	\$ 6,000
Int/Ext Construction	\$ 50,000
Carpentry	\$ 10,630
Total	\$317,237

Project Sources

Sandusky Economic Development Fund	\$ 15,000
Owner Equity	\$160,000
Owner Investment/Private Financing	\$142,237
Total	\$317,237

July 11, 2023

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Applicant: Ray H. Robinson Jr

Business Location: 1814 Milan Road

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Owner Investment from business earnings/personal funds	\$142,237
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SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

Ray H. Robinson Jr.

(Applicant Name)

President/ Owner

(Title)

Mid Ohio Funeral Services LLC (DBA) Brown-Robinson Funeral Home

(Company Name – if different than Applicant Name)

2652 Broadway Ave

(Street Address)

(Suite, Apt, etc.)

Lorain, Ohio 44052

(City, State, Zip)

440-244-1831

(Phone Number)

34-1882592

brownrobinson@centurytel.net

(Email)

(Federal Tax ID or last 4 of SSN)

Existing Business Information:

Type of Business: ☐ Commercial ☐ Retail ☒ Service
☐ Other _____
Legal Structure: Limited Liability Company
Primary Product or Service: Funeral Services
Date Established: 1999 NAICS-SIC Code: _____
Website (if applicable):
brownrobinsonfuneralhome.com

Principal Officers / Owners:

Name / Title: Ray H. Robinson Jr. President/owner
Email: prhrobinson1@gmail.com Phone: 440-258-8474
SSN (last 4): [REDACTED] % 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:

1814 Milan Road

(Address)

Sandusky, Ohio 44870

(City, State, Zip)

Erie

(County)

If a relocation, indicate from where Expanding From Lorain

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).

Attached Page

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).

Attached Page

Business/Personal References:

Name / Title: Pastor Tony Robinson

Email: _____ Phone: 419-239-5704

Relationship: Pastor of Father's Heart Church

Name / Title: Pastor Curtis Johnson Jr.

Email: _____ Phone: 419-239-3113

Relationship: Friend / Pastor of a Local Church

Name / Title: Mac Lehrer, CCIM

Email: _____ Phone: 419-609-7000

Relationship: My Real Estate Broker

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):

Attached

(B) Owner Equity (dollars and source):

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

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

Project Timeline:

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

Start

Complete

N/A

Site Control

April 1, 2023 Building Purchased + Close Sale

Financing

Project is being Self Financed

Construction

Jan 2023 - July 2023

Other

Project Impact and Employment:

1/2 year

	Current Year	Year One	Year Two	Year Three
Annual Sales Revenue	153,000	356,000	506,000	633,420
Annual Payroll	38,250	106,800	151,800	221,697
Current Employment (FTE)	1	2	3	4
Average Pay Per Employee	20,000	43,000	49,000	51,500

ED Program Guidelines & Application

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?

Attach

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: Mid Ohio Funeral Services LLC

By: Ray H. Rubison Pres. Owner.
(Print or type name and title)

[Signature]
(Signature)

June 26, 2023
(Date)

Inter-Office Use Only

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

met w/ owner in late, 2022, site visit in Spring 2023, application
m.b.n June 2023

Date of Completed Application Submittal: June 24, 2023

Staff Reviewer: G. S. W.

Date of Committee Review: July 10, 2023

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



BROWN - ROBINSON FUNERAL HOME

2652 Broadway • Lorain, Ohio 44052

440-244-1831 • Fax 440-244-3080

brownrobinson@centurytel.net

Ray H. Robinson, Jr. was born in Norwalk, Ohio to Eva Robinson and the late Pastor Ray H. Robinson, Sr. He is the youngest of 10 children. Upon graduating from Norwalk High School in 1995, Ray attended Central State University in Wilberforce, Ohio. There, he received his Associate Degree in Business Management. Thereafter, Ray attended the Cincinnati College of Mortuary Science, where he was Vice President of his class. It was there that he received his Bachelor Degree in the discipline of Mortuary Science.

In November of 1998 he took over ownership of the oldest African-American Funeral Home in Lorain County, Brown Funeral Home, in the year of 2000 he changed the name to Brown- Robinson Funeral Home.

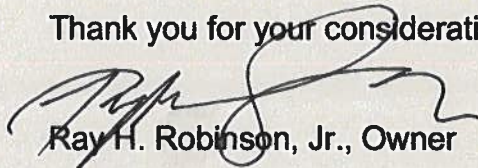
Being a native of the Norwalk and Sandusky area, Ray always had a longing to return to open up an African-American Funeral Home in the area because he saw the need. Now time have afforded him an opportunity to fulfill that desire by purchasing the former Father's Heart Church located at 1814 Milan Road, which has been transformed into a beautiful gathering facility for families to use during their time of need. The newly renovated facility has the capacity to hold Funerals, Visitations, Memorial Services, and the Family's Repass.

Ray H. Robinson, Jr. is also an Ordained Minister, and is the Pastor of Living Word Church in Lorain. Elder Ray H. Robinson Jr., has been married to First Lady Holly Robinson for over 20 years. Born to the union are three sons: Ray III, Jacob, and Spencer.

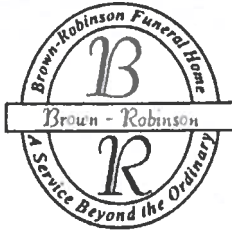
As the owner of Brown-Robinson Funeral Home, the only African-American Funeral Home in Erie County, I, Ray H. Robinson, Jr., am requesting consideration to receive grant money that has been reserved for businesses in the city of Sandusky.

There is a quote by Sir William Ewart Gladstone, "Show me the manner in which a nation cares for its dead and I will measure with mathematical exactness the tender mercies of its people, their respect for the laws of the land, and their loyalty to high ideals."

Thank you for your consideration,



Ray H. Robinson, Jr., Owner



BROWN - ROBINSON FUNERAL HOME

2652 Broadway • Lorain, Ohio 44052

440-244-1831 • Fax 440-244-3080

brownrobinson@centurytel.net

Project source & use of funds

\$

(A). Total \$342,237.00

- ✓ Building acquisition \$160,000.*
- ✓ Electrical \$14,345
- ✓ Parking lot improvements \$25,000.
- ✓ Signage \$6854.
- ✓ Finishes
- ✓ Carpet \$31,588.70
- ✓ Doors \$12,820.
- ✓ Paining. \$6000.
- ✓ Construction . \$50,000
- Carpentry \$10,630

(B). \$160,000.

(C). \$0 *\$317,237.70*

(D). \$25,000.

"A Service Beyond the Ordinary"



BROWN - ROBINSON FUNERAL HOME

2652 Broadway • Lorain, Ohio 44052

440-244-1831 • Fax 440-244-3080

brownrobinson@centurytel.net

Project concept

Brown-Robinson Funeral Home is a minority owned funeral home that will serve the Sandusky community as well as the surrounding areas. At this present time there is no other black owned funeral home in operation between the cities of Lorain and Toledo. This project is repurposing a building that was formerly the home of Father's Heart Church. The building is located in the area that is part of the southside vision plan for investment, which is considered a priority area.

"A Service Beyond the Ordinary"

Invoice

CT Electrical Services

Taking Care Of Your Electrical Needs
210 W. Perkins Ave. Suite 2
Sandusky, OH 44870
License #37426

Date	Invoice #
11/18/2022	8799

Bill To
Ray Robinson 1814 Milan Rd Sandusky, Ohio 44870 United States

		Project	Terms
		New Funeral Home	Due on receipt
Quantity	Description	Rate	Amount
	<p>Subject: Invoice for electrical work done at 1814 Milan Rd. in Sandusky, OH.</p> <p>Scope of Work</p> <ul style="list-style-type: none"> - Add (3) receptacles on face of control area - Add (3) recess lights on dimmer in control area. - Add (2) receptacles for TVs and one below each in new wall. 6ft off doorway. - Move (4) existing recess lights for new wall and Replace (5) wall sconces. - Add (4) chandeliers and Add exit egress light above door. - Eliminate receptacle for new 6ft door to prep area. Move power to wall. - Add switching for new corridor. - Add quad in the middle in steps of stage. - Replace (5) recess lights on stage. (3) over casket to be eyeball and other (2) to be regular. - Install heat/air in place of ac unit. In family room - Replace lights in family room with (3) recess down middle. - Redo receptacles in family room and Get rid of panel in family room - Demo as needed to open family room wall. Get rid of panel. - Add higher CFM fan in embalming room. Tie into old hood duct. - Add wall switches by bathrooms. Add (2) switches for reception hall. - Move light from conference room to hallway and add 3 way switching. - In conference room add chandelier in center on separate switch. Take (3) lights out and add 4 cans. - Add TV receptacle. - Add (3) cans in entrance and replace chandelier. - Replace (4) lights on entrance wall and Replace (2) lights in canopy with recess. - Add new pendant light in center of canopy. <p>Work completed to date 75%</p> <p>Extras to date:</p> <ul style="list-style-type: none"> - Purchased & Installed heat/AC in family room. (\$1,153) - Replaced existing wall pack above A/C units. (\$410) - Added (2) HDMI cables for TVs. (\$280) - Replaced (2) 2x4 LED panels in bathrooms by reception area. (\$370) - Added (2) owner provided vanity lights in bathrooms by reception area. (\$385) - Go through and test existing Exit and Egress lighting. Found some bad Exit and Egress lights <p>Will replace on our final trip.</p> <p>Thank you for your business</p>		
		3,287.50	3,287.50
		2,598.00	2,598.00
Please contact Margarita at 419-202-4980 or ctes@bex.net with any questions. Cash, Check or Credit Card Accepted. All past due invoices over 30 days will be subject to an 18% interest charge per annum.		Total	\$5,885.50

Invoice

CT Electrical Services

Taking Care Of Your Electrical Needs
210 W. Perkins Ave. Suite 2
Sandusky, OH 44870
License #37426

Date	Invoice #
9/13/2022	8635

Bill To
Ray Robinson 1814 Milan Rd Sandusky, Ohio 44870 United States

Project	Terms
1814 Milan Rd	Due on receipt

Quantity	Description	Rate	Amount
	<p>Subject: Invoice for electrical work to be done at 1814 Milan Rd. in Sandusky, OH.</p> <p>New Funeral Home</p> <ul style="list-style-type: none"> • Add (3) receptacles on face of control area. • Add (3) recess lights on dimmer in control area. • Add (2) receptacles for TV's and one below each in new wall. 6ft off doorway on both sides. • Move (4) existing recess lights for new wall. • Replace (5) wall sconces with new owner provided wall sconces. • Add (4) owner provided chandeliers on dimmer switches. • Add exit egress light above door. • Eliminate receptacle for new 6ft door to prep area. Move to wall. • Add switching for new corridor. • Add quad in the middle on steps of stage. • Replace (5) recess lights on stage. (3) over casket to be eyeball and other (2) to be regular. • Replace light in family room with (3) recess lights down middle. • Rcd receptacles in family room. • Get rid of panel in family room. Demo as needed to open family room wall. • Add higher CFM fan in embalming room. Tie into old hood duct. • Add (2) switches for reception hall by new hallway. • Move light from conference room to hallway and add 3-way switching • In conference room add chandelier in center on separate switch. Take (3) lights out and add (4) cans. • Add TV receptacle. • Add (3) cans in entrance and replace chandelier with new owner provided chandelier. • Replace (4) lights on entrance wall with new owner provided lights. • Replace (2) lights in canopy with recess. • Add new pendant light in center of canopy on separate switch. <p>Deposit 25%</p> <p>Thank you for your business.</p>	3,287.50	3,287.50
<p>Please contact Margarita at 419-202-4980 or ctes@bex.net with any questions. Cash, Check or Credit Card Accepted All past due invoices over 30 days will be subject to an 18% interest charge per annum.</p>		Total	\$3,287.50

Invoice

CT Electrical Services

Taking Care Of Your Electrical Needs
210 W. Perkins Ave. Suite 2
Sandusky, OH 44870
License #37426

Date	Invoice #
1/4/2023	8887

Bill To
Ray Robinson 1814 Milan Rd Sandusky, Ohio 44870 United States

Project	Terms
New Funeral Home	Due on receipt

Quantity	Description	Rate	Amount
	<p>Subject: Invoice for electrical work done at 1814 Milan Rd. in Sandusky, OH.</p> <p>Scope of Work</p> <ul style="list-style-type: none"> - Add (3) receptacles on face of control area - Add (3) recess lights on dimmer in control area. - Add (2) receptacles for TVs and one below each in new wall. 6ft off doorway. - Move (4) existing recess lights for new wall and Replace (5) wall sconces. - Add (4) chandeliers and Add exit egress light above door. - Eliminate receptacle for new 6ft door to prep area. Move power to wall. - Add switching for new corridor. - Add quad in the middle in steps of stage. - Replace (5) recess lights on stage. (3) over casket to be eyeball and other (2) to be regular. - Install heat/air in place of ac unit. In family room. - Replace lights in family room with (3) recess down middle. - Redo receptacles in family room and Get rid of panel in family room - Demo as needed to open family room wall. Get rid of panel. - Add higher CFM fan in embalming room. Tie into old hood duct. - Add wall switches by bathrooms. Add (2) switches for reception hall. - Move light from conference room to hallway and add 3 way switching. - In conference room add chandelier in center on separate switch. Take (3) lights out and add 4 cans. - Add TV receptacle. - Add (3) cans in entrance and replace chandelier. - Replace (4) lights on entrance wall and Replace (2) lights in canopy with recess. - Add new pendant light in center of canopy. <p>Remaining balance of quote.</p> <p>Extras to Date</p> <ul style="list-style-type: none"> - Installed (2) occupancy switches for restrooms by reception area. (\$120) - Replaced (2) exhaust fans in restrooms. (\$710) - Replaced Exit and Egress lighting as needed. (\$645) - Go through all existing receptacles. Replaced receptacles as need so they all matched in that area. <p>Make sure all were working. (\$410)</p> <p>Thank you for your business</p>		
		3,287.50	3,287.50
		1,885.00	1,885.00
Please contact Margarita at 419-202-4980 or ctes@bex.net with any questions. Cash, Check or Credit Card Accepted. All past due invoices over 30 days will be subject to an 18% interest charge per annum		Total	\$5,172.50

E QUALITY CONCRETE CO LLC
841 US HIGHWAY 224 W
WILLARD, OH 448909319
4196776914

INVOICE

Invoice #: 014
Invoice Date: 12/30/22
Amount Due: \$0.00

Bill To:

Ray Robinson Jr.
Sandusky, OH 44870
UNITED STATES

Due Date
09/14/22

Item	Description	Quantity	Price	Amount
	Asphalt reseal and paint for funeral home parking lot.	1	\$25,000.00	\$25,000.00

Balance is paid in full.

Subtotal:	\$25,000.00
Sales Tax:	\$0.00
Total:	\$25,000.00
Payments:	\$25,000.00
Amount Due:	\$0.00

To pay online, go to <https://app01.us.bill.com/p/00801PDVNYSMUZV2spec>



1721 HANCOCK ST.
SANDUSKY, OHIO 44870
PHONE: (419)626-5112

INVOICE

Date	Invoice#
6/9/2023	10794

Bill To
BROWN ROBINSON FUNERAL HOME 1814 MILAN ROAD SANDUSKY, OH 44870

Job Site
BROWN ROBINSON FUNERAL HOME 1814 MILAN ROAD SANDUSKY, OH 44870

Sales Order #	Client PO #	Terms
S020823-02		30 days

Description	Amount
PAN FORMED SIGN FACES: PRODUCED AND INSTALLED (2) NEW 48" X 96" PAN FORMED SIGN ACES WITH SECOND SURFACE PAINTED GRAPHICS FOR THE EXISTING DOUBLE-SIDED PYLON SIGN CABINET.	2,850.00T
LED RETROFIT: FURNISHED AND INSTALLED NEW LED LIGHTING SYSTEM FOR THE EXISTING 4' X 8' DOUBLE-SIDED PYLON SIGN CABINET.	1,050.00T
BUILDING LETTERS: PRODUCED AND INSTALLED (1) NEW SET OF FLAT CUT ACRYLIC LETTERS READING "BROWN-ROBINSON FUNERAL HOME" OVER ALL SIZE OF COMPLETED SIGN TO BE 42.5" X 133". NEW LETTERS TO BE MADE USING 3/8" ACRYLIC AND WILL BE STUD MOUNT INSTALLED.	2,400.00T
CITY OF SANDUSKY PERMIT (AT COST)	128.75

1.5% PER MONTH CHARGED ON UNPAID BALANCE.	Subtotal	\$6,428.75
BRADY SIGNS IS AN OHIO CORPORATION. W-9 FURNISHED UPON REQUEST.	Sales Tax (6.75%)	\$425.25
CONTACT US AT: 419-626-5112 AR@BRADYSIGNS.COM	Total	\$6,854.00
	Payments/Credits	-\$3,363.25
	Balance Due	\$3,490.75

Warnike Carpet & Tile

North Central Ohio's House of Carpets, Marble & Granite

10109 U.S. 250 North • Milan, Ohio 44846

419-625-0500 • Fax: 419-625-6041

www.warnike.com

DATE	May 17 2022
PHONE	(440)-258-8474
INSTALLER	
SALESMAN	Perry
INSTALL OVER EXISTING:	<input type="checkbox"/> PAD
	<input type="checkbox"/> CARPET <input type="checkbox"/> VINYL <input type="checkbox"/> GLUE DOWN
SUBFLOOR:	
	<input type="checkbox"/> CONCRETE <input type="checkbox"/> WOOD
	<input type="checkbox"/> WE MOVE <input type="checkbox"/> THEY MOVE
PAD	
STRIP	
METAL	
EXTRA CHARGES	<input type="checkbox"/> YES <input type="checkbox"/> NO \$

BILL TO: CUSTOMER NUMBER

NAME: Brown-Robinson

ADDRESS 2652 Broadway

CITY Lorain STATE OH ZIP 44052

E-MAIL prhrobinson1@gmail.com

SPECIAL INSTRUCTIONS

Install At 1814 Milan Road

2588

QUANTITY	DESCRIPTION and AREA	PRICE	COST
340 yd	Shaw Bard Masters Galloway installed with tear up	16,960 ⁰⁰	
094'	Manington Enduring Gunstock @ 6 ⁹⁰ per installed	7,647 ⁰⁶	
	All tear out and prep Inc		

TERMS: CASH - 60% DOWN. BALANCE DUE UPON COMPLETION OF JOB. OUR PRICES REFLECT A 5% DISCOUNT WHICH WILL BE FORFEITED BY CUSTOMER IF TERMS ARE NOT MET. THERE ARE NO RETURNS ON ANY PRODUCTS WHICH ARE SPECIAL ORDERED. REMNANTS ARE SOLD "AS IS" NO GUARANTEE AS TO DYE LOTS OR COLOR MATCHES. I UNDERSTAND ALL WARRANTIES ARE COVERED BY THE MANUFACTURER AND/OR FIBER COMPANY. ALL CLAIMS MUST BE ACCOMPANIED BY OUR STORE RECEIPT PROVIDED BY THE CONSUMER. THERE WILL ALSO BE A 1.5% MONTHLY SERVICE CHARGE ON ANY UNPAID PAST DUE BALANCE. NO REFUNDS WILL BE ISSUED FOR DEPOSITS OVER 30 DAYS IF ORDER IS CANCELLED. IN STOCK RETURNS WILL ONLY BE CONSIDERED IF THE PRODUCT IS STILL ON OUR FLOOR. FULL CARTONS ONLY WILL BE ACCEPTED & THERE WILL BE A RESTOCKING FEE APPLIED. MATERIAL CAN ONLY BE RETURNED WITHIN 30 DAYS OF THE SALE DATE.

I HAVE READ AND ACCEPT ABOVE TERMS

(CUSTOMER SIGNATURE)

SUB TOTAL	24607.06	
SUTAX @ %	1102.40	carpet part only
TOTAL	25709.46	
DEPOSIT		
BALANCE DUE C.O.D.		

Please Note - There will be an additional charge for floor prep, furniture moving, and carpet removal.

We do not remove or reset toilets. 1 Year Warranty on all carpet installation.

No warranty on any hardsurface products unless Warnike Carpet installs the sub-floor.

MARBLE AND GRANITE ARE NATURAL PRODUCTS AND WILL VARY IN COLOR AND SHADING.

Warranty Exclusions Failure to maintain manufacturers recommended climate controlled atmosphere. Inappropriate care or maintenance of hardwood flooring according to manufactures specifications.

WARNIKE CARPET & TILE CO.
10109 US 250 NORTH
MILAN, OH 44846

Voice: 419-625-0500
Fax: 419-625-6041

INVOICE

Invoice Number: 3208 ADD ONS
Invoice Date: Jan 25, 2023
Page: 1
Duplicate

Bill To:
BROWN-ROBINSON FUNERAL HOME 2652 BROADWAY AVE. LORAIN, OH 44052

Ship to:
BROWN-ROBINSON FUNERAL HOME 1814 MILAN RD. SANDUKSY, OH 44870

Customer ID	Customer PO	Payment Terms	
BROWN-ROBINSON		C.O.D.	
Sales Rep ID	Shipping Method	Ship Date	Due Date
COREY	Airborne		1/25/23

Quantity	Item	Description	Unit Price	Amount
29.33		SY SPEC ORDER SHAW CARPET CLASSIC TRADITIONS COLOR 54852 WINDCHESTER FOR CONFERENCE ROOM	53.41	1,566.50
505.00	MAN-LVP-END-GUN	HALLWAY BATHROOMS MANNINGTON ENDURING GUNSTOCK INSTALLED WITH TEAROUT OF EXISITING CERAMIC MANNINGTON LVP ENDURING GUNSTOCK 7X48 GLUE DOWN MATERIAL PRESSURE SENSITIVE ADH 50.84 SF PER CARTON INSTALLED IN BACK ENTRY, ROOM BETWEEN KITCHEN AND BACK HALL, ROMM OFF BACK ENTRY	4.25	2,146.00

Subtotal	5,773.50
Sales Tax	105.74
Total Invoice Amount	5,879.24
Payment/Credit Applied	
TOTAL	5,879.24

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

GRAND PAINTING, LTD

1219 Huntington Ave
Sandusky, Ohio 44870
(419-239-5245)

PROPOSAL

Proposal submitted to:

Name: Ray Robinson

Address: _____

Phone No: _____

Work to be performed at:

Address: 1614 Milton RdSandusky Ohio

Date of Plans: _____

To be done by: Grand Painting, Ltd

We hereby propose to perform the labor necessary for the completion of:

patch ceiling (Clean walls on Interior remove noted
carpet base off walls 1300.00
Paint Common areas except 3rd floor. labor
Paint ceiling track in 1st floor & repair ceiling 2700.00
4100.00

All labor is guaranteed to be as specified and the above work to be performed in accordance with the specifications submitted for the above work and completed in a substantial, workmanlike manner for the sum of Four thousand dollars (\$4,000.00) with payment to be made as follows.

Any alteration of deviation from the above specification involving extra costs

Will be executed only upon written order and will become an extra charge over

And above the estimate. All agreements contingent upon strikes, accidents or delays Beyond our control.

Respectfully submitted

Per Grand Painting, Ltd

Note- This proposal may be withdrawn by us if not accepted in _____ days.

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.

Date: _____

Signature: _____

PROPOSAL

Name: John Smith
Address: 123 Main St
City: Anytown

Phone: 555-1234
Date of Birth: 1-1-1980
To be done by: Contractor

We hereby propose to perform the following work for the sum of \$1000.00
Painting the exterior walls of the house.
Total \$1000.00

Accepted by: John Smith
Signature: [Signature]
Date: 8/29/23

ESTIMATE

Prepared For

Ray Robinson

S.I.E CONSTRUCTION

520 Milan Ave.
Norwalk, OH 44857
Phone: (419) 554-9528
Email: sieconstruction@outlook.com

Estimate # 5833

Date 06/15/2022

Description

Interior/Exterior

•Interior as follows—

- open door to embalming room to a 48 inch wide door
- Remove and close off door in embalming room
- Remove structure in back office finish hanging drywall paint
- Build 12x46 ft wall in chapel with double set of doors in the middle
- Build 3 walls to finish surrounding dj both with a small window on front
- build two walls in front lobby to close access off for bathroom rooms
- paint cabinets in bathrooms

**Exterior as. Follows-

- power wash complete exterior of building
- Remove heart symbol and sign
- Remove all siding on two front gables
- Remove and store both cloth awnings
- Remove aluminum and wood trim around windows
- Apply 2" foam board, base coat, mesh and finish to both gables matching assisting stucco
- Apply new window trim on windows in main front and north side
- lay block on 4 columns around supports for car port for stone
- lay block for stone on front piler to match car port supports
- apply cultured stone on all 5 pilers
- apply stone to side entrance wall around door
- paint Three sides of building main wall to owners selection
- Paint all window trim and soffit white
- install 8x8 ft white fence on south side in front to hide all units

SIE Construction is responsible for all material and labor as layed out in this bid

Owner is responsible for water and electric hookup

Payment terms are as follows

1/3 deposit to start job
1/3 at half way point to be agreed upon by owner and SIE
Final payment due upon completion and walk thru

Subtotal	\$50,000.00
<hr/>	
Total	\$50,000.00

Ray Robinson

Coon's Carpentry, LLC

4817 STATE ROUTE 113 E.
BERLIN HTS., OH 44814

Invoice

Date	Invoice #
12/5/2022	1087

Bill To

RAY ROBINSON
SANDUSKY OHIO 44870

		Terms	Project
Quantity	Description	Rate	Amount
	SUBJECT : FUNERAL HOME INTERIOR TRIM WORK		
	MAIN ROOM -- BASE BD, WALL PANELS, TRIM DOUBLE DOOR		
	ENTRY-- BASE BD, CHAIR RAIL, CROWN MOULDINGS		
	CONFERENCE ROOM-- CHAIR RAIL, BASE BD		
	HALLWAY TO CAFE--BASE BD		
	STAGE / PLATFORM AREA-- BASE BD		
	SOUTH HALLWAY--BASE BD, TRIM DOUBLE DOOR		
	FAMILY ROOM --BASE BD		
	MATERIAL-- ALL TRIM MATERIAL TO BE PRIMED MDF. BASE BD, CHAIR RAIL, CROWN MOULD , DOUBLE DOOR CASING, WALL PANEL MOULD	4,050.00	4,050.00
	LABOR TO INSTALL	5,700.00	5,700.00
	WALL PANELS MAIN ROOM -- DID NOT DO	-900.00	-900.00
	TRIM DOORS IN FOYER . LABOR AND MATERIAL	620.00	620.00
	FAMILY ROOM -- ADD CEILING TRIM, TRIM DOOR	210.00	210.00
	SOUTH HALLWAY -- TRIM REAR ENTRANCE DOOR, DOOR TO STAGE.	150.00	150.00
	MATERIAL AND LABOR		
	ADD CROWN MOULD TO BLUE WALLS. MATERIAL AND LABOR	800.00	800.00
	DOWN PAYMENT RECEIVED ON 10-26-22	-4,050.00	-4,050.00
			+
coonscarpentry@gmail.com	419-706-9120	Total	\$6,580.00