



Economic Development Incentive Committee

240 Columbus Ave
Sandusky, Ohio 44870
419.627.5973

www.cityofsandusky.com

Agenda

September 12, 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. July 11, 2023
3. Financial Report and Project Updates
4. Review of Applications and Staff Recommendations
 - a. Ethel's Quilt Shoppe 279 E. market Street
5. Public Participation
6. Adjournment

NEXT MEETING: November 14, 2023 (scheduled)
Requesting additional meeting in late September or early October

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

Economic Development Incentive Committee

July 11, 2023

Meeting Minutes

Call to Order:

Prior to the beginning of the meeting Mrs. Gilson distributed an amended agenda and a Financial Report.

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, and Al Nickles. Also present were Interim Assistant City Manager/ Interim Director of Community Development, Colleen Gilson, and Administrative Assistant for the Community Development Department Quinn Rambo. Vice Chair Koch notified Staff, in advance, that he was unable to attend the meeting.

Approval of minutes from May 9, 2023, meeting:

Chair Nickles asked for a motion on the minutes. Mr. Harris made a motion to approve the minutes as presented and Mr. Heil seconded the motion. All members voted to approve the minutes, as presented.

Approval of minutes from May 3, 2023, meeting:

Chair Nickles asked for a motion on the minutes. Mr. Harris made a motion to approve the minutes as presented and Mr. Heil seconded the motion. All members voted to approve the minutes, as presented.

Financial Report and Project Updates

Mrs. Gilson started by updating the Commission on existing projects. Sweet Potato Catering has notified the City that the project for which they received a grant award will not move forward as planned. This withdrawal returns the funds encumbered to funds available for the program. Pipe Creek Wharf has indicated that they would be ready for a soft opening in 4 to 5 weeks and Mrs. Gilson would be having a site visit with the developer on July 14th of 2023. Mrs. Gilson also met with the owner of North Street Customs on July 6th of 2023 to inspect the project and was waiting for final proof of payment before the grant was released. Mrs. Gilson then moved on to the financial report. She informed the Committee that the total funds for 2023 were \$986,397 and the encumbrances from 2021, 2022, and 2023 were \$504,400, leaving \$481,997 total funds. Mrs. Gilson asked if there were any questions from the Committee. Chair Nickles asked if all projects were on time. Mrs. Gilson confirmed that was correct.

Chair Nickles made a motion to accept the program financial report. The motion was seconded by Mr. Harris. A vote was called, and all members approved of the program's financial report, unanimously.

Review of Applications Received

Cedar Corner Complex- Thirsty Pony Addition

Chair Nickles introduced the first application and asked for Staff report. Ms. Gilson stated the applicant was seeking a grant to renovate the space formerly operated as Rainwater Park and expand dining opportunities at the Thirsty Pony. The current vacant space would be developed into a state-of-the-art sportsbook lounge and bar. Staff recommended a grant in the amount of \$140,000.00 with the condition that all applicable permits be obtained and a sign, evidencing City of Sandusky support, be displayed for one year after the project completion. Chair Nickles stated that Mr. Sortino was a local applicant. Mr. Harris stated that this project could spur other development in that area. Mrs. Bemis agreed with Mr. Harris and approved of the exterior appearance of the property being improved.

Chair Nickles asked for a motion. Mrs. Bemis made a motion to recommend grant approval to City Commission for \$140,000, for the Cedar Corner Complex- Thirsty Pony Addition. Mr. Harris seconded the motion. A vote was called, and all Committee Members approved the motion to recommend the application to City Commission.

Sandusky Book Bar

Chair Nickles introduced the next application and asked for Staff report. Mrs. Gilson introduced the application for Sandusky Book Bar, the applicant- a female entrepreneur, was seeking a grant to help with startup costs, that included predevelopment and leasehold improvement costs. Staff recommended a grant in the amount of \$15,000.00. Mrs. Gilson added that approval of this application would emphasize a commitment to neighborhood renewal on the south side of the City and support the entrepreneurial spirit of those wishing to invest in Sandusky. Chair Nickles asked if the Committee had any questions. There were no questions. Mr. Harris, Mr. Heil, and Mrs. Bemis all agreed it was a unique and worthwhile project.

Chair Nickles asked for a motion on the application. Mr. Heil made a motion to approve the Staff recommended amount of \$15,000 to City Commission for approval. The motion was seconded by Mr. Harris. A vote was called, and all Committee members approved the motion to recommend the application to City Commission for a grant of \$15,000.

Brown-Robinson Funeral Home

Chair Nickles introduced the application and asked for Staff report. Mrs. Gilson stated Brown-Robinson Funeral Home was a minority owned business that had been serving Lorain, Ohio for decades and was the oldest African American owned funeral home in Lorain County. Mr. Robinson, the owner, was opening his second location and chose Sandusky for his business expansion. Currently, there was not a funeral home from Lorain to Toledo that had a primary focus on servicing funeral needs for the African American Community. This application met several preferences of the EDIC program, which included minority owned, increased job

opportunities, and enhancement of an entryway into the City, and it filled a vacated location. Staff recommended a grant in the amount of \$15,000 to be recommended to City Commission. Mrs. Gilson asked the Committee if there were any questions. Mr. Harris asked if this business was a certified MBE. Mrs. Gilson stated she was not sure if the applicant had that certification, but she would ask the applicant if he was certified in Lorain and would encourage him to seek certification in Sandusky.

Chair Nickles asked for a motion. Mrs. Bemis made a motion to approve the grant recommendation of \$15,000 to City Commission. Mr. Harris seconded the motion. A vote was called, and all Committee members approved the motion to recommend the application to City Commission for a grant of \$15,000.

Mrs. Bemis and Mr. Harris commended Mrs. Gilson on the thoroughness of the applications presented at the meeting and agreed it was attributed to Mrs. Gilson's time spent with the applicants.

Public Participation/ Comments

Chair Nickles opened the floor to public participation. Mrs. Johnson stated that she felt that there was a conflict with Brady Signs being a contractor for (2) of the applicants. Chair Nickles asked where applicants would find contractors for signs, unless they went out of the City. He continued that Commissioner Brady was no longer involved with the sign company, because his son had taken over the business (3) years prior. Mr. Heil stated there was no conflict because there were no dollars flowing to Brady Signs and City Commissioners could recuse themselves from a vote when there was a conflict of interest, just as any other voting member can do on other commissions, boards, and committees. Mr. Heil reiterated that there was no conflict in these cases. Mrs. Johnson stated the cost of the signs was included in the applications. Mr. Heil and Mrs. Gilson confirmed that was correct, but the grant was not going to pay for the signs. Mr. Harris stated that the City was committed to transparency, that all the information provided to the City should be included in applications to show the City's commitment to being transparent. Mrs. Johnson stated she did not agree with that assessment and believed it did not meet the requirements of the Ohio Revised Code. Chair Nickles asked if there were any other comments. There were none.

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 2:31 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 L.L.C. | | 5/11/2021 | - | \$ 15,000.00 | \$ 15,000.00 | \$ - |
| Dott Investments, Inc. | Kiddie Korral Preschool | 7/13/2021 | - | \$ 2,500.00 | \$ 2,500.00 | \$ - |
| FSB Properties, LTD | 135 - 145 Columbus Ave | 7/13/2021 | - | \$ 10,000.00 | \$ 10,000.00 | \$ - |
| Derrick's Diner LLC | | 7/13/2021 | - | 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 | - | Withdrew | Withdrew | \$ - |
| Everwild Spirits, LLC | | 12/13/2021 | 21-198 | \$ 100,000.00 | \$ 100,000.00 | \$ - |
| 2021 Grants Total | | | | \$ 271,450.00 | \$ 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 | \$ 328,000.00 | \$ 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 |
| Mid Ohio Funeral Services LLC | Brown Robinson Funeral H | 7/24/2023 | 23-156 | \$ 15,000.00 | \$ 15,000.00 | \$ - |
| S&S Realty LTD | Thirsty Pony Sportsbook L | 7/24/2023 | 23-157 | \$ 140,000.00 | | \$ 140,000.00 |
| Sandusky Book Bar LLC | Sandusky Book Bar | 7/24/2023 | 23-158 | \$ 15,000.00 | | \$ 15,000.00 |
| 2023 Grants Total | | | | \$ 551,400.00 | \$ 37,000.00 | \$ 514,400.00 |
| 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 | | \$ 514,400.00 | | | | |
| Available Economic Development Fund Balance | | \$ 331,997.00 | | | | |
| Destination Development Funds | | | | | | |
| Explorer Public House (former Mecca Motel) | | \$ 200,000.00 | 23-032 | \$ 200,000.00 | \$ 200,000.00 | \$ - |
| Family Health Services | | \$ 100,000.00 | 23-154 | \$ 100,000.00 | | \$ 100,000.00 |

September 12, 2023

Economic Development Incentive Committee Summary

Ethel's Quilt Shoppe

Applicant: Jackie Sennish – dba Ethel's Quilt Shoppe
279 E. Market Street
Sandusky, OH 44870

Principal/% Ownership: Jackie Sennish – 100%

Recommendation: \$7,500.00 Economic Development Fund grant to be approved by the Economic Development Incentive Committee on the condition that the applicant obtain all relevant permits and display a sign evidencing City of Sandusky support for one year after project completion. The project improvements shall be completed by March 31, 2024

Project Description: Jackie is a successful FBE who has operated M&E Quilt Shoppe for nearly 10 years at 279 E Market Street. Recently, her partner retired and Jackie made the bold decision to dissolve the partnership and start over again as a sole proprietor. She also wasn't ready to leave Sandusky without a quilt shop!

Operating under the new name of Ethel's Quilt Shoppe, Jackie will continue the business in the same location with the intention of the shop as a destination for quilters who love the primitive/reproduction quilts of yesteryear. The building has deep sentimental value to Jackie. It was built in 1884 and reflects the business direction she wishes to continue in regard to Civil War/Reproduction fabrics, Hand-Dyed Wools and Period Furniture Pieces. Further, the building was purchased by Ruth Parker in the 1980's and was rehabilitated by Jackie's father, Robert W. Schaefer. Jackie remembers visiting and helping her dad during that time and even now uses her dad's old wooden ladders to display fabric on in the shop. While her father has been gone for many years, she shared that there is a part of him helping her reimagine the place she calls "business-home".

To update and make changes to the building Jackie is planning on painting the interior and having the original hardwood floors refinished. Further, she plans to increase the area of the kitchen so that she may begin offering hand dyed woolens for wool applique and rug hooking which she notes is very popular right now. The lack of countertop space currently makes it a little prohibitive therefore she intends to change the kitchen set-up to an "L" layout and install a big one bowl sink to make it more user-friendly. Permanent slat walls will be installed to display products since the old lathe walls are not appropriate for wall displays. New ceiling fans with antique dual blades will complete the look she is striving for inside. Jackie also plans to

improve the exterior of the building with floral window boxes and new signage to reflect the new name of the shop.

With the addition of the wool dying Jackie plans on hiring 2-3 part-time employees in the first year to assist with operating the business. Her goal is also to increase the hours of operation in the next year. Revenue in the past 9 years as M&E Quilt Shoppe averaged about \$180,000 and she aspires to see that increase to over \$210,000 in 2024 with a steady increase each year after. Online sales have been a good part of the business having shipped all over the United States.

In 2018, the predecessor business to Ethel's Quilt Shoppe (M&E Quilt Shoppe) did receive a small business grant from the City of Sandusky for the purchase of equipment. Staff is recommending a \$7,500 grant from 2023 program funds to support the continued growth of the Quilt Shoppe.

Project Uses:

| | |
|--|--------------------|
| Hardwood Flooring Refinishing | \$ 7,056.00 |
| Signage and Front Window Beatification | \$ 4,564.96 |
| Kitchen Remodel Countertops/Plumbing | \$ 1,806.15 |
| Ceiling Fans / Electrical | \$ 5,030.76 |
| Slat Wall | \$ 917.15 |
| Total | \$19,375.02 |

Project Sources

| | |
|--------------------------------------|--------------------|
| Small Business Grant | \$ 7,500.00 |
| Owner Equity and Personal Investment | \$11,875.02 |
| Total | \$19,375.02 |

SANDUSKY ECONOMIC DEVELOPMENT FUND

APPLICATION

Applicant / Borrower Company:

Jackie Sennish

(Applicant Name)

Owner

(Title)

Ethel's Quilt Shoppe

(Company Name – if different than Applicant Name)

279 E. Market Street

(Street Address)

(Suite, Apt, etc.)

Sandusky, OH 44870

(City, State, Zip)

419-502-9123

ethel@ethelsquiltshoppe.com

(Phone Number)

(Email)

[REDACTED] 2508

(Federal Tax ID or last 4 of SSN)

Economic Development Fund Category For Which Applicant Is Seeking Assistance (select one):

- ☐ Substantial Development
- ☒ Small Business Assistance

Existing Business Information:

Type of Business: ☐ Commercial ☒ Retail ☐ Service
☐ Other _____
Legal Structure: Ethel's Quilt Shoppe LLC
Primary Product or Service: Fabric/Quilt Shoppe
Date Established: 07/01/2023 NAICS-SIC Code: 459130
Website (if applicable): ethelsquiltshoppe.com

Principal Officers / Owners:

Name / Title: Jackie Sennish, Owner
Email: ethel@ethelsquiltshoppe.com Phone: 419-357-8900
SSN (last 4): 1526 % 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:

279 E. Market Street

(Address)

Sandusky, Ohio 44870

(City, State, Zip)

Erie

(County)

If a relocation, indicate from where _____

Project Type:

☒ Renovation ☐ Expansion ☐ Start-Up/New Construction

Applicant / Business Background Information:

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

See 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).

See attached page.

Business/Personal References:

Name / Title: Jim Sennish
Email: jimsennish@aol.com Phone: 419-202-9056
Relationship: Brother-in-Law

Name / Title: Patrick Deville
Email: pdeville@buckeye-express.com Phone: 419-357-0698
Relationship: Former Boss

Name / Title: Debbie Neill
Email: decorizons@sbcglobal.net Phone: 419-366-7275
Relationship: Friend / Former Business Partner

Project Source & Use Of Funds:

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

(A) Total Project Cost (TPC) (itemize below): = \$ 19,375.02

Flooring \$7,056.00 ✓

Signage \$2,300.00 ✓

Store Front Flower Boxes Installed Under Windows \$2,264.96 ✓

Counter tops, New Sink, Faucet to Expand Kitchen for Wool Dying \$806.15 ✓

Plumbing/Installation \$1,000.00 ✓

3- Dual Ceiling Fans \$3,530.76 ✓

Slat Wall & Installation \$917.15 ✓

Electrical/Installation \$1,500.00 ✓

(B) Owner Equity (dollars and source):

\$4,375.02

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

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

\$15,000.00

Note: For Substantial Development applications City assistance may be up to 10% of TPC. For Small Business Assistance applications, City assistance may be up to \$15,000 or 60% of project costs - whichever is less

Project Timeline:

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

| | <u>Start</u> | <u>Complete</u> | <u>N/A</u> |
|---------------------|--------------|-----------------|------------|
| <u>Site Control</u> | | | |
| <u>Financing</u> | | | |
| <u>Construction</u> | ASAP | 09-16-23 | |
| <u>Other</u> | | | |

Project Impact and Employment:

| | Current Year | Year One | Year Two | Year Three |
|--------------------------|--------------|------------|------------|------------|
| Annual Sales Revenue | 80,000 | 150,000 | 175,000 | 200,000 |
| Annual Payroll | 10,000 | 30,000 | 50,000 | 60,000 |
| Current Employment (FTE) | 1 | 2 | 2 | 3 |
| Average Pay Per Employee | \$15.00/hr | \$18.00/hr | \$18.00/hr | \$20.00/hr |

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

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

I believe the addition of the flower boxes on the front of the shop will add to the appeal of the growing corner where I am located. I plan on having Corso's install and maintain the flower boxes.

In regards to having the flooring restored, it only enhances the charm of the building and shows its original character that has stood the test of time. This has long been a part of Sandusky's appeal is its historic buildings. It has been some time since the inside of the building has been remodeled.

With the addition of the Town & Country Furniture it will help increase foot traffic to the store as well as on-line since I will be able to have it delivered all over the country. Currently this type of furniture is not available in our area. Having a more specialized selection of fabric will also attract more loyal and repeat customers.

Attachments:

The following must be submitted with your ED Application:

- ☐ Business plan (if applicable)
- ☒ Three years of historical financial statements (if applicable) *M+E's last 3.*
- ☐ 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

*—current lease expires 8/31/23. which is still in M+E.
Can forward new copy when recieved.*

Do you or your business have any of the following:

| | YES | NO |
|---|-----|-------------------------------------|
| Outstanding collections | | <input checked="" type="checkbox"/> |
| Judgement liens | | <input checked="" type="checkbox"/> |
| Other court judgements | | <input checked="" type="checkbox"/> |
| Delinquent taxes | | <input checked="" type="checkbox"/> |
| Delinquent loans | | <input checked="" type="checkbox"/> |
| Other tax liens | | <input checked="" type="checkbox"/> |
| Previous bankruptcy | | <input checked="" type="checkbox"/> |
| If yes to bankruptcy, has it been fully discharged? | | <input checked="" type="checkbox"/> |
| Real estate that is tax delinquent | | <input checked="" type="checkbox"/> |
| Code violations | | <input checked="" type="checkbox"/> |
| Non-registered rental units | | <input checked="" type="checkbox"/> |
| Real estate that is in foreclosure | | <input checked="" type="checkbox"/> |

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: Ethel's Quilt Shoppe

By: Jackie Sennish, Owner

(Print or type name and title)

Jackie Sennish 8-9-23
(Signature) (Date)

Inter-Office Use Only

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

August 17, 2023

Date of Completed Application Submittal:

August 19, 2023

Staff Reviewer:

Colleen Gilson

Date of Committee Review: _____

Approve/Deny: _____

Amount Awarded and terms: _____

CONTACT

Department of Community Development

240 Columbus Avenue

Sandusky, Ohio 44870

Attn: Economic Development Fund

Phone: (419) 627-5891

Email: qrambo@cityofsandusky.com

APPLICANT/BUSINESS BACKGROUND INFORMATION

Having been in business at the same location since February 2014 as M&E Quilt Shoppe, change only happened when my business partner decided to retire at the end of June 2023. Having not wanting to close the shop and retire myself we dissolved the partnership and merchandise associated with M&E and I am currently making the change to having the business open back up as Ethel's Quilt Shoppe. During our time in business we were selected by Better Homes & Gardens as one of the top shops in 2016. We have a strong online presence and have become a destination shop which I plan on continuing and making even stronger in the years to come.

In regards to our building, it is a beautiful building from 1884 that just needs to be updated a little bit on the inside having not had new flooring or anything in over 15-20 years. The new shop will hopefully reflect a nod to the historical era of the building.

PRODUCT DESCRIPTION:

The plan for the business is to carry more historical reproduction fabrics/civil war fabrics that are a favorite here in the Midwest. Tearing up the carpeting and restoring the original hardwood floors will compliment this product wonderfully (and make clean-up easier with all the strings and threads associated with sewing LOL). The interior is to be painted in a more historical color palette. I have also obtained a dealership for Town & Country Furnishings which is a highly sought have furniture for those that love the period look.

The addition of a POS system will streamline the communication between in-person sales and on-line sales, something we didn't have with the previous store therefore causing some inventory issues.

To brighten up the outside of the shop just a few simple signage changes will need to be made to the main hanging sign and sign on the door. The addition of the two flower boxes along the front (which I plan to have maintained by Corso's) will give the shop and inviting appearance and compliment all the changes happening on our corner of the downtown.

HAMLIN'S FLOOR SANDING

ESTIMATE

Residential/Commercial

440-323-5266 • www.hamlinfloorsanding.com

Date

7/14/23

Proposal submitted to:

Manamus Senwisch

419-357-8900

Work to be performed at:

279 E Market St

Sandusky

Paid on Completion

We hereby propose to furnish the material and perform the labor necessary to:

- (A) Sand Only Floor - From Front Door - to Office wall - 882 sq FT X 5.00 sq FT = \$4410.00
- (B) Sand & Finish Floors - put 3 coats of water Based urethane on Floors 882 sq FT X 7.00 sq FT = \$6174.00
- (C) Sand & stain & Finish same areas - Choice of color - Finish with 3 coats 882 sq FT X 8.00 sq FT = \$7056.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$

Paid upon completion.

Items exclude unless otherwise stated: Moving of furniture, removal of linolium, carpet, or carpet tacking; Touch up painting. All agreements contingent upon strikes, accidents, or delays beyond our control.

SANDING AND REFINISHING HARDWOOD FLOORS

Commercial/Residential

Installation Available • Free Estimates

Respectfully submitted

Th 7/14

From: Allure Signs & Printing
Sent: Thursday, August 17, 2023 2:43 PM
To: Mabel & Ethel
Subject: Re: Signs

Hi Jackie,
Sorry, I got the price for the size of that sign incorrect,
the cost for that size, double sided carved sign, \$1,899.
I apologies for the size glitch.
Talk with you soon,
Michelle

\$2228⁰⁰

Allure Signs & Printing

5831 E. Harbor Rd.
Marblehead, OH 43440
call 419-732-7880
text 419-798-6788

www.alluresignsoh.com

www.facebook.com/pages/Allure-Signs.../107364452632789

On Thursday, August 17, 2023 at 01:29:08 PM EDT, Allure Signs & Printing <allureoh@aol.com> wrote:

Hi Jackie,
I am back in the office today.
I have some prices for you.
For a double sided carved sign, 24"h x 30"w. \$1,265.
Removal of vinyl decal off the door and website off the side window, \$85.
To produce and install new door logo and website on side window, \$244.
Talk with you soon,
Michelle

Allure Signs & Printing

5831 E. Harbor Rd.
Marblehead, OH 43440
call 419-732-7880
text 419-798-6788

www.alluresignsoh.com

www.facebook.com/pages/Allure-Signs.../107364452632789

On Wednesday, August 16, 2023 at 12:01:17 PM EDT, Mabel & Ethel <ethel@ethelsquiltshoppe.com> wrote:



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

August 22, 2023
Estimate# E3915

ETHEL'S QUILT SHOP
279 E. MARKET ST.
SANDUSKY, OH 4870
(419) 357-8900

JACKIE SENNISH

PLANTER BOXES

PLANTERS AT STORE FRONT

1. PLANT UP 2 BLACK PLANTERS 48" L X 18" W X 14" H WITH RIVER ROCK IN THE BASE FOR ADDED WEIGHT FOLLOWED BY ANNUALS LISTED BELOW.
2. PLANT UP 1 20" X 20" X 20" BLACK PLANTER WITH STONE FOR ADDED WEIGHT AND A PYRAMIDAL BOXWOOD.

CODE: 3

Plants

| Qty | Name | Size | Unit | Total |
|-----|---------------------------------|--------|----------|----------|
| 2 | COCKSCOMB - #1 (DK. PINK) | #1 | \$9.99 | \$19.98 |
| 4 | KIMBERLY FERN-10" - G10 | G10 | \$29.99 | \$119.96 |
| 12 | MUMS - 8" POT (DK. PINK) | 8" POT | \$9.99 | \$119.88 |
| 8 | FLOWERING KALE - 8" POT | 8" POT | \$9.99 | \$79.92 |
| 12 | POTATO VINE 4" - QUART (PURPLE) | QUART | \$7.99 | \$95.88 |
| 6 | SPRINGERI FERN - 4" | 4" | \$4.99 | \$29.94 |
| 1 | GREEN MOUNTAIN BOXWOOD - #7 | #7 | \$225.71 | \$225.71 |
| | | | | \$691.27 |

Materials

| Qty | Name | Unit | Total |
|--------------------|--------------|--------|--------|
| 12 FT ² | WEED BARRIER | \$0.46 | \$5.52 |

| | | | |
|-------|---------------------------------------|---------|----------|
| 5 bag | POND PEBBLES | \$9.99 | \$49.95 |
| 9 | POTTING SOIL MOISTURE SUPREME 1 CU FT | \$16.99 | \$152.91 |

Labor

| Qty | Name | Unit | Total |
|-----|-------|------|----------|
| | LABOR | | \$280.00 |

Miscellaneous Items

| Qty | Name | Unit | Total |
|------|-----------------------------------|-----------|-----------|
| 2 | 48" X 18" W X 14" H BLACK PLANTER | \$375.00 | \$750.00 |
| 1 | 20" X 20" X 20" BLACK PLANTER | \$255.00 | \$255.00 |
| 1 Ea | PLANT MATERIAL DISCOUNT | (\$62.91) | (\$62.91) |

Total: \$2,121.74

Subtotal: \$2,121.74

ERIE (6.75%): \$143.22

Grand Total: \$2,264.96

Sales Person: *Annette Mercer*

Date: 8-22-2023

Annette Mercer

Client Signature: _____

Date: _____

Payment Schedule

| | | |
|-----------------------|--------|------------|
| Upon Contract Signing | 50.00% | \$1,132.48 |
| Upon Completion | 50.00% | \$1,132.48 |

PAYMENT TERMS: HALF DOWN UPON SIGNING ESTIMATE, BALANCE UPON COMPLETION.

We propose to furnish labor and material - complete in accordance with the above specifications. Homeowner is responsible for any building and zoning permits required for us to complete the scope of work.

Note: This proposal may be withdrawn by us if it is not accepted within 15 days.

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

1 year plant material warranty is 100% total replacement from date of install. (Excluding Azaleas, PJM Rhododendrons, Fountain Grass, Transplants and lack of watering)

A finance charge is computed at a rate of 2% per month on all accounts after 15 days.

Owner is responsible for adequate watering for proper seed germination. Therefore, Corso's Landscape will not guarantee lawn installation.

Checkout

Welcome, Jackie

Ceiling Fans

Contact Information

ethel@ethelsquiltshoppe.com
(419) 502-9123

Text order status updates to my phone

[Add Pickup Person](#)

Pickup Details

Sandusky Lowe's

5500 Milan RD - Space 304 Sandusky OH 44870 (419) 624-6000



Order Summary

Item Subtotal (3) \$3,307.50

Pickup (3)

Matthews Fan Company \$3,307.50
 Dagny 40-in Ma ...

Edit Info

Estimated Tax \$223.26

Add Promo Code

^ You're saving \$367.50 today on this order!

Item Discount

Estimated Total \$3,530.76

By placing an order I agree to Lowe's
[Terms](#) and [Privacy Statement](#)

Your Shopping Cart

Slat Wall

Please verify, and/or choose the delivery destination and shipping for each product before proceeding through the checkout.

Your How to Get It Selections



Pickup at Store
1 items at SANDUSKY
Shipping: Free



Parcel Shipping
1 item shipping to 44870
Shipping: \$10.00

1 Tool Shed 4' x 4' Wall Mount Slatwall Single Hook - 4 Pack
SKU: 4491502
Model #: 4491502

• **Pick Up At Store - Menards Picks** \$24.95
Local Store Delivery
Qualifies for Same/Next Day Delivery: \$4.00 extra
Ship To Home
Qualifies for Same/Next Day Delivery:

Save for Later | Move to Lists | Remove

1 Tool Shed 6' x 6' Wall Mount Slatwall Single Hook - 4 Pack
SKU: 4491503
Model #: 4491503

• **Pick Up At Store - Menards Picks** \$27.45
Local Store Delivery
Qualifies for Same/Next Day Delivery: \$5.40 extra
Ship To Home
Qualifies for Same/Next Day Delivery:

Save for Later | Move to Lists | Remove

3 Black Vinyl Slatwall Cap Molding
Black
SKU: 1244470
Model #: 1244470

• **Pick Up At Store - Menards Picks** \$79.92
Local Store Delivery

Save for Later | Move to Lists | Remove

4 White Slatwall Insert
SKU: 1343470
Model #: 1343470

• **Pick Up At Store - Menards Picks** \$539.10
Local Store Delivery
Qualifies for Same/Next Day Delivery: \$6.00 extra

| Product | How to Get It | Qty | Total Price | Order Summary |
|--|--|-----|-------------|---|
| 3 Black Vinyl Slatwall Divider Molding Black SKU: 1244470 Model #: 1244470 | • Pick Up At Store - Menards Picks Local Store Delivery | 1 | \$9.99 | Merchandise Subtotal: \$949.35 Processing Fees: \$9.99 Shipping Charges: Calculated During Checkout Pretax Subtotal: \$859.15 By purchasing today you save \$91.45 with mail-in rebate! |
| Dakota® 3' x 4' x 4' 5' Pack Prefinished Slatwall Panel Black SKU: 1343470 Model #: 1343470 Packaging Charge Applied | • Ship To Home Available for immediate shipment | 2 | \$149.97 | |
| Packaging Charge | | 2 | \$17.97 | |

CHECKOUT NOW

Save BIG With your Menards® BIG Card
Earn a 2% rebate on all Menards® purchases or take advantage of financing offers when you use your Big Card

TX. 58-
\$917.12

Pick Up

Kitchen

Payment & Review

Confirmation

Ship To Store - Free!

Store Location

SANDUSKY
1101 LAKECREST PKWY
SANDUSKY OH 44870
[Change Store](#)

Estimated arrival date at store 08/30/2023



Kraus Standart Pro Drop-In 18" Stainless Steel 1-Hole Single Bowl Kitchen Sink

SKU: KS12005



☐ Add a pickup person

Estimated arrival date at store 09/15/2023



Quality One™ 18" x 34-1/2" Unfinished Hickory Kitchen Base Cabinet

SKU: Q114751

Order Summary

| | |
|------------------------|-----------------|
| Merchandise Subtotal | \$750.97 |
| Processing Fees: 1 | \$4.20 |
| Pretax Subtotal | \$755.17 |

By purchasing today you save \$33.61 with sale price and mail in rebate! 1

TX 50.98
\$806.15

BACK

CONTINUE

Pick Up at Store

Store Location

SANDUSKY
1101 LAKECREST PKWY
SANDUSKY OH 44870
[Change Store](#)

Pick Up At Store - Menards Picks

CustomCraft Countertops® 10' Basalt Slate Right Miter Laminate Countertop

SKU: CCST10R

QTY: 1

CustomCraft Countertops® 6' Basalt Slate Left Miter Laminate Countertop

SKU: CCST6L

QTY: 1

Moen® Adler™ One-Handle Pull-Down Matte Black Kitchen Faucet

SKU: K51117

QTY: 1

☐ Add a pickup person

RB's
SERVICES
Janitorial Services
CARPET CLEANING • FLOOR STRIP & WAX
PRESSURE WASHING
(419) 656-1132

LHKCleaning@gmail.com

www.RB-Services.net

[Facebook.com/RBServices](https://www.facebook.com/RBServices)

Company/Organization: Ethel's Quilt Shoppe
Attn: Jackie Sennish

August 31, 2023

Property Location:
279 E. Market St.
Sandusky, Ohio 44870

RB's Services would like to submit the following quote for the below listed work as discussed:

- Kitchen area:
 - Removal of existing kitchen area sink, faucet and countertop
 - Installation of new sink, faucet and countertop
 - Reworking of plumbing as discussed
 - Haul away and disposing of debris
- Quote: \$1,000.00 + Tax*
- Ceiling Fans and Outlets:
 - Removal of existing ceiling fans
 - Installation of new ceiling fans
 - Removal of older electrical outlets
 - Purchase of new GFCI outlets
 - Installation of new GFCI outlets
 - Haul away and disposing of debris
- Quote: \$1,500.00 + Tax*

*This quote is subject to change based on unforeseen circumstances or changes in the original work discussed. Quoted prices are before sales tax, unless otherwise tax-exempt. Quotes are valid for 30 days from the date submitted. All invoices are to be paid in full within 15 days of billing. If a service day falls on a major Federal Holiday, services will not be rendered that day. Form W-9 and Certificate of Insurance are available upon request.