



## Economic Development Incentive Committee

240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5973

[www.cityofsandusky.com](http://www.cityofsandusky.com)

### **Agenda**

**November 14, 2023 Meeting**

**2:00 pm**

**City Commission Chamber**

**Live Streamed on [www.Youtube.com/CityofSanduskyOH](https://www.youtube.com/CityofSanduskyOH)**

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1. Meeting called to order – roll call
  2. Approval of minutes from:
    - a. October 10, 2023
  3. Financial Report and Project Updates
  4. Review of Applications and Staff Recommendations
    - a. Washington Building Inc – 165 E Washington Row
    - b. WTF-R Investments Inc – 186 E Market Street
  5. Public Participation
  6. Adjournment

**NEXT MEETING: 2024 meeting dates forthcoming**

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

**Economic Development Incentive Committee  
October 10, 2023  
Meeting Minutes**

**Call to Order:**

Chair Nickles called the meeting to order at 2:04 pm. The following members were present constituting a quorum: Abbey Bemis, Marcus Harris, Paul Koch, and Al Nickles. Also present were Director of Community Development, Colleen Gilson, and Administrative Assistant for the Community Development Department Quinn Rambo. Ms. Sarah Chiappone notified Staff, in advance, that she was unable to attend the meeting.

**Approval of minutes from September 12, 2023, meeting:**

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

**Financial Report and Project Updates**

Chair Nickles asked for Mrs. Gilson to present the financials. Mrs. Gilson stated that the 2023 program funding available for 2023 was \$986,397.00, the encumbered funding was \$698,900.00, as of the meeting date- there was \$287, 497.00 currently available, and if the Committee approved today's application the total available funds would be \$277, 497.00.

Chair Nickles asked for a motion on the updated financial report. Mr. Harris made a motion to accept the program financial report as presented. The motion was seconded by Vice Chair Koch. A vote was called, and all members approved of the program's financial report, unanimously.

Mrs. Gilson continued with updates on previous grant recipients (1) Thirsty Pony Expansion – project scope was completed. All necessary permits were closed, the grant was disbursed, and the business was open and operating, (2) Pipe Creek Wharf – Owner/developer requested an extension until December 31, 2023 and the extension was granted by City Manager, (3) Small City Taphouse (Cattien LLC) – the façade improvements (tuck pointing) were planned to begin in mid-October, these were originally scheduled to start in September, but were delayed due to additional work added to scope. This was the final phase of improvements that were supported by the Economic Development grant made a few years ago, (4) Family Health Services –requested an extension for completion until June 30, 2024, due to material delays, which was granted by City Manager, (5) Sandusky Book Bar – project was about 95% complete, final installation of fixtures/ furniture and cleaning was underway. The final inspections and certificate of occupancy were expected in the coming weeks with a soft opening at the end of month.

## **Review of Applications and Staff Recommendations**

### **Patina Creekside Coffee- 2434 W. Monroe Street**

Chair Nickles introduced the first application and asked for the Staff report. Ms. Gilson stated she had one application with Staff recommendation for consideration. The location of the business was at 2434 W Monroe – otherwise known as the Patina Building. The female owned business would be a full-service coffee bar that would complement other offerings at the Patina Building. The co-owners were Tracey Baker, who had 15 years' experience within the coffee business, and Heather Byington was co-owner of the Benny B Barbershop, the Patina Building, Patina Porch, and several other residential investment properties. Patina Creekside Coffee would be nestled along the forthcoming expansion of the Sandusky Bay Pathway and provide a resting stop for cyclists to enjoy nature while resting. It would also provide area residents with a quaint location to gather in the morning before work, the day's activities, a place to break at lunch, or after work. Patina Creekside Coffee would be open year-round, with hours scheduled off customer needs/habits but the owners estimated 8 hours per day at present. The applicants planned to operate Patina Creekside Coffee and after a couple of years of operation, they hoped to hire two to three additional part-time employees. The estimated project cost was approximately \$30,000 with much of those costs being associated with machinery and supplies. Staff were recommending a \$10,000 grant through the City's Economic Development Fund program. Ms. Gilson stated that in supporting this endeavor the City would be supporting a startup, women-owned, neighborhood, small business and would expand the business efforts already in place at the Patina Building. Mrs. Bemis asked if the coffee shop would be in the same space as the bar and if the City had funded any of existing business previously. Mrs. Gilson answered that the coffee shop would be in the same area as the bar, and she did not find where the City had given funds for this business previously. Mrs. Bemis asked if the list of eligible uses was allowed by grant funding and Mrs. Gilson confirmed they were eligible for funding. Mrs. Gilson stated the applicants had requested a larger grant, but she recommended a lesser amount because of the grant guidelines.

Vice Chair Koch made a motion to approve the application as presented. The motion was seconded by Mr. Harris. A vote was called, and all Committee members voted to approve the application for \$10,000.

## **Old Business**

### **Ethel's Quilt Shoppe- 279 E. Market Street**

Mrs. Gilson stated that at the September EDIC meeting a grant recommendation was offered by Staff and approved for Ethel's Quilt Shoppe. As present, the total projects costs were approximately \$19,000 and a grant was approved at \$7,500. Recently, Staff met with shop owner, Jackie Sennish, and learned that project scope had changed. Ms. Sennish received donated labor for the project, which reduced the cost to the project and elected to scale back on improvements to the space. The new total project cost was estimated at \$7,500. Staff recommended a change to the grant award to the amount of \$3,500. Chair Nickles asked if the applicant had signed the grant agreement. Mrs. Gilson stated she met with the Law Dept and

since Ms. Sennish had not signed the original grant agreement that if the Committee approved the reduction in funds at this meeting, the grant agreement could be amended.

Mr. Marcus made a motion to amend the previous grant agreement to the amount of \$3500 as recommended by Staff. Mrs. Bemis seconded the motion. A vote was called, and all members approved the amended grant agreement.

**Public Participation/ Comments**

There was no public present for public participation.

Mrs. Gilson shared that she was meeting with 3 small business owners for the next meeting and that word was getting passed among the community by word of mouth. Mr. Harris asked about the status of the former Fenderson building. Mrs. Gilson shared that it was her understanding that the application that had been received for the property has not moved forward; the project concept abandoned and that the building was available for development/sale.

**Meeting Adjournment:**

Chair Nickles called for a motion to adjourn. Mr. Harris moved to adjourn the meeting and Vice Chair Koch seconded the motion. All members were in favor of the motion and the meeting ended at 2:23 pm.

APPROVED:

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Secretary

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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 | Completion Date per Grant Agreement |
|--|----------------------------|----------------------|-----------|-----------------------|----------------------|--------------------------------|-------------------------------------|
| Market Street Collective, LLC                      | Sandusky Food Hall         | 11/9/2019            | 19-215    | Expired               | Expired              |                                |                                     |
| Family Health Services, LLC                        |                            | 2/11/2020            | 20-39     | \$ 65,000.00          | \$ 65,000.00         | \$ -                           |                                     |
| <b>2021</b>  |                            |                      |           |                       |                      |                                |                                     |
| RD/MD, 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        | \$ -                           |                                     |
| <b>2021 Grants Total</b>                           |                            |                      |           | <b>\$ 271,450.00</b>  | <b>\$ 271,450.00</b> | <b>\$ -</b>                    |                                     |
| <b>2022</b>  |                            |                      |           |                       |                      |                                |                                     |
| 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         | \$ -                           |                                     |
| MAUSCRA 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                  | 12/31/2023                          |
| <b>2022 Grants Total</b>                           |                            |                      |           | <b>\$ 468,000.00</b>  | <b>\$ 328,000.00</b> | <b>\$ 140,000.00</b>           |                                     |
| <b>2023</b>  |                            |                      |           |                       |                      |                                |                                     |
| Cattien LLC (year three)                           | Small City Taphouse        | 7/13/2021            | 21-120    | \$ 140,000.00         |                      | \$ 140,000.00                  | 6/1/2023                            |
| 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                    | 12/31/2023                          |
| El Pino LLC  | El Grand Patron            | 5/19/2023            | 23-116    | \$ 15,000.00          | \$ -                 | \$ 15,000.00                   | 12/31/2023                          |
| Family Health Services, LLC                        | Family Health Services, LL | 6/12/2023            | 23-134    | \$ 200,000.00         |                      | \$ 200,000.00                  | 6/30/2023                           |
| Mid Ohio Funeral Services LLC                      | Brown Robinson Funeral H   | 7/24/2023            | 23-156    | \$ 15,000.00          | \$ 15,000.00         | \$ -                           |                                     |
| S&S Realty   | Thirsty Pony Sportsbook L  | 7/24/2023            | 23-157    | \$ 140,000.00         | \$ 140,000.00        | \$ -                           | 12/31/2023                          |
| Sandusky Book Bar LLC                              | Sandusky Book Bar          | 7/24/2023            | 23-158    | \$ 15,000.00          |                      | \$ 15,000.00                   | 12/31/2023                          |
| Ethel's Quilt Shoppe                               | Ethel's Quilt Shoppe       | 10/10/2023           |           | \$ 3,500.00           |                      | \$ 3,500.00                    | 3/31/2024                           |
| Patina Creekside Coffee                            | Patina Creekside Coffee    | 10/10/2023           |           | \$ 10,000.00          |                      | \$ 10,000.00                   | 3/31/2024                           |
| <b>2023 Grants Total</b>                           |                            |                      |           | <b>\$ 564,900.00</b>  | <b>\$ 177,000.00</b> | <b>\$ 387,900.00</b>           |                                     |
| <b>Economic Development Fund Balance</b>           |                            |                      |           |                       |                      |                                |                                     |
| Cash Balance 5/1/2023                              |                            | \$ 726,397.00        |           |                       |                      |                                |                                     |
| 2023 \$430,000 total allocation-balance to receive |                            | \$ 260,000.00        |           |                       |                      |                                |                                     |
| <b>2023 Funding Total</b>                          |                            | <b>\$ 986,397.00</b> |           |                       |                      |                                |                                     |
| 2021 Grants Not Disbursed                          |                            | \$ -                 |           |                       |                      |                                |                                     |
| 2022 Grants Not Disbursed                          |                            | \$ 140,000.00        |           |                       |                      |                                |                                     |
| 2023 Grants Committed                              |                            | \$ 564,900.00        |           |                       |                      |                                |                                     |
| <b>Available Economic Development Fund Balance</b> |                            | <b>\$ 281,497.00</b> |           |                       |                      |                                |                                     |
| <b>Destination Development Funds</b>               |                            |                      |           |                       |                      |                                |                                     |
| 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                  | 6/30/2024                           |

**NOVEMBER 13, 2023**

**ECONOMIC DEVELOPMENT INCENTIVE COMMITTEE SUMMARY**

**WASHINGTON BUILDING INC**

**APPLICANT(S):** Washington Bldg Inc c/o James Hart

**PRINCIPAL OWNERS:**

|                    |     |
|--------------------|-----|
| James Hart         | 25% |
| John Coppeler      | 25% |
| Mary Janes S. Hill | 25% |
| Eric Muehlhauser   | 25% |

**RECOMMENDATION:** \$7,750 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 May 1, 2024

**BACKGROUND AND PROJECT DESCRIPTION**

The building located at 165 E Washington Row was purchased in 1989 for just less than three hundred fifty thousand dollars by attorney partners of Flynn, Py&Kruse Co., LPA. The legal owner of the building is the Washington Building Inc, a corporation for profit.

The 1930 (est) built building is a three-story, 30,000 square foot building used for commercial purposes for many years. At present, the third floor is available for lease. The second floor is occupied by the law firm Flynn, Py & Kruse Co, LPA. The first floor has tenants which include Edward Jones, SVC Lending and Peds on Wheel.

The project consists of the installation of windows on the second floor of the building. The windows are in dire need of repair.

The completion of this project will help to preserve office space in downtown Sandusky, a goal of the Strategic Plan. Further, it will beautify and preserve a building. Washington Row is an important part of downtown Sandusky for professional and business office space. It is important to maintain and preserve existing office buildings in order to attract new professional jobs by having ready-to-go office space.

**PROJECT FINANCING**

The project cost for the above-mentioned work is \$31,000. The applicant is requesting assistance of \$15,000 (approximately half of the total project cost). Owners plan to borrow funds from LOC for their equity contribution to the project.

## **FINANCIAL SUMMARY**

The Washington Building generated \$120,475.00 in total revenue in 2021 and \$134,725 in 2022. P&L for 2023, through August states revenue at \$92,201 which puts 2023 revenue close to tracking the year's past. Year-to-date expenses for 2021 and 2022 were \$42,352 and \$10,30 respectively. Through August 2023, net income is stated at \$25,244. Net income for 2015 was \$34,513.52. Liquid assets as of August 2023 are \$9,572.

## **RECOMMENDATION**

I recommend a grant of \$7,750 to assist with the completion of this project. This project beautifies and preserves a historic and prominent building downtown Sandusky. It will assist in job preservation, keeping the tenants in a building that is more energy efficient. It also provides office space that can be marketed to potential companies for professional jobs located downtown.

### **Project Uses**

|                    |                 |
|--------------------|-----------------|
| Window Replacement | \$31,000        |
| <b>Total</b>       | <b>\$31,000</b> |

### **Project Sources**

|                               |                 |
|-------------------------------|-----------------|
| Sandusky Economic Development | \$ 7,750        |
| Owner Equity                  | \$23,250        |
| <b>Total</b>                  | <b>\$31,000</b> |

**SANDUSKY ECONOMIC DEVELOPMENT FUND**

**APPLICATION**

**Applicant/ Borrower Company:**

Washington Building, Inc.

(Applicant Name)

(Title)

(Company Name – if different than Applicant Name)

165 E Washington Row

(Street Address)

(Suite, Apt, etc.)

Sandusky, OH 44870

(City, State, Zip)

419-625-8324

(Phone Number)

34- 1606924

(Federal Tax ID or last 4 of SSN)

mjhill@lynnpykruse.com

(Email)

**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 Office space  
 Legal Structure: Subchapter S Corp.  
 Primary Product or Service: law offices, brokerage firms, small business rentals  
 Date Established: 1989 NAICS-SIC Code: \_\_\_\_\_  
 Website (if applicable): N/A

**Principal Officers / Owners:**

Name/ Title: James W. Hart  
 Email: jhart@lynnpkruse.com Phone: 419-625-8324  
 SSN(last 4): \_\_\_\_\_ % Ownership: 25%

Name / Title: John A. Coppeler  
 Email: jcoppeler@lynnpkruse.com Phone: 419-625-8324  
 SSN (last 4): \_\_\_\_\_ % Ownership: 25%

Name/ Title: Mary Jane S. Hill  
 Email: mjhill@lynnpkruse.com Phone: 419-625-8324  
 SSN (last 4): \_\_\_\_\_ % Ownership: 25%

Name/ Title: Eric M. Muehlhauser  
 Email: emm@lynnpkruse.com Phone: 419-625-8324  
 SSN (last 4): \_\_\_\_\_ % Ownership: 25%

**Location of Proposed Project:**

165 E Washington Row

(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).

Washington Building, Inc. (WBI) was incorporated in 1989 by the attorney partners of Flynn, Py & Kruse Co., LPA for the purpose of acquiring the Washington Building. WBI purchased the building in 1989 for \$349,000.00

The building was built in approximately 1930. It is a 3-story building and includes an elevator from the second to the third floor. It is approximately 30,000 square feet. It has been used as office space for many years.

The third floor has spacious offices, but is currently vacant and for rent. The second floor is occupied by the law firm Flynn, Py & Kruse Co., LPA. The first floor has several tenants including Edward Jones, SVC Lending, and Peds on Wheels.

**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).

Many of the second floor windows are original and in dire need of replacement. The proposals we received from Koch Aluminum Mfg., Inc. total \$31,000.00 (see attached).

**Business/Personal References:**

Name /Title: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Relationship: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Relationship: \_\_\_\_\_

Name /Title: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Relationship: \_\_\_\_\_

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):

\$31,000.00

(B) Owner Equity (dollars and source):

\$16,000.00 - We will likely need to borrow most of these funds through our line of credit because our current cash balance is quite low (\$9,500). See attached.

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

See B above. First National Bank Line of Credit.

(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.

We ordered the replacement windows Start 9/5/23 because they have a 10-12 week lead-time, we felt it necessary to complete the job this fall to prevent further damage and deterioration over the winter months. Complete NA

Site Control

Financing

Construction

Other

**Project Impact and Employment:**

WB has no employees. See income statement attached.

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

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

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

The City of Sandusky has moved its offices just down the street from the Washington Building. Washington Row is an important area of downtown for professional and business office space. It is important to maintain and preserve existing buildings so that the downtown area can continue to grow and thrive.

The windows look terrible currently. In addition to improving the appearance of the windows themselves, replacing the old original windows will eliminate the unsightly window air conditioning units visible on the exterior of the building.

It is important to keep professional businesses downtown, rather than have them relocate to newer buildings on the Rte. 250 corridor. We have made an investment in downtown and wish to remain there, but to do so we have some fairly significant expenses to upgrade and maintain an older building.

**Attachments**

The following must be submitted with your ED Application:

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

**Attestation of Financial Condition**

Do you or your business have any of the following:

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

**Submission Acknowledgment**

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

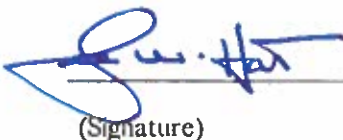
The undersigned understands that if the business or enterprise receiving grant funding moves or relocates to a different location outside of the municipal boundaries of Sandusky within three (3) years from the effective date of the grant agreement, that the grant funding will be rescinded in its entirety 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: Washington Building, Inc.

By: James W. Hart

(Print or type name and title)

  
(Signature)

9-25-2023  
(Date)



KOCH ALUMINUM MFG., INC.  
1615 E. PERKINS AVE  
SANDUSKY, OHIO 44870

PHONE: 419-625-5956  
FAX: 419-625-4953  
SINCE 1952

## QUOTATION

DATE: February 14, 2022 REVISED February 8, 2023 REVISED August 28, 2023

TO: Washington Building, Inc. 165 E. Washington Row, Sandusky, Ohio 44870  
Attn: Mary Ebert 419-625-8324

### WE ARE PLEASED TO PROPOSE THE FOLLOWING:

We will furnish & install (5) Provia Endure circle top picture windows with a single hung unit as the bottom half of the unit. These windows will be Beige on the inside and Beige on the outside, the glass will be DLA-UV-HC = Double Glazed HP Low-E/Argon with Increased UV Protection on one surface and Hard Coat Low-E on the other surface. These windows will have Beige grids between the glass in a double sunburst style. The single hung units will have a screen for ventilation. There will be no outside aluminum coil work, we will re-use the existing inside stops to hold the windows in place.

The Price for the Above Work ..... \$24,600.00

This Quote is Good for 30 Days

Terms: Half Down, Balance Upon Completion

\_\_\_\_\_  
Customer Approved

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Amount Approved

Randy Koch

Randy Koch

President

Koch Aluminum Mfg., Inc.

KOCH ALUMINUM MFG., INC.  
1615 E. PERKINS AVE  
SANDUSKY, OHIO 44870

PHONE: 419-625-5956  
FAX: 419-625-4953  
SINCE 1952

## QUOTATION

---

DATE: February 8, 2023    REVISED: August 28, 2023

TO: Washington Building, Inc. 165 E. Washington Row, Sandusky, Ohio 44870  
Attn: Mary Ebert 419-625-8324

### WE ARE PLEASED TO PROPOSE THE FOLLOWING:

We will furnish & install (4) Provia Endure Oriel Style single hung windows (only the bottom sash will operate). These windows will be Beige on the inside and Beige on the outside, the glass will be DLA-UV-HC = Double Glazed HP Low-E/Argon with Increased UV Protection on one surface and Hard Coat Low-E on the other surface. These windows will have Beige grids between the glass in a colonial style that match the existing units. Each unit will have a bottom screen for ventilation. There will be no outside aluminum coil work, we will re-use the existing inside stops to hold the windows in place.

The Price for the Above Work ..... \$6,400.00

This Quote is Good for 30 Days

Terms: Half Down, Balance Upon Completion

\_\_\_\_\_  
Customer Approved

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Amount Approved

Randy Koch

Randy Koch

President

Koch Aluminum Mfg., Inc.

**NOVEMBER 13, 2023**

**ECONOMIC DEVELOPMENT INCENTIVE COMMITTEE SUMMARY**

**WTF-R Investments LLC**

**APPLICANT(S):** WTF-R Investments LLC (dba What the Fried Rice)

**PRINCIPAL OWNERS:** Li Yu – 100%

**RECOMMENDATION:** \$15,000 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 May 1, 2024

**BACKGROUND AND PROJECT DESCRIPTION**

WTF-R Investments LLC owner, Li Yu has been in the restaurant industry for over 35 years. He started as a dishwasher at age 13 and has worked in every aspect of the industry since – including 5 years for others, 20 years in family business, and as owner and manager my his restaurants for the last 10 years. Li has a degree from the University of Toledo with a double major in marketing and entrepreneurship and speaks fluent English, Korean, and Mandarin Chinese

WTF-R Investments LLC (dba What the Fried Rice) has successfully negotiated a lease for the space located at 186 E Market Street – a 3,214 square foot space - at the corners of East Market and Wayne Streets. The lease offers WTF-R the option to renew for 2 additional five-year periods.

What the Fried Rice is a fast-casual Asian cuisine restaurant offering cook-to-order dishes made with fresh ingredients and include fried rice, noodles, ramen, stir frys, and a variety of appetizers. Every dish is unique and catered to personal tastes. Gluten-free, vegetarian, and vegan options are available as well. The company currently operates in Northwood, Ohio and it is delighted to have its second location in Sandusky.

WTF-R Investments LLC estimates annual sales revenue of \$550,000 in year one followed by \$605,000 and \$700,000 in the second and third year, respectively. Annual payroll in year one is \$125,000 with ten thousand dollar increases each year for the following two years. FTEs are estimated at 8, 10 and 12 in year's one, two and three with average pay at \$24,000, \$26,00 and \$28,000 in each year.

**PROJECT FINANCING**

The project cost for the above-mentioned work \$141,441. The applicant is requesting assistance of \$15,000. Owners plan to borrow funds and utilize tenant improvement allowance from building owner for the project.

**FINANCIAL SUMMARY**

The project is a new business therefore does not have existing financials for review. As it is a second location, Mr. Yu did share financials for his existing location for the period 2022. The business did incur a slight loss in 2022. It was explained that losses were due in part to inflation resulting in higher cost of goods as well as labor shortage which caused the store to be operating at a reduced schedule therefore decreasing sales. Mr. Yu also noted that impacts of COVID have still been felt in his operations. He is confident, however, that 2023 will see better returns.

## **RECOMMENDATION**

I recommend a grant of \$15,000 to assist with the completion of this project. This project will reactivate a prominent corner storefront in downtown Sandusky. It will assist in job creation.

### **Project Uses**

#### **Construction Cost/Renovation**

|                                  |          |
|----------------------------------|----------|
| Architectural                    | \$2,800  |
| Permits                          | \$1,500  |
| Carpentry                        | \$23,000 |
| Painting                         | \$2,800  |
| Ceiling fans                     | \$600    |
| Electrical                       | \$16,000 |
| HVAC                             | \$4,000  |
| Archway reconstruction b/w units | \$5,500  |
| Plumbing                         | \$14,000 |
| General contractor fee           | \$5,000  |
| Indoor signage & marketing       | \$2,650  |
| Mural (back wall only)           | \$4,650  |
| Outdoor signage                  | \$1,400  |

#### **Equipment**

|                               |          |
|-------------------------------|----------|
| Kitchenall                    | \$7,495  |
| Wolverine Sushi Bar           | \$30,200 |
| Specialty Store Services      | \$12,202 |
| Key Bank/point of sale system | \$8,294  |

|                            |                  |
|----------------------------|------------------|
| <b>Total Project Costs</b> | <b>\$142,091</b> |
|----------------------------|------------------|

### **Project Sources**

|  |          |
|--|----------|
| Allowance – Tenant Improvement Funds       | \$30,540 |
| Private Lending                            | \$80,000 |
| Owner Investment                           | \$16,551 |
| City of Sandusky Economic Development Fund | \$15,000 |

|                              |                  |
|------------------------------|------------------|
| <b>Total Project Sources</b> | <b>\$142,091</b> |
|------------------------------|------------------|

**SANDUSKY ECONOMIC DEVELOPMENT FUND**

**APPLICATION**

**Applicant / Borrower Company:**

**WTF-R2 Investments LLC, DBA What The Fried Rice**

(Applicant Name)

**Li Yu**

(Title)

**Member**

(Company Name – if different than Applicant Name)

**WTF-R2 Investments DBA What The Fried Rice**

(Street Address)

**182 East Market Street**

(Suite, Apt, etc.)

(City, State, Zip)

**Sandusky OH, 44870**

**listyu99@gmail.com**

(Phone Number)

**4195081970**

(Email)

(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: LLC  
Primary Product or Service: Fast Casual Asian Fusion Restaurant  
Date Established: August 2023 NAICS-SIC Code: 722513-5812  
Website (if applicable): whatthefriedrice.com

**Principal Officers / Owners:**

Name / Title: Li Yu  
Email: listyu99@gmail.com Phone: 4195081790  
SSN (last 4): 4396 % Ownership: 100

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

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

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

**Location of Proposed Project:**

182 East Market Street

(Address)

Sandusky, OH 44870

(City, State, Zip)

Erie

(County)

If a relocation, indicate from where 2ND Location

**Project Type:**

☐ Renovation

☐ Expansion

☒ Start-Up/New Construction

**Applicant / Business Background Information:**

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

I Have been in the Restaurant industry for over 35 years. Started as a dishwasher at age 1

*see attached*

**Project Description:**

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

Originally Hospitality HQ reached out to us to join their foodhall. Unfortunately with delay upon

**Business/Personal References:**

Name / Title: Bryan Breininger  
Email: \_\_\_\_\_ Phone: 4192157757  
Relationship: Sysco Supplier

Name / Title: Aubrie Runyan  
Email: aubrierunyan@gmail.com Phone: 5672179287  
Relationship: Business Partner/ Friend

Name / Title: Don Yi  
Email: Don@teatreeasianbistro.com Phone: 4192064178  
Relationship: Business Associate/ Friend



**Project Source & Use Of Funds:**

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

(A) Total Project Cost (TPC) (itemize below):

\$140,000 TPC

\$70,000- Construction/ Renovation

\$40,000- Equipment

\$20,000- Startup/ Operating Cost

\$10,000+- Startup supplies

(B) Owner Equity (dollars and source):

\$45,000 Owner account/ tenant improvement funds

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

\$80,000 Private Lending

\$15,000 City of Sandusky EDF

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

\$15,000

**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> | 09/01/23     | 11/30/23        |            |
| <u>Financing</u>    | 09/01/23     | 11/30/23        |            |
| <u>Construction</u> | 09/01/23     | 11/30/23        |            |
| <u>Other</u>        |              |                 |            |

**Project Impact and Employment:**

|                          | Current Year | Year One | Year Two | Year Three |
|--------------------------|--------------|----------|----------|------------|
| Annual Sales Revenue     |              | 550,000  | 605,000  | 700,000    |
| Annual Payroll           |              | 125,000  | 135,000  | 145,000    |
| Current Employment (FTE) |              | 8        | 10       | 12         |
| Average Pay Per Employee |              | 24,000   | 26,000   | 28,000     |

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

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

The City of Sandusky is one of the major travel destinations in the state of Ohio. We hope to bring a new and unique way for dining downtown. We hope to utilize curb appeal to bring in business looking for a new dining experience. We also will bring in year round job opportunities for Sandusky residents.

**Attachments:**

The following must be submitted with your ED Application:

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

**Attestation of Financial Condition**

Do you or your business have any of the following:

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

Submission Acknowledgment

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

The undersigned understands that additional information may be required to finalize the approval process, and that, if the project is funded, **Economic Development funds cannot pay for projects completed before grant approval and notice of award.** The undersigned also understands that the submission of the application for financial assistance does not automatically constitute approval.

The undersigned understands that if the business or enterprise receiving grant funding moves or relocates to a different location outside of the municipal boundaries of Sandusky within three (3) years from the effective date of the grant agreement, that the grant funding will be rescinded in its entirety and the undersigned waives any right or claim to the awarded funding. This provision does not include businesses or enterprises that cease operations and close or that open up additional locations outside of the municipal boundaries of Sandusky while maintaining their funded location within the Sandusky city limits.

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

Company Name: WTF-R2 Investments LLC

By: Li Yu

(Print or type name and title)



(Signature)

8/22/23

(Date)

**Applicant/Business Background Information:** page 8 of application

I Have been in the Restaurant industry for over 35 years. I started as a dishwasher at age 13 and have worked in every aspect of the industry since. I have worked over 5 years for others, 20 years in family business, and now have owned and managed my own restaurants for 10 years. I also have a degree from the University of Toledo with a double major in Marketing and Entrepreneurship. I speak fluent English, Korean, and Mandarin Chinese

**Project Description:** page 9 of application

Originally Hospitality HQ reached out to us to join their foodhall. Unfortunately, with delay upon delay we had to step back from that project. We had spent a lot of time in Sandusky and truly felt it was a city we could thrive in, so we decided to find our own place to bring our company in. We currently operate a "What the Fried Rice" in Northwood, OH so Sandusky will be our second location. We are a fast casual Asian Restaurant. We specialize in customized made to order fried rice, noodles, ramen, stir frys, and a variety of appetizers. Every dish is unique and catered to personal tastes. We are asking for city assistance to help us renovate the existing space and add a Wok system (our primary cooking system) into the kitchen space.



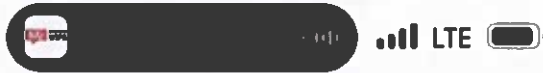
152 Columbus Ave Sandusky, Ohio 44870  
Mike Salmon 419-656-1872

**WTF-R2 Investments LLC**

**Construction and Renovation Approx Costs:**

|                                      |                    |
|--------------------------------------|--------------------|
| architectural work                   | \$ 2,800.00        |
| building permit                      | \$ 1,500.00        |
| carpentry                            | \$23,000.00        |
| paint work                           | \$ 2,800.00        |
| ceiling fans                         | \$ 600.00          |
| electrical work                      | \$16,000.00        |
| HVAC work                            | \$ 4,000.00        |
| opening of archway between two units | \$ 5,500.00        |
| plumbing work                        | \$14,000.00        |
| GM                                   | \$ 5,000.00        |
| <b>Total =</b>                       | <b>\$75,200.00</b> |

1:01



costco.com



Buy Now!



Shop

Search



My Warehouse

Delivery Location

Florence



44870

Open until 8:30 PM

## Cart (3 Items)



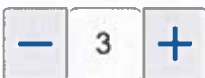
Samsung 65" Class - Q70C Series - 4K UHD QLED LCD TV - Allstate 3-Year Protection Plan Bundle Included For 5 Years Of Total Coverage\*

Item 9065700

\$949.99

Price valid through 11/12/23

Qualifies for Costco Direct Savings. See Product Details.



Total

\$2,849.97

Remove

Estimated Total

\$2,649.97

Checkout



Display TV's for  
Indoor Signage  
and Marketing



**WTF-R INTERIOR MURAL PROJECT Pricing Bid 10/10/2023.**  
**For Li Yu by Jodie Fleming**

Notes: Price will be broken down per wall, according to wall size and design complexity in sq footage.

**BID FOR PAINTED INTERIOR Pricing Includes:**  
paints/supplies/materials/labor/liability insurance.

**Does NOT Include:**  
maintenance or touch-up of artwork after project completion/copyright ownership/usage or licensing of artwork.

**Client Responsibilities:**  
clarity of concept/design/stylistic ideas/access to space during agreed upon hours/climate control/ventilation /wall surfaces must be prepared/primed for painting /interior scissor lift/scaffolding for duration of project/best efforts made to hire us for future repair and restoration of any damaged artwork.

**PRICING BREAKDOWN 1. Design & Sketch Fees: \$250 per wall**  
Full color rendering of mural design. Up to 2 revisions included on each design.  
**BACK Wall #1: 186 sq ft Lake Erie Landmark \$4650**



1230 Flaire Dr  
Toledo, OH, 43615  
SignDeignUSA@gmail.com  
SignDeignUSA.com  
419-536-6525  
419-536-6500

## Invoice

Bill To: WTF-R2 Investments LLC - What the fried rice  
info@wtf-r.com  
182 E Market St  
Sandusky, OH, 44870-2506

Invoice No: 4257  
Date: 10/23/2023  
Terms: NET 0  
Due Date: 10/23/2023

| Description  | Quantity | Rate     | Amount   |
|--|----------|----------|----------|
| 30" X 30" DOUBLE SIDED PRINT WITH LAMINATION APPLIED ON 3mm DIBOND | 1        | \$825.00 | \$825.00 |
| 4' X 4' WINDOW SOLID DECALS WITH LAMINATION x2ct                   |          |          |          |
| 2' X 5' BANNER DOUBLE STITCHED WITH GROMMETS                       |          |          |          |
| Subtotal   |          |          | \$825.00 |
| TAX 7.75%  |          |          | \$63.94  |
| Total  |          |          | \$888.94 |
| PAID   |          |          | \$0.00   |
| Balance Due  |          |          | \$888.94 |

### Terms and Conditions

FOR SIGNAGE THAT REQUIRE A PERMIT: CUSTOMER MUST AGREE TO PAY FOR PERMIT COST/FEEs, OTHERWISE WE WILL NOT INSTALL IT.

Sign Deign USA not responsible for vinyl mishandling and application done by the customer.

Sign Deign USA not responsible for any electric work.

ONLY ONE CREDIT CARD TRANSACTION PER INVOICE.

LATE FEE WILL APPLY TO ALL PAYMENT RECEIVED AFTER THE DUE DATE UNLESS A WRITTEN APPROVAL FROM MANAGEMENT ON DUE DATE EXTENSION HAS BEEN OBTAINED

Sign Bracket Store  
6056 Corte Del Cedro  
Carlsbad, CA 92011

## Your Project Quote

[Verify Project Quote](#)

**Project Name:** WTF-R2

**Project Timing:** 2023-12-01

**Specifier:** Li Yu

**Company Name:** WTF-R2 Investments LLC


**Your Name:** Li Yu

**Email:** listyu99@gmail.com

**Phone:** 4195081790

**City/State/Zip:** Sandusky, Ohio 44870

**Notes:**

|   | ITEM  | UNITS | PRICE     | TOTAL                   |
|---|---|-------|-----------|-------------------------|
|  | SKU: 389B-30-1-4<br><a href="#">Set of 2 Montamar Channel Sign Brackets</a><br>Choose Size: 30" Backorder, ships in 2-3 weeks | 1     | \$ 325.00 | \$ 325.00               |
|   |   |       |           | <b>Total: \$ 325.00</b> |

Price quote is good for 30 days. Availability is subject to change at any time.

# Kitchenall

| Item | QTY | Unit Price | Total      |
|------|-----|------------|------------|
|      |     | \$5,995.00 | \$5,995.00 |



## WOK3-NG Commercial 3 Ring Chinese Wok Range - Natural Gas

### Chamber 1

13" Diameter

### Chamber 1 Burner Type

Jet Burner (32 Tip)

### Chamber 2

22" Diameter

### Chamber 2 Burner Type

Jet Burner (32 Tip)

### Chamber 3

13" Diameter

### Chamber 3 Burner Type

Jet Burner (32 Tip)

### Waste Drain / Slop Sink

Right

### Add Casters

Add Casters (Set of 4)

\* Plus \$1,500

Installation,

The suppression nozzles

Installation, etc.

= \$ 7,495



June 12<sup>th</sup>, 2023  
Seller: Wolverine Sushi Bar  
413 East Huron ST  
Ann Arbor, MI 48104

Buyer: Li Yu  
1000 Hollister Lane  
APT 2210  
Perrysburg, OH 43551

| ITEM                        | QUANTITY | PRICE    |
|-----------------------------|----------|----------|
| Manitowoc Ice Machine & Bin | 1        | \$4000   |
| Avantco Reach-In Freezer    | 1        | \$2800   |
| True Reach-In Freezer       | 1        | \$5000   |
| Dining Tables               | 8        | \$2400   |
| Dining Chairs               | 38       | \$2850   |
| Stainless Steel Prep Table  | 6        | \$1800   |
| Tru 3 Door Prep Cooler      | 1        | \$5000   |
| Commercial Microwave        | 1        | \$200    |
| Commercial Blender          | 1        | \$150    |
| Rice Cooker/ Warmer         | 4        | \$600    |
| Smallware                   | Misc     | \$4000   |
| Metal Storage Shelves       | 8        | \$1400   |
|                             | Total =  | \$30,200 |

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Seller



**Our  
Promise To You**



Trusted by Retailers  
for Over 37+ Years



100% Satisfaction  
Guaranteed



Lowest Prices  
Guaranteed

Cart Total

**PROCEED TO  
CHECKOUT**

[CONTINUE SHOPPING](#)

Subtotal \$12202.10

**Shipping Calculator:**  
Estimate your shipping costs.  
(Estimate For Commercial Address)

Enter your USA zip code:

[Get Estimate](#)

Shipping to

Tax

Cart Total **\$12202.10**

\*Promotions will be applied  
during checkout

| Item Description   | Quantity                             | Item Subtotal               |
|--|--------------------------------------|-----------------------------|
|  <b>10" PEGHOOK FOR METAL PEGBOARD</b><br>Item # 21522BK  | QTY 100                              | \$99.00                     |
|  | <a href="#">Update Shopping Cart</a> | <a href="#">Remove Item</a> |
|  <b>100/CTN 17" DRESS HANGER</b><br>Item # 8089   | QTY 2                                | \$139.98                    |
|  | <a href="#">Update Shopping Cart</a> | <a href="#">Remove Item</a> |
|  <b>2 1/4 in. W x 85 Ft. L Thermal Printer Paper Roll</b><br>Item # 6530  | QTY 2                                | \$99.98                     |
|  | <a href="#">Update Shopping Cart</a> | <a href="#">Remove Item</a> |
|  <b>22 in. wide x 500 ft. Shrink Wrap Film Roll</b><br>Item # 7998   | QTY 2                                | \$58.00                     |
|  | <a href="#">Update Shopping Cart</a> | <a href="#">Remove Item</a> |
|  <b>30" Diameter Convex Security Mirror</b><br>Item # 8968  | QTY 3                                | \$389.97                    |
|  | <a href="#">Update Shopping Cart</a> | <a href="#">Remove Item</a> |
|  <b>4 Foot Gondola Merchandiser Display Shelving with Pegboard Panel Starter</b><br>Item # 97746BM<br>Backordered item available on 10/21/2023. | QTY 6<br>Backordered: 6              | \$839.94                    |
|  | <a href="#">Update Shopping Cart</a> | <a href="#">Remove Item</a> |
|  <b>48 Pocket Floor Standing Greeting Card Spinner Display - White</b><br>Item # 1990W<br>Backordered item available on 12/15/2023.             | QTY 1<br>Backordered: 1              | \$149.99                    |
|  | <a href="#">Update Shopping Cart</a> | <a href="#">Remove Item</a> |
|  <b>8.2 mhz Blank Square RF Security Labels - pack of 2000</b><br>Item # 8783A  | QTY 1                                | \$109.99                    |
|  | <a href="#">Update Shopping Cart</a> | <a href="#">Remove Item</a> |
|  <b>8.2 MHz Double Panel Ketec Vector EAS Security System</b><br>Item # 80126   | QTY 1                                | \$1399.99                   |
|  | <a href="#">Update Shopping Cart</a> | <a href="#">Remove Item</a> |
|  <b>84 in. H Black Matte Double Sided Starter Gondola Display</b><br>Item # 13908M  | QTY 4                                | \$1919.96                   |
|  | <a href="#">Update Shopping Cart</a> | <a href="#">Remove Item</a> |
|  <b>Adjustable Tilt Mirror for Sales Floors and Dressing Rooms</b><br>Item # 60181  | QTY 2                                | \$399.98                    |
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Black 72 in. Ledge-top Counter  
with Slatwall Front  
Item # 20030BK

QTY 1 \$399.99

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Black Gondola End Cap Display -  
16 in. Base x 84 in. High  
Item # 13978M

QTY 4 \$1079.96

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Black Gondola Shelves - 48 in x  
14 in  
Item # 1311BM

QTY 20 \$799.80

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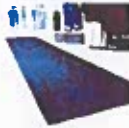


Blue Plastic T-Shirt Bag - 12 x 7 x  
21 - Box of 1000  
Item # 8605BL

QTY 4 \$111.96

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Charcoal Grey Heritage Ribbed  
Indoor Entrance Mat 3 ft x 10 ft  
for Stores, Offices and  
Businesses  
Item # 9450CC

QTY 2 \$339.98

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Deluxe Wireless Motion Activated  
Door Chime Alert  
Item # 8953

QTY 1 \$159.99

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Digital Depository Safe with Credit  
Card Reader and Cash Drop Slot  
- 3.3 Cu. Ft.  
Item # 6923

QTY 1 \$249.99

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Double Sided 24 Pocket Cap  
Floor Hat Rack for 240 Caps  
Item # 2379

QTY 1 \$199.99

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Floor Standing 5-Sided Metal  
Pegboard Spinner Merchandise  
Rack for Magnets, Keychains &  
More  
Item # 3255

QTY 1 \$199.99

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Heavy Hauler Folding Handle  
Platform Truck - 600 lbs.  
Item # 2405

QTY 1 \$89.99

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High Capacity Clothing Rack with  
4-Way Height Adjustable Uprights  
- Chrome  
Item # 2627

QTY 4 \$519.96

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Lighted All Glass Retail Display  
Case with Shelves, Locking  
Storage & 12 LED Spotlights -  
Black  
Item # 20069BK

QTY 1 \$1299.99

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Monarch 1136 Series Two Line  
Price Tag Gun  
Item # 6168

QTY 1 \$164.99

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Open Sign with Digital Store  
Hours  
Item # 40068

Qty 1

\$239.99

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**Rectangle Special Burst Price Card**  
Item # 40098

QTY 10 **\$119.90**

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**Rolling Plastic Shopping Basket Set of 10 - Black**  
Item # 2922BK

QTY 1 **\$349.99**

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**Sale Price 1 inch Promotional Circle Label**  
Item # 5236

QTY 5 **\$34.95**

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**Size L Wrap Around Clothing Labels**  
Item # 5842

QTY 2 **\$15.98**

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**Size M Wrap Around Clothing Labels**  
Item # 5841

QTY 2 **\$15.98**

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**Size S Wrap Around Clothing Labels**  
Item # 5840

QTY 2 **\$15.98**

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[Remove Item](#)



**Size XL Wrap Around Clothing Labels**  
Item # 5843

QTY 2 **\$15.98**

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**PROCEED TO CHECKOUT**

#### Recommended Products



**Size XXL Wrap Around Clothing Labels**

**Only: \$7.99**



**Black Gondola End Cap Shelves - 36 in x 16 in**

**Only: \$37.99**



**Heavy Hauler Folding Platform Truck- 300 lbs.**

**Only: \$49.99**



**8.2 MHz Single Panel Ketec Vector EAS Security System**

**Only: \$1,099.99**



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**Black 4-Tier Spinner Display with  
4 Spinning Wire Baskets**  
Item # 3359

QTY 1

**\$169.99**

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Item](#)

Colleen Gilson

Don't if  
Sale

**From:** Li Yu <listyu99@gmail.com>  
**Sent:** Tuesday, October 3, 2023 8:08 AM  
**To:** Colleen Gilson  
**Subject:** Fwd: POS system

**THIS EMAIL IS FROM AN EXTERNAL SOURCE. PLEASE DO NOT CLICK ON ANY LINKS OR ATTACHMENTS IF YOU ARE NOT EXPECTING THEM OR UNLESS YOU KNOW THEM TO BE SAFE**

Good morning. This is the total cost of installing the POS system for our new restaurant. Key Bank / Clover. We intend on purchasing outright instead of leasing which will end up costing a lot more to lease. Thank you.

----- Forwarded message -----

**From:** Kelley, Paula <Paula.Kelley@key.com> - Contract @ Key Bank  
**Date:** Tue, Oct 3, 2023 at 8:01 AM  
**Subject:** Equipment Quote  
**To:** Li Yu <listyu99@gmail.com>

Hi Li,

Below is the pricing for the equipment, both purchase and lease.

2 – Clover Station Solo's – Purchase - \$3,400.00 - Lease 36 months -\$180.00 a month.

Kiosk flex bundle – purchase \$4,144.00 Lease 36 months -\$204.00 per month. Kiosk Stand -\$450.00 Lease \$25.00 a month.

Clover Kitchen display system – Purchase - \$750.00 Lease for 36 months \$40.00 a month.

Full counter service restaurant software plan, kitchen display software and Key security essentials - \$108.00 a month.

**TOTAL for all equipment Purchase - \$8,294.00**

**Lease \$424.00 per month (not including the Kiosk stand)**

Let me know if you have any other questions.

Thank you

**Paula Kelley**  
**AVP MERCHANT SALES ADVISOR**  
OH-01-51-0266  
[4900 Tiedeman Road, Brooklyn, OH 44144](#)  
216-259-0475  
[Paula.Kelley@key.com](mailto:Paula.Kelley@key.com)



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