



SANDUSKY CITY COMMISSION
REGULAR SESSION AGENDA
MARCH 25, 2019 at 5 p.m.
CITY HALL, 222 MEIGS STREET

INVOCATION	D. Brady
PLEDGE OF ALLEGIANCE	
CALL TO ORDER	
ROLL CALL	W. Poole, N. Twine, G. Lockhart, D. Murray, D. Brady, N. Lloyd & D. Waddington
APPROVAL OF MINUTES	March 11, 2019
SWEARING IN	Eric Wobser, City Manager Police Officer Nicholas Peters
AUDIENCE PARTICIPATION	
PUBLIC HEARING	Arielle Blanca, Community Development Manager FY 2019 CDBG, 2019 – 2023 Consolidated Plan, 2019 One-Year Action Plan and Update to the Analysis of Impediments to Fair Housing Choice
COMMUNICATIONS	Motion to accept all communications submitted below
CURRENT BUSINESS	

CONSENT AGENDA ITEMS

A. Submitted by Rick Wilcox, Fire Chief

AUTHORIZATION TO SUBMIT GRANT TO OHIO DEPARTMENT OF PUBLIC SAFETY

Budgetary Information: There is no budgetary impact. This grant, if awarded, is funded one hundred percent by the Ohio Emergency Medical Services grant through the Ohio Department of Public Safety. There is no matching of funds.

RESOLUTION NO. _____: It is requested a resolution be passed approving the submission of a grant application for the 2019 – 2020 Ohio Emergency Medical Services grant program through the Department of Public Safety for the Sandusky Fire Department; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

B. Submitted by Rick Wilcox, Fire Chief

PURCHASE OF TURNOUT GEAR FROM WARREN FIRE EQUIPMENT

Budgetary Information: The total amount of this expenditure is \$48,496 with each set costing \$3,031. This purchase will be paid with monies from the EMS fund.

ORDINANCE NO. _____: It is requested an ordinance be passed authorizing and directing the City Manager to purchase 16 Morning Pride Tails turnout gear, fire coat and pant sets, through the State of Ohio, Department of Administrative Services Cooperative Purchasing program from Municipal Emergency Services, Inc. of Southbury, Connecticut dba Warren Fire Equipment, for use in the Fire Department; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

C. Submitted by Todd Gibson, Facilities & Properties Supervisor

EXTENSIONS FOR FLEET MAINTENANCE AGREEMENTS WITH CITY OF HURON AND MARGARETTA TOWNSHIP

Budgetary Information: No general fund money will be required for this agreement. Rates from the original agreement will remain the same.

- 1. ORDINANCE NO. _____:** It is requested an ordinance be passed approving an extension to the intergovernmental agreement with the City of Huron to provide routine maintenance, service and repairs for the City of Huron's Fire Department vehicles for the period of January 1, 2019, through December 31, 2019; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.
- 2. ORDINANCE NO. _____:** It is requested an ordinance be passed approving an extension to the intergovernmental agreement with Margaretta Township to provide routine maintenance, service and repairs for Margaretta Township's Fire Department vehicles for the period of January 1, 2019, through December 31, 2019; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

D. Submitted by Aaron Klein, Director of Public Works

APPROVING CHANGE ORDER #1 WITH REPUBLIC SERVICES FOR REFUSE/RECYCLING COLLECTION

Budgetary Information: The original contract with Republic Services is for \$59,456.37 for year one and \$61,834.64 for year two for a total of \$121,291.01. Change Order #1 decreases year one of the contract by \$8,703.34 for a total contract cost of \$112,587.67. The cost of refuse and recycling pickup and disposal is distributed between the general fund, recreation fund and water fund based on the usage (number of pickups per week and the container size).

ORDINANCE NO. _____: It is requested an ordinance be passed authorizing and directing the City Manager to approve the first change order for work to be performed by Republic Services of Sandusky, Ohio, for refuse/recycling collection on city property for the period of March 1, 2019, through February 28, 2021; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

REGULAR AGENDA ITEMS

SECOND READING

ITEM #1 - Submitted by Thomas Horsman, Assistant Planner

ZONING CHANGE FOR PARCELS LOCATED ON FIRST STREET AND SECOND STREET

Budgetary Information: There is no impact to the general fund.

ORDINANCE NO. _____: It is requested an ordinance be passed disapproving the recommendation of the Planning Commission to amend the official zone map of the City of Sandusky to rezone seven parcels from “R1-40” single-family residential district to “CR” commercial recreation district.

SECOND READING

ITEM #2

FY 2019 GENERAL APPROPRIATIONS / CITY BUDGET

ORDINANCE NO. _____: It is requested an ordinance be passed making general appropriations for the fiscal year 2019; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

ITEM #3 - Submitted by Matt Lasko, Chief Development Officer

APPROVAL OF TAX INCENTIVE REVIEW COUNCIL & CRA HOUSING COUNCIL RECOMMENDATIONS

Budgetary Information: Some of the agreements require either annual monitoring fee payments or city compensation payments. For 2018 agreements, the city is to receive a combined \$4,080.27 in monitoring and compensation payments. All funds are to be deposited into the general fund.

RESOLUTION NO. _____: It is requested a resolution be passed accepting and approving the City of Sandusky Tax Incentive Review Council’s recommendations regarding current taxation agreements; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

ITEM #4 – Submitted by Matt Lasko, Chief Development Officer

PURCHASE OF PROPERTY AT 2027 EAST FOREST DRIVE

Budgetary Information: The city has already deposited \$3,500 from the real estate development fund with the Erie County Sheriff’s Department. The remaining balance will be due in several weeks with the funding source also being the real estate development fund. The city will be due \$5,000 (less closing costs and tax proration) for the eventual sale of the property. The funds will be returned to the real estate development fund account.

ORDINANCE NO. _____: It is requested an ordinance be passed approving and ratifying the purchase of real property at the Sheriff’s sale located at 2027 East Forest Drive, Sandusky, and identified as Parcel No. 58-01273.000 for the purpose of blight elimination and demolition; and authorizing and directing the City Manager and/or Finance Director to expend funds for the purchase of the real property; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

ITEM #5 – Submitted by Matt Lasko, Chief Development Officer

SALE OF PROPERTY LOCATED AT 2027 EAST FOREST DRIVE

Budgetary Information: The city will be due \$5,000 (less closing costs and tax proration) for the sale of the property. The funds will be returned to the real estate development fund account.

ORDINANCE NO. _____: It is requested an ordinance be passed declaring that certain real property owned by the city located at 2027 East Forest Drive, Sandusky, and identified as Parcel #58-01273.000, is no longer needed for any municipal purpose and authorizing and directing the City Manager to enter into an agreement to sell the designated real property to the Erie County Land Reutilization Corporation for the purpose of blight elimination and demolition; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

CITY MANAGER’S REPORT

OLD BUSINESS

ITEM TABLED: Authorization to bid 2018 Cedar Point Chaussee Water Tower

NEW BUSINESS

AUDIENCE PARTICIPATION: Open discussion on any item (5 minute limit)

EXECUTIVE SESSION(S)

ADJOURNMENT

Buckeye Broadband broadcasts on Channel 76:

Monday, March 25 at 8:30 p.m.

Tuesday, March 26 at 5 p.m.

Monday, April 1 at 8:30 p.m.

Online:

www.YouTube.com and search for “City of Sandusky Commission”

PUBLIC HEARING NOTICE
CITY OF SANDUSKY
March 25, 2019
5:00 P.M.

Notice is hereby given that a Public Hearing will be held on **Monday, March 25, 2019 in the City of Sandusky Municipal Building – Commission Chambers, 222 Meigs Street, Sandusky, Ohio at 5:00 p.m.,** or as soon thereafter as can be heard, concerning the City's FY2019 Community Development Block Grant (CDBG) 2019-2023 Consolidated Plan, 2019 One-Year Action Plan and Update to the Analysis of Impediments to Fair Housing Choice.

The purpose of the public hearing is to obtain the views of citizens on the City's community development, housing and economic development needs and to provide an opportunity for citizen participation in determining activities for which assistance will be sought.

The City anticipates approximately **\$650,000** of new funds for FY2019. Information concerning the range of activities that can be undertaken, such as public facility improvements, demolition, public service activities and other community development and housing requirements will be discussed.

For further information, contact the City of Sandusky, Department of Community Development, 222 Meigs Street, Sandusky, Ohio 44870. The telephone number is 419-627-5847 and e-mail is ablanca@ci.sandusky.oh.us.

The City of Sandusky City Commission does not discriminate upon the basis of any individual's disability status. Anyone requiring reasonable accommodation for this meeting, as provided for in the Americans with Disabilities Act, should contact the Commission Clerk at 419-627-5850.

Sandusky Register
March 15, 2019

March 15, 2019
M E M O R A N D U M

TO: Eric Wobser, City Manager

FROM: Rick Wilcox, Fire Chief

RE: Commission Agenda Item

ITEM FOR CONSIDERATION: Requesting legislation for the approval of the submission of a 2019-2020 grant application to the Ohio Emergency Medical Services Grants program through the Ohio Department of Public Safety.

BACKGROUND INFORMATION: The Sandusky Fire Department applies for this grant every year and is awarded different amounts each year. There is no focus area for this year's Ohio Emergency Medical Services Grant. The Grants Committee and the Emergency Medical Services Board will make all final decisions on award amount, topics of research, and relevance to Ohio Emergency Medical Services operations. Notification of awards will be mailed on July 1, 2019.

The funds if awarded will be used to purchase such items as Airway Supplies and Equipment, Diagnostics and Monitoring, Equipment Carrying Cases, Immobilization and Extrication, I.V. Therapy and Supplies, Mass Casualty, Disaster and Decon, Patient Transport Products and Transport Accessories, Resuscitation and Oxygen Administration, Suction Supplies and Equipment, Data Reporting Hardware or Software, Training and Training Equipment, also an array of small items.

BUDGETARY INFORMATION: There is no budgetary impact. This grant if awarded is 100% funded by the Ohio Emergency Medical Services Grant through the Ohio Department of Public Safety. There is no matching of funds.

ACTION REQUESTED: It is requested that the proper legislation be prepared to allow for the approval of the submission of the grant application to the Ohio Emergency Medical Services Grant Program through the Ohio Department of Public Safety. It is further requested that this legislation take immediate effect in full accordance with Section 14 of the City Charter as the deadline for submission of this grant is April 1, 2019.

Approved:

I concur with this recommendation:

Rick Wilcox, Fire Chief

Eric Wobser, City Manager

CC: Eric Wobser, City Manager
Trevor Hayberger, Law Director
Hank Solowiej, Finance Director
John Orzech, Acting Safety Services Director
Kelly Kresser, Commission Clerk

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SUBMISSION OF A GRANT APPLICATION FOR THE 2019-2020 OHIO EMERGENCY MEDICAL SERVICES (EMS) GRANT PROGRAM THROUGH THE DEPARTMENT OF PUBLIC SAFETY FOR THE SANDUSKY FIRE DEPARTMENT; AND DECLARING THAT THIS RESOLUTION SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the purpose of the State Board of Emergency Medical, Fire, and Transportation Services Grant Program, administered by the Ohio Department of Public Safety, Division of Emergency Medical Services, is to improve and enhance EMS and trauma patient care in Ohio through the provision of grant funding for equipment, training, and research and the funding source for the grant program is fines levied in the State of Ohio for seat belt violations; and

WHEREAS, the EMS grant award year begins on July 1st and runs through June 30th and there are five types of EMS grants (Priorities 2 - 5) available and the amount awarded for each priority is determined by the State Board of Emergency Medical, Fire, and Transportation Services and by the amount of funds available during the award year; and

WHEREAS, the Sandusky Fire Department applies for this grant annually in which the priority distribution of available funds are defined by Section 4765.07 of the Ohio Revised Code; and

WHEREAS, the Sandusky Fire Department will use these funds, if awarded, for the purchase of items such as Airway Supplies and Equipment, Diagnostics and Monitoring, Equipment Carrying Cases, Immobilization and Extrication, I.V. Therapy and Supplies, Mass Casualty, Disaster and Decon, Patient Transport Products and Transport Accessories, Resuscitation and Oxygen Administration, Suction Supplies and Equipment, Data Reporting Hardware or Software, Training and Training Equipment, and an array of small items; and

WHEREAS, this Resolution should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to submit the grant application for the 2019-2020 Ohio Emergency Medical Services grant program to the Ohio Department of Public Safety by the submission deadline of April 1, 2019; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Fire Department, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio, finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Resolution** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter; and NOW, THEREFORE

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission hereby approves the submission of a grant application for the 2019-2020 Ohio Emergency Medical Services Grant Program through the Ohio Department of Public Safety for training and equipment for the Sandusky Fire Department and authorizes and directs the City Manager to lawfully expend funds consistent with the application and execute any grant agreements should they be awarded.

Section 2. If any section, phrase, sentence, or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Resolution were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Resolution is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

DENNIS E. MURRAY, JR.
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
KELLY L. KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 25, 2019

March 14, 2019

MEMORANDUM

TO: Eric Wobser, City Manager

FROM: Rick Wilcox, Fire Chief

RE: Commission Agenda Item

ITEM FOR CONSIDERATION: Requesting legislation authorizing the City Manager to purchase sixteen (16) sets of Morning Pride Tails Turnout Gear, Fire Coats and Fire Pants from Municipal Emergency Services, Inc. of Southbury, Connecticut, d.b.a. Warren Fire Equipment in the amount not to exceed **\$48,496.00**.

BACKGROUND INFORMATION: The above listed turnout gear is available through the State of Ohio Department of Administrative Services Cooperative Purchasing Program, Contract Number #800526.

The need to replace sixteen (16) sets of firefighting protective clothing has been determined by the Fire Chief. The sixteen (16) sets of protective clothing that will be replaced will be used as their back up gear or their "B" set for an additional 5 years. Two (2) of the sixteen (16) sets are for new hires. NFPA requires turn out gear to be replaced and taken out of service after ten years. The Labor Agreement requires that the City of Sandusky provides and maintains protective clothing to be utilized by employee in the performance of their job duties.

BUDGETARY INFORMATION: The total amount of this expenditure is **\$48,496.00** with each set costing \$3031.00. This purchase will be paid with monies from the EMS Fund.

ACTION REQUESTED: It is requested that the proper legislation be prepared to purchase sixteen (16) sets of Morning Pride Tails Turnout Gear at a total cost of **\$48,496.00** from Municipal Emergency Services, Inc. of Southbury, Connecticut, d.b.a. Warren Fire Equipment. It is further requested that this legislation take immediate effect in full accordance with section 14 of the City

Charter to allow the order to be placed immediately as the replacement date on most of the sixteen sets currently being used is approaching.

Approved:

I concur with this recommendation:

Rick Wilcox, Fire Chief

Eric L. Wobser, City Manager

Cc: Eric Wobser, City Manager
Trevor Hayberger, Law Director
Kelly Kresser, Commission Clerk
Hank Solowiej, Finance Director
John Orzech, Acting Safety Services Director

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO PURCHASE SIXTEEN (16) MORNING PRIDE TAILS TURNOUT GEAR, FIRE COAT AND PANT SETS THROUGH THE STATE OF OHIO, DEPARTMENT OF ADMINISTRATIVE SERVICES, COOPERATIVE PURCHASING PROGRAM FROM MUNICIPAL EMERGENCY SERVICES, INC. OF SOUTHBURY, CONNECTICUT, D.B.A. WARREN FIRE EQUIPMENT, FOR USE IN THE FIRE DEPARTMENT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the need to replace sixteen (16) coat and pant sets of firefighting protective clothing has been determined by the Fire Chief and the sixteen (16) sets to be replaced will be used as back-up gear for an additional five (5) years; and

WHEREAS, the Labor Agreement requires the City of Sandusky to provide and maintain protective clothing to be utilized by employees in the performance of their job duties; and

WHEREAS, these fire coat and pant sets are available from Municipal Emergency Services, Inc. of Southbury, Connecticut, d.b.a. Warren Fire Equipment, through the State of Ohio Cooperative Purchasing Program thereby allowing local political subdivisions to purchase items that have been competitively bid from the successful state vendor giving the City the benefit of the State's negotiated price and eliminating the necessity of formal bidding; and

WHEREAS, the total cost to purchase sixteen (16) Morning Pride Fire Tails Turnout Gear, Coat and Pant Sets is \$48,496.00 and will be paid with EMS Funds; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter to allow the order to be placed immediately as the ten (10) year replacement date on most of the sixteen (16) sets currently being used is approaching; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Fire Department, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. The City Manager is authorized and directed to purchase sixteen (16) Morning Pride Tails Turnout Gear, Fire Coat and Pant sets through the State

of Ohio, Department of Administrative Services, Cooperative Purchasing Program, Schedule #800526, from Municipal Emergency Services, Inc. of Southbury, Connecticut, d.b.a. Warren Fire Equipment, for use in the Fire Department at an amount **not to exceed** Forty Eight Thousand Four Hundred Ninety Six and 00/100 Dollars (\$48,496.00).

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

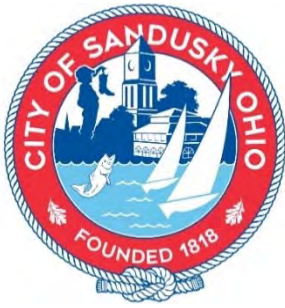
Section 4. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

DENNIS E. MURRAY, JR.
PRESIDENT OF THE CITY COMMISSION

ATTEST:

KELLY L. KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 25, 2019



DEPARTMENT OF PUBLIC WORKS

222 Meigs Street
Sandusky, Ohio 44870
419.627.5829
www.ci.sandusky.oh.us

To: Eric Wobser, City Manager

From: Todd Gibson, Facilities & Properties Supervisor

Date: March 13, 2019

Subject: **Commission Agenda Items – Vehicle Maintenance Extension Option**

1. **Maintenance Agreement with City of Huron**
2. **Maintenance Agreement with Margaretta Township**

ITEM FOR CONSIDERATION: Ordinances authorizing the City Manager to extend the intergovernmental agreements with the City of Huron and Margaretta Township for the City of Sandusky to perform routine maintenance and repairs for their vehicles.

BACKGROUND INFORMATION: The City of Huron and Margaretta Township have requested the City of Sandusky continue to provide the level of services their citizens expect. The City of Sandusky, Division of Fleet Maintenance has been providing routine maintenance and repairs for both corporations. Parties involved would like to exercise the option included in Section 5 of the 2018 agreement that was approved via Ordinance 18-114, which allowed for a one-year contract extension from January 1, 2019 through December 31, 2019.

BUDGETARY INFORMATION: No general fund money will be required for this agreement. Rates from the original agreement will remain the same.

ACTION REQUESTED: Separate legislation approving two intergovernmental agreements between 1) the City of Sandusky and the City of Huron and 2) the City of Sandusky and Margaretta Township for the City of Sandusky to perform routine maintenance and repairs on vehicles and equipment owned by each entity. It is also requested that this legislation to be passed under the suspension of the rules in accordance with section 14 of the City Charter in order to execute the agreement as soon as possible as the commencing date is retroactive to January 1, 2019.

I concur with this recommendation:

Eric Wobser
City Manager

Aaron Klein, P.E.
Director

cc: K. Kresser, Commission Clerk; H. Solowiej, Finance Director; T. Hayberger, Law Director

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN EXTENSION TO THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF HURON TO PROVIDE ROUTINE MAINTENANCE SERVICE & REPAIRS FOR THE CITY OF HURON'S FIRE DEPARTMENT VEHICLES FOR THE PERIOD OF JANUARY 1, 2019, THROUGH DECEMBER 31, 2019; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the City of Sandusky's Fleet Maintenance Department has a limited amount of excess capacity to provide routine maintenance service and repairs for the City of Huron's Fire Department vehicles and has been providing these services to the City of Huron since 2010; and

WHEREAS, this City Commission approved an Intergovernmental Agreement for Maintenance with the City of Huron for routine maintenance service and repairs for the City of Huron's Fire Department vehicles for the period of January 1, 2018, through December 31, 2018, with the option to extend for one (1) year upon written agreement by Ordinance No. 18-114, passed on May 29, 2018; and

WHEREAS, the City and City of Huron desire to continue this arrangement and extend the term of the agreement for one (1) year beginning on January 1, 2019, through December 31, 2019, pursuant to the agreement; and

WHEREAS, the City will continue to receive \$75.00 per hour for labor and a ten percent (10%) administration fee for all parts purchased and/or used by the City in the repair of vehicles; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to approve the extension as soon as possible as the commencing date is retroactive to January 1, 2019; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission hereby approves the Extension to the Intergovernmental Agreement for Maintenance with the City of Huron to extend routine maintenance service & repairs for the City of Huron's Fire Department vehicles for the period of January 1, 2019, through December 31, 2019, and authorizes the execution of the Extension to the Intergovernmental Agreement with the City of Huron, substantially in the same form as attached to this Ordinance,

marked Exhibit "1", and specifically incorporated as if fully rewritten herein, together with any revisions or additions as are approved by the Law Director as not being substantially adverse to the City and consistent with carrying out the terms of this Ordinance.

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

DENNIS E. MURRAY, JR.
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
KELLY L. KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 25, 2019

**EXTENSION TO THE INTERGOVERNMENTAL AGREEMENT
FOR MAINTENANCE**

This Extension is made and entered into by and between the City of Sandusky, an Ohio Charter Municipality, 222 Meigs Street, Sandusky, Erie County, Ohio, 44870, [Sandusky] and the City of Huron, an Ohio Charter Municipality, 417 Main Street, Huron, Erie County, Ohio, 44839, [Huron] this ___ day of _____, 2019.

WHEREAS, Sandusky and Huron entered into an Intergovernmental Agreement for Maintenance on May 30, 2018; and

WHEREAS, pursuant to Section 5. (Term) of the Agreement, the Agreement may be extended for a one (1) year term beginning on January 1, 2019, through December 31, 2019, upon written agreement executed by both parties; and

NOW THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

2. The term of the agreement is extended until December 31, 2019.
4. All other terms and provision of the original Agreement shall remain unchanged and in full force and effect during the duration of the Agreement.

IN WITNESS WHEREOF, the parties hereto have agreed to this Extension to the Intergovernmental Agreement on the date indicated above.

CITY OF SANDUSKY, OHIO

CITY OF HURON, OHIO

By: _____
Eric L. Wobser, City Manager

By: _____
Andrew D. White, City Manager

Date: _____

Date: _____

APPROVED AS TO FORM:

Trevor M. Hayberger (#0075112)
Law Director, City of Sandusky

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN EXTENSION TO THE INTERGOVERNMENTAL AGREEMENT WITH MARGARETTA TOWNSHIP TO PROVIDE ROUTINE MAINTENANCE SERVICE & REPAIRS FOR MARGARETTA TOWNSHIP'S FIRE DEPARTMENT VEHICLES FOR THE PERIOD OF JANUARY 1, 2019, THROUGH DECEMBER 31, 2019; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the City of Sandusky's Fleet Maintenance Department has a limited amount of excess capacity to provide routine maintenance service and repairs for Margaretta Township's Fire Department vehicles and has been providing these services to Margaretta Township since 2010; and

WHEREAS, this City Commission approved an Intergovernmental Agreement for Maintenance with Margaretta Township for routine maintenance service and repairs for Margaretta Township's Fire Department vehicles for the period of January 1, 2018, through December 31, 2018, with the option to extend for one (1) year upon written agreement by Ordinance No. 18-115, passed on May 29, 2018; and

WHEREAS, the City and Margaretta Township desire to continue this arrangement and extend the term of the agreement for one (1) year beginning on January 1, 2019, through December 31, 2019, pursuant to the agreement; and

WHEREAS, the City will continue to receive \$75.00 per hour for labor and a ten percent (10%) administration fee for all parts purchased and/or used by the City in the repair of vehicles; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to approve the extension as soon as possible as the commencing date is retroactive to January 1, 2019; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission hereby approves the Extension to the Intergovernmental Agreement for Maintenance with Margaretta Township to extend routine maintenance service & repairs for Margaretta Township's Fire Department vehicles for the period of January 1, 2019, through December 31, 2019, and authorizes the execution of the Extension to the Intergovernmental Agreement with Margaretta Township, substantially in the same form as attached to this

Ordinance, marked Exhibit “1”, and specifically incorporated as if fully rewritten herein, together with any revisions or additions as are approved by the Law Director as not being substantially adverse to the City and consistent with carrying out the terms of this Ordinance.

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

DENNIS E. MURRAY, JR.
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
KELLY L. KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 25, 2019

**EXTENSION TO THE INTERGOVERNMENTAL AGREEMENT
FOR MAINTENANCE**

This Extension is made and entered into by and between the City of Sandusky, an Ohio Charter Municipality, 222 Meigs Street, Sandusky, Erie County, Ohio, 44870, [Sandusky] and Margaretta Township, a political subdivision of the State of Ohio, 114 Main Street, Castalia, Erie County, Ohio, 44825, [Margaretta] this ___ day of _____, 2019.

WHEREAS, Sandusky and Margaretta entered into an Intergovernmental Agreement for Maintenance on July 30, 2018; and

WHEREAS, pursuant to Section 5. (Term) of the Agreement, the Agreement may be extended for a one (1) year term beginning on January 1, 2019, through December 31, 2019, upon written agreement executed by both parties; and

NOW THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

2. The term of the agreement is extended until December 31, 2019.
4. All other terms and provision of the original Agreement shall remain unchanged and in full force and effect during the duration of the Agreement.

IN WITNESS WHEREOF, the parties hereto have agreed to this Extension to the Intergovernmental Agreement on the date indicated above.

CITY OF SANDUSKY, OHIO

MARGARETTA TOWNSHIP, OHIO

By: _____
Eric L. Wobser, City Manager

By: _____
Gary Pooch, Trustee Chairman

Date: _____

Date: _____

APPROVED AS TO FORM:

Trevor M. Hayberger (#0075112)
Law Director, City of Sandusky



DEPARTMENT OF PUBLIC WORKS

222 Meigs Street
Sandusky, Ohio 44870
419.627.5829
www.ci.sandusky.oh.us

To: Eric Wobser, City Manager

From: Aaron M. Klein, P.E.

Date: March 13, 2019

Subject: Refuse/Recycling Collection on City Property – Change Order #1

ITEM FOR CONSIDERATION: Legislation approving Change Order #1 for the Refuse/Recycling Collection on City Property CY 2019 – 2021.

BACKGROUND INFORMATION: The Refuse/Recycling Collection on City Property CY 2019 – 2021 was awarded to Republic Services of Sandusky, Ohio via Ordinance 19-036 on February 25, 2019.

BUDGETARY INFORMATION: The original contract with Republic Services is for \$59,456.37 for Year One and \$61,834.64 for Year Two for a total of \$121,291.01. Change Order #1 decreases Year One of the contract by \$8,703.34 for a total contract cost of \$112,587.67. The cost of refuse and recycling pick-up and disposal is distributed between the General Fund, Recreation Fund, and Water Fund based on the usage (number of pick-ups per week and the container size).

ACTION REQUESTED: It is recommended that an Ordinance be passed approving Change Order #1 for a total contract amount of \$112,587.67 for Republic Services of Sandusky, Ohio and that the necessary legislation be passed under suspension of the rules and in accordance with Section 14 of the City Charter in order to immediately approve the change order to ensure the City is accurately charged for services which commenced on March 1, 2019.

I concur with this recommendation:

Eric Wobser
City Manager

cc: K. Kresser, Commission Clerk; H. Solowiej, Finance Director; T. Hayberger, Law Director

Project: Refuse/Recycling Collection on City Property CY 2019 - 2020
Construction Work Order No.: 1

Contractor: Republic Services
4005 Tiffin Ave
Sandusky, OH 44870

Order is hereby issued and accepted for the following additions to or deductions from the quantities as specified in the original contract.

Explanation: (Adjust cost for year one services from 03/01/19 to 02/29/20 to remove receptacles at Jackson St. Pier and reduce the number of receptacles within the Downtown Business District that were on original bid.	Total Difference	\$ (8,703.34)
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Original Contract Price =	\$	121,291.01
Contract Price after CO1 =	\$	112,587.67
% Increase =		-7.2%
Original Budget/Estimate =	\$	121,291.01
% Increase =		-7.2%

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO APPROVE THE FIRST CHANGE ORDER FOR WORK TO BE PERFORMED BY REPUBLIC SERVICES OF SANDUSKY, OHIO, FOR REFUSE / RECYCLING COLLECTION ON CITY PROPERTY FOR THE PERIOD OF MARCH 1, 2019, THROUGH FEBRUARY 28, 2021; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the City Commission authorized and directed the City Manager to enter into a contract with Republic Services of Sandusky, Ohio, for refuse / recycling collection on City property for the period of March 1, 2019, through February 28, 2021, by Ordinance No. 19-036, passed on February 25, 2019; and

WHEREAS, the contract provides for the pickup of dumpsters and toters spread over five (5) zones in the City for the period of March 1, 2019, through February 28, 2020, at a cost of \$59,456.37 and for the period of March 1, 2020, through February 28, 2021, at a cost of \$61,834.64; and

WHEREAS, this First Change Order provides for an adjustment to the cost of services for year one from March 1, 2019, through February 29, 2020, and deducts the contract amount by \$8,703.34; and

WHEREAS, the original contract with Republic Services was \$121,291.01 and with the **deduction** of this First Change Order in the amount of \$8,703.34, the revised contract amount is \$112,587.67 and will be paid with General, Recreation, and Water Funds; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to immediately approve this First Change Order to ensure the City is accurately charged for services which commenced on March 1, 2019; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. The City Manager is hereby authorized and directed to approve this First Change Order for work to be performed for refuse / recycling collection on City property for the period of March 1, 2019, through February 28, 2021, and to **deduct** from the contract amount the sum of Eight Thousand Seven Hundred

Three and 34/100 Dollars (\$8,703.34) resulting a revised contract cost of One Hundred Twenty One Thousand Five Hundred Eighty Seven and 67/100 Dollars (\$121,587.67) with Republic Services of Sandusky, Ohio.

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

DENNIS E. MURRAY, JR.
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
KELLY L. KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 25, 2019



PLANNING DEPARTMENT

222 Meigs Street
Sandusky, Ohio 44870
419.627.5715
www.ci.sandusky.oh.us

To: Eric Wobser, City Manager

From: Tom Horsman, Assistant Planner

Date: February 26, 2019

Subject: March 11, 2019 Commission Agenda Item –Application for an amendment to the zoning map for parcels along First Street.

Item for Consideration: Application to rezone Property 1: parcels 57-03841.000, 57-03857.000, 57-03858.000 and Property 2: 57-03851.000, 57-00555.000, 57-03852.000, 57-09852.001 from “R1-40” Single Family Residential to “CR” Commercial Recreation.

Purpose: The Bicentennial Vision Comprehensive Plan outlines the citywide development for the next ten years. In general, zoning amendments should align with the proposed land uses stated in a Comprehensive Plan. Therefore, the Comprehensive Plan is utilized by staff as one factor when evaluating proposed amendments.

Background Information: In November 2018, RLR Properties, submitted an application to the Board of Zoning Appeals for a use variance on Property 1: parcels 57-03841.00, 57-03858.00, and 57-03857.00 in order to construct a two-story, 9,600 square foot storage facility. The Board of Zoning Appeals voted to table the application. D. Jeffrey Rengel, as an authorized agent of RLR Properties and Central Erie Ltd., submitted a rezoning application for Property 1: parcels 57-03841.00, 57-03858.00, 57-03857.00 and Property 2: 57-03851.000, 57-00555.000, 57-03852.000, 57-09852.001 to be rezoned to CR Commercial Recreation from R1-40 Single Family Residential. Staff had recommended against the rezoning because the Bicentennial Vision Comprehensive Plan targeted this area for infill residential development and staff believes that the wide range of uses permitted in a CR zoning district could negatively affect the existing residents in the surrounding areas. More specific details are outlined in the Staff Report in Exhibit B.

The Planning Commission held a public hearing on December 19, 2018 and decided to table the application until the January meeting. On January 23rd, 2019, the Planning Commission voted to recommend approval of the application to City Commission.

Correlation to the Comprehensive Plan:

The Bicentennial Vision Comprehensive Plan outlined multiple priorities for this area including 1) the creation of the Sandusky Bay Pathway multi-purpose trail along First Street, 2) redevelop vacant land and infill to extend and stabilize single family neighborhoods, 3) target areas around First Street for residential stabilization and infill and mixed-use residential development.

Budgetary Impact:

There is no impact to the general fund.

Action Requested: It is requested that City Commission deny the proposed amendment to the zoning map for the following parcels: 57-03841.000, 57-03857.000, 57-03858.000, 57-03851.000, 57-00555.000, 57-03852.000, 57-09852.001.

I concur with this recommendation:

Eric Wobser
City Manager

Angela Byington
Planning Department

Attachments: Exhibit A: Planning Commission Recommendation
Exhibit B: Planning Commission Staff Report
Exhibit C: Planning Commission Minutes

cc: Kelly Kresser, Clerk of City Commission
Hank Solowiej, Finance Director
Trevor Hayberger, Law Director



Department of Planning

January 24th, 2019

At the January 23rd, 2019 meeting Planning Commission recommended approval for the zoning amendment to the following parcels: 57-03841.000, 57-03857.000, 57-03858.000, 57-03851.000, 57-00555.000, 57-03852.000, 57-09852.001 to change from "R1-40"/Single-Family Residential to "CR"/Commercial Recreation.



Michael Zuilhof
Planning Commission Chair

CITY OF SANDUSKY, OHIO
PLANNING DEPARTMENT

PLANNING COMMISSION REPORT

APPLICATION FOR MAP AMENDMENTS TO
FIRST STREET PARCELS 57-03841.000, 57-
03857.000, 57-03858.000, 57-03851.000, 57-
00555.000, 57-03852.000, 57-09852.001.

Reference Number: PC-18-24

Date of Report: January 15th, 2019

Report Author: Tom Horsman, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

D. Jeffrey Rengel, as an authorized agent of RLR Properties and Central Erie Ltd., has applied for a rezoning of property from R1-40/Single-Family Residential to CR/Commercial Recreation. This application was heard at the December 19th Planning Commission meeting. The Commission resolved to table to the application to allow staff further review of existing conditions. The following information is relevant to this application:

Applicant: D. Jeffrey Rengel
421 Jackson Street
Sandusky, Ohio 44870

Site Location: Property 1: Parcels 57-03841.000, 57-03857.000, 57-03858.000 and
Property 2: Parcels 57-03851.000, 57-
00555.000, 57-03852.000, 57-09852.001.

Zoning: “R1-40” Single-Family Residential

Surrounding Zoning: North- First Street, then “CR” Commercial Recreation / Use: Residential
East- “R1-40” Single-Family Residential District / Use: Residential
South- “R1-40” Single-Family Residential District / Use: Vacant
West- “R1-40” Single-Family Residential District / Use: Residential

Existing Use: Vacant Lots

Proposed Zoning: “CR” Commercial Recreation

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan
City of Sandusky Planning and Zoning Code Chapters:
1129 Residential Districts
1137 Commercial Districts

SITE DESCRIPTION

The subject properties are currently located within an R1-40 Single-Family Residential District. The subject property is adjacent to a R1-40 Single Family Residential District on three sides and across First Street is a CR Commercial Recreation District. The parcels of the subject properties are pointed out:

Subject Parcels Outlined in Red (Top) and Blue (Bottom):



Photos of Property 1 Taken November 6, 2018

Looking East on First Street



Looking West on First Street



Looking Northwest on Second Street



Looking Northeast on Second Street



PLANNING DEPARTMENT COMMENTS

The lots are mostly adjacent to other R1-40 residential districts, and across the street from a Commercial Recreation district, which is being used primarily as residential boat houses. A block to the west of Property 1 is a Commercial Services district, as well as a General Manufacturing District. A block to the east of Property 2 is a Commercial Recreation district.

According to the City's Bicentennial Vision Comprehensive Plan, the vacant land in the eastern neighborhoods along First Street is called to be residential stabilization and infill and mixed-use infill. Since the adoption of that plan, there have been proposed residential projects, as well as proposed investments in infrastructure such as the Sandusky Bay Pathway. The city has also implemented a residential tax abatement program. The plan described this area as a great opportunity for residential development within close proximity of recreation areas.

The Bicentennial Comprehensive Plan outlines a number of priorities for the eastern neighborhoods. Some of the priorities related to this site are:

- 1) Creation of the Sandusky Bay Pathway multi-purpose trail along First Street.
- 2) Redevelop vacant land and infill to extend and stabilize single family neighborhoods.
- 3) Target areas around First Street for residential stabilization and infill and mixed-use residential development.

Additional Comments:

Staff has further reviewed this case after it was tabled at the December 2018 Planning Commission meeting. The Planning Commission had requested that staff gather additional information regarding the area in the immediate vicinity of the subject parcels. About 25% of the housing units on First and Second Streets to the east of Farwell are owner-occupied. Staff has concerns about how a change to Commercial Recreation zoning would impact the existing residents in this neighborhood. Commercial Recreation allows for the following uses:

- (1) One- and two-family dwellings, boathouses, motels;
- (2) The following amusement establishments, whether open or enclosed:
 - A. Beaches and swimming pools, with accessory bath houses and locker rooms;
 - B. Manufacturing, rental, repair, and storage of boats, marinas; sale of live bait for fishing;
 - C. Hunting and fishing clubs, shooting ranges;
 - D. Arenas, auditoriums;
 - E. Golf courses, driving ranges;
 - F. Riding academies, stables, race tracks;
 - G. Assembly and meeting halls, bowling alleys, dance halls, skating rinks.
 - H. All retail stores, services and offices as permitted in General Business Districts.
 - I. Transient Occupancy.

As it states under section G, Commercial Recreation zoning districts allow for uses that are permitted in General Business Districts, which thus also allows for uses in Roadside and

Local Business districts. This would allow for by-right development of many various uses, some of which could negatively impact the surrounding single-family residences. Even though the land to the north of First Street is zoned as Commercial Recreation, it does not immediately adjoin the subject parcels as it is separated by First Street, and the current use in that part of the Commercial Recreation district is residential boathouses.

Staff has also reexamined the City's Bicentennial Vision Comprehensive Plan as it relates to this area. The plan often mentions the opportunities of the redevelopment of land along the First Street corridor, particularly pointing out its advantages of being in close proximity to Cedar Point. The plan touts this neighborhood as being one of the largest redevelopment opportunities in the city. Mixed-use development is called for on Cedar Point Drive, along with areas slightly to the east on First Street. Beyond that, the plan states the city should "redevelop vacant land and infill to extend and stabilize single family neighborhoods" for the area south of First Street and to "develop waterfront residential on former industrial sites while maintaining and/or creating public access..." for the area on the north side of First Street.

This residential section of the city has had many challenges over the past few decades, and little residential development has taken place in recent years. However, the planned investments of the Sandusky Bay Pathway and other private investments, along with the recent implementation of Sandusky's residential tax abatement program, staff believes that this neighborhood could be well-poised for residential development in the future. The area's proximity to Cedar Point and the waterfront also present it with many opportunities. Staff believes that the land along the First Street Corridor should be developed in line with the goals laid out in the Bicentennial Vision Comprehensive Plan and that development here should not negatively impact the existing residents in the neighborhood.

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

Understanding the goals set for this area by the city's Comprehensive Plan, as well as the fact that staff believes the rezoning would not satisfy the above conditions, staff would not recommend the rezoning of these properties.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed zoning amendment and has no objections.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed zone map amendment and has no objections.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the proposed zone map amendment and has no objections.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the proposed zone map amendment and has no objections

CONCLUSION/RECOMMENDATION

In conclusion, staff continues to not recommend the approval of the rezoning for these properties. The comprehensive plan calls for residential stabilization and infill and mixed-use development in this area and there are significant public and private investments planned for this area, including the creation of the Sandusky Bay Pathway. Staff believes that there are viable uses for these properties as they are currently zoned.

If the rezoning is approved, any commercial development would require site plan approval and possible vacation of an alley.

Planning Commission
December 19th, 2018
Meeting Minutes

The Chairman called the meeting to order at 4:31pm. The following members were present: Mr. Miller, Mr. Waddington, Chairman Zuilhof, Mr. McGory, Mr. Galea, and Mr. Whelan. Mr. Greg Voltz and Mr. Horsman represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Ms. Casey Sparks, Clerk from Community Development.

Mr. Miller made a motion to approve the February 20th, 2018, March, 20th, 2018, and April, 25th, 2018 Landmark Commission meeting minutes; Mr. Galea seconded the motion.

Mr. Waddington motioned to approve the minutes from November 28th, 2018; Mr. Galea seconded the motion.

Mr. Hayberger swore in those giving testimony.

Public Hearing: Zoning Amendments to 1161 the Landmark Ordinance

Mr. Horsman stated that the Planning Commission and Landmark Commission gave feedback regarding the initial proposed changes, Landmark Commission approved the proposed amendment this afternoon. The proposed amendments include additional criteria for granting a Certificate of Appropriateness, including demolition; allowing for the Commission to delegate to staff the ability to issue a Certificate of Appropriateness for minor changes; and minor changes of definitions and clarification of language within the ordinance.

Mr. Horsman discussed the proposed criteria for section 1161.07(e) regarding demolition, this section discusses the criteria used for issuing a Certificate of Appropriateness. In section 1161.07(f) there was language added stating that the property owner would need to try to find alternative uses for the property before demolishing. The proposed amendment is included to assure the buildings are preserved. Section 1161.07(b) discusses giving landmark commission the ability to grant authority of staff to review. Staff added language that states that the Landmark Commission has the authority to resend this authority from staff.

In Section 1161.11 subsection B was added. Staff requests that an addition be made to this, the current proposal states that the Landmark Commission may notify the department of code compliance regarding a property owner that is not currently in compliance with the maintenance requirements of Chapter 1161. Staff would like to add the Building Department to this section. Staff wanted to reiterate the ability to enforce the building code and assure that a penalty is consistent with the penalty referenced within the zoning code. Mr. Horsman stated that these changes have been approved by the Ohio Historic preservation office. The Landmark Commission also suggested adding the word structures to Section 1161.07(a).

Mr. McGory motioned to make a favorable recommendation to City Commission regarding the proposed legislation with minor changes as recommended by the Landmark Commission; Mr. Galea seconded the motion.

With no further discussion the motion was approve unanimously. The motion was approved with a 6/0 vote.

Public Hearing: Zoning Amendment to Parcels Located west of Wildman Street between First Street and Second Street: 57-03841.000, 57-03857.000, 57-03858.000 and properties located west of an unnamed alley within the 1900 block between First and Second Street: 57-03851.000, 57-00555.000, 57-03852.000, 57-03852.001

Mr. Horsman stated that the applicant D. Jeffery Rengel has applied for a rezoning of the property to CR Commercial Recreation. Currently the property is zoned as R1-40 Single Family Residential. Some of the parcels went through the BZA last month for a use variance to build boat storage. The applicant also applied for the zoning amendment in 2016 but it was not brought before Planning Commission. The properties are currently owned by RLR Properties and Central Erie, Ltd. Both groups of properties are immediately

surrounded by R1-40 Single Family Residential on the south, east, and west, CR Commercial Recreation zoning is across First Street to the north. The Sandusky Bicentennial Vision Comprehensive Plan has targeted this area along First Street for residential stabilization and infill and mixed use infill. There are currently development plans in progress for this neighborhood, as well as major investments in public infrastructure, such as the Sandusky Bay Pathway. Staff does not recommend the approval of the rezoning. If approved, any commercial development would require site plan approval and possible alley vacation.

Mr. Miller stated that the applicant has proposed boat storage for one of the areas in question, was there something else that the applicant was proposing for the other parcels.

Mr. Horsman stated that the area proposed for the boat storage was the only development plan brought before the Board of Zoning Appeals, the secondary parcels were not brought to the Board of Zoning Appeals. The BZA tabled the application as the scope of the decision is out of their purview, they thought it should be brought to the Planning Commission.

Jeff Rengel, RFL Properties, stated the application was made in June 2016 after developer expressed interest in property with the contingent that the property was rezoned. The property is currently zoned as R1-40. The Planning Department and the applicant agreed to temporarily table the application, six months after the application was made the developer pulled away from the deal. Mr. Rengel stated that this zoning classification is improper, zoning law states that if the zoning cannot hold the property owner from an economically viable use of the property. Mr. Rengel stated that based on case law if an owner is denied an economically viable use for substantial time a taking has occurred. The courts said you must consider three things: the economic impact of the zoning on the property owner, the extent to which the regulations have interfered with distinct investment backed expectations, and the character of the governmental action. In this case zoning was not in place when these properties were purchased.

Mr. Rengel stated that the facts of the case are as follows: the Planning Department depends on the Bicentennial Vision plan which was not in effect at the original time the application was made. That plan calls for infill of vacant land and mixed use development within this area. To his knowledge no residence have been building within the last 40 years. Several adjacent residence within have been torn down. No new residence have been built along First Street from Sycamore Line to the Causeway except properties within the CR Commercial Recreation District. In the last 40 years only commercial properties constructed along First Street. The only construction within the R-1 district has been from Cedar Point, in which this board approved a rezoning from R-1 Single Family Residential to CR Commercial Recreation without development plans in place. This property is surrounded by R1- 40 Single Family Residential Zoning on three sides and adjacent to CR Commercial Recreation district on the north side. Mr. Rengel stated the property in question this evening has the same situation. First Street is not conducive to residential. The traffic count is very high within certain areas. The city has received several complaints regarding the traffic from residential properties within the area. The present zoning is not conducive to the health and safety of the area. Mr. Rengel stated that his family has owned this property for over a 100 years, they currently still own approximately 40 lots, and they owned these before the city had a zoning code. To date he has received no offers or considerations for residential housing within the past 40 years, all inquiries received have been related to commercial development of some sort. The current offer is subject to CR Commercial Recreation zoning.

Mr. Rengel stated that it is his opinion that it is highly unlikely that the property will sell unless the zoning is changed due to the history, present traffic, and development conditions of the area. The Planning Department states that the law states that the property owner has to be deprived of all economic viability of the property, however staff should go one step further and analyze the application on how the magnitude of the regulations impact with the true property interest. The property is greatly being effected by the currently zoning classification, which historically has such an economic impact that it has made development within the area unlikely.

Mr. McGory stated ask if approved what may be developed within the area.

Mr. Rengel stated that the current buyer has expressed in developing the property and they have stated that it would need to be rezoned to CR. They have interest for commercial drive thru and boat storage in the past, or boat storage with a loft on the second floor.

Mr. Rengel stated that a perspective buyer two years ago had communicated interest for boat storage similar to the boat storage constructed on Cleveland Road in Huron. The current perspective buyer does not have interest in residential. The only lots in question this evening are along First Street, the other lots along Second and Third Street are not in question this evening as they are more conducive to residential.

Mr. Galea discussed the dimensions of the lots that are seeking rezoning, and ask if the lots would have frontage on Second Street.

Mr. Rengel stated that the way the county assigned parcel numbers some of these lots were combined to create three permanent parcel numbers, the eight lots are all identical in size. The parcels are generally **40' x 130-140' depending if an alley is present**. The first group of parcels includes a 160 feet of frontage on First Street and 160 feet of frontage on Second Street. The second group of parcels has 120 feet of frontage on First Street and 120 feet frontage of Second Street.

Mr. Horsman stated that there are eight lots, generally they are 40' x 140' and a one that is 40' x 120' along First Street and Second Street.

Mr. Zuilhof ask when the family developed the residential development that is currently within the area.

Mr. Rengel described the history of the properties that his family owned and developed, there are about seven or eight houses that they built, however they have not seen residential within this area for nearly 40 years.

Mr. Zuilhof ask the application if there was any objection to the zoning when it was established within that area.

Mr. Rengel stated that he is unable to recall, his father was in charge of the property at that time.

Mr. Miller ask about the potential property tax consequence within the area if there were boat storage or drive thru instead of residential.

Mr. Rengel stated that there would be a substantial tax increase within the area if this were rezoned to commercial, which may help for future development within the area.

Mr. Miller discussed the option of a drive thru concept, he would assume that a potential buyer would have research on why this location would be appropriate for a drive thru.

Mr. Rengel stated that he was not aware of any of their research, most of the interested firms were from out of town.

Mr. Miller stated that visually boat storage could work within the area due to the frontage, however he could not see a drive thru working within this area. Mr. Miller ask if there has been any discussion regarding rezoning the northern half of the lots and keeping the southern half of the parcels as residential.

Mr. Rengel stated that the offer is contingent on all parcels, if all of the parcels were not rezoned the current offer would fall apart.

Mr. Miller stated that is it accurate to characterize the lots on Second Street under your family control are more ample for residential development.

Mr. Rengel stated that the properties along Second, Third, and Fourth Street are more conducive to residential as the two areas in question allow a pass thru onto First Street. Many of the lots in questions this evening would not be appropriate for residential because of traffic considerations.

Bob Waldock, 2015 Cedar Point Road, stated that he owns a total of 17 lots around the proposed area he is not opposed to, or for the plan. The Bicentennial Vision plan calls for residential development to continue along First Street, if the Commission does consider approving the First Street portion would they consider approving it for the Second, Third, and Fourth Street portion. Mr. Waldock stated that he owns the parcels to the west of parcels in question, if the Commission is going to allow the rezoning to these lots he would ask that they consider rezoning the remaining eight lots west of First Street as well.

Mr. Zuilhof stated that he would characterize this as spot zoning, if more of the surrounding lots could be rezoned along First Street it may make more sense. Mr. Zuilhof stated that they should consider the rights of the surrounding property owners and make sure that they are looking at the big picture.

Mr. Miller stated in respect of the Bicentennial Vision plan, what argues in favor for residential and what does mix use entail for this area.

Ms. Byington stated that the plan calls for stabilization of residential, there is currently residential within the area. The plan also calls for infill which be based on the existing use which is residential. It also speaks to mixed use, it does not speak to what is included in the mixed use. Staff as discussed if this corridor should be rezoned to commercial, the CR Commercial Recreation district would permit several uses that could impact the surrounding area. Staff believes that if a rezoning is to occur that it should be a larger area, however to date they have not been convinced that a rezoning would not impact the surrounding properties.

Mr. Zuilhof stated that suggested a planned unit development for this area, as it could mitigate some of the restrictions on the use of the land and create an economically viable option.

Mr. McGory asked if Commercial Recreation would include vacation condos and transient uses.

Ms. Byington stated that vacation rental would be a permitted uses within the Commercial Recreation District.

Mr. McGory ask how many houses are owner occupied vs. tenant occupied.

Ms. Byington stated that they are not aware of the number of owner occupied properties vs. tenant occupied properties.

Mr. Zuilhof stated that there may be a possibility for upscale residential uses within the area, just because residential has not worked to date this does not mean that no residential uses could work within the area.

Mr. McGory stated that he would like staff to evaluate the whole area rather than look at this specific area mentioned in the report.

Mr. Rengel stated that current contract is valid through December 31st however he could see if an extension is possible. He is not sure the **buyer's** timeline for commencing on building. Mr. Rengel stated that they should have started this with Planning Commission, as they will now still have to go to City Commission. He does not believe this is spot zoning as it is on the edge of the CR Commercial Recreation District.

Mr. Zuilhof ask Staff to look into possibly adding more area to be rezoned.

Mr. McGory made a motion to table the application to look into extending the area being considered for rezoning. Mr. McGory stated that he is not pleased with the Bicentennial Vision plan when it comes to this area. He would like staff to work on this quickly as there is a current buyer in place. Mr. Galea seconded the motion.

Mr. Miller stated that an analysis regarding owner occupied vs. rental within the area and the properties being affected, If we were to recommend commercial zoning how does this effect the current residential zoning and how does this transition over time.

With no further discussion the motion was tabled.

Mr. Voltz stated that Nunzia and Camelo Ruta have submitted a petition **for the vacation of a portion of a 20'** alley located between 1625 and 1631 Cleveland Road. The existing use of the land is a vacant property.

The current zoning of the property is General Business GB. The alley proposed to be vacated would be divided between Camelo and Nunzia and District Petroleum Products, Inc. The applicant proposed to utilize the area to create a more marketable parcel for future development. In conclusion planning staff has no objection to recommending approval of the requested vacations to City Commission.

Mr. Galea motioned to approve the proposed petition for the vacation between 1625 and 1631 Cleveland Road; Mr. Waddington seconded the motion.

Mr. Miller ask if there are any public utilities located within this easement; Mr. Voltz stated that there may be an electrical easement on the property owner, but there is no sewer or water lines within the area.

With no further discussion the motion was approved. The motion was approved with a 5/0 vote; Mr. McGory abstained from the vote.

Chip Marous, 1702 Joseph Lloyd Pkwy, Willoughby stated that the Cedar Fair Resort and Attraction Management Facility to be located at 250 Market Street has been a joint venture with Cedar Fair, work in collaboration with BGSU, City of Sandusky and the Port Authority. This is the second project for Marous in downtown Sandusky.

Andrew Kurtz, Dean of BGSU Firelands, stated that he is excited to work on the project. This program will be the home for a Bachelors Degree for Resort and Attraction Management the program would concentrate on amusement parks, museums, zoos, and family entrainment centers. The students will come in as juniors and they will have already completed a co-op with Cedar Fair, they will complete an additional co-op with Cedar Fair in one of their parks before graduating. The first floor will house the education classrooms, gathering spaces, and office for BGSU staff.

Mr. Zuilhof stated that because he lives in close proximity to the proposed development to avoid the appearance of conflict, although he does not believe there is one he will not be voting, however he will bring up points he believes are important for the Commission to consider.

Mr. McGory ask if the upper floors will be student housing.

Mr. Kurtz stated that this is not being called a residential hall, student may reside in this building but it is not a requirement for students.

Mr. Zuilhof ask if each unit conforms to the zoning code in regards minimum square footage.

Mr. McGory ask how they came to decide on this location.

Denver Brooker, Vocon, stated that the site is on the eastern edge of the Central Business District. The school will be located along Hancock Street and East Market Street. Immediately east of the property is public parking as well as diagonal parking. The education portion of the building will occupy approximately 12,000 sq. the first floor will also have a modestly retail area, lobby, fitness, and residential maintenance area. There will be 10ft easement created as an access way for the parking and service area. The site plan is proposing 32 spaces, eight on-street parking spaces, and three handicapped spaces. There is modest landscaping proposed including maples and boxwoods.

The facility will include both studio apartments and two bedroom apartments. The building will be brand new however they will try to take design cues from the surrounding buildings to create something with a historic design that has a more of modern look. Mr. Brooker described the building materials and colors for the site. He stated that the elevations have been modified since the planning report as there was concerns with the the upper floors being all white. They have extended the gray accent into the fourth floor. The west side of the building is a little more simple design but still matches the other proposed elevation of the building. Mr. Brooker discussed the proposed blade sign. There are also canopies associated with each entrance. The lighting is discrete and simple; they are proposing full cut off fixtures.

Chris Coplin, Mannik & Smith, stated that the site is .08 acres. Mr. Coplin discussed the proposed parking for the site. The site is proposing seven red maples as well white gem boxwoods within the parking islands. The parking stalls are **9' x 19'** and the drive aisle is **24'**, the access drive off Hancock is **20'** and the entrance drive off Market is matching the easement that is in place.

Mr. Voltz stated that site is zoned as Downtown Business District and the applicant is requesting site plan **approval. The building is proposed to be 58' in height which is well within** the height requirement and the buidinding does met the required parking. The Central Business District does not have parking requirements, however the applicant is proposing to provide parking. There is adjacent parking that sits unused. This development will allow students to live car free, they have indoor bike parking and the site is near the downtown transient hub. Mr. Voltz discussed the survey parking results which will show that this area has very low utilization for parking. Staff does believe the applicant has provided sufficient parking for the **development. Currently the aisle width will require a 1' variance.**

Mr. Horsman stated that this site is within the design review area. Staff reviewed site in accordance with the design guidelines and applicant has addressed any concerns they had. Staff thought the proposed building was appropriate and to scale and height and in accordance with the architecture to the surrounding area.

Mr. Voltz reviewed engineering comments with staff. Staff is recommending approval with the following conditions:

1. Parking blocks shall be utilized so vehicles are not able to be parked within any easement areas.
2. A one foot (1) variance is approved by the Board of Zoning Appeals for the center aisle width in the off street parking area.
3. The lighting shall be in conformance with section 1149.10 and a cut sheet shall be submitted for staff approval that shows lighting for the parking are be dark sky friendly.
4. Dumpster area is screened with material submitted for staff approval.
5. Type of street trees are approved through the City of Sandusky Public Works Department

Mr. Zuilhof stated that he believes that there is a minimum square footage for the apartments within the Downtown Business District, they may to get a variance for smaller units.

Mrs. Byington stated that zoning code states that square footage are required to be 400 square feet within the multi- family zoning district.

Mr. McGory ask if the ownership is with Cedar Fair.

Chip Marous stated that the ownership is a joint ownership with Marous and with Cedar Fair.

Mr. McGory ask if the property is still currently owned by the City of Sandusky.

Mrs. Byington stated the purchase of the property will still have to go to City Commission for approval.

Mr. McGory stated that this appears to be a great development, it seems to be a lot of building on a relatively small lot. He stated that it is also unrealistic to state that the occupants of this development will not have cars.

Mr. Galea stated that he believes that they should approve the site plan, more multi- family and dense developments should continue to be proposed for downtown. This type of development is what we want to see within the city.

Mr. Miller motioned to approve the site plan with the conditions indicated by staff; Mr. Galea seconded the motion.

Mr. Zuilhof stated that he was blown away with what they have done and this is a break thru development for the city.

With no further discussion the motion was unanimously approved. The motion was approved with a 5/0 vote. Mr. Zuilhof abstained.

Mr. Galea motioned to untable the application regarding the zoning amendment for properties along First and Second Street and continue the public hearing at the January meeting; Mr. Waddington seconded the motion.

With no further discussion the motion was unanimously approved.

Mr. Hayberger stated that staff will notify the surrounding property owners of the hearing.

Mr. McGory motioned to adjourn the meeting; Mr. Waddington seconded the motion.

With no further business, the meeting at 6:19 PM.

APPROVED:

Casey Sparks, Clerk

Michael Zuilhof, Chairman

Planning Commission
January 23rd, 2019
Meeting Minutes

The Chairman called the meeting to order at 4:31pm. The following members were present: Mr. Miller, Mr. Waddington, Chairman Zuilhof, Mr. McGory, Mr. Galea, and Mr. Whelan. Mr. Greg Voltz and Mr. Horsman represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Ms. Casey Sparks, Clerk from Community Development.

Mr. Wobser gave Planning Commission a copy of the book Walkability City Rules and informed them that staff will be meeting to discuss the book and encouraged Planning Commission to read the book and join the discussions.

Nomination of Officers

Mr. McGory nominated all existing officers for a new term; Mr. Waddington seconded the motion. The no further discussion the motion passes.

Mr. Zuilhof discussed the proposed corrections on the minutes. Mr. Miller motioned to approve the minutes with the corrections as discussed; Mr. Waddington seconded the motion.

Continuation of a Public Hearing for several parcels along First Street.

Mr. Horsman stated that the application was for two properties currently zoned as Single Family Residence, the application is proposing to rezone these parcels to Commercial Recreation. Mr. Horsman stated that the surrounding properties are zoned as Single Family Residential. Since the time of the last public hearing staff has reviewed the application and the permitted uses with the Commercial Recreation zoning district and the business districts. Staff is concerned about the available uses by right within the Commercial Recreation District and how they would affect the surrounding uses. Staff also reviewed the existing comprehensive plan and the previous comprehensive plan which called for low density residential. Understanding that staff reviews applications based on the best long term plans for the City, staff is recommending that zoning remain the same. The City is looking at long term strategies for development. Currently First Street is listed as a priority corridor for infrastructure and improvement, the city is offering residential tax abatement, and a future bike path is planned. For these reasons staff will uphold their position to maintain this as Single Family Residential zoning district.

Mr. Galea ask if there has been any discussion or plans for the engineering changes to First Street, in regards to traffic calming. The character of First Street directs Cedar Point traffic down that corridor which is not conducive to Single Family Residential. He ask if these changes were currently in the works or will the City be waiting for development to implement the changes.

Mr. Horsman stated that there is a number of corridors we are looking into; it is not something that is occurring currently but it is a priority.

Mr. Miller stated that there is single family resident's entrance to Cedar Point and the residence hate this option. Trying to slow down the traffic within this area does not help Cedar Point.

Mr. Horseman stated that the first priority is the residence of Sandusky, studies show that traffic calming will have negligible effects on putting traffic through an area. We want to make sure cars are not speeding through the area.

Mr. Miller stated that the area in question has fundamentally changed, the current houses are not what the existing market is craving.

Mr. Horsman stated that the vacant lots within the area will give opportunities for development, understanding the proximity to the water and connecting the area to opportunities such as the bike path.

Mr. Zuilhof stated that the priority is respecting the rights of the current landowners. Mr. Zuilhof stated that there are three major property owners within the area, a street that does carry heavy traffic, and the area could be residential however it could be tough with houses having their own driveway along First Street. He is against this application because it is spot zoning. He feels that there are alternatives that should be looked into such as mixed uses, multifamily, or a planned unit development. A storage building on the entire lot does not serve the area well in the future. Zoning for a particular use in isolation is not a good policy.

Mr. McGory stated that he understands the concepts of the Bicentennial Vision plan and he knows there is intent to connect the Cedar Point facility on Cleveland Road, but cannot fathom First Street traffic ever changing. It is not conducive to developing residential, it is conducive to Commercial Recreation zoning.

Mr. Whelan stated that at the last meeting the Commission discussed a more holistic approach to rezoning the area, and ask staff if there has been any conversations along the line that staff could share with the Commission.

Mr. Horsman stated that they did discuss the rezoning in a holistic approach but went ahead with the original recommendation to not rezone these parcels in question.

Mrs. Byington stated that looking long term traffic calming on First Street is important. Staff also recognizes with the CRA being city wide, tax abatement being available, and the new housing programs residential development could be possible within this location. The uses that would be permitted if the property is rezoned to Commercial Recreation could be detrimental to the existing residential uses. Mrs. Byington stated that she is not speaking to the proposed development, only to the uses that would be permitted within the CR Commercial Recreation zoning district.

Mr. Zuilhof stated that if the application is approved we are done; if the application is not approved we are not necessarily done as staff can continue to look at other options with the applicant.

Mr. Rengel provided an attachment to the Commission regarding the comments that staff provided. Mr. Rengel stated that Planning staff stated that 25% of the houses west of Farwell are owner occupied. Mr. Rengel stated that there are 145 lots east of Farwell Street, of those 145 lots 24 of those are residential homes. At least 12 out of the 24 houses are not owner occupied houses. This would mean less than 8% of them are owner occupied. Mr. Rengel stated that many of the permitted uses within the Commercial Recreation zoning district would likely not occur and some of them will not be detrimental to the area, or different than what has already been developed within the area. The trend within the area is not residential, however it is more commercial uses that have already been developed. There will be immediate benefits within the area if the property is zoned to Commercial Recreation. Mr. Rengel stated that the vision of the Planning Department cannot occur without cooperation of the surrounding property owners and he is proof that one of the property owners do not agree with the current city plan.

Mr. Zuilhof stated he is voting against this, however he wants to point out that only having 8% of homes as owner occupied does not mean that the neighborhood is not stable. He is voting no because he believes it is spot zoning.

Beatrice Beckham, 1216 West Bogart Road, stated that they are attending to see what taking place, she agrees that spot zoning would not be good for the property. There are not many individuals property owners within the area, however many of them have lived there for 30-40 years. Mr. Beckham stated that she is a property owner with the area, she currently owns a property on Third Street.

Mr. Miller stated that the motion could be positive or negative, what is the next step, what needs to be **changed or different. He understands staff's opinion however what the next step is for the applicant.**

Ms. Byington stated that this matter will got to City Commission and a public hearing will be set no matter what the decision. If it is denied staff will continue to work with applicant. Mrs. Byington stated that they can also look at possibly reviewing the code to modify the uses permitted within the Commercial Recreation zoning district. Staff can also review the option of a zoning overlay district for transient rental. Staff can continue to look into long term solution for investments along First Street.

Mr. Miller ask staff if Planning Commission recommends denial does it takes a super majority of City Commission to rezone the property.

Ms. Byington confirmed that this is correct.

Mr. Miller motioned to approve the application for the requested zoning amendment for several parcels along First Street; Mr. Whelan seconded the motion.

With no further discussion the motion passed; 5 to 1.

Mr. Voltz asked the Commission to table the application from Carmelo Ruta regarding a petition for the **vacation of a 20' alley between 1643 and 149 Cleveland Road** and parcels on South Larchmont Drive.

Mr. Zuilhof stated that the application was withdrawn so it is off the agenda.

Mr. Robert Waldock asked if the application will then go to City Commission.

Mr. Zuilhof stated that it will to City Commission and it will take a super majority of City Commission to override a recommendation to Planning Commissions.

The Commission nominated Joe Galea to the CRA Committee.

Mr. McGory motioned to adjourn the meeting; Mr. Waddington seconded the motion.

With no further business, the meeting at 5:24 PM.

APPROVED:

Casey Sparks, Clerk

Michael Zuilhof, Chairman

RLR Properties, Ltd
D. Jeffery Rengel, sole unitholder

404, 405, 406, 407 First St. WH Lockwood Subdivision, Ward 2
400 Second St. WH, Ward 2
401, 402, 403 Second St. WH Lockwood Subdivision, Ward 2

57-03841.000 (four lots)
57-03857.000 (one lot)
57-03858.000 (three lots)

Central Erie, Ltd
D. Jeffery Rengel, sole unitholder

425 First St., Lockwood Subdivision WH, Ward 2 & vacated alley
426 First St., Lockwood Subdivision WH, Ward 2
427 First St., Lockwood Subdivision WH, Ward 2 & vacated alley
428, 429, 430 Second St., Lockwood Subdivision WH, Ward 2 & vacated alley rear of
lots

57-03851.000 (one lot)
57-00555.000 (one lot)
57-03852.000 (one lot)
57-03852.001 (three lots)

50.00 Robert Rengel.

QUITCLAIM DEED

RN 112263 OR 363/ 932
JOHN W. SCHAEFFER
RECORDING FEE:
CTR Rec. Date 11/14/97 Time 11P 50.00 14:39

I, Robert C. Sr. and LaDonna J. Rengel, married as husband and wife respectively, of Erie County, Ohio, for valuable consideration paid, do grant, bargain and convey to RLR Properties, Ltd. and whose tax mailing address shall be 1507 Shelby Street, Sandusky, Ohio 44870, the following described premises:

Parcel No. 1

Situated in the City of Sandusky, County of Erie and State of Ohio, and being the Northerly Eighty and Eighty-nine Hundredths (80.89) feet of Lot Number Thirty-Five (35) on First Street in the John Whitworth and L.L. Curtis Subdivision in the City of Sandusky, Erie County, Ohio, as per Plat recorded in Volume 5 of Plats, Page 25, Erie County, Ohio Records.
Perm. Parcel # 57-03837; 1230 First Street.

Parcel No. 2

Situated in the City of Sandusky, County of Erie and State of Ohio, and being that part of Outlot Number Thirty-Five (35) in Darling's Survey East of Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

Beginning in the North line of First Street at its intersection with the West line of a 2.81 acre tract set off to Charles and Harriet Todd by proceedings in Supreme Court of Ohio in the year 1845, and recorded in Supreme Chancery Records Volume 2, Page 160, Erie County Common Pleas Court, said point being approximately 316.6 feet East of the West line of said Outlot Number 35; thence running North 7 degrees 30' East, 132.0 feet; thence South 82 degrees 30' East, 30.0 feet; thence South 7 degrees 00' West, 132.0 feet to the North line of First Street; thence North 82 degrees 30' West, along the North line of First Street, 30.0 feet to the place of beginning.
Perm Parcel # 57-03838; 1243 First Street.

Parcel No. 3

Situated in the City of Sandusky, County of Erie and State of Ohio, and beginning at a point in the North R/W line of First Street, said point being located S 80 degrees 01' E, and a distance of 30.00 feet from the Southeast corner of lands conveyed to Farrell-Cheek Steel Co., per Erie County Deed Volume 160, Page 215, and Volume 331, Page 287, said point marking the Southeast corner of Lot #68; thence along east line of Lot #68, a distance of 110.00' to a point; thence S 80 degrees 01' E, and a distance of 43.00' to a point; thence S 10 degrees 00' W, and a distance of 110.00' to a point in the North R/W line of First Street; thence N 80 degrees 01' W, along the North line of First Street, a distance of 43.00' to the point of beginning, containing 0.0108 acres, more or less.
Perm. Parcel # 57-03831; 1245 First Street.

Parcel No. 4

Situated in the City of Sandusky, County of Erie and State of Ohio, and being that part of Outlot Number Thirty-Five (35) in Darling's Survey East Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

On the South and North line of First Street; on the East and the North by the land conveyed by Emma Cronk by deed dated November 5, 1913, and recorded in Volume 98 of Deeds, Page 267, Erie County, Ohio Records; and on the West by the East line of the property now or formerly owned by Fred J. Wagner, Jr. Said premises having a frontage of forty (40) feet on the North line of First Street and extending Northerly therefrom, between parallel lines, a distance of One Hundred Thirty-two (132) feet, being known as House #1251 First Street, Sandusky, Ohio.
Perm. Parcel # 57-03839; 1251 First Street.

Parcel No. 5

Situated in the City of Sandusky, County of Erie, and State of Ohio, and being in the Second Ward of the City of Sandusky, commencing at a point in the North line of First Street, and 180.5 feet Westerly from the East line of Outlot 35, East of Sycamore Line; thence Northerly along Rose Burden's West Line, parallel with the East line of the above outlot No. 35, to the South line of the Lake Shore and Michigan Southern Railway pier track right of way; thence Northwesterly along the Southerly line of the above Lake Shore and then Northwesterly along Southerly line of the above Lake Shore and Michigan Southern Railway right of way to the East line of property in the name of E. W. Wagner; thence Southerly along Wagner's East line to the North line of First Street;

thence Easterly to the point of the beginning, containing about 38/100 of acre, EXCEPTING, however, from the above described lands, a parcel of land taken from the southwest corner thereof, and having a frontage of 40 feet on First Street, and being 132 feet, in depth, and also EXCEPTING from the above described lands, a parcel of land taken from the Southeast corner thereof, and having a frontage of 37.86 feet on First Street and being 132 foot in depth.
Perm. Parcel # 57-03840; 1303 First Street.

Parcel No. 6

Situated in the City of Sandusky, County of Erie and State of Ohio, and beginning at a point in the North R/W line of First Street, said point being located S 80 degrees 01' E, and a distance of 166.40' from the Southeast corner of lands conveyed to Farrell-Cheek Steel Co., per Erie County Deed Volume 160, Page 215, and Volume 331, Page 287; thence N 10 degrees 00' E, and a distance of 132.00' to a point; thence S 80 degrees 01' E, and a distance of 47.50' to a point; thence S 10 degrees 00' W, and a distance of 132.00' to a point in the North R/W line of First Street; thence N 80 degrees 01' W, along the North line of First Street, a distance of 47.50' to the point of beginning. Containing 0.143 acre, more or less.
Perm. Parcel # 57-03835; 1305 First Street.

Parcel No. 7

Situated in the City of Sandusky, County of Erie and State of Ohio, and beginning at a point marking the Northeast corner of lands conveyed to Farrell-Cheek Steel Co., per Erie County Deed Volume 160, Page 215, and Volume -31, Page 287; said point being located in the South R/W line of the Penn-Central R.R. Co.; thence S 46 degrees 50' E, along said R.R. Co. South R/W line, a distance of 106.34' to a point; thence S 10 degrees 00' W, and a distance of 122.19' to a point, thence N 80 degrees 01' W, and a distance of 16.00' to a point; thence S 10 degrees 00' W, and a distance of 38.00' to a point; thence N 80 degrees 01' W, and a distance of 43.00' to a point in the East line of Lot #68; thence N 10 degrees 00' W, along the East line of Lot #68, a distance of 22.00' to the Northeast corner of Lot #68; thence N 80 degrees 01' W, along the North line of Lot #68, a distance of 30.00 feet to a point; thence N 10 degrees 00' E, and a distance of 196.39' to the point of beginning. Containing 0.357 acre, more or less. (Provision is also made for easement, see description.)
Perm. Parcel # 57-03832; 1245 First Street (rear).

Parcel No. 8

Situated in the City of Sandusky, County of Erie and the State of Ohio, and being known as Sublot No. 404 First Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03841; 404 First Street.

Parcel No. 9

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 405 First Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03841; 405 First Street.

Parcel No. 10

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 406 First Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03841; 406 First Street.

Parcel No. 11

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 407 First Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03841; 407 First Street.

Parcel No. 12

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 425 First Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Deed Volume 6, Page 37, together with the North 1/2 between the East and West lines of Lot 425 extended Southerly, of a vacated alley.
Perm. Parcel #57-03851; 425 First Street.

Parcel No. 13 ✓

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 427 First Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03852; 427 First Street.

Parcel No. 14 ✓

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 380 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm Parcel # 57-03853; 380 Second Street.

Parcel No. 15 ✓

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 381 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03854; 381 Second Street.

Parcel No. 16 ✓

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Lot No. 382 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03855; 383 Second Street.

Parcel No. 17 ✓

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 400 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03857; 400 Second Street.

Parcel No. 18 ✓

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Lot No. 401 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03858; 401 Second Street.

Parcel No. 19 ✓

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 402 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03838; 402 Second Street.

Parcel No. 20 ✓

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 403 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03858; 403 Second Street.

Parcel No. 21 ✓

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 428 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.
Perm. Parcel # 57-03852.001; 428 Second Street.

Parcel No. 22 ✓

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 429 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37, together with the South 1/2 between the East and West lines of Lot 429, extended Northerly, of a vacated alley.
Perm. Parcel # 57-03852; 429 Second Street.

Erie County Deed Volume 160, Page 215, and Volume 331, Page 287; thence continuing S 46 degrees 50' E, along said R. R. Co., South R/W line, a distance of 92.46' to a point in the West line of an existing alley; thence S 10 degrees 00' W, along the West line of said alley, a distance of 64.01' to a point; thence N 80 degrees 01' West, and a distance of 34.40' to a point; thence N 10 degrees 00' E, and a distance of 30.00' to a point; thence N 80 degrees 01' W, and a distance of 84.90' to a point; thence N 10 degrees 00' E, and a distance of 16.00' to a point; thence N 40 degrees 21' E, and a distance of 52.00' to a point; thence N 43 degrees 22' E, and a distance of 28.47' to the point of beginning. Containing 0.178 acres, more or less. (Provision is also made for easement, see description.) situated in the Township of Margareta, County of Erie and State of Ohio and being Sublots No. 316 and 317 in Crystal Rock Allotment Subdivision B, being part of Lot 10 of the annexation of Margareta Township as shown on the recorded plat in Volume 9 of Plats, Page 6 of Erie County Records; and being 40 feet on the East side of Sandusky Avenue and extending back 88.60 feet on the North line and 88.46 feet on the South line, and 40 feet on the rear line as to Lot 316; and being 90 feet on Sandusky Avenue and extending back equal distance of 45 feet as to Lot 317.
Perm. Parcel # 57-03836 ; 1311 First (Garages)

Prior title recorded in Volume 443, page 272 of Erie County, Ohio Deed Records.

To have and to hold said premises with all privileges and appurtenances thereunto belonging, to the said grantees, as tenants in common during their several joint lifetimes, with remainder in fee simple absolute to the ultimate survivor of them, his or her heirs and assigns forever.

I, LaDonna J. Rengel, wife of grantor, Robert C. Rengel, Sr., do hereby release, remise and quitclaim all rights of dower which we may have therein.

Witness our hands this 17th day of November 1997

WITNESSES:

Shirley A. Sample

Robert C. Rengel Sr.
ROBERT C. RENGEL, SR.

Lori J. Nemres

Ladonna J. Rengel
LADONNA J. RENGEL

STATE OF OHIO)
) ss.
COUNTY OF ERIE)

BEFORE ME, a Notary Public in and for the State of Ohio, did personally appear ROBERT C. RENGEL and LADONNA J. RENGEL who each did swear and state that they did sign the foregoing instrument on the 17th day of NOVEMBER 1997



D. Jeffery Rengel
NOTARY PUBLIC

DEED PREPARED WITHOUT BENEFIT OF SURVEY; PREPARED USING LEGAL DESCRIPTION GIVEN BY TITLE COMPANY.

D. JEFFERY RENGEL
Notary Public/Attorney At Law
My Commission does not expire.
O.R.C. 147.03

This instrument prepared by:
D. Jeffery Rengel
Rengel Law Office
421 Jackson Street
Sandusky, Ohio 44870
419-627-0400

MICROFILMED

transcribed
Nov. 14, 1997
Rene A. Strickland
fct 7.01.97

WARRANTY DEED

Robert C, Sr. and LaDonna J. Rengel, married as husband and wife respectively, individually and as authorized agents of RLR Properties, Ltd., an Ohio limited liability corporation, and as trustees of the Robert C. Rengel Sr. Trust Agreement and the LaDonna J. Rengel Trust Agreement (both dated August 2, 1999, and as amended and restated on June 12, 2006), of 1507 Shelby Street, Sandusky, Ohio 44870, for valuable consideration paid, do give, grant, bargain and convey to Central Erie, Ltd., an Ohio limited liability corporation, whose tax mailing address shall be 421 Jackson Street, Sandusky, Ohio 44870, the following described premises:

Parcel No. 1--425 First St.

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 425 First Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Deed Volume 6, Page 37 together with the North 1/2 of a Ten (10) foot, more or less, vacated alley between the East and West lines of Lot 425 as lies between Sublot Nos. 425 and 430.

Perm. Parcel#57-03851.

Parcel No. 2--427 First St.

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 427 First Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37 together with the North 1/2 of a vacated alley between the East and West lines of Sublot No. 427 as lies between Sublot Nos. 428 and 427. In addition, a vacated alley lying Easterly of Sublot No. 427 extending to Sublot No. 596 and bounded on the North by First Street and extending in a Southerly direction 201.26 feet, more or less.

Perm. Parcel#57-03852.

Parcel No. 3--428 Second St.

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 428 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37 together with the South 1/2 of a Ten (10) foot, more or less, vacated alley as lies between Sublot Nos. 428 and 427, between the East and West lines of Sublot No. 428. In addition, a vacated alley lying Easterly of Sublot No. 428 extending to Sublot No. 584 and bounded on the North by and including the South 1/2 of the aforesaid vacated alley of Ten (10) feet and extending in a Southerly direction 201.26 feet, more or less.

Perm. Parcel#57-03852.001

Parcel No. 4-- 429 Second St.

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 429 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37, together with the South 1/2 of a Ten (10) foot, more or less, vacated alley between the East and West lines of Lot 429 as lies between Sublot Nos. 429 and 426.

Perm. Parcel#57-03852.001

Parcel No. 5-- 430 Second St.

Situated in the City of Sandusky, County of Erie and State of Ohio, and being known as Sublot No. 430 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37, together with the South 1/2 of a Ten (10) foot, more or less, vacated alley between the East and West lines of Lot 430 as lies between Sublot Nos. 430 and 425.

Perm. Parcel#57-03852.001

be the same more or less, but subject to all legal highways.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever. And Robert C, Sr. and LaDonna J. Rengel, married as husband and wife respectively, individually and as authorized agents of RLR Properties, Ltd., an Ohio limited liability corporation, the said Grantors, do for themselves and their successors, assigns, heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, that they are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever except taxes and assessments, both general and special, which are a lien but not yet due and payable and that they will **WARRANT AND DEFEND** said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever except said encumbrances.

Witness our hands this 12th day of June, 2009.

LaDonna J. Rengel
LaDonna J. Rengel, individually and as
authorized agents of RLR Properties, Ltd., an
Ohio limited liability corporation and as trustee
of the LaDonna J. Rengel Trust Agreement
(dated August 2, 1999, and as
amended and restated on June 12, 2006)

Robert C. Rengel Sr.
Robert C. Rengel, Sr., individually and as
authorized agents of RLR Properties, Ltd., an
Ohio limited liability corporation and as trustee
of the Robert C. Rengel Sr. Trust Agreement
(dated August 2, 1999, and as amended and
restated on June 12, 2006)

STATE OF OHIO)
)ss.
COUNTY OF ERIE)

BEFORE ME, a Notary Public in and for the State of Ohio, did personally appear
ROBERT C. RENGEL and LADONNA J. RENGEL, individually and as authorized agents of
RLR Properties, Ltd., an Ohio limited liability corporation and as trustees of of the Robert C.
Rengel Sr. Trust Agreement and the LaDonna J. Rengel Trust Agreement (both dated August 2,
1999, and as amended and restated on June 12, 2006) who each did swear and state that they did
sign the foregoing instrument on the 12th day of June, 2009.

Lori J. Demres
NOTARY PUBLIC

my commission expires:

This instrument prepared by:
D. Jeffery Rengel
Rengel Law Office
421 Jackson Street
Sandusky, Ohio 44870
419-627-0400

LORI J. DEMRES
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES APR. 4, 2011



APPROVED as per Erie County Requirements
And Sections 4733-27 thru 4733-37-07 of the
Ohio Administrative Code only. No Field
Verifications for Accuracy made.

Erie County Engineer
7/17/09

Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE: \$	<u>5.00</u>
EXEMPT:	
R.E. TRANSFER:	
\$	<u>15.00</u>
Thomas J. Paul Erie County Auditor	
Trans. Fees: \$	<u>3.50</u>
Date: <u>7/17/09</u>	By: <u>[Signature]</u>

Thomas J. Paul

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That Judith Rengel, the Grantor, who claims title by or through instrument, recorded in RN _____ and RN _____, Erie County Recorder's Office, for the consideration of TEN Dollars (\$10.00) received to her full satisfaction of Central Erie Ltd., an Ohio limited liability corporation, the Grantee, whose TAX MAILING ADDRESS will be 421 Jackson Street, Sandusky, Ohio, do give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises, situated in the City of Sandusky, County of Erie and State of Ohio:

PARCEL No. 1:

Being known as Lot No. 912 on Taft Street in the Sandusky Businessmen's Association Subdivision of Outlot no. 25 East of Sycamore line as per Plat recorded in Volume 6 of Plats at page 39 of Erie County Plat Records.

(Auditor's P.P. No. 57-0056)

PARCEL No. 2:

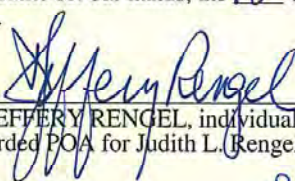
Being known as Lot No. 426 on First Street in the Lockwood Subdivision as per Plat recorded in Volume 6 of Plats at page 39 of Erie County Plat Records. And any interest in a vacated alley adjacent to lot 426.
(Auditor's P.P. No. 57-00555.000)

be the same more or less, but subject to all legal highways.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever. And Judith Rengel, the said Grantor, does for herself and her heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that at and until the enrolling of these presents, she is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever except easements, appurtenances, encroachments, rights-of-way and taxes which are a lien but not yet due and payable, and that she will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever except said encumbrances.

Further, that D. Jeffery Rengel, husband of Grantor, does surrender any and all claim of dower in said property and grant to Grantee, its successors and assigns for now and for all time.

IN WITNESS WHEREOF, We have hereunto set our hands, the 18th day of October, in the year of our Lord One Thousand Two Hundred and Six.


D. JEFFERY RENDEL, individually and under
recorded POA for Judith L. Rengel

STATE OF OHIO)
)ss.
ERIE COUNTY)

POA - OR 152 / 802

Before me, a Notary Public in and for said County and State, personally appeared the above named D. Jeffery Rengel, individually and under power of attorney for Judith L. Rengel, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

mail This instrument prepared by:
D. Jeffery Rengel
Rengel Law Office
421 Jackson Street
Sandusky, Ohio 44870
419-627-0400

In Testimony Whereof I have hereunto
set my hand and official seal, at
Sandusky, Ohio this 18th
day of October, A.D. 2006


NOTARY PUBLIC

LORI J. DEMRES
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES APR. 4, 2011



LW FCW DE BP
Q1 PR Q2 SC

MICROFILMED/
SCANNED

RN 200613180 Page 1 of 2
ERIE COUNTY OHIO RECORDER
Barbara A. Sessler 2P
RECORDING FEE: 28.00
CTR Date 10/18/2006 Time 13:54:55

NOTED BY THE RECORDER FOR THE COUNTY ENGINEER
DATE: 10-18-06

transferred
October 18, 2006
Connie L. Ward
ERIE COUNTY AUDITOR
\$1,500.00

APPROVED as per Erie County Requirements
And Sections 4733.27 and 4733.37 of the
Ohio Administrative Code (OAC) No Field
Verifications for Accuracy made.

Erie County Engineer
10-18-06

This conveyance has been examined and the grantor has complied with sections 310-202 and 322-02 of the Revised Code.	
FEE: \$	EXEMPT. <input checked="" type="checkbox"/>
R. E. TRANSFER: \$	
CONNIE L. WARD Erie County Auditor	
By: 	



Proposed Zoning Change from "R1-40" Single-Family Residential District to "CR" Commercial Recreation District



Property #1: Three (3) parcels located at Lots 404, 405, 406, and 407 First Street, Lots 400, 401, 402, and 403 Second Street (Parcel Nos. 57-03841.000, 57-03857.000, and 57-03858.000).

Property #2: Four (4) parcels located at Lot 425, 426, and 427, First Street and Lots 428, 429, and 430 Second Street (Parcel Nos. 57-03851.000, 57-00555.000, 57-03852.000, and 57-03852.001).

ORDINANCE NO. _____

AN ORDINANCE DISAPPROVING THE RECOMMENDATION OF THE PLANNING COMMISSION TO AMEND THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE SEVEN (7) PARCELS FROM "R1-40" SINGLE-FAMILY RESIDENTIAL DISTRICT TO "CR" COMMERCIAL RECREATION DISTRICT.

WHEREAS, a request is being made on behalf of RLR Properties, Ltd. and Central Erie, Ltd. for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City for three (3) parcels located at Lots 404, 405, 406, and 407 First Street and Lots 400, 401, 402, and 403 Second Street (Parcel Nos. 57-03841.000, 57-03857.000, and 57-03858.000) and four (4) parcels located at Lots 425, 426, and 427 First Street and Lots 428, 429, and 430 Second Street (Parcel Nos. 57-03851.000, 57-00555.000, 57-03852.000, and 57-03852.001) from "R1-40" Single-Family Residential District to "CR" Commercial Recreation District and as more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

WHEREAS, a public hearing was held by the Planning Commission December 19, 2018, in which the Planning Commission tabled the application, and subsequently this request was heard by the Planning Commission at their January 23, 2019, meeting resulting in the Planning Commission's recommendation to approve the requested Zone Map Amendment for three (3) parcels located at Lots 404, 405, 406, and 407 First Street and Lots 400, 401, 402, and 403 Second Street (Parcel Nos. 57-03841.000, 57-03857.000, and 57-03858.000) and four (4) parcels located at Lots 425, 426, and 427 First Street and Lots 428, 429, and 430 Second Street (Parcel Nos. 57-03851.000, 57-00555.000, 57-03852.000, and 57-03852.001); and

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their March 11, 2019, regularly scheduled meeting; and

WHEREAS, this Ordinance should be passed disapproving the recommendation of the Planning Commission to amend the Zone Map 96-01 as Codified in Section 1121.03 of the Codified Ordinances to rezone three (3) parcels located at Lots 404, 405, 406, and 407 First Street and Lots 400, 401, 402, and 403 Second Street (Parcel Nos. 57-03841.000, 57-03857.000, and 57-03858.000) and four (4) parcels located at Lots 425, 426, and 427 First Street and Lots 428, 429, and 430 Second Street (Parcel Nos. 57-03851.000, 57-00555.000, 57-03852.000, and 57-03852.001) from "R1-40" Single-Family Residential District to "CR" Commercial Recreation District; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission disapproves the recommendation of the Planning Commission to rezone three (3) parcels located at Lots 404, 405, 406, and 407 First Street and Lots 400, 401, 402, and 403 Second Street (Parcel Nos. 57-03841.000, 57-03857.000, and 57-03858.000) and four (4) parcels located at Lots 425, 426, and 427 First Street and Lots 428, 429, and 430 Second Street (Parcel Nos. 57-03851.000, 57-00555.000, 57-03852.000, and 57-03852.001) from "R1-40" Single-Family Residential District to "CR" Commercial Recreation District.

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect at the earliest time allowed by Law.

DENNIS E. MURRAY, JR.
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
KELLY KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 25, 2019 (effective after 30 days)

ORDINANCE NO. _____

AN ORDINANCE MAKING GENERAL APPROPRIATIONS FOR THE FISCAL YEAR 2019; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, in accordance with Section 14 of the City Charter, an Ordinance appropriating money may be passed as an emergency; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to comply with State Law, which requires that the 2019 Calendar Year Operating Budget be passed by the City Commission no later than March 31, 2019; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Finance Department, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. There shall be and hereby are appropriated out of any funds now in the treasury and any accruing revenues of the City available for said purposes, the values set forth below for the payment of all expenses and obligations of the City during fiscal year 2019, for the various purposes hereinafter specified.

Section 2. The amounts appropriated for the various purposes hereinafter set forth shall, in no event, be exceeded unless the City Commission shall by Ordinance authorize a transfer from one appropriation account to another, or shall appropriate additional unappropriated funds:

DEPARTMENT	PERSONAL SERVICES	OTHER	TOTAL
POLICE PATROL	4,800,481	322,597	5,123,078
POLICE RECORDS	166,760	216,368	383,128
POLICE RESERVES	164,885	3,500	168,385
FIRE	4,863,565	340,000	5,203,565
STREET LIGHTING	-	255,000	255,000
OAKLAND CEMETERY	341,235	74,600	415,835

PAGE 2 - ORDINANCE NO. _____

COMMUNITY DEVELOPMENT	890,683	192,000	1,082,683
CITY WIDE ECON DEVELOPMNT	-	30,000	30,000
BUILDING DIVISION	362,248	69,200	431,448
HORTICULTURAL SERVICES	1,100,623	381,212	1,481,835
CITY MANAGER	196,461	20,000	216,461
ADMINISTRATIVE SERVICES	88,336	38,218	126,554
FINANCE	134,908	17,155	152,063
INCOME TAX	73,682	391,650	465,332
DATA PROCESSING CENTER	150,400	255,065	405,465
LAW	300,127	41,219	341,346
CITY COMMISSION	26,609	7,201	33,810
CITY COMMISSION CLERK	43,911	1,188	45,099
MUNICIPAL COURT	1,120,404	52,000	1,172,404
BUILDING MAINTENANCE	352,604	319,484	672,088
ENGINEERING	315,111	89,700	404,811
FLEET MAINTENANCE	304,622	126,950	431,572
ADMINISTRATIVE SUPPORT	-	977,000	977,000
TRANSFERS:			
STREET FUND	-	127,162	127,162
TRANSIT FUND	-	241,000	241,000
PARKS & RECREATION FUND	-	377,850	377,850
POLICE PENSION FUND	-	496,742	496,742
PAYROLL STAB FUND	-	50,000	50,000
CAPITAL ECONOMIC DEV FUND	-	475,000	475,000
CAPITAL COMMUNITY DEV FUND	-	300,000	300,000
CAPITAL STREETS/RIGHT OF WAY FUND	-	985,000	985,000
CAPITAL PARKS & REC FUND	-	325,000	325,000
CAPITAL FLEET/VEHICLES/EQUIP. FUND	-	145,000	145,000
CAPITAL PLANNING/SPECIAL PROJECTS	-	45,000	45,000
/ PUB ART FUND			
CAPITAL PUBLIC ART COMMISSION	-	41,527	41,527
FUND			
CAPITAL PROGRAMMING/MARKETING	-	148,693	148,693
FIRE PENSION FUND	-	709,587	709,587
BOND RETIREMENT FUND	-	403,299	403,299
GENERAL FUND	15,797,655	9,092,167	24,889,822
STREETS	883,840	334,000	1,217,840
SNOW & ICE REMOVAL	-	70,000	70,000
TRAFFIC & ELECTRICAL MNTC	140,172	204,150	344,322
STREET FUND	1,024,012	608,150	1,632,162
ST HIGHWAY FUND	50,000	41,000	91,000
TRANSIT	-	150,000	150,000
2018 PUBLIC TRANSIT	9,456	167,067	176,523
2019 PUBLIC TRANSIT FUND	105,264	2,157,235	2,262,499
TRANSIT FUND	114,720	2,474,302	2,589,022
PAPER DISTRICT MARINA	-	25,930	25,930
PAVILION	-	2,300	2,300
MILLS CREEK GOLF COURSE	103,500	120,000	223,500

PAGE 3 - ORDINANCE NO. _____

RECREATION DEPARTMENT	263,450	160,470	423,920
BOAT LAUNCH RAMP	-	22,200	22,200
PARKS & RECREATION FUND	366,950	330,900	697,850
FIRE PENSION FUND	799,749	48,355	848,104
POLICE PENSION FUND	598,553	36,706	635,259
POLICE	-	25,000	25,000
UNDERGROUND STORAGE GRANT	-	32,000	32,000
LANDBANK	-	25,000	25,000
HOME PROGRAM	-	2,000	2,000
REVOLVING LOAN-ECO DEV	-	275,000	275,000
STATE GRANTS FUND	-	359,000	359,000
POLICE JAG	-	6,000	6,000
POLICE BULLETPROOF VESTS	-	7,000	7,000
EMS	-	25,000	25,000
BROWNFIELD GRANT - ASSESSMENT	-	100,000	100,000
BROWNFIELD GRANT - REMEDIATION	-	100,000	100,000
HUD CDBG	220,000	550,000	770,000
FEDERAL GRANTS FUND	220,000	788,000	1,008,000
INDIGENT DRIVER ALCOHOL TRT FUND	-	80,000	80,000
ENFORCEMENT & EDUCATION FUND	-	1,000	1,000
COURT COMPUTER FUND	10,000	25,000	35,000
INDIGENT TELEPHONE FUND	-	1,000	1,000
COURT PROBATION FUND	15,000	40,000	55,000
PAYROLL STAB FUND	145,000	-	145,000
REAL ESTATE DEV FUND	-	250,000	250,000
CAPITAL - SECURITY OF PERSONS & PROP	-	50,000	50,000
CAPITAL - HEALTH	-	5,000	5,000
CAPITAL - LEISURE	-	350,000	350,000
CAPITAL - COMMUNITY	-	5,000	5,000
CAPITAL - TRANSPORTATION	-	150,000	150,000
CAPITAL - GENERAL GOVERNMENT	-	50,000	50,000
TOTAL CAPITAL IMPROVEMENT FUND	0	610,000	610,000
POLICE PATROL	-	150,000	150,000
EMS	80,000	1,625,000	1,705,000
PUBLIC ART COMMISSION FUND	-	43,000	43,000
SCHADE/MYLANDER PLAZA	-	100,000	100,000
SANDUSKY BAY PATHWAY	-	75,000	75,000
RECREATION IMPROVEMENTS	-	50,000	50,000

PAGE 4 - ORDINANCE NO. _____

SAND BAY STRATEGIC RESTORATION INITIATIVE	-	165,000	165,000
SANDUSKY BAY INITIATIVE	-	141,000	141,000
COMMUNITY DEVELOPMENT	-	475,000	475,000
ECONOMIC DEVELOPMENT	-	1,000,000	1,000,000
NEIGHBORHOOD INITIATIVE	-	450,000	450,000
WESTEND OVERPASS	-	225,000	225,000
STREET PROJECTS	-	500,000	500,000
CAPITAL STREETS/RIGHT OF WAY FUND	-	1,345,000	1,345,000
CAPITAL PARKS & REC FUND	-	500,000	500,000
CAPITAL FLEET/VEHICLES/EQUIPMENT FUND	-	185,000	185,000
CAPITAL PLANNING/SPECIAL PROJECTS/PUB ART FUND	-	65,000	65,000
SHORELINE DRIVE PROJECT	-	4,500,000	4,500,000
JACKSON ST PIER PROJECT	-	4,500,000	4,500,000
TRANSIT CAPITAL	-	38,000	38,000
DATA PROCESSING	-	100,000	100,000
MUNI COURT	25,000	50,000	75,000
CITY HALL RELOCATION	-	916,000	916,000
PAPER DISTRICT	-	1,275,000	1,275,000
WAYFINDING/LANDING PROJECTS	-	2,710,000	2,710,000
AMTRACK STATION UPGRADES	-	5,000	5,000
JUSTICE CENTER	-	150,000	150,000
FLEET MAINTENANCE	-	5,000	5,000
CAPITAL PROJECTS FUND	105,000	21,343,000	21,448,000
TAX INCREMENT FUND	-	20,000	20,000
PP REMOVAL UNSAFE BLDGS	-	40,000	40,000
NUISANCE REMOVAL	-	25,000	25,000
RENTAL REGISTRATION FEE	260,000	20,000	280,000
INSPECTION FEE	-	20,000	20,000
ADMIN FEE	-	5,500	5,500
SPECIAL ASSESSMENT FUND	260,000	110,500	370,500
FIRE STA. #1 RELOCATION	-	258,188	258,188
SCHADE/MYLANDER PLAZA	-	15,773	15,773
LIBRARY LEVY	-	422,413	422,413
ERI-SANDUSKY STREETScape	-	71,819	71,819
COL AVE UNDERPASS IMP	-	4,339	4,339
LANE ST IMPR	-	14,436	14,436
ST-REMINGTON	-	5,211	5,211
BUTLER ST RAMP	-	9,378	9,378
ERI - AMTRAK STATION	-	10,515	10,515
POL/COURT/LAW RENOVATION	-	17,258	17,258
DEBT SERVICE-BONDS	-	805,695	805,695
BOND RETIREMENT FUND	0	1,635,025	1,635,025
URBAN RENEWAL TEMP REV BOND FUND	-	431,455	431,455

PAGE 5 - ORDINANCE NO. _____

SPECIAL ASMNT BOND RETIREMENT FUND	-	255,183	255,183
CAO	161,303	42,845	204,148
BIWW FILTRATION PLANT	1,544,776	1,334,700	2,879,476
WATER DISTRIBUTION DEPT	1,124,064	501,500	1,625,564
ADMINISTRATIVE SUPPORT	750,000	330,500	1,080,500
BIWW BUILDING IMPROVEMENTS	-	150,000	150,000
PAC & BAY INTAKE REPLACEMENT	-	50,000	50,000
HEALTH & SAFETY GRANT PROGRAM		100,000	100,000
EQUIPMENT REPLACEMENT	-	250,000	250,000
CEDAR POINT WATERLINE	-	250,000	250,000
GENERAL PLAN & WEST SIDE UTILITY	-	250,000	250,000
SHELDON'S MARSH INTAKE	-	50,000	50,000
JACKSON ST PIER-OWDA	-	476,580	476,580
CAPITAL OUTLAY	-	500,000	500,000
DEBT SERVICE-BASIC UTIL	-	1,784,597	1,784,597
WATER FUND	3,580,143	6,070,722	9,650,865
CAO	161,303	42,845	204,148
WATER POLLUTION CONTROL PLANT	1,900,528	1,614,600	3,515,128
SEWER MAINTENANCE DEPT	1,135,170	716,000	1,851,170
ADMINISTRATIVE SUPPORT	750,000	380,500	1,130,500
STORM WATER	-	202,000	202,000
WPC BUILDING IMPROVEMENTS	-	100,000	100,000
HEALTH & SAFETY GRANT PROGRAM		100,000	100,000
LIFT & PUMP STATIONS	-	365,000	365,000
EQUIPMENT REPLACEMENT	-	250,000	250,000
GENERAL PLAN & WEST SIDE UTILITY		350,000	350,000
VENICE RD PUMP STATION	-	1,000,000	1,000,000
JACKSON ST PIER-OWDA	-	516,127	516,127
CAPITAL OUTLAY	-	400,000	400,000
DEBT SERVICE-BASIC UTIL	-	3,084,828	3,084,828
SEWER FUND	3,947,001	9,121,900	13,068,901
INTERNAL SERVICE FUND	-	4,600,000	4,600,000
POLICE	-	10,000	10,000
CONTRABAND TRUST FD	-	65,000	65,000
DRUG LAW ENFORCEMENT TRUST	-	45,000	45,000
FED FORFEITURE	-	33,000	33,000
FIRE	-	5,000	5,000
GREEN TRUST	-	2,000	2,000
FRIENDS OF THE GREENHOUSE	-	3,000	3,000
SAILING CLUB SCHOLARSHIP	-	10,000	10,000
SKATE PARK	-	3,500	3,500
PARK TRUST	-	7,500	7,500
UNCLAIMED FUNDS	-	500	500
GENERAL TRUST FUND	0	184,500	184,500
SHORELINE PARK IMPR	-	500	500
WASHINGTON PARK & GREENHOUSE	-	500	500

RED WAGON TRUST	-	500	500
FRED EPPLE TRUST	-	500	500
PARK ENDOWMENT FUND	0	2,000	2,000
OAKLAND CEMETERY DEPT	50,000	5,000	55,000
CHAPEL RESTORATION	-	1,000	1,000
GARDEN MAUSOLEUM	-	5,000	5,000
PERPETUAL CARE	-	1,000	1,000
SPECIAL CARE	-	1,000	1,000
MEMORIAL PLANTINGS	-	1,000	1,000
RIDGEVIEW COLUMBARIUM	-	8,000	8,000
CEMETERY ENDOW FUND	50,000	22,000	72,000
STATE PATROL TRANSFER FD	-	60,000	60,000
TOTAL ALL FUNDS	27,083,783	58,641,865	85,725,648

Section 3. The Finance Director is authorized to draw warrants upon the City treasury for funds appropriated in this Ordinance upon presentation of properly approved vouchers and when in conformity with the Charter and general laws of the State of Ohio. In addition, the Finance Director is authorized to make transfers between funds, to cover deficiencies in City funds provided said transfers are included in the general appropriations.

Section 4. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 6. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its

adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

DENNIS E. MURRAY, JR.
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
KELLY L. KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 25, 2019



City of Sandusky

2019 Draft Budget Version #2

March 11, 2019

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GENERAL FUND EXECUTIVE SUMMARY FOR 2019

Estimated Beginning Balance at 1/1/19 \$4,874,829

Estimated 2019 Revenues \$24,891,186

Estimated 2019 Expenditures \$24,889,822

Estimated Ending Balance at 12/31/19 \$ 4,876,193

Estimated % of Ending Balance / Estimated Expend

20%

History:

Year	Actual Revenues	Actual Expenditures	Ending Balance	Ending Balance as a % of Actual Expend
2003	\$16,088,939	\$16,176,261	\$3,090,453	19.1%
2004	\$16,540,288	\$16,858,510	\$2,771,935	16.4%
2005	\$16,470,821	\$16,090,230	\$3,152,526	19.6%
2006	\$16,793,365	\$16,676,931	\$3,268,960	19.6%
2007	\$17,527,154	\$17,122,845	\$3,673,269	21.5%
2008	\$17,768,342	\$17,751,049	\$3,690,562	20.8%
2009	\$16,731,925	\$17,574,865	\$2,847,622	16.2%
2010	\$16,867,171	\$16,238,496	\$3,476,297	21.4%
2011	\$16,367,165	\$16,226,079	\$3,617,383	22.3%
2012	\$15,964,014	\$15,875,025	\$3,706,372	23.3%
2013	\$16,966,326	\$16,445,002	\$4,227,696	25.7%
2014	\$16,327,718	\$16,351,129	\$4,204,285	25.7%
2015	\$19,932,739	\$19,967,000	\$4,170,024	20.9%
2016	\$22,177,977	\$21,860,573	\$4,487,429	20.5%
2017	\$22,789,884	\$22,548,041	\$4,729,272	21.0%
2018	\$23,396,062	\$23,250,505	\$4,874,829	21.0%

2019 GENERAL FUND REVENUE ESTIMATES WITH YTD ACTUAL AMOUNTS FROM 2014 - 2018

ACTUAL YTD AMOUNTS				
2014	2015	2016	2017	2018
YTD Actual	YTD Actual	YTD Actual	YTD Actual	YTD Actual

ORIGINAL BUDGET AMOUNTS				
Original	Original	Draft	Draft	Draft
2015	2016	2017	2018	2019
YTD Budget	YTD Budget	YTD Budget	YTD Budget	YTD Budget

Revenues

General Revenues

Property Tax	1,509,386	1,518,048	1,506,564	1,520,728	1,523,484	1,500,000	1,500,000	1,500,000	1,550,000	1,550,000
Income Tax	6,977,782	9,433,948	10,886,444	11,241,874	11,524,727	9,244,000	9,905,000	11,500,000	12,000,000	12,000,000
Admissions Tax	2,723,977	3,665,452	4,333,142	4,241,462	4,152,727	3,765,000	3,850,000	4,480,000	4,550,000	4,600,000
Hotel/Motel Tax	1,076,421	1,207,305	1,285,270	1,313,798	1,486,930	1,150,000	1,275,000	1,300,000	1,450,000	1,600,000
Estate Tax	47,897	19,593	3,184	-	-	-	-	-	-	-
Local Government Funds	415,593	436,902	403,972	394,501	405,284	417,597	430,000	400,000	400,000	411,282
Other State Levied Monies	185,479	183,231	179,852	178,494	176,701	185,000	185,000	185,000	185,000	185,000
Cable Franchise Fees	385,715	393,920	374,177	383,334	341,133	390,000	400,000	385,000	385,000	385,000
Liquor/Beer Permits	68,525	67,738	67,145	68,642	72,864	75,000	68,000	70,000	70,000	70,000
State Patrol Fines	14,931	14,534	13,115	16,590	14,800	20,000	15,000	15,000	15,000	15,000
Unclaimed Funds	2,286	-	-	-	3,922	1,000	-	-	-	-
Public Vendor Licenses	2,300	2,950	1,350	2,450	-	2,300	3,000	1,500	1,500	1,500
Tax Abatement Monitoring Fees	4,403	6,915	4,470	3,059	5,649	4,000	7,000	4,000	4,000	6,000
Sale of Property	3,219	44,519	3,093	8,162	1,465	45,000	5,000	3,000	3,000	3,000
Interest	133,280	147,719	143,100	199,474	388,460	135,000	150,000	160,000	220,000	400,000
Rental Income	187,295	172,402	212,309	330,328	199,773	160,000	190,000	215,000	250,000	250,000
Donations	-	-	25	120	-	-	-	-	-	-
Refunds / Reimbursements	379,263	279,753	68,810	219,205	268,373	220,000	100,000	50,000	75,000	275,000
	14,117,732	17,594,929	19,486,022	20,102,217	20,568,291	17,313,897	18,083,000	20,248,500	21,158,500	21,781,782

Division / Department Revenues

Police Department	283,670	311,384	451,503	397,498	374,091	315,000	315,000	475,000	475,000	475,000
Police/Fire Marine Patrol	82,904	81,138	79,125	65,875	75,400	75,000	80,000	85,000	85,000	85,000
Fire Department	418,370	420,668	421,312	433,333	422,721	425,000	420,000	425,000	425,000	425,000
Oakland Cemetery	90,254	108,100	117,474	120,543	127,480	90,000	120,000	125,000	125,000	130,000
Com Dev/Jackson St Parking	27,178	57,733	83,413	132,669	115,351	51,000	60,000	85,000	125,000	140,000
Building Division	217,028	195,325	266,689	308,882	440,260	250,000	250,000	310,000	370,000	450,000
Horticultural Services	74,822	73,542	94,804	71,352	109,419	75,000	75,000	95,000	95,000	95,000
City Manager/Finance/HR	3,556	3,478	10,409	4,200	2,237	6,000	3,500	6,000	6,000	6,000
Data Processing Center	103,114	100,524	70,444	73,639	47,159	80,000	105,000	75,000	75,000	75,000
Law Department	11,301	12,383	11,448	9,839	10,348	10,000	12,500	13,000	13,000	13,000
City Commission	74	-	-	-	-	-	-	-	-	-
Municipal Court	889,418	928,825	1,035,320	1,019,516	1,053,701	920,000	970,949	1,085,000	1,044,865	1,172,404
Building Maintenance	1,116	5,057	4,093	4,819	4,236	2,000	2,000	4,000	5,000	5,000
Engineering	8,892	10,154	24,981	18,034	22,024	12,000	12,000	25,000	33,000	33,000
Mechanic Department	18,289	29,500	20,940	29,487	25,344	20,000	35,000	30,000	35,000	35,000
	2,209,985	2,337,811	2,691,955	2,687,667	2,829,771	2,331,000	2,480,949	2,838,000	2,911,865	3,139,404
Total General Fund Revenues	16,327,717	19,932,739	22,177,977	22,789,884	23,396,062	19,644,897	20,543,949	23,086,500	24,070,365	24,891,186

POLICE DEPARTMENT - 2019 OPERATING BUDGET

The Police Department budget is for expenses related to providing safety services.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
POLICE - PATROL (110-1010)						
WAGES/FRINGES	4,432,493	4,319,182	4,378,532	4,890,145	4,878,043	4,800,481
TRAVEL & TRAINING	16,820	21,358	21,983	22,500	22,500	22,500
CONTRACTUAL SERVICES	44,369	51,834	74,797	74,045	99,745	81,397
SUPPLIES & MATERIALS	146,754	162,963	156,160	176,300	182,900	195,000
MAJOR EXPENSES/OTHER	11,398	30,376	37,649	64,780	37,200	23,700
TOTAL	4,651,834	4,585,510	4,669,121	5,017,770	5,021,288	5,123,078
POLICE - NON UNIFORM (110-1020)						
WAGES/FRINGES	127,772	156,176	157,341	166,747	163,026	166,760
TRAVEL & TRAINING	-	-	-	500	500	500
CONTRACTUAL SERVICES	158,478	165,816	191,746	188,122	204,716	215,868
SUPPLIES & MATERIALS	393	-	-	-	-	-
MAJOR EXPENSES/OTHER	-	-	-	-	-	-
TOTAL	286,641	321,992	349,087	345,369	368,242	383,128
POLICE - RESERVES (110-1030)						
WAGES/FRINGES	134,389	154,266	117,593	142,631	164,385	164,885
TRAVEL & TRAINING	-	-	100	500	500	500
CONTRACTUAL SERVICES	311	-	53	500	500	500
SUPPLIES & MATERIALS	-	-	-	2,500	2,500	2,500
MAJOR EXPENSES/OTHER	-	-	-	-	-	-
TOTAL	134,701	154,266	117,746	148,031	167,885	168,385
POLICE TOTAL	5,073,175	5,061,767	5,135,954	5,509,170	5,557,415	5,674,591

FIRE DEPARTMENT- 2019 OPERATING BUDGET

The Fire Department budget is for expenses related to providing firefighting services, EMS services, and fire prevention.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
FIRE (110-1310)						
WAGES/FRINGES	4,492,204	4,532,722	4,490,494	4,837,250	4,763,745	4,883,868
TRAVEL & TRAINING	9,133	15,143	21,939	16,500	49,000	26,000
CONTRACTUAL SERVICES	207,109	206,517	183,722	223,650	217,800	175,000
SUPPLIES & MATERIALS	109,631	93,868	108,729	124,600	127,500	110,000
MAJOR EXPENSES/OTHER	2,860	5,161	1,135	2,000	2,000	30,000
TOTAL	4,820,937	4,853,431	4,808,019	5,003,900	5,160,045	5,203,568

ADMINISTRATIVE SERVICES - 2019 OPERATING BUDGET

The Administrative Services budget is for expenses related to the operation of the human resources and information technology departments.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
HUMAN RESOURCES (110-7030)						
WAGES/FRINGES	76,180	77,362	75,478	82,900	80,018	88,336
TRAVEL & TRAINING	344	203	1,643	3,400	4,020	5,138
CONTRACTUAL SERVICES	2,714	4,825	488	15,000	10,000	5,000
SUPPLIES & MATERIALS	2,920	2,272	4,742	4,725	6,205	6,080
MAJOR EXPENSES / OTHER	-	-	545	1,000	5,600	22,000
TOTAL	82,158	84,662	82,896	107,025	105,743	126,554
INFO TECHNOLOGIES (110-7080)						
WAGES/FRINGES	119,139	156,037	154,671	155,687	151,208	150,400
TRAVEL & TRAINING	763	593	679	2,500	5,000	5,000
CONTRACTUAL SERVICES	49,423	74,004	76,632	77,135	81,650	121,555
SUPPLIES & MATERIALS	12,553	18,882	11,676	31,625	50,500	63,500
MAJOR EXPENSES/OTHER	-	30,840	19,559	100,625	107,500	65,000
TOTAL	181,877	280,355	263,217	367,572	395,858	405,455

PUBLIC SERVICES - 2019 OPERATING BUDGET

The Public Services budget is for expenses related to the operation of Oakland Cemetery, horticultural services, building maintenance, and fleet maintenance.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
CEMETERY (110-2600)						
WAGES/FRINGES	197,843	238,932	268,762	298,770	352,806	341,235
TRAVEL & TRAINING	45	900	328	125	325	500
CONTRACTUAL SERVICES	21,068	19,817	23,951	20,965	26,240	37,000
SUPPLIES & MATERIALS	20,525	26,732	29,830	29,350	35,000	37,100
MAJOR EXPENSES/OTHER	-	440	450	10,000	-	-
TOTAL	239,281	286,821	323,320	359,210	414,371	416,835
HORT SERVICES (110-4850)						
WAGES/FRINGES	720,072	898,819	932,477	1,039,173	1,105,652	1,100,623
TRAVEL & TRAINING	1,205	974	1,384	1,755	1,875	2,829
CONTRACTUAL SERVICES	165,414	191,140	231,341	181,450	205,000	234,383
SUPPLIES & MATERIALS	95,148	110,349	105,491	110,108	125,000	144,000
MAJOR EXPENSES	4,948	17,212	-	10,000	-	-
OTHER	180	173	40	-	-	-
TOTAL	986,966	1,218,666	1,270,732	1,342,484	1,437,427	1,481,835
MUNICIPAL BUILDINGS (110-7550)						
WAGES/FRINGES	281,988	330,888	297,924	377,042	315,611	352,604
TRAVEL & TRAINING	-	68	45	1,935	3,935	3,884
CONTRACTUAL SERVICES	199,383	205,928	195,455	212,620	230,500	232,000
SUPPLIES & MATERIALS	55,543	56,419	56,026	47,000	55,000	66,600
MAJOR EXPENSES/OTHER	-	-	-	-	-	17,000
TOTAL	536,914	593,313	549,449	638,597	605,046	672,088
MECHANICS (110-7750)						
WAGES/FRINGES	246,798	262,979	235,856	247,808	244,162	304,622
TRAVEL & TRAINING	45	780	511	5,300	5,500	5,500
CONTRACTUAL SERVICES	17,564	8,132	6,647	7,790	8,720	7,150
SUPPLIES & MATERIALS	101,592	112,913	83,628	76,400	80,400	99,800
MAJOR EXPENSES/OTHER	-	-	14,325	-	15,000	14,500
TOTAL	365,999	384,804	340,968	337,298	353,782	431,572

ADMINISTRATIVE SUPPORT - 2019 OPERATING BUDGET

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
ADMINISTRATIVE SUPPORT (110-7900)						
WAGES/FRINGES	-	-	-	-	-	-
TRAVEL & TRAINING	727	998	-	700	700	-
CONTRACTUAL SERVICES	577,836	732,891	808,032	700,000	700,000	875,000
SUPPLIES & MATERIALS	8,822	6,910	3,957	8,500	7,000	2,000
MAJOR EXPENSES	-	-	-	-	-	-
OTHER	171,028	176,094	115,256	170,000	170,000	100,000
TRANSFERS:						
STREET FUND	31,000	50,442	-	162,273	208,346	127,162
TRANSIT FUND	241,792	310,352	420,696	200,000	200,000	241,000
PARKS & REC FUND	179,435	208,171	410,377	231,250	428,950	377,850
FIRE PENSION FUND	728,021	710,121	740,686	685,085	677,781	709,687
POLICE PENSION FUND	568,422	529,290	560,884	601,468	499,204	496,742
GEN BOND RETIREMENT FUND	450,000	397,564	400,000	417,082	421,924	403,299
PAYROLL STAB FUND	300,000	350,000	375,000	75,000	75,000	50,000
STATE/FEDERAL GRANTS FUNDS	-	62,681	167,833	-	-	-
SPECIAL ASSESS BOND RET FUND	200,000	-	-	18,525	10,333	-
PUBLIC ARTS COMMISSION	-	-	42,415	-	42,500	41,527
NEIGHBORHOOD INITIATIVE	900,000	-	-	-	-	-
PROGRAMMING/MARKETING	-	-	-	-	-	148,693
ED/HOUSING/BLIGHT - ISSUE 8	700,000	800,000	950,000	800,000	800,000	775,000
INFRASTRUCTURE - ISSUE 8	1,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
TOTAL TRANSFERS	5,298,871	4,918,621	5,557,889	4,690,690	4,862,038	4,870,880
TOTAL	6,057,084	5,835,514	6,485,135	5,469,890	5,739,738	5,847,860

The economic and community development budget is for expenses related to the operation of the code enforcement office, building division and housing offices. In addition, these departments assist with area businesses with development issues.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
ECONOMIC DEV (110-4070)						
WAGES/FRINGES	-	-	-	-	-	-
TRAVEL & TRAINING	-	-	-	-	-	-
CONTRACTUAL SERVICES	30,000	30,000	30,000	30,000	30,000	30,000
SUPPLIES & MATERIALS	-	-	-	-	-	-
MAJOR EXPENSES/OTHER	-	-	-	-	-	-
TOTAL	30,000	30,000	30,000	30,000	30,000	30,000
COMMUNITY DEV (110-4010) (110-6860)						
WAGES/FRINGES	677,992	909,425	872,927	691,738	910,800	890,683
TRAVEL & TRAINING	3,284	3,431	3,848	7,860	10,650	16,150
CONTRACTUAL SERVICES	45,268	32,877	60,697	34,760	64,250	96,300
SUPPLIES & MATERIALS	10,294	7,694	12,028	21,916	23,300	36,000
MAJOR EXPENSES / OTHER	1,821	2,971	13,206	21,000	26,026	43,550
TOTAL	738,658	956,199	962,705	777,263	1,036,026	1,082,683
BUILDING INSPECTIONS (110-4090)						
WAGES/FRINGES	187,496	208,631	232,066	220,566	243,427	362,248
TRAVEL & TRAINING	421	275	315	2,500	3,090	4,500
CONTRACTUAL SERVICES	19,943	34,658	53,360	30,750	42,500	43,700
SUPPLIES & MATERIALS	3,234	3,813	7,540	9,000	10,000	8,500
MAJOR EXPENSES / OTHER	675	2,312	-	4,776	7,500	12,500
TOTAL	211,769	249,689	293,281	267,691	306,427	431,448

CITY MANAGER - 2019 OPERATING BUDGET

The City Manager budget is for expenses related to the operation of the manager's office.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
CITY MANAGER (110-7020)						
WAGES/FRINGES	122,623	157,310	135,735	154,490	137,994	196,461
TRAVEL & TRAINING	10,219	1,892	2,347	3,430	5,600	5,000
CONTRACTUAL SERVICES	5,213	3,235	1,823	8,500	5,000	2,500
SUPPLIES & MATERIALS	1,279	3,398	7,275	2,063	7,500	12,500
MAJOR EXPENSES / OTHER	-	-	-	-	-	-
TOTAL	139,335	165,834	147,180	166,483	155,994	216,461

CITY COMMISSION - 2019 OPERATING BUDGET

The City Commission budget is for expenses related to the operation of the Clerk and Commission offices.
Commissioners are paid \$5,200 annually and the ex-officio mayor is paid \$6,240 annually.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
COMMISSION (110-7200)						
WAGES/FRINGES	26,510	26,364	26,572	32,477	26,609	26,609
TRAVEL & TRAINING	818	1,199	1,350	640	640	1,609
CONTRACTUAL SERVICES	9,524	6,112	8,705	13,712	3,416	4,782
SUPPLIES & MATERIALS	397	977	42	1,600	400	900
MAJOR EXPENSES / OTHER	-	-	-	-	-	-
TOTAL	37,248	34,652	36,669	48,329	31,064	33,810

COMMISSION CLERK (110-7210)						
WAGES/FRINGES	46,464	46,504	40,962	47,651	45,989	43,911
TRAVEL & TRAINING	98	100	193	450	450	225
CONTRACTUAL SERVICES	575	392	485	905	590	213
SUPPLIES & MATERIALS	368	479	334	900	400	750
MAJOR EXPENSES / OTHER	-	-	-	-	-	-
TOTAL	47,504	47,476	41,974	49,906	47,429	45,099

ENGINEERING DEPARTMENT - 2019 OPERATING BUDGET

The Engineering Department budget is for expenses related to the operation of the Engineering office.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
ENGINEER (110-7600)						
WAGES/FRINGES	205,450	274,239	304,689	286,897	336,833	316,111
TRAVEL & TRAINING	901	891	1,519	1,800	1,800	3,600
CONTRACTUAL SERVICES	22,455	20,062	30,105	26,920	29,000	71,267
SUPPLIES & MATERIALS	6,013	8,165	5,372	10,807	16,000	14,833
MAJOR EXPENSES / OTHER	3,661	-	-	-	-	-
TOTAL	238,480	303,346	341,686	325,224	383,633	404,811

FINANCE DEPARTMENT - 2019 OPERATING BUDGET

**The Finance Department budget is for expenses relating to the operation of the Finance and Tax departments.
This includes accounts payable, payroll, investments, debt service, and preparation of the annual financial report.**

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
FINANCE (110-7060)						
WAGES/FRINGES	112,319	110,780	104,808	127,412	124,742	134,808
TRAVEL & TRAINING	2,971	1,465	1,358	2,500	2,500	2,500
CONTRACTUAL SERVICES	2,713	2,704	2,351	15,850	15,850	10,850
SUPPLIES & MATERIALS	1,341	1,259	2,208	1,805	1,805	1,805
MAJOR EXPENSES / OTHER	696	-	-	2,000	2,000	2,000
TOTAL	120,042	116,208	110,724	149,567	146,897	152,063
INCOME TAX (110-7070)						
WAGES/FRINGES	68,820	70,469	68,611	70,314	71,581	73,682
TRAVEL & TRAINING	259	-	304	600	600	600
CONTRACTUAL SERVICES	388,202	395,108	405,896	389,700	389,700	389,700
SUPPLIES & MATERIALS	100	167	-	350	350	350
MAJOR EXPENSES / OTHER	-	-	-	1,000	1,000	1,000
TOTAL	457,381	465,745	474,811	461,964	463,231	465,332

LAW DEPARTMENT - 2019 OPERATING BUDGET

The Law Department budget is for expenses related to prosecutor services in court, providing internal legal assistance to city staff, and monitoring and maintaining legal compliance with legislative actions.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
LAW (110-7100)						
WAGES/FRINGES	271,304	284,887	266,121	288,087	303,869	300,127
TRAVEL & TRAINING	2,449	1,592	1,370	3,600	3,600	3,600
CONTRACTUAL SERVICES	14,266	11,017	9,430	32,701	32,701	32,701
SUPPLIES & MATERIALS	1,212	1,973	898	2,870	2,870	2,870
MAJOR EXPENSES / OTHER	1,409	981	-	2,148	2,148	2,148
TOTAL	290,639	300,430	277,820	339,306	346,088	341,346

MUNICIPAL COURT - 2019 OPERATING BUDGET

The Municipal Court budget is for expenses related to the operation of municipal court which includes criminal, traffic, civil, and small claims matters.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
MUNICIPAL COURT (110-7260)						
WAGESFRINGES	876,232	958,924	969,543	901,739	992,866	1,120,404
TRAVEL & TRAINING	2,945	3,440	3,404	3,000	3,000	3,000
CONTRACTUAL SERVICES	51,372	50,042	41,428	40,000	40,000	40,000
SUPPLIES & MATERIALS	6,946	7,110	8,112	9,000	9,000	9,000
MAJOR EXPENSES / OTHER	-	-	-	-	-	-
TOTAL	937,495	1,019,516	1,022,488	953,739	1,044,866	1,172,404

STREET LIGHTING - 2019 OPERATING BUDGET

The Street Lighting budget is for expenses related to street lights.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
STREET LIGHTING (110-1610)						
WAGES/FRINGES	-	-	-	-	-	-
TRAVEL & TRAINING	-	-	-	-	-	-
CONTRACTUAL SERVICES	267,634	259,612	253,477	269,000	265,000	265,000
SUPPLIES & MATERIALS	-	-	-	-	-	-
MAJOR EXPENSES / OTHER	-	-	-	-	-	-
TOTAL	267,634	259,612	253,477	269,000	265,000	265,000

GENERAL FUND TOTAL BY CATEGORY

WAGES/FRINGES	13,423,889	14,174,906	14,131,160	14,658,424	15,214,265	15,797,655
TRAVEL & TRAINING	53,444	55,299	64,620	81,985	125,495	111,935
CONTRACTUAL SERVICES	2,300,830	2,508,344	2,690,621	2,591,065	2,702,877	2,986,886
SUPPLIES & MATERIALS	585,064	626,332	604,048	671,016	743,530	814,088
MAJOR EXPENSES	27,488	90,273	86,870	209,328	205,873	208,398
OTHER	171,208	176,267	115,296	170,000	170,000	100,000
TRANSFERS	5,298,671	4,918,621	5,557,889	4,590,690	4,862,038	4,870,860
	21,880,674	22,548,041	23,260,505	22,972,508	24,024,078	24,889,822

2019 STREET FUND OPERATING BUDGET

The Street Fund budget is for expenses related to street maintenance and repair.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
STREET FUND (216)						
STREET (216-6200)						
WAGES/FRINGES	861,617	795,263	682,093	931,080	976,120	883,840
TRAVEL & TRAINING	809	1,473	727	3,160	3,400	4,000
CONTRACTUAL SERVICES	152,413	162,303	139,128	148,063	137,700	166,000
SUPPLIES & MATERIALS	124,198	141,336	147,632	184,666	172,700	166,000
MAJOR EXPENSES	-	-	-	-	-	-
OTHER / CAPITAL	25,800	-	-	-	-	-
TOTAL	1,164,837	1,100,375	969,580	1,266,969	1,288,920	1,217,840
STREET CAPITAL (216-6110)	-	48,268	106,000	-	-	-
SNOW & ICE REMOVAL (216-6650)						
SUPPLIES & MATERIALS	34,652	24,377	109,992	60,000	76,000	70,000
TRAFFIC (216-7700)						
WAGES/FRINGES	104,378	115,228	106,772	114,079	134,616	140,172
TRAVEL & TRAINING	100	637	-	6,130	5,130	4,160
CONTRACTUAL SERVICES	15,604	10,162	26,408	28,425	30,200	36,000
SUPPLIES & MATERIALS	68,727	140,622	121,993	161,400	163,300	166,000
MAJOR EXPENSES	-	-	-	-	10,000	10,000
OTHER	-	-	-	-	-	-
TOTAL	188,809	266,649	255,173	309,034	333,146	344,322
TOTAL STREET FUND	1,388,299	1,439,669	1,440,745	1,626,993	1,697,066	1,632,162

Summary

WAGES/FRINGES	965,995	910,491		1,045,159	1,109,636	1,024,012
TRAVEL & TRAINING	909	2,109		8,280	8,530	8,150
CONTRACTUAL SERVICES	168,017	172,465		176,488	167,900	200,000
SUPPLIES & MATERIALS	227,578	306,336		398,066	401,000	390,000
MAJOR EXPENSES	-	-		-	10,000	10,000
OTHER	25,800	-		-	-	-
CAPITAL	-	48,268		-	-	-
	1,388,299	1,439,669		1,626,993	1,697,066	1,632,162

2019 STATE HIGHWAY FUND OPERATING BUDGET

The State Highway Fund budget is for expenses related to maintenance and repair of state highways within the City.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
STATE HIGHWAY (217)						
WAGES/FRINGES	35,483	51,045	43,523	35,000	54,000	50,000
TRAVEL & TRAINING	-	-	-	-	-	-
CONTRACTUAL SERVICES	11,114	12,256	28,193	30,000	13,000	29,000
SUPPLIES & MATERIALS	9,004	11,189	11,494	15,000	13,000	12,000
TOTAL	55,602	74,490	83,210	80,000	80,000	91,000

2019 PARKS & RECREATION OPERATING BUDGET

The Parks and Recreation Fund budget is for expenses related to the operation of the Sandusky Bay Pavilion, Mills Creek Golf Course, Boat Ramp, Paper District Marina, and Recreation programs.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
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PD MARINA (227-3400)

WAGES/FRINGES	15,263	16,443	-	17,000	-	-
TRAVEL & TRAINING	-	-	-	-	-	-
CONTRACTUAL SERVICES	18,704	17,712	15,723	16,000	16,000	16,230
SUPPLIES & MATERIALS	3,669	1,651	3,534	3,000	7,700	9,700
MAJOR EXPENSES	-	-	-	-	-	-
CAPITAL	-	-	-	-	-	-
OTHER	650	-	-	-	-	-
TOTAL	38,285	35,805	19,256	36,000	23,700	25,930

SBP (227-3500)

WAGES/FRINGES	2,519	337	-	-	-	-
TRAVEL & TRAINING	-	-	-	-	-	-
CONTRACTUAL SERVICES	3,152	4,696	5,191	2,300	2,300	2,300
SUPPLIES & MATERIALS	494	-	-	-	-	-
MAJOR EXPENSES	-	-	-	-	-	-
CAPITAL	-	-	-	-	-	-
OTHER	-	-	-	-	-	-
TOTAL	6,166	5,034	5,191	2,300	2,300	2,300

GOLF COURSE (227-3600)

WAGES/FRINGES	115,797	110,291	100,974	116,000	102,000	103,500
TRAVEL & TRAINING	-	180	-	200	900	900
CONTRACTUAL SERVICES	66,226	68,281	82,135	65,000	72,000	65,000
SUPPLIES & MATERIALS	37,775	36,460	34,306	45,000	45,000	47,000
MAJOR EXPENSES	4,948	-	-	-	-	-
CAPITAL	-	-	-	-	-	-
OTHER	-	-	572	-	-	-
TOTAL	224,746	213,212	217,988	226,200	219,900	223,500

RECREATION (227-3700)

WAGES/FRINGES	61,386	107,336	274,833	130,500	337,000	263,450
TRAVEL & TRAINING	3,502	2,271	1,319	3,000	3,500	3,500
CONTRACTUAL SERVICES	59,492	61,873	81,317	66,000	76,550	95,720
SUPPLIES & MATERIALS	26,161	38,402	47,425	55,000	55,000	61,250
MAJOR EXPENSES	-	218	-	-	-	-
CAPITAL	-	-	-	-	-	-
OTHER	1,425	25,370	1,375	-	-	-
TOTAL	151,966	235,270	406,269	254,500	472,050	423,920

BOAT RAMP (227-3800)

WAGES/FRINGES	15,239	16,449	-	16,000	-	-
TRAVEL & TRAINING	-	-	-	-	-	-
CONTRACTUAL SERVICES	11,243	8,245	10,398	10,250	12,000	10,200
SUPPLIES & MATERIALS	6,712	8,340	5,226	12,000	13,000	12,000
MAJOR EXPENSES	-	-	-	-	-	-
CAPITAL	-	-	-	-	-	-
OTHER	-	-	-	-	-	-
TOTAL	33,194	33,033	15,624	38,250	25,000	22,200

TOTAL PARKS & REC FUND	454,356	522,355	664,329	557,250	742,950	697,850
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Summary

WAGES/FRINGES	210,203	250,856	375,807	279,500	439,000	366,950
TRAVEL & TRAINING	3,502	2,451	1,319	3,200	4,400	4,400
CONTRACTUAL SERVICES	158,817	158,807	194,765	159,550	178,850	189,450
SUPPLIES & MATERIALS	74,812	84,853	90,491	116,000	120,700	129,950
MAJOR EXPENSES	4,948	218	-	-	-	-
CAPITAL	-	-	-	-	-	-
OTHER	2,075	25,370	1,947	-	-	-
	454,356	522,355	664,329	557,250	742,950	697,850

2019 PENSION FUNDS OPERATING BUDGET

The Fire and Police Pension Fund budgets are for expenses related to both the current pension contribution and debt service obligations related to the long term accounting liability.

Please see the Debt Service Summary Sheet for a more detailed listing of the debt service obligations.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
FIRE PENSION (236)						
WAGES/FRINGES	806,377	795,251	827,616	769,541	763,442	799,749
TRAVEL & TRAINING	-	-	-	-	-	-
CONTRACTUAL SERVICES	2,443	2,420	2,405	3,000	3,000	3,000
SUPPLIES & MATERIALS	-	-	-	-	-	-
MAJOR EXPENSES	-	-	-	-	-	-
DEBT SERVICE	48,850	50,632	49,427	60,633	49,428	45,355
TOTAL	857,670	848,304	879,448	823,174	815,870	848,104
POLICE PENSION (237)						
WAGES/FRINGES	670,747	628,364	660,953	598,926	597,660	598,553
TRAVEL & TRAINING	-	-	-	-	-	-
CONTRACTUAL SERVICES	3,905	2,421	2,362	3,000	3,000	3,000
SUPPLIES & MATERIALS	-	-	-	-	-	-
MAJOR EXPENSES	-	-	-	-	-	-
DEBT SERVICE	36,304	37,628	36,733	37,628	36,733	33,706
TOTAL	710,956	668,413	700,048	639,554	637,293	635,259

2019 GENERAL BOND RETIREMENT FUND BUDGET

The General Bond Retirement Fund budget is for expenses related to debt service obligations that are general obligations of the City.

Please see the Debt Service Summary Sheet for a more detailed listing.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
GENERAL BOND RETIREMENT FUND (434)						
WAGES/FRINGES	-	-	-	-	-	-
TRAVEL & TRAINING	-	-	-	-	-	-
CONTRACTUAL SERVICES	8,180	8,068	7,831	10,000	10,000	10,000
SUPPLIES & MATERIALS	-	-	-	-	-	-
DEBT SERVICE	1,599,562	1,587,390	1,628,221	1,587,390	1,628,222	1,625,021
TOTAL	1,607,742	1,595,458	1,636,053	1,597,390	1,638,222	1,635,021

2019 URBAN RENEWAL DEBT RETIREMENT FUND BUDGET

The Urban Renewal Revenue Debt Retirement Fund budget is for expenses related to debt service obligations on the urban renewal area.

Please see the Debt Service Summary Sheet for a more detailed listing.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
URBAN RENEWAL DEBT RETIREMENT FUND (435)						
WAGES/FRINGES	-	-	-	-	-	-
TRAVEL & TRAINING	-	-	-	-	-	-
CONTRACTUAL SERVICES	9,307	9,870	10,482	11,000	11,000	11,000
SUPPLIES & MATERIALS	-	-	-	-	-	-
DEBT SERVICE	420,290	420,600	420,655	420,600	420,655	420,455
TOTAL	429,597	430,470	431,137	431,600	431,655	431,455

2019 SPECIAL ASSESSMENT BOND RETIREMENT FUND BUDGET

The Special Assessment Bond Retirement Fund budget is for expenses related to debt service obligations on projects where the City costs have been assessed to the property owner.

Please see the Debt Service Summary Sheet for a more detailed listing.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
SPECIAL ASSESSMENT BOND RETIREMENT FUND (535)						
WAGES/FRINGES	-	-	-	-	-	-
TRAVEL & TRAINING	-	-	-	-	-	-
CONTRACTUAL SERVICES	-	-	-	1,500	1,500	1,500
SUPPLIES & MATERIALS	-	-	-	-	-	-
DEBT SERVICE	327,444	301,524	293,833	301,525	293,833	253,683
TOTAL	327,444	301,524	293,833	303,025	295,333	255,183

note: bonds were refunded in 2015

2019 WATER FUND BUDGET

The Water Fund budget is for expenses related to the operation of the water treatment plant, water distribution, customer accounting, debt service obligations, and administrative support.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
BIWW (612-5230)						
WAGES/FRINGES	1,202,241	1,283,749	1,275,877	1,347,413	1,456,792	1,544,776
TRAVEL & TRAINING	4,793	5,122	6,944	7,900	7,000	8,000
CONTRACTUAL SERVICES	543,569	535,420	529,123	596,000	583,570	582,000
SUPPLIES & MATERIALS	517,248	613,200	594,158	697,090	669,189	737,700
MAJOR EXPENSES/OTHER	-	-	-	-	-	7,000
TOTAL	2,267,851	2,437,492	2,406,102	2,648,403	2,716,551	2,879,476
WATER DISTRIBUTION (612-5250)						
WAGES/FRINGES	863,662	852,044	880,559	911,459	980,378	1,124,064
TRAVEL & TRAINING	3,407	3,441	6,790	9,900	9,500	8,000
CONTRACTUAL SERVICES	27,347	48,830	67,106	88,376	85,866	85,000
SUPPLIES & MATERIALS	286,623	305,378	339,205	345,570	373,850	408,500
MAJOR EXPENSES	-	-	23,999	-	25,000	-
CAPITAL	-	-	-	-	-	-
OTHER	-	231	-	-	-	-
TOTAL	1,181,038	1,209,925	1,317,659	1,355,305	1,474,593	1,625,564
CUSTOMER ACCT (612-5200)						
WAGES/FRINGES	119,376	159,465	149,033	162,914	173,033	161,303
TRAVEL & TRAINING	360	90	763	1,025	1,025	1,025
CONTRACTUAL SERVICES	35,800	29,548	32,963	35,230	35,230	35,630
SUPPLIES & MATERIALS	3,585	2,980	2,532	3,940	3,940	3,940
MAJOR EXPENSES	1,214	-	3,316	2,000	2,000	2,000
OTHER	93	185	199	100	250	250
TOTAL	160,428	192,268	188,805	205,209	215,478	204,148
ADMINISTRATIVE SUPPORT (612-5900)						
WAGES/FRINGES	665,979	713,337	735,261	680,000	700,000	750,000
TRAVEL & TRAINING	5,140	3,923	5,706	5,500	5,500	5,500
CONTRACTUAL SERVICES	180,533	187,573	173,283	200,000	200,000	225,000
SUPPLIES & MATERIALS	18,852	21,892	22,014	20,000	20,000	25,000
MAJOR EXPENSES	4,315	42,906	5,408	5,000	5,000	50,000
CAPITAL	8,978	-	9,599	15,000	15,000	20,000
OTHER	1,749	2,899	2,743	2,000	2,000	5,000
TOTAL	885,546	972,529	954,015	927,500	947,500	1,080,500
DEBT SERVICE OBLIGATIONS	1,539,762	1,675,413	1,774,711	1,675,730	1,788,412	1,784,597
TOTAL WATER FUND (OPERATING)	6,034,625	6,487,626	6,641,293	6,812,147	7,142,534	7,574,285

2019 SEWER FUND BUDGET

The Sewer Fund budget is for expenses related to the operation of the wastewater treatment plant, sewer maintenance, customer accounting, debt service obligations, and administrative support.

	2016 Actual	2017 Actual	2018 Actual	2017 Proposed Appropriations	2018 Proposed Appropriations	2019 Proposed Appropriations
WPC (613-5420)						
WAGES/FRINGES	1,390,996	1,523,976	1,502,287	1,747,408	1,721,084	1,900,528
TRAVEL & TRAINING	11,170	9,644	13,839	21,195	14,895	19,000
CONTRACTUAL SERVICES	846,600	888,338	901,230	928,043	947,490	955,000
SUPPLIES & MATERIALS	274,676	340,259	367,982	378,000	399,680	540,800
MAJOR EXPENSES	-	54,587	24,667	115,000	115,000	100,000
TOTAL	2,523,443	2,816,804	2,810,004	3,189,646	3,198,149	3,515,128

SEWER MAINTENANCE (613-5440)						
WAGES/FRINGES	858,379	813,306	907,916	1,045,160	1,029,324	1,135,170
TRAVEL & TRAINING	2,417	1,076	2,781	5,950	6,000	5,000
CONTRACTUAL SERVICES	177,775	231,598	225,793	291,283	294,000	312,000
SUPPLIES & MATERIALS	223,826	250,263	257,669	308,420	313,000	314,000
MAJOR EXPENSES	9,925	47,761	78,850	75,000	85,000	85,000
TOTAL	1,272,321	1,344,004	1,473,009	1,726,793	1,727,324	1,851,170

STORM WATER (613-5820)						
WAGES/FRINGES	-	-	-	-	-	-
TRAVEL & TRAINING	48	645	1,192	-	-	-
CONTRACTUAL SERVICES	19,219	29,874	65,738	2,000	2,000	2,000
SUPPLIES & MATERIALS	35,049	40,470	44,089	71,200	108,000	100,000
MAJOR EXPENSES	-	-	-	75,000	60,000	85,000
CAPITAL	124,600	125,000	-	-	25,000	15,000
OTHER	-	-	-	-	-	-
TOTAL	178,916	195,989	110,999	148,200	195,000	202,000

CUSTOMER ACCT (613-5400)						
WAGES/FRINGES	124,841	159,465	149,613	162,914	173,033	161,303
TRAVEL & TRAINING	360	90	858	1,025	1,025	1,025
CONTRACTUAL SERVICES	32,475	30,783	33,861	35,630	35,630	35,630
SUPPLIES & MATERIALS	3,651	3,140	2,532	3,940	3,940	3,940
MAJOR EXPENSES/OTHER	1,214	-	3,316	2,000	2,000	2,000
OTHER	93	185	189	100	250	250
TOTAL	162,633	193,663	190,379	205,609	215,878	204,148

ADMINISTRATIVE SUPPORT (613-5900)						
WAGES/FRINGES	660,712	712,471	734,678	680,000	700,000	750,000
TRAVEL & TRAINING	5,108	3,517	5,668	5,500	5,500	5,500
CONTRACTUAL SERVICES	204,679	212,674	216,266	210,000	210,000	275,000
SUPPLIES & MATERIALS	18,853	23,139	21,928	20,000	20,000	25,000
MAJOR EXPENSES	4,315	43,148	5,408	5,000	5,000	50,000
CAPITAL	143,121	18,008	37,819	10,000	10,000	20,000
OTHER	410	2,414	1,036	1,000	1,000	5,000
TOTAL	1,037,197	1,015,371	1,022,802	931,500	951,500	1,130,500

DEBT SERVICE OBLIGATIONS (613-5910)						
	2,708,910	2,695,316	3,067,733	2,895,320	3,067,733	3,084,828
TOTAL SEWER FUND (OPERATING)	7,883,421	8,261,147	8,674,925	8,896,068	9,355,684	9,987,774

LONG TERM DEBT SERVICE SCHEDULE:

	Fund	2019	2019	Total
		Principal	Interest	
Police Pension (refunded portion) (42.633%)	237-1810	\$27,711.45	\$5,994.20	\$33,705.65
				\$33,705.65
Fire Pension (refunded portion) (57.367%)	236-1810	\$37,288.55	\$8,065.80	\$45,354.35
				\$45,354.35
Schade/Mylander Plaza (refunded portion)	434-3440	\$15,000.00	\$772.50	\$15,772.50
City Complex	434-7910	\$770,000.00	\$22,950.00	\$792,950.00
Library	434-4091	\$345,000.00	\$77,412.50	\$422,412.50
City Building	434-7630	\$15,000.00	\$2,257.50	\$17,257.50
Amtrak (refunded)	434-7620	\$10,000.00	\$515.00	\$10,515.00
Fire Station (refunded)	434-1340	\$205,000.00	\$43,187.50	\$248,187.50
Remington Ave - City (refunded) 48.67%	434-6660	\$4,867.00	\$343.12	\$5,210.12
Columbus Underpass (refunded) 4.34%	434-6080	\$4,123.00	\$215.70	\$4,338.70
Streetscapes (refunded) 71.84%	434-6070	\$68,248.00	\$3,570.44	\$71,818.44
Lane St (refunded) 14.44%	434-6100	\$13,718.00	\$717.66	\$14,435.66
Butler Street (refunded) 9.38%	434-6670	\$8,911.00	\$466.18	\$9,377.18
Grade Separation	434-7910	\$10,000.00	\$2,745.00	\$12,745.00
				\$1,625,020.10
Remington Ave SA 51.33%	535	\$5,133.00	\$361.88	\$5,494.88
99 Nantucket	535	\$0.00	\$0.00	\$0.00
Polk '98	535	\$0.00	\$0.00	\$0.00
Campbell	535	\$0.00	\$0.00	\$0.00
Winnebago	535	\$3,500.00	\$210.00	\$0.00
Wilbert	535	\$5,500.00	\$330.00	\$5,830.00
Streetscape	535	\$16,000.00	\$960.00	\$16,960.00
Polk St '97	535	\$0.00	\$0.00	\$0.00
Cold Creek	535	\$115,000.00	\$89,050.00	\$204,050.00
07 Sidewalks, Curbs, & Gutters	535	\$0.00	\$0.00	\$0.00
Monroe	535	\$0.00	\$0.00	\$0.00
Seneca	535	\$3,000.00	\$382.00	\$3,582.00
Huntington Ave	535	\$7,000.00	\$1,945.50	\$8,945.50
06 Sidewalks, Curbs, & Gutters	535	\$0.00	\$0.00	\$0.00
Monroe PH # 3	535	\$8,440.00	\$379.80	\$8,819.80
				\$253,682.18
	Fund	2019	2019	Total
Water '05	612-5910	\$5,000.00	\$3,355.00	\$8,355.00
OWDA 3669-BIWW Expansion	612-5910	\$592,989.81	\$141,047.95	\$734,037.76
OWDA 4206-WTP Electrical Improvements	612-5910	\$452,063.16	\$153,501.93	\$605,565.09
OWDA 5858 -BIWW Chemical Improvements	612-5239	\$130,473.02	\$216,268.28	\$346,741.30
OWDA 7487 - WTP PAC Feed System HAB	612-5910	\$89,897.20		\$89,897.20
(Preliminary Schedule)				\$1,784,596.35
Sewer '05	613-5910	\$75,000.00	\$35,532.50	\$110,532.50
OWDA 2180 - Ultraviolet Treatment	613-5910	\$105,705.14	\$37,116.27	\$142,821.41
OWDA 3228 - Sewer Rehabilitation	613-5910	\$18,371.31	\$6,029.56	\$24,400.87
OWDA 3302 - Sewer Rehabilitation	613-5910	\$33,492.05	\$12,109.54	\$45,601.59
OWDA 3347 - CSO Flow Monitors	613-5910	\$15,182.41	\$5,968.47	\$21,150.88
OWDA 3366 - Sludge Digestion System Improvements	613-5910	\$61,865.50	\$22,086.34	\$83,951.84
OWDA 3562 - Cedar Point Pump Station	613-5910	\$304,583.97	\$42,429.78	\$347,013.75
OWDA 3583 - Final Settling Tank Improvements	613-5910	\$20,096.23	\$2,799.49	\$22,895.72
OWDA 3604 - WWTP Expansion	613-5910	\$932,134.35	\$218,786.84	\$1,150,921.19
OWDA 4977 - WWTP Improvements	613-5910	\$314,665.78	\$459,848.51	\$774,514.29
OWDA 7231 - WWTP Grit Tank Improv & Bar Screen Rehab	613-5910	\$73,812.21	\$37,641.73	\$111,453.94
OWDA 7148 - East End Sewer Improvements	613-5910	\$117,083.29	\$132,485.75	\$249,569.04
				\$3,084,827.02
Taxable Urban Renewal Revenue Bond	435-7910	\$410,000.00	\$10,455.00	\$420,455.00

Purpose:

To account for state-levied and state-controlled gasoline and motor vehicle license fees remitted to the City by state formula and the special \$5 license fee the City is permitted to impose by virtue of Ohio law. Monies are used for street maintenance and repairs.

STREET FUND (#216)

2016	2017	2018	2017 Original	2018 Original	2019 Original
Actual	Actual	Actual	Estimate	Estimate	Estimate
110,820	110,300	112,325	\$ 125,000	\$ 125,000	\$ 125,000
734,393	743,654	748,348	\$ 775,000	\$ 775,000	\$ 775,000
181,513	178,722	189,568	\$ 195,000	\$ 195,000	\$ 195,000
15	50	461	\$ 20	\$ 20	\$ 500
1,927	8,447	13,454	\$ 2,000	\$ 2,000	\$ 13,000
-	-	20	\$ -	\$ -	\$ -
31,000	50,442	-	\$ 162,273	\$ 208,346	\$ 127,162
332,460	330,950	336,975	\$ 350,000	\$ 350,000	\$ 350,000
123	129	240	\$ 200	\$ 200	\$ 500
521	3,662	5,923	\$ 500	\$ 500	\$ 5,000
11,167	23,138	29,776	\$ 10,000	\$ 35,000	\$ 35,000
788	-	2,998	\$ -	\$ -	\$ -
5,766	3,767	745	\$ 6,000	\$ 6,000	\$ 6,000
\$ 1,410,491	\$ 1,453,262	\$ 1,440,835	\$ 1,625,993	\$ 1,697,066	\$ 1,632,162

216-0000-41900 MV TAX
 216-0000-42700 GAS TAX
 216-0000-42800 M V L FEES
 216-0000-48100 INT EARN
 216-0000-49110 REIMB-WC
 216-0000 OTHER
 216-0000-49310 TRANS - GN
 216-6110-41910 RESURF MV TAX-2ND
 216-6110-48100 INT EARN
 216-6200-48000 SALE OF PROPERTY/DONATIONS
 216-6200-49108 STREET REIMB-OTHER
 216-6550 SNOW & ICE REIMB
 216-7700-49108 TRAFFIC REIMB OTHER

Purpose:

To account for 7.5 percent of the state-levied and state-controlled gasoline tax and the motor vehicle license fees remitted to the City by state formula. Monies are used for maintenance and repairs of state highways within the City. State highways represent approximately 10% of the roads inside the City limits.

STATE HIGHWAY FUND (#217)

217-0000-42700 GAS TAX
217-0000-42800 M V L FEES
217-0000-48100 INT EARN
217-0000-49110 REIMB - WC

2016 Actual	2017 Actual	2018 Actual	2017 Original Estimate	2018 Original Estimate	2019 Original Estimate
59,545	60,296	60,677	\$ 60,000	\$ 60,000	\$ 61,000
14,717	14,491	15,370	\$ 15,000	\$ 15,000	\$ 15,000
43	217	479	\$ 50	\$ 50	\$ 500
109	490	858	\$ 100	\$ 100	\$ 800
\$ 74,415	\$ 75,494	\$ 77,384	\$ 75,150	\$ 75,150	\$ 77,300

Purpose:

To account for monies collected by the municipal golf course, boat ramp, recreation programs, and the Sandusky Bay Pavillion. Monies are used for the operation of the parks and recreational programs.

PARKS & RECREATION FUND (#227)

General Revenues

227-0000-45240 MISC-PARK
227-0000-49xxx REIMB/SALE OF PROP
227-0000-49310 TRANSFERS FROM GF

2016 Actual	2017 Actual	2018 Actual	2017 Original Estimate	2018 Original Estimate	2019 Original Estimate
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100	20	20	\$ -	\$ -	\$ -
888	2,821	4,104	\$ -	\$ -	\$ -
179,435	208,171	410,377	\$ 231,250	\$ 426,950	\$ 377,850

Paper District Marina

36,667	36,950	37,200	\$ 45,000	\$ 45,000	\$ 45,000
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Sandusky Bay Pavillion (fka Surf's Up)

-	750	-	\$ -	\$ -	\$ -
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Mills Creek Golf Course

172,769	195,195	161,363	\$ 195,000	\$ 195,000	\$ 195,000
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Recreation

62,676	75,455	62,012	\$ 80,000	\$ 70,000	\$ 80,000
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Boat Ramp

5,150	-	-	\$ 6,000	\$ 6,000	\$ -
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Total

\$ 457,686	\$ 519,362	\$ 675,077	\$ 557,250	\$ 742,950	\$ 697,850
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Purpose: To account for monies received from property taxes and transfers from the General Fund for payment of both the current pension contribution and the long-term accounting liability.

**FIRE PENSION FUND (#236) &
POLICE PENSION FUND (#237)**

Fire Pension Fund

236-1810-41000 RE TAXES
236-1810-41100 TANG PP TX
236-1810-41300 TRAILER TX
236-1810-42300 ST-RB/HMST
236-1810-49310 TRANS-GN
Subtotal

2016 Actual	2017 Actual	2018 Actual	2017 Original Estimate	2018 Original Estimate	2019 Original Estimate
123,624	124,644	124,893	124,000	124,000	124,428
2	-	-	-	-	-
318	354	325	439	439	439
14,659	14,565	14,424	13,650	13,650	13,650
728,021	710,121	740,685	685,085	677,781	709,587
\$ 866,625	\$ 849,684	\$ 880,327	\$ 823,174	\$ 815,870	\$ 848,104

Police Pension Fund

237-1710-41000 RE TAXES
237-1710-41100 TANG PP TX
237-1710-41300 TRAILER TX
237-1710-42300 ST-RB/HMST
237-1710-49108 REIMBURSEMENTS
237-1710-49310 TRANS-GN
Subtotal

123,624	124,644	124,893	124,000	124,000	124,428
2	-	-	-	-	-
318	354	325	439	439	439
14,659	14,565	14,424	13,650	13,650	13,650
4,244	-	-	-	-	-
568,422	529,290	560,884	501,465	499,204	496,742
\$ 711,270	\$ 668,853	\$ 700,527	\$ 639,554	\$ 637,293	\$ 635,259

Purpose: This fund accounts for resources that are used for the payment of principal, interest, and fiscal charges on general obligation debt.

GENERAL BOND RETIREMENT FUND (#434)

434-4091-41000 GB LBRY LVY RA TX-CO
 434-4091-41100 GB LBRY LVY TRL TX
 434-4091-41300 GB LBRY LVY RE TX-ST
 434-4091-42300 GB LBRY LVY RE TX-ST
 434-7910-41400 GB DEBT-B INCOME TAX
 434-7910-49310 GB DEBT TRANS-GN
Total

2016 Actual	2017 Actual	2018 Actual	2017 Original Estimate	2018 Original Estimate	2019 Original Estimate
412,005	415,467	416,311	409,686	409,686	411,110
7	-	-	-	-	-
1,061	1,180	1,085	917	917	917
48,862	48,551	48,081	49,695	49,695	49,695
722,541	746,483	770,051	720,000	756,000	770,000
450,000	397,564	400,000	417,092	421,924	403,299
\$ 1,634,476	\$ 1,609,245	\$ 1,635,528	1,597,390	1,638,222	1,635,021

Purpose: This fund accounts for resources that are used for the payment of principal, interest, and fiscal charges on urban renewal revenue bonds.

**URBAN RENEWAL DEBT RETIREMENT FUND
(#435)**

435-0000-41021 TIF CHESAPEAKE
435-0000-42300 ST-RB/HMST

Total

2016 Actual	2017 Actual	2018 Actual	2017 Original Estimate	2018 Original Estimate	2019 Original Estimate
523,299	575,201	571,171	525,000	525,000	570,000
59,728	57,440	58,615	60,000	60,000	60,000
583,027	632,641	627,786	585,000	585,000	630,000

Purpose:

This fund accounts for special assessment monies received for the payment of principal, interest, and fiscal charges on special assessment debt.

SP. ASSESSMENT BOND RETIREMENT FUND

(#535)

535-7910-43501 SB DEBT-B CERT-SA ST
 535-7910-43601 SB DEBT-B CERT-SA SI
 535-7910-43801 SB DEBT-B CERT-SA SW
 535-7910-43951 SB DEBT-B CERT-SA PK
 535-7910-43954 SB DEBT-B CERT-SA MISC
 535-7910-47010 TSF FROM GEN FUND
Total

2016 Actual	2017 Actual	2018 Actual	2017 Original Estimate	2018 Original Estimate	2019 Original Estimate
34,835	32,839	23,999	35,000	35,000	25,000
76,323	73,360	60,132	75,000	75,000	65,000
13	-	-	-	-	-
10,653	12,086	10,179	10,000	10,000	10,000
42,660	195,929	201,100	165,000	165,000	200,000
200,000	-	-	18,525	10,333	-
364,485	314,214	295,410	303,525	295,333	300,000

Purpose:

To account for operations of the water distribution system within the City and for the sale of the water to Erie County.

WATER FUND (#612)

612-0000-45000 WW SALES-GEN
 612-0000-45017 WW - RET CK
 612-0000-45261 WW - WA-MO
 612-0000-45262 WW - CO-WA
 612-0000-45270 WW - PIPE CONN
 612-0000-45271 WW - WATER TAPS
 612-0000-45272 WW - MSC-WATER
 612-0000-45275 WW - TURN ON-WT
 612-0000-48000 WW - SALE-PROP
 612-0000-48190 WW - INT -SERV
 612-0000-49108 WW - REIMB-OTHR
 612-0000-49110 WW - REIMB-WC
 612-0000-49112 WW - REIMB HOSP
 612-0000-49200 WW - REFUNDS
 612-5200 CAO
 612-5220 BIWW BLDG IMP GRANTS
 612-5230 BIWW
 612-5250 WTR DISTRIBUTION
 612-5900 ADMIN SUPPORT

612-5220-47076 **Debt Proceeds/OWDA Loans**
 612-5239-47053 BIWW BLDG IMP OWDA
 612-5910-47249 WT BIWW-CHEMICAL PROJ OWDA
 612-5910-49108 WW DT-B VAR IMP BONDS
 WT DT-B REIMB OTH

2016 Actual	2017 Actual	2018 Actual	2017 Original Estimate	2018 Original Estimate	2019 Original Estimate
-	-	1,867	\$ -	\$ -	\$ -
2,231	2,602	2,777	\$ 1,450	\$ 1,450	\$ 1,450
3,878,737	4,225,567	4,341,989	\$ 4,277,969	\$ 4,406,308	\$ 4,538,497
3,134,524	2,994,778	3,254,828	\$ 3,211,784	\$ 3,211,784	\$ 3,534,490
12,784	9,232	33,469	\$ 5,254	\$ 5,254	\$ 5,254
5,821	2,488	19,272	\$ 1,245	\$ 1,245	\$ 1,245
-	-	10,914	\$ 2	\$ 2	\$ -
66,749	90,992	90,763	\$ 36,066	\$ 36,066	\$ 90,000
624	-	-	\$ -	\$ -	\$ -
649	827	636	\$ 335	\$ 335	\$ 335
4,926	284	643	\$ 2,334	\$ 2,334	\$ 2,334
5,847	27,879	45,910	\$ 25,821	\$ 25,821	\$ 25,821
-	-	-	\$ 30,362	\$ 30,362	\$ -
-	-	-	\$ 6,405	\$ 6,405	\$ -
92	154	141	\$ -	\$ -	\$ -
19,267	-	-	\$ -	\$ -	\$ -
25,440	13,084	18,581	\$ -	\$ -	\$ -
14,242	7,112	27,688	\$ -	\$ -	\$ -
136	3,098	144	\$ -	\$ -	\$ -
\$ 7,170,060	\$ 7,377,895	\$ 7,849,603	\$ 7,599,027	\$ 7,727,366	\$ 8,199,426

313,750	1,476,544	-	\$ -	\$ -	\$ -
-	-	-	\$ -	\$ -	\$ -
-	-	-	\$ 2,500,000	\$ 600,000	\$ 666,667
-	-	-	\$ -	\$ -	\$ -
313,750	1,476,544	-	\$ 2,500,000	\$ 600,000	\$ 666,667

Total	7,483,810	8,854,439	7,849,603	10,099,027	8,327,366	8,866,093
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Purpose:

To account for operations of the sewer collection system within the City and for the sale of sewer services to Erie County.

SEWER FUND (#813)

613-0000-45017 SW - RET CK
 613-0000-45060 SW - SW-NON IND
 613-0000-45065 SW - STORM WATER
 613-0000-45082 SW - SW-COUNTY
 613-0000-45070 SW - SW CONNECT
 613-0000-45075 SW - MSC-WPC
 613-0000-48000 SW - SALE-PROP
 613-0000-48180 SW - INT - SERV
 613-0000-48200 SW - RENTS
 613-0000-49108 SW - REIMB-OTHR
 613-0000-49110 SW - REIMB-WC
 613-0000-49112 SW - REIMB HOSP
 613-5400 CAO
 613-5420 WPC
 613-5430 WPC EQUIP REPLACE REIMB
 613-5440 SWR MTC
 613-5488 SEWER COLLECTIONS UPGRADE REIMB
 613-5900 ADMIN SUPPORT

2016 Actual	2017 Actual	2018 Actual	2017 Original Estimate	2018 Original Estimate	2019 Original Estimate
2,005	2,415	2,895	\$ 10,000	\$ 10,000	\$ 10,000
7,332,280	9,184,839	9,986,310	\$ 9,269,186	\$ 9,792,645	\$ 10,024,624
337,285	338,455	340,271	\$ 337,716	\$ 337,716	\$ 337,716
1,176,234	1,142,118	1,083,954	\$ 890,710	\$ 917,431	\$ 944,954
7,768	9,938	14,488	\$ 2,500	\$ 2,500	\$ 2,500
219,565	208,889	171,101	\$ 85,000	\$ 85,000	\$ 85,000
-	-	-	\$ -	\$ -	\$ -
1,373	1,803	1,913	\$ 500	\$ 500	\$ 500
11,220	12,240	11,495	\$ 12,000	\$ 12,000	\$ 12,000
21,721	27,587	38,842	\$ 200,000	\$ 481,800	\$ 20,000
6,511	29,293	48,841	\$ 5,000	\$ 5,000	\$ 5,000
-	-	-	\$ 35,000	\$ 35,000	\$ 35,000
93	153	141	\$ 50	\$ 80	\$ 50
2,453	1,319	9,720	\$ -	\$ -	\$ -
176,722	157,342	-	\$ -	\$ -	\$ -
97	46,398	4,504	\$ 10,000	\$ 10,000	\$ 10,000
982	16,148	552,190	\$ -	\$ -	\$ -
138	3,112	144	\$ 500	\$ 500	\$ 500
9,298,413	11,183,049	12,276,817	\$ 10,858,162	\$ 11,630,142	\$ 11,487,844

Debt Proceeds/OWDA Loans

613-5430 SW WPC PLANT OWDA - GRIT/BAR SCREEN
 613-5488 SW SEWER COLLECTIONS UPGRADE
 613-5910-49108 SW DT-B REIMB OTH

1,612,724	148,076	-	\$ -	\$ -	\$ -
4,141,909	858,442	-	\$ 1,800,000	\$ 1,000,000	\$ 350,000
-	-	-	\$ -	\$ -	\$ -
5,754,633	1,004,518	-	\$ 1,800,000	\$ 1,000,000	\$ 350,000

Total

15,051,048 12,187,567 12,276,817 12,658,162 12,630,142 11,837,844



COMMUNITY DEVELOPMENT

Matthew D. Lasko
Chief Development Officer
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To: Eric L. Wobser, City Manager

From: Matthew D. Lasko, Chief Development Officer

Date: March 18, 2019

Subject: Commission Agenda Item – Review of recommendations of the Tax Incentive Review Council (TIRC) and Community Reinvestment Area Housing Council (CRAHC)

Items for Consideration: Legislation approving the recommendations of the TIRC and CRAHC related to certain Enterprise Zone, Community Reinvestment Area and Tax Increment Financing agreements.

Background Information: The City of Sandusky, designated as a full authority zone by the State of Ohio, has the ability to directly enter into both Enterprise Zone and Community Reinvestment Area agreements with certain property owners for the purposes of offering real estate tax abatement benefits for properties that undergo substantial physical rehabilitation and that may also lead to job creation and increased local payroll. Further, the City of Sandusky has the ability to create Tax Increment Financing districts/funds around major private investment projects that utilize the increased real estate tax revenues to fund public facility and infrastructure investments within a defined district or that benefit the TIF'd parcels.

The City of Sandusky, in 2018, was entered into six (6) Enterprise Zone agreements, six (6) Community Reinvestment Area agreements and three (3) Tax Increment Financing agreements. The City of Sandusky TIRC and CRAHC met on March 6, 2019 to both review performance reports for all fifteen (15) combined agreements for calendar year 2018 and to make a recommendation to the Sandusky City Commission whether to continue, modify, or terminate each agreement. Under Ohio Revised, the Sandusky City Commission is required to meet and vote to accept, reject or modify all or any portion of the TIRC and CRAHC recommendations.

At the March 6, 2019 meeting of the TIRC and CRAHC, it was recommended to continue five (5) Enterprise Zone agreements, three (3) Community Reinvestment Area agreements and three (3) Tax Increment Financing agreements (a copy of the complete meeting minutes and recommendations are attached). One (1) Enterprise Zone agreement for Cedar Fair, L.P. (new administration building) and one (1) Community Reinvestment Area agreement for Sandusky Renaissance Properties, LLC (location of Zinc, Hearth and Boomtown) expired as of 12/31/18 and required no formal continuation, modification or termination. Additionally, the Community Reinvestment Area agreement for K + T Property Management, LLC (commercial condo located

at 300 E. Water Street) was terminated since the condominium has since been sold and is subject to a new Enterprise Zone agreement. The CRAHC had to meet again on March 12, 2019 to review a final Community Reinvestment Area agreement that was inadvertently left off the original agenda for Tier 3, LLC – which was unanimously approved to continue. The summary of the recommendations is attached to this communication and were received on March 18, 2019 from the Chairman of both respective Councils.

Budgetary Information: Some of the agreements require either annual monitoring fee payments or City compensation payments. For 2018 agreements, the City is to receive a combined \$4,080.27 in monitoring and compensation payments. All funds are to be deposited into the General Fund.

Action Requested: It is requested that the proper legislation be prepared approving the recommendations of the TIRC and CRAHC related to certain Enterprise Zone, Community Reinvestment Area and Tax Increment Financing agreements. It is further requested that this legislation be passed in accordance with Section 14 of the City Charter to expedite passage in order to remain in compliance with the Ohio Revised Code.

I concur with this recommendation:

Eric L. Wobser
City Manager

Matthew D. Lasko, MUPDD, MSSA
Chief Development Officer

cc: Kelly Kresser, Clerk of the City Commission
Hank Solowiej, Finance Director
Trevor Hayberger, Law Director

RESOLUTION NO. _____

A RESOLUTION ACCEPTING AND APPROVING THE CITY OF SANDUSKY TAX INCENTIVE REVIEW COUNCIL'S (T.I.R.C.) RECOMMENDATIONS REGARDING CURRENT TAXATION AGREEMENTS; AND DECLARING THAT THIS RESOLUTION SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the City of Sandusky's Tax Incentive Review Council met on March 6, 2019, and March 12, 2019, to review the City's tax increment financing agreements, enterprise zone agreements and community reinvestment area abatements and the Chairman of the T.I.R.C., the County Auditor, has submitted the T.I.R.C.'s recommendations to this City Commission on March 18, 2019, a copy of which is marked Exhibit "A" attached to this Resolution and specifically incorporated as if fully rewritten herein; and

WHEREAS, pursuant to O.R.C. Section 5709.85(E), this City Commission is required to hold a meeting within sixty (60) days of receipt of the T.I.R.C.'s recommendations and vote to accept, reject, or modify all or any portion of the T.I.R.C.'s recommendations and to forward a copy of this Resolution together with the Commission's recommendations to the Erie County Auditor's Office; and

WHEREAS, this Resolution should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter to ensure compliance with the statutory timeline in the O.R.C. Section 5709.85(E); and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio, finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Resolution** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission accepts and approves the City of Sandusky Tax Incentive Review Council's recommendations as set forth in Exhibit "A" which is attached to this Resolution and is specifically incorporated as if fully rewritten herein.

Section 2. The Clerk of the City Commission be and is hereby directed to certify a copy of this Resolution together with any modifications, if any, to the Erie County Auditor.

Section 3. If any section, phrase, sentence, or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent

provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Resolution were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for the reasons set forth in the preamble hereto, this Resolution is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

DENNIS E. MURRAY, JR.
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
KELLY L. KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 25, 2019

RICHARD H. JEFFREY

ERIE COUNTY AUDITOR

247 Columbus Avenue, Suite Sandusky, Ohio 44870-2635
(419) 627-7746 ecao.@eriecounty.oh.gov

March 18, 2019

Sandusky City Commission
City of Sandusky, Ohio
222 Meigs Street

The Tax Incentive Review Council (TIRC) for the City of Sandusky, Ohio met on Wednesday March 6, 2019 in the Erie County Commission Chambers, 2900 Columbus Avenue, Sandusky Ohio. The following Council members were in attendance:

- Richard Jeffrey, Erie County Auditor (Chair)
- Eric Wobser, City Manager, City of Sandusky
- Hank Solowiej, Finance Director, City of Sandusky
- Niki Lloyd, City Commissioner, City of Sandusky
- Gina Deppert, CFO/Treasurer, Sandusky City Schools
- Dru Meredith, Vice President of Operations/Marketing & Strategic Planning, Firelands Regional Medical Center
- JoAnn Bonner, Citizen Delegate, City of Sandusky
- Michael Will, Citizen Delegate, City of Sandusky
- Joseph Galea, Sandusky Planning Commission

Also in attendance were:

- Casey Sparks, Administrative Assistant, City of Sandusky
- Debi Eversole, Administrative Assistant, City of Sandusky
- Sharon Johnson, member of the general public
- Zach Rospert, Erie Regional Planning Commission
- Steve Poggiali, Erie Regional Planning Commission
- John Rogers, Erie County Auditor's Office
- Toni Fritz, Erie County Auditor's Office

Chairman Jeffrey called the meeting to order at 3:00 P.M. He informed everyone the first items to be voted on fell under the TIRC; therefore, the members eligible to vote included E. Wobser, H. Solowiej, G. Deppert, J. Bonner, D. Meredith, N. Lloyd and R. Jeffrey. He further stated for the Community Reinvestment Area (CRA) items J. Bonner was no longer eligible to vote; however, M. Will, H Solowiej, D. Meredith, J. Galea, G. Deppert and R. Jeffrey were eligible to vote.

CONSIDERATION OF MARCH 6, 2018 MEETING MINUTES:

The minutes of the March 6, 2018 meeting were reviewed. On a motion by D. Meredith and second by H. Solowiej, the minutes were unanimously approved as presented.

APPOINTMENT OF VICE-CHAIRMAN:

R. Jeffrey requested the appointment of a Vice-Chairman. H. Solowiej nominated G. Deppert as Vice-Chairman. D. Meredith seconded the motion and all voted aye.

ENTERPRISE ZONE AGREEMENTS:

S+S REALTY, LTD HOLIDAY INN EXPRESS (Phase I) - M. Lasko stated the agreement was for 10-years with a 75% abatement on the cost of improvements. The project included the demolition of the north wing of the existing Quality Inn and the construction of a new five-story, 73-room Holiday Inn Express. He further stated the Holiday Inn Express had been operating since May 2016 and as of 12/31/2018, the total project investment was \$6,224,637.06 with an additional \$1,245,485.29 spent for new personal property. The company had a total of 27 employees as of 12/31/18 with \$543,828.18 in payroll attributable to the new employees with 15 of the total employees being full-time permanent positions and 12 part-time permanent positions. All of the 27 employees were Erie County residents. M. Lasko stated since the abatement was only 75% abatement on the cost of improvements, there were no Sandusky City Schools or City of Sandusky compensation agreements associated with the agreement. He further stated all monitoring fee payments due under the agreement to the City of Sandusky had been received and it was his recommendation to continue the agreement as currently constituted.

On a motion by D. Meredith and second by G. Deppert, the Council voted unanimously to recommend continuation of the agreement.

S & S Realty, LTD. (Holiday Inn Express – Phase II) - M. Lasko stated the project was a second phase for the Holiday Inn Express and it was currently under construction. He further stated it was a new abatement with the agreement initiated on 12/27/2018 and an expiration date of 12/2029. M. Lasko stated there was a 10-year 75% abatement on the cost of improvements and the project would consist of a new five-story building with an additional sixty-six (66) rooms. The project is to be completed no later than the summer of 2020 with a total project investment estimated to be between \$5,000,000-\$5,700,000. The Company also expects to install between \$900,000 to \$1,100,000 in furniture and fixtures for the project.

The project was still under construction with only four (4) days of construction work in 2018 and that accounted for no construction wages realized yet. Upon completion, the Company will create fifteen (15) new full-time equivalent permanent positions that are to be in place by 6/30/21 with an anticipated increase in additional payroll of \$185,000.

M. Lasko stated there were no Sandusky City Schools or City of Sandusky compensation agreements associated with this agreement since the abatement is only 75% abatement on the cost of improvements. He further stated the annual monitoring fee is \$200 not due until 4/15/19. He concluded by recommending to continue the agreement as currently constituted.

There was a motion by H. Solowiej to approve the recommendation seconded by E. Wobser.

G. Deppert asked if there was any salary benefit information submitted with the job reports as the salaries for the 15 new full time positions appeared to be very low.

M. Lasko indicated historically per the agreements there was not any salary/benefit information provided but they did ask for number of jobs and payroll on an annual basis with deadlines for the jobs to be in place. He further stated in some cases they did put a stipulation that a certain number of jobs had to be filled by residents of the county but historically they did not ask for the salary benefit information.

Mr. Jeffrey pointed out they did have a commitment to spend a certain amount during the construction period and that was where some of the higher paying jobs would exist on the project.

There was no further discussion relative to the motion. The Council voted unanimously to continue the agreement.

GUNDLACH SHEET METAL WORKS, INC.- M. Lasko stated this was a new abatement initiated on May 9, 2018 with expiration date of 12/2029 and a 10-year 75% abatement on the cost of the improvements. He further stated the project included construction of a new 6,250 square foot warehouse addition, improved parking and logistical area and renovated administrative offices at the existing facility. Total project investment was to be between \$830,000-\$1,040,000 in physical construction improvements and the Company was to install between \$20,000-\$50,000 in furniture and fixtures for the project.

M. Lasko stated the project was totally constructed and completed in the fall of 2018 prior to the stated project completion deadline of March 31, 2019. As of 12/31/2018, the total project investment was \$994,923.99 with an additional \$33,095.17 spent on furniture and fixtures. He further stated the company was to retain forty-five (45) existing positions and hire and additional four and one-half (4.5) new full-time permanent positions with the additional jobs to be in place by 12/31/2019. As of 12/31/18, the company had retained forty-five (45) employees and hired six (6) new full-time permanent positions. The anticipated increase in additional payroll was to be \$475,000 and they have increased their payroll by \$221,412.33; however, they have until the end of 2019 to meet the additional payroll requirement.

M. Lasko also indicated since the abatement is only a 75% abatement on the cost of improvements, there were no Sandusky City Schools or City of Sandusky compensation agreements. He further noted the annual monitoring fee is \$200 with the first monitoring fee due on 4/15/19. M. Lasko concluded by recommending to continue the agreement as currently constituted.

D. Meredith moved to approve the recommendation. N. Lloyd seconded with all voting aye on the motion.

CHRIS ANDREWS, LLC – OPERATING AS OHIO TRUCK SALES-M. Lasko informed the Council this was a 10 year, 75% abatement on the cost of improvements that began on 2/3/17 with an expiration date of 12/2027. He further stated the project included the construction of a new 13,200 square foot addition to an existing building and 500 square feet of office space with concrete work and fencing site improvements. The total project investment was estimated at over \$1,200,000 with the company also expected to install \$200,000 - \$225,000 in furniture and fixtures for the project. M. Lasko noted, there was a first amendment to the original agreement, approved on 12/27/18, extending the latest date for the commencement of the tax abatement based on a longer than anticipated construction schedule.

M. Lasko stated the project completed construction in early 2019 and as of 12/31/2018, total project investment was over \$2,000,000 for physical construction costs, furniture/fixtures and an additional \$150,000 spent for new personal property. He further stated the Company was to create ten (10) new full-time permanent positions to be in place by 12/31/2019 with an increase in additional payroll of \$250,000, all of which is for permanent full-time positions.

The Company has a total of seventy-one (71) employees as of 12/31/18, consisting of fifty (50) new employees which adding over \$1,000,000 in payroll attributable to the new employees. There are no Sandusky City Schools or City of Sandusky compensation agreements associated with this agreement since the abatement is only 75% abatement on the cost of improvements. The annual monitoring fee is \$200 and the fee has been paid in full. M. Lasko concluded by recommending to continue the agreement as currently constituted.

On a motion by N. Lloyd and second by D. Meredith, the Council voted unanimously on continuation of this agreement.

CEDAR FAIR, L.P. (NEW ADMINISTRATION BUILDING)-M. Lasko noted that this is a 10 year, 100% abatement entered into in 2008 with a requirement to provide two annual scholarships to the Sandusky City Schools in the amount of \$5,000 each. The project was for construction of a new three-story administration building with a cost of between \$2,565,000 and \$3,135,000 and \$495,000 to \$605,000 for the purchase of new machinery, equipment, furniture and fixtures (no abatement). He further stated total investment was \$3,068,805 on the new building with an additional \$479,066 spent for new personal property through 12/31/18. The building was appraised for \$3,994,870.

M. Lasko stated the company was to retain 58 full-time administrative employees and create 10 new full-time administrative positions totaling \$11,297,284 of retained administrative payrolls by 12/31/10 with at least \$825,250 of new payroll. Mr. Lasko further stated as of 12/31/18 the company had 78 full-time administrative employees with 20 new administrative employees and \$1,749,989 of new annual administrative payroll. An analysis by employee address indicates that 54 of 78 (69%) of all administrative employees are Erie County residents.

M. Lasko stated the agreement stipulated Cedar Fair must provide the Sandusky Schools with two \$5,000 scholarships per year (one each for a male and female) commencing in the first calendar year for which Cedar Fair receives abatement under the agreement. He further stated they were up to date on the \$10,000 scholarship payments which were received on 4/7/09, 4/12/10, 4/14/11, 4/11/12, 4/15/13, 4/10/14, 3/11/15, 4/19/16 and 4/18/17, 4/12/18.

Cedar Fair was also to pay an annual monitoring fee 1% of the benefit derived but not less than \$500 nor more than \$2,500 and all fees have been paid as billed with the receipt of \$876.45 (in 2017) and \$931.08 (in 2018). M. Lasko concluded by indicating no action was necessary as the abatement expired as of 12/31/2018.

300 WATER STREET PROPERTIES, LLC-M. Lasko stated this was a 10-year 75% abatement on the cost of improvements that began on 12/31/2018 expiring in 12/2028. He further stated the project includes the renovation and adaptive reuse of a 2,400 square foot, former residential condominium unit into a commercial condominium unit to be leased out. Total project investment is estimated to be between \$100,000-\$150,000 in addition to acquisition costs. The Company also expects to install \$20,000 to \$45,000 in furniture and fixtures with project completion no later than 12/31/19.

M. Lasko stated the project is still under construction but slated to be completed well in advance of 12/31/19 and to date, construction wages are estimated at \$100,000. He further stated the Company will create five (5) new full-time permanent positions expected to be in place by 6/30/20 with an anticipated increase in additional payroll set at \$500,000. M. Lasko stated the project is still under construction with the job creation period commencing on 4/30/19.

There are no Sandusky City Schools or City of Sandusky compensation agreements associated with this agreement since the abatement is only 75% abatement on the cost of improvements but there is an annual monitoring fee of \$200 due on 4/15/19. M. Lasko concluded by recommending the agreement be continued as currently constituted.

H. Soloweij moved to approve the recommendation. E. Wobser seconded the motion and all voted aye.

TAX INCREMENT FINANCING (TIF) AREAS -Mr. Lasko informed the Council that next he would be reviewing the TIF Agreements:

CHESAPEAKE TAX INCREMENT FINANCING-M. Lasko stated the TIF was created in 2004 and it lasted until 2034. He further stated the TIF required that all deposits into the TIF account be expensed on certain private redevelopment projects and/or municipal improvements including, but not limited to, land acquisition, relocation, demolition, parks, streets, utilities, public buildings all intended to promote further development within the TIF district. M. Lasko stated in 2018, there was \$627,785.75 in receipts with \$431,137.47 in expenses and as of 12/31/18, the balance was \$1,019,545.93.

M. Lasko recommended continuation of the existing agreement as currently constituted.

H. Soloweij moved to approve the recommendation. D. Meredith seconded the motion and the vote was approved unanimously.

Mr. Jeffrey reiterated his stance on setting a base value, absent a calamity, on future tax incentive projects to make sure the value is maintained to protect the schools and the City's tax base. He further stated that would protect against a project getting some type of tax incentive and the property owner filing for a reduced valuation once the project was completed. Mr. Jeffrey held up the Kroger TIF as one example of a project that worked well because there was a base value included in the TIF Agreement.

DOWNTOWN TIF- CENTRAL PUBLIC IMPROVEMENT FUND-M. Lasko stated this was one of two new TIF's created in 2018 and it included thirty-five (35) parcels in the core of the downtown heading eastward that was made up of a combination of City owned land and historically vacant or underutilized properties and buildings. He further stated the effective dates of the agreement run from 2019-2021 through 2049-2051 and it is not a boundary TIF. M. Lasko explained, any projects on the parcels developed and taxable at the earlier of \$50,000 worth of investment or 12/31/21 will pay into the TIF account for a period of thirty (30) years. Any projects developed and taxable on these specific parcels after 12/31/21, will pay into the TIF account until 12/31/51, which will be less than thirty (30) years. The Sandusky City Schools will be due 10% of all gross annual revenues deposited into the account until 2051. Revenues in the account may be used for public infrastructure improvements that are to the benefit of the TIF parcels and may include trails, paths, parks, streets, sidewalks, water and sewer lines, and acquisition of real estate.

M. Lasko stated in 2018 there were no revenues deposited into the account nor were there expenses debited from the account. As a result, there were no school compensation payments made to the Sandusky City Schools in 2018. M. Lasko concluded by recommending the continuation of the existing agreement as currently constituted.

E. Wobser moved to approve the recommendation to continue the existing agreement as currently constituted with H. Soloweij seconding the motion. The vote was approved unanimously with the exception of N. Lloyd who abstained.

CLEVELAND ROAD TIF- CLEVELAND ROAD PUBLIC IMPROVEMENT FUND-M. Lasko stated the Cleveland Road TIF was created in the spring of 2018 and it included eight (8) parcels on the eastern end of Sandusky that currently serve as the site of the second phase of the Sportscenter facility and the Knights Inn motel. He further stated the agreement runs between 2019-2021 through 2049-2051 and any projects on the parcels that are developed and taxable at the earlier value of \$50,000 worth of investment or by 12/31/21 will pay into the TIF account for a period of thirty (30) years. Any projects developed and taxable on these specific parcels after 12/31/21, will pay into the TIF account until 12/31/51, which will be less than thirty (30) years. The Sandusky City Schools will be due 10% of all gross annual revenues deposited into the account until 2051. Revenues in the account may be used for public infrastructure improvements that are to the benefit the TIF parcels and may include trails, paths, parks, streets, sidewalks, water and sewer lines, and acquisition of real estate. This is not a boundary TIF.

M. Lasko stated in 2018, there were no revenues deposited into the account nor were there expenses debited from the account. Therefore, there were no school compensation payments made to the Sandusky City Schools in 2018. M. Lasko concluded by recommending the continuation of the existing agreement as currently constituted.

E. Wobser moved to approve the recommendation.

G. Deppert asked how long it would take for the schools to realize any revenue after the \$50,000 worth of investment was realized.

Mr. Jeffrey stated it would probably be a 12 month turn around period and if the valued was established in 2020 the actual payments would be received in 2021. He further stated if the County decided to do a partial it could move that payment up depending on how much was done on the sports facility project.

There was no further discussion. H. Solowiej seconded the motion and all voted aye with the exception of D. Meredith who abstained on the motion.

ADJOURNMENT OF TIRC/OPENING OF THE HOUSING COUNCIL/REVIEW OF COMMUNITY REINVESTMENT AREA (CRA) TAX ABATEMENT

The following Council members were in attendance:

- Richard Jeffrey, Erie County Auditor (Chair)
- Hank Solowiej, Finance Director, City of Sandusky
- Gina Deppert, CFO/Treasurer, Sandusky City Schools
- Michael Will, Citizen Delegate, City of Sandusky
- Dru Meredith, Vice President of Operations/Marketing & Strategic Planning, Firelands Regional Medical Center (Proposed)
- Joseph Galea, Sandusky Planning Commission

SANDUSKY RENAISSANCE PROPERTIES, LLC: 215 – 217 East Water Street- M. Lasko stated this was 5-year 75% abatement with the agreement beginning in May 2013 and expiring in 2018. He further stated the abatement was given to offset a portion of the property tax costs associated with the renovation and occupancy of the former Bay Meats building located at 215 – 217 E. Water Street. The project involved the preservation and renovation of a currently vacant property into restaurant and commercial space and it corrected a number of building code violations at the site. Costs of the project were estimated at approximately \$200,000 for the renovation, \$120,000 for purchase of the existing building (no abatement) and \$165,000 for new machinery, equipment, furniture and fixtures (no abatement). The project was completed and now houses Hearth Brickoven Restaurant in part of the space along with the restaurant Zinc Brasserie. The other commercial space has become the home of Boomtown Coffee. The total project investment as of 12/31/18 was \$345,112 (not including acquisition and equipment).

M. Lasko stated the project was anticipated to create 10 new full-time positions with new payroll of \$183,500. As of 12/31/18 there were 12 new full-time equivalent jobs created with reported payroll above expectations at \$213,000. There was no compensation agreement associated with this abatement and the annual monitoring fee of \$200 has been paid in full and on time during the entire agreement.

M. Lasko indicated no action was necessary as the abatement had expired as of 12/31/18.

SANDCITY, LLC -234-240 Columbus Avenue, 256 Columbus Avenue, 115 E. Washington

Row -M. Lasko stated this was a 10-year 75% abatement on the cost of improvements that began on 8/17/17 with a 12/2029 expiration date. He further stated the project includes the renovation of three (3) architecturally distinct historic buildings into one 68,000 plus square foot with 51,000 leasable square feet that translated into an approximately \$11.4 million mixed-use development. As of 12/31/18, construction wages were \$2,548,077. The project consists of the new Sandusky City Hall administrative offices, three (3) renovated retail spaces and eighteen (18) market rate apartments in the remaining leasable space. The renovation will consist of the demolition and construction necessary to return the currently vacant, blighted commercial buildings into a mixed-use development. M. Lasko stated the project remains under construction with all acquisition, construction and installation expected to be completed by June 30, 2019, or such later date as may be extended by the City in writing.

M. Lasko noted the project is expected to create twenty (20) to twenty-five (25) new full-time permanent positions (excluding City Hall employees) from the businesses in the retail spaces and the property management positions. The jobs are to be in place by 12/31/2023 and the anticipated increase in additional payroll is \$600,000.

There is currently no new employment or payroll as the project is still under construction. Also, there are no Sandusky City Schools or City of Sandusky compensation agreements associated with this agreement since the abatement is only 75% abatement on the cost of improvements. The annual monitoring fee is \$200 due on 4/15/19. M. Lasko recommended to continue the agreement as currently constituted.

G. Deppert moved to approve the recommendation. J. Galea seconded the motion and the Council voted unanimously to continue the agreement as currently constituted.

K+T PROPERTY MANAGEMENT AND DEVELOPMENT, LLC- M. Lasko stated this was an agreement originally entered into on 7/26/04 with a number of amendments based on construction delays. He further stated the agreement was a 10-year 100% abatement of the costs associated with the renovation of property at 300–310 East Water Street, (Southeast corner of Water and Hancock Streets). The project consists of conversion of the building into one (1) unit of retail space and ten (10) condominiums. Investment eligible for abatement is approximately \$2,400,000 with another \$620,000 of projected investment in the acquisition which is not eligible for abatement. Under the City of Sandusky's Downtown CRA legislation, residential condominium units receive 5 years and 50% abatement.

M. Lasko stated at the end of 2018 the company reported spending \$3,249,000 to date with abatement started on seven (7) residential units (three have since expired). The commercial unit has since been sold along with another residential unit for conversion to commercial use and is subject to its own tax abatement agreement. All residential units will now, moving forward, be eligible for a 10YR/75% abatement and the single commercial unit receives a 10-year/100 % abatement. It should be noted, K+T must pay the Sandusky Schools annual payments of 23% of any benefit received under any commercial (10 year) abatement. Payment will commence with the first abatement realized on the single commercial unit. The commercial unit was occupied for most of 2018 by Lake Erie Shores and Islands who recently vacated due to a sale of the unit. The project was estimated to create two (2) new jobs with an increase in payrolls of \$25,000. In 2018, they employed five (5) people with a \$300,000 prorated annual payroll.

Mr. Lasko stated all payments have been made in full and on time as well as all of the \$250 monitoring fees. He further recommended continuing the abatement on the residential units with the termination of the commercial unit that was sold and is subject to a separate tax abatement agreement.

On a motion by H. Soloweij and second by M. Will, the Council voted unanimously to recommend continuation of this agreement.

ZELLER GAMING ENTERPRISES, LLC-142 Columbus Avenue, Sandusky, Ohio-M.

Lasko stated the Barra project agreement was approved on 6/6/17 expiring on 12/2023. He further stated it included a 5-year 75% abatement on the cost of improvements. The project included the renovation of the vacant commercial building located at 142 Columbus Avenue with a total project investment estimated at \$395,000 and an additional \$5,000 anticipated to be invested in furniture and fixtures. M. Lasko stated construction has been completed and Barra has been operating since June 2017. As of 12/31/2018, the total project investment was \$395,000 with an additional \$5,000 spent for new personal property.

The Company was to create four (4) new full-time permanent positions to be in place by 12/31/2017. The anticipated increase in additional payroll was \$100,000 in total, including permanent full-time and part-time positions. The Company has a total of 37 employees (15 Full Time Employees (FTEs) as of 12/31/18) with \$395,000 in payroll attributable to the new employees.

There are no Sandusky City Schools or City of Sandusky compensation agreements associated with this agreement since the abatement is only 75% abatement on the cost of improvements. The annual monitoring fee is \$200 and it is due 4/15/19.

M. Lasko recommended to continue the agreement as currently constituted.

G. Deppert moved to accept the recommendation to continue the agreement as currently constituted. D. Meredith seconded the motion and all voted aye.

Rieger Place/Buckeye Community Twenty-Two, LP-232 Jackson Street, Sandusky-M. Lasko

M. Lasko stated the agreement approved on 2/6/13 with a 12/2024 expiration date was for a 10-year 75% abatement for the costs associated with the renovation of the formerly vacant property commonly known as the Rieger or the Sanduskian. The project consists of the renovation of the 64,995 square foot commercial building into retail units on the ground floor and renovation of the balance of the building into thirty-seven (37) income restricted senior housing units (apartments). The renovations were to meet current building codes and also design and energy efficiency requirements set forth by both the Ohio Housing Finance Agency and Enterprise respectively. Costs of the project were estimated at approximately \$5,000,000 - \$6,000,000 for the renovation. M. Lasko further stated construction on the building is complete and as of 12/31/2018, the total project investment was \$6,194,986.00. There was an additional investment of \$95,228.00 in personal property within the project. The value of the project, less land, per the County Auditor's appraisal is \$1,041,730.00 (reduced from \$4,827,770).

M. Lasko stated it was anticipated that the project would result in the creation of 2 new jobs, to be in place by 12/31/14, and a yet to be determined number of jobs hired by the commercial tenants once the space is leased. As of 12/31/18, the project has created three (3) full-time permanent positions and two (2) part-time permanent positions, exceeding the requirements outlined in the agreement. The payroll associated with the new employment is \$54,591.25, versus the \$50,000.00 contained in the agreement.

There was no compensation agreement with the schools associated with this abatement. The annual monitoring fee is 1% of the benefit derived subject to a minimum of \$500 and maximum of \$2,500. All fees due have been paid in full and M. Lasko recommended to continue the agreement as currently constituted.

On a motion by E. Wobser and second by M. Will, the Council voted unanimously to recommend continuation of the agreement with the exception of R. Jeffrey who voted no due to the project filing for and receiving a reduction in value after project completion.

Windau Holding Ltd. – Residential-219 E. Water Street, -M. Lasko stated the project included the redevelopment of a vacant building (formerly Bay Meats) into an upscale rental residence – totaling 1,400 plus square feet. Residential CRA's under the Downtown CRA legislation receive a 5YR/50% abatement for significant improvements made to the property. He further stated the abatement is based on the appraised value of the improvements. The effective dates of the agreement were 1/1/18 – 12/31/22 and total project investment was \$185,000.

M. Lasko noted, residential properties are subject to annual exterior inspections to ensure their continued maintenance and compliance with applicable City building and housing codes. Therefore, the City completed an annual exterior inspection of the property on February 4, 2019 and the property was in exceptional physical condition and compliant with all applicable City building and housing codes.

M. Lasko made no recommendation/motion as Downtown CRA abatements are continued automatically under the City's legislation so long as the property remains in sound physical condition.

ADJOURNMENT:

Chairman R. Jeffrey called for a motion to adjourn. H. Solowiej moved to adjourn the meeting, D. Meredith seconded the motion and all voted aye.

The Tax Incentive Review Council (TIRC) for the City of Sandusky, Ohio resumed the meeting on Tuesday March 12, 2019 in Sandusky City Hall, 222 Meigs Street, Sandusky Ohio. The following Council members were in attendance:

- Richard Jeffrey, Erie County Auditor (Chair)
- Hank Solowiej, Finance Director, City of Sandusky
- Dru Meredith, Vice President of Operations/Marketing & Strategic Planning, Firelands Regional Medical Center
- Joseph Galea, Sandusky Planning Commission

Tier 3, LLC, 223 West Water Street- M. Lasko stated the agreement was approved on July 20th, 2015 and is a 10 year 75% abatement to offset a portion of the property tax cost associated with renovation and occupancy of the building located at 223 W. Water Street. The renovation included demolition and construction cost necessary for the renovation and return to productive use of a previously vacant, blighted commercial building into a hotel and lounge/ restaurant space. The first phase of the hotel is now open and operating. The total project investment as of 12/31/18 was \$1,400,000. The project was anticipated to create 10 new full- time positions with payroll of \$165,260 as of 12/31/18 the project has created twenty seven (27) new employees with a total payroll of \$323,000. There is no compensation agreement associated with this abatement. M. Lakso stated that the monitoring fee is \$200 and to date all fees have been paid in full. The recommendation is to continue the abatement as currently constituted.

On a motion by H. Solowiej and second by D. Meredith, the Council voted unanimously to recommend continuation of the agreement.

R. Jeffery stated that this agreement is a win on both sides, it is a very successful project.

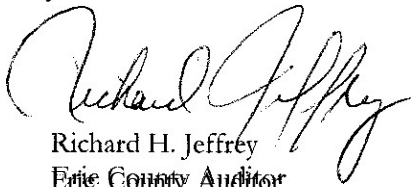
J. Galea stated that this is an improvement from what was there and a great addition to the downtown area.

ADJOURNMENT:

Chairman R. Jeffrey called for a motion to adjourn. H. Solowiej moved to adjourn the meeting, D. Meredith seconded the motion and all voted aye.

Please feel free to contact the undersigned with any questions regarding these recommendations.

Sincerely,

A handwritten signature in cursive script, reading "Richard H. Jeffrey". The signature is written in black ink and is positioned above the printed name and title.

Richard H. Jeffrey
~~Erie County Auditor~~

Chairman of the ax Incentive Review Council

cc: Steve Poggiali, Enterprise Zone Manager



COMMUNITY DEVELOPMENT

Matthew D. Lasko
Chief Development Officer
mlasko@ci.sandusky.oh.us

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419-627-5707
www.ci.sandusky.oh.us

To: Eric L. Wobser, City Manager
From: Matthew D. Lasko, Chief Development Officer
Date: March 13, 2019
Subject: Commission Agenda Item – Purchase of Property

Items for Consideration: Legislation ratifying the purchase of 2027 E. Forest Drive.

Background Information: As part of the Neighborhood Initiative, each of the six (6) selected neighborhoods were reviewed for housing conditions and related housing redevelopment strategies. For the Southside neighborhood, it was suggested that near term blight elimination, particularly in the area surrounding Churchwell Park, was needed. The City and Erie County Land Reutilization Corporation have been aggressive in purchasing and demolishing real estate in that area.

2027 E. Forest Drive (4-unit) was recently subjected to foreclosure proceedings due to non-payment of real estate taxes as the owner Richard A. Klepper, is now deceased. A sheriff's sale on this property was held on Tuesday March 12, 2019 with the minimum bid starting at less than \$1,000. Based on the City's desire to acquire and demolish real estate in this area, the City felt it necessary to attend the sale and bid, if necessary, in the event a third party attended desiring to acquire the property. There was third party interest, resulting in the bidding of the property to escalate to \$15,000 – however, the City was the successful bidder at \$15,000 (\$3,750 per unit).

The City has already deposited \$3,500 with the Erie County Sheriff's Office with the balance due in the upcoming weeks when the sheriff's deed is prepared and ready for filing.

Simultaneously with the City's purchase or shortly thereafter, the City will immediately sell the property to Erie County Land Reutilization Corporation for \$5,000 – the maximum acquisition reimbursement permitted through the Ohio Housing Finance Agency's Neighborhood Initiative Program. Erie County Land Reutilization Corporation will immediately move forward, contingent on available funding, with commencing demolition of the property.

Budgetary Information: The City has already deposited \$3,500, from the Real Estate Development Fund, with the Erie County Sheriff's Department. The remaining balance will be due in several weeks with the funding source also being the Real Estate Development Fund. The City will be due \$5,000 (less closing costs and tax prorations) for the eventual sale of the property. The funds will be returned to the Real Estate Development Fund account.

Action Requested: It is requested that the proper legislation be prepared to ratify the purchase of the property located at 2027 E. Forest Drive. It is further requested that this legislation be passed in accordance with Section 14 of the City Charter to allow the City to acquire and subsequently sell so as to immediately move forward with asbestos abatement and demolition.

I concur with this recommendation:

Eric L. Wobser
City Manager

Matthew D. Lasko, MUPDD, MSSA
Chief Development Officer

cc: Kelly Kresser, Clerk of the City Commission
Trevor Hayberger, Law Director
Hank Solowiej, Finance Director
Angela Byington, Planning Director

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND RATIFYING THE PURCHASE OF REAL PROPERTY AT SHERIFF'S SALE LOCATED AT 2027 E. FOREST DRIVE, SANDUSKY, AND IDENTIFIED AS PARCEL NO. 58-01273.000 FOR THE PURPOSE OF BLIGHT ELIMINATION AND DEMOLITION; AND AUTHORIZING AND DIRECTING THE CITY MANAGER AND/OR FINANCE DIRECTOR TO EXPEND FUNDS FOR THE PURCHASE OF THE REAL PROPERTY; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, as part of the Sandusky Neighborhood Initiative, the Southside neighborhood was reviewed for housing conditions and related housing redevelopment strategies and it was determined that blight elimination was needed, particularly in the area surrounding Churchwell Park area; and

WHEREAS, the property located at 2027 E. Forest Drive, and identified as Parcel No. 58-01273.000, was recently subjected to foreclosure proceedings due to non-payment of real estate taxes and a sheriff's sale was set for March 12, 2019, and based on the City's desire to acquire and demolish real estate in this area, the City bid against one other interested purchaser for the property and subsequently provided the winning bid at \$15,000.00; and

WHEREAS, the total cost for the purchase of the property located at 2027 E. Forest Drive is \$15,000.00, of which \$3,500.00 has already been deposited with the Erie County Sheriff's Office, and this cost will be paid with Real Estate Development Funds; and

WHEREAS, the City anticipates taking title to the property in the upcoming weeks and desires to sell the property to Erie County Land Reutilization Corporation at the purchase price of \$5,000.00, which is the maximum acquisition reimbursement permitted through the Ohio Housing Finance Agency's Neighborhood Initiative Program, and the proceeds received will be returned to the Real Estate Development Fund; and

WHEREAS, approval to enter into a Purchase Agreement for the sale of 2027 E. Forest Drive to the Erie County Land Reutilization Corporation is being requested in companion legislation; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to approve and ratify the purchase of the property at Sheriff's Sale to allow closing and eventual sale to take place and allow the Erie County Land Reutilization Corporation to immediately move forward with asbestos abatement and demolition; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO,

THAT:

Section 1. This City Commission approves and ratifies the purchase of real property at Sheriff's Sale located at 2027 E. Forest Drive, Sandusky, and identified as Parcel No. 58-01273.000 and authorizes the directs the City Manager and/or Finance Director to expend funds for the purchase of said property in the amount of Fifteen Thousand and 00/100 Dollars (\$15,000.00) from the Real Estate Development Fund for the purpose of blight elimination and demolition.

Section 2. The City Manager, Finance Director and Law Director are authorized and directed to take such other actions and measures as are incident to and reasonably necessary to effect the purchase of Parcel No. 58-01273.000, located at 2027 E. Forest Drive in Sandusky.

Section 3. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

DENNIS E. MURRAY, JR.
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
KELLY L. KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 25, 2019



COMMUNITY DEVELOPMENT

Matthew D. Lasko
Chief Development Officer
mlasko@ci.sandusky.oh.us

222 Meigs Street
Sandusky, Ohio 44870
419-627-5707
www.ci.sandusky.oh.us

To: Eric L. Wobser, City Manager
From: Matthew D. Lasko, Chief Development Officer
Date: March 13, 2019
Subject: Commission Agenda Item – Sale of Property

Items for Consideration: Legislation approving a Purchase and Sale Agreement (the “Agreement”) for the sale of 2027 E. Forest Drive.

Background Information: As part of the Neighborhood Initiative, each of the six (6) selected neighborhoods were reviewed for housing conditions and related housing redevelopment strategies. For the Southside neighborhood, it was suggested that near term blight elimination, particularly in the area surrounding Churchwell Park, was needed. The City and Erie County Land Reutilization Corporation have been aggressive in purchasing and demolishing real estate in that area.

2027 E. Forest Drive (4-unit) was recently subjected to foreclosure proceedings due to non-payment of real estate taxes as the owner Richard A. Klepper, is now deceased. A sheriff’s sale on this property was held on Tuesday March 12, 2019 with the minimum bid starting at less than \$1,000. Based on the City’s desire to acquire and demolish real estate in this area, the City felt it necessary to attend the sale and bid, if necessary, in the event a third party attended desiring to acquire the property. There was third party interest, resulting in the bidding of the property to escalate to \$15,000 – however, the City was the successful bidder at \$15,000 (\$3,750 per unit).

The City anticipates taking title to the property in the upcoming weeks and will have modest additional closing expenses related to the transaction. The property will be delivered free and clear of all liens and encumbrances to the City via sheriff’s deed.

Simultaneously with the City’s purchase or shortly thereafter, the City desires to immediately sell the property to Erie County Land Reutilization Corporation for \$5,000 – the maximum acquisition reimbursement permitted through the Ohio Housing Finance Agency’s Neighborhood Initiative Program. Erie County Land Reutilization Corporation will immediately move forward, contingent on available funding, with commencing demolition of the property.

Budgetary Information: The City will be due \$5,000 (less closing costs and tax prorations) for the sale of the property. The funds will be returned to the Real Estate Development Fund account.

Action Requested: It is requested that the proper legislation be prepared to approve the Purchase and Sale Agreement between the City of Sandusky and Erie County Land Reutilization Corporation. It is further requested that this legislation be passed in accordance with Section 14 of the City Charter to allow the City to transfer the property so as to immediately move forward with asbestos abatement and demolition.

I concur with this recommendation:

Eric L. Wobser
City Manager

Matthew D. Lasko, MUPDD, MSSA
Chief Development Officer

cc: Kelly Kresser, Clerk of the City Commission
Trevor Hayberger, Law Director
Hank Solowiej, Finance Director
Angela Byington, Planning Director

ORDINANCE NO. _____

AN ORDINANCE DECLARING THAT CERTAIN REAL PROPERTY OWNED BY THE CITY LOCATED AT 2027 E. FOREST DRIVE, SANDUSKY, AND IDENTIFIED AS PARCEL NO. 58-01273.000, IS NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO SELL THE DESIGNATED REAL PROPERTY TO THE ERIE COUNTY LAND REUTILIZATION CORPORATION FOR THE PURPOSE OF BLIGHT ELIMINATION AND DEMOLITION; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, as part of the Sandusky Neighborhood Initiative, the Southside neighborhood was reviewed for housing conditions and related housing redevelopment strategies and it was determined that blight elimination was needed, particularly in the area surrounding Churchwell Park area; and

WHEREAS, the property located at 2027 E. Forest Drive, and identified as Parcel No. 58-01273.000, was recently subjected to foreclosure proceedings due to non-payment of real estate taxes and a sheriff's sale was set for March 12, 2019, and based on the City's desire to acquire and demolish real estate in this area, the City bid against one other interested purchaser for the property and subsequently provided the winning bid at \$15,000.00; and

WHEREAS, approval and ratification of the purchase of real property located at 2027 E. Forest Drive at Sheriff's Sale and authorization to expend funds for the purchase of said property is being requested in companion legislation; and

WHEREAS, the City anticipates taking title to the property in the upcoming weeks and desires to sell the property to Erie County Land Reutilization Corporation at the purchase price of \$5,000.00, which is the maximum acquisition reimbursement permitted through the Ohio Housing Finance Agency's Neighborhood Initiative Program, and the proceeds received will be returned to the Real Estate Development Fund; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to immediately transfer the property and allow the Erie County Land Reutilization Corporation to immediately move forward with asbestos abatement and demolition; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission finds, determines and declares that the

Parcel No. 58-01273.000, located at 2027 E. Forest Drive, Sandusky, more specifically described in Exhibit “A”, a copy of which is attached to this Ordinance and is specifically incorporated as if fully rewritten herein, is no longer needed for any municipal purpose pursuant to Section 25 of the Charter of this City.

Section 2. The City Manager is hereby authorized and directed to enter into a Purchase Agreement with the Erie County Land Reutilization Corporation for the sale of Parcel No. 58-01273.000, located at 2027 E. Forest Drive, for the purpose of blight elimination and demolition, substantially in the same form as attached to this Ordinance, marked Exhibit “1”, and specifically incorporated as if fully rewritten herein, together with any revisions or additions as are approved by the Law Director as not being substantially adverse to the City and consistent with carrying out the City’s public purpose.

Section 3. The City Manager, Finance Director and Law Director are authorized and directed to take such other actions and measures as are incident to and reasonably necessary to effect the purchase of Parcel No. 58-01273.000, located at 2027 E. Forest Drive in Sandusky.

Section 4. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 6. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

DENNIS E. MURRAY, JR.
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
KELLY L. KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 25, 2019

**ERIE COUNTY LAND REUTILIZATION CORPORATION
PURCHASE AGREEMENT**

1. In this purchase agreement ("Agreement"), the **Erie County Land Reutilization Corporation** ("Purchaser") agrees to purchase from **The City of Sandusky** ("Seller") the following property described in Exhibit A attached hereto:

Address: **2027 E. Forest Drive, Sandusky, OH 44870** Permanent Parcel No. **58-01273.000** (the "Premises")

2. The Seller agrees to sell the Premises at the price and terms set forth herein, and in Addendum 1 (attached hereto) and to deliver a deed conveying marketable title, free and clear of any taxes, assessments, liens, or other encumbrances. **Premises must be vacant before closing can occur.** Any and all claims arising from actions prior to the date of transfer shall be the responsibility of the seller. Purchaser shall have (30) days to inspect the Premises and deliver in writing any claimed defects in title. Failure to do so within such time shall serve as a waiver of any such defects. Sellers shall have thirty (30) days to remove, or agree to remove, by the closing date such defects. If Sellers fail or refuse to remove such defects within thirty (30) days, either party may terminate this Agreement without recourse to the other by written notice to the other party. Failing such notice this Agreement will be deemed terminated within five (5) business days thereafter. The deed will be taken in the following name(s):

Erie County Land Reutilization Corporation

3. The agreed purchase price of the Premises is **Five-Thousand Dollars (\$5,000.00)**. Purchaser agrees to pay the purchase price, plus or minus prorations, at the time of closing, in cash to Seller. Transfer to take place via Quit Claim Deed. **This sale is contingent on ECLRC funding availability.**
4. The costs of this transaction shall be paid as follows:
- | | | | |
|-----------------------------------|------------------------------|-----------------------------------|---------------------|
| a. Escrow | <u> x </u> Seller - 0% | <u> x </u> Purchaser - 100% | Percentage (if any) |
| b. Title Examination | <u> x </u> Seller - 0% | <u> x </u> Purchaser - 100% | Percentage (if any) |
| c. Title guaranty/Owners Policy: | <u> x </u> Seller - 0% | <u> x </u> Purchaser - 100% | Percentage (if any) |
| d. Applicable transfer/conveyance | <u> x </u> Seller - 0% | <u> x </u> Purchaser - 100% | Percentage (if any) |
| e. Broker's Commission N/A | <u> </u> Seller | <u> </u> Purchaser - % | Percentage (if any) |

The net amount due Seller is purchase price [Item 3] less seller cost in Item 4.

5. Purchaser is: ☐ owner-occupant (will occupy Premises as primary residence) ☐ adjacent property owner
☐ non-profit organization ☐ public housing agency ☐ **other: Government Agency.**
6. The sale shall close a.) 45 days from execution of this Agreement; or, b.) upon the completion of the work specified in Addendum 2 attached hereto (the "Work") in a time not to exceed **120** days from execution of this Agreement. If (b) is checked herein, then the parties acknowledge that Seller and Purchaser have agreed that this transaction and delivery of the deed to Purchaser is conditioned upon Purchaser completing the Work in full. In furtherance thereof and as an assurance to Seller that Purchaser completes the Work, the parties agree that the deed to the Premises shall be held by Seller until the completion of the Work at which time Seller shall deliver the deed to Purchaser on the terms set forth herein. If for any reason Purchaser does not complete the

Work as specified in Addendum 2 and within the time prescribed herein, then this Agreement shall be deemed terminated at Seller's option, Seller shall retain any and all earnest money as well as any improvements made to the Premises up to that point. In such case, Purchaser waives any claims in quantum meruit or any other right to compensation or set off, and the parties shall be thereafter fully released from any liability to one another. Closing shall be held at the office of the Escrow Agent.

7. Lead based paint addendum ☐ is ☒ **is not** attached; other addendum ☐ **is** ☐ is not attached hereto and made part hereof.
8. If Purchaser defaults, then in addition to any rights under Paragraph 6, Sellers may pursue all remedies available at law. If Sellers default, Purchaser may seek a refund of any earnest money and a return of actual direct improvement expenses to the Premises. Purchaser shall in no way be entitled to remedies in equity, expectancy damages, lost profits or consequential damages.
9. Purchaser is purchasing the Premises **"AS IS"** and **"WHERE IS"** without reliance on any warranties or representations of Sellers.
10. This Agreement is not assignable by either party without the written consent of the other. This Agreement is governed under Ohio law. Risk of loss shall remain on Sellers until the earlier of closing or Purchaser's possession.
11. Purchaser(s)' intended use is: ☐ owner-occupancy/**property expansion** ☒ **resale upon demolition**
☐ rental

Purchaser: _____ Seller: _____
Patrick J. Shenigo, ECLRC Board President **Eric L. Wobser, City Manager**

Date: _____ Date: _____

CERTIFICATION OF BROKER: The undersigned certifies that: (1) neither he/she nor their agents has declined to sell the Premises to or to make it available for inspection or consideration by a prospective purchaser due to race, color, religion, sex, familial status, national origin, or disability; (2) he/she has both provided and explained to Purchaser the notice regarding use of Seller's closing agent; (3) he/she has explained to Purchaser the terms of this Agreement; and (4) he/she is authorized/licensed according to law to act on one or both parties' behalf.

Broker's Business Name and Address: **N/A** Broker's EIN or SSN

Broker's Signature: _____ Broker's Phone No. _____

ADDENDUM 1

This Addendum ("Addendum") to the Purchase Agreement ("Agreement") dated the _____ day of _____, 2019 for the sale of the property at **2027 E. Forest Drive, Sandusky, OH 44870, Erie County, Auditor Parcel # 58-01273.000**, ("Premises") by and between the **Erie County Land Reutilization Corporation** its related or affiliated or co-owned companies ("Purchaser") and **The City of Sandusky** ("Seller"). The Agreement is subject to the following additional terms and conditions, which Purchaser acknowledges and agrees to:

- 1.) **MULTIPLE OFFER NOTIFICATION:** Purchaser accepts that multiple offers for Seller owned property is common and expected. Sellers retain the sole and absolute discretion to accept or reject any offer received.
- 2.) Purchaser has inspected the Premises and is aware of its present physical condition. Seller, its agents and employees, have made no representation to Purchaser concerning the Premises, verbally or in writing,
- 3.) The Premises is being sold in its present "AS IS, WHERE IS" physical condition. Purchaser accepts the Premises "as is", as of the date of title transfer. Purchaser acknowledges that the Premises' "as is" condition may include both patent and latent defects, including, but not limited to, structural instability, major systems defects (electrical, heating, plumbing), basement moisture, leaks or flooding, etc. Items of personal property are not included in the sale. If personal property is left on or about the Premises, Sellers make no warranty, expressed or implied, as to the condition thereof or title thereto.
- 4.) Purchaser was advised that he/she is entitled to fully inspect the Premises whether part of the Agreement or an Addendum thereto, all at Purchaser's sole cost. Unless called for in the Agreement, Purchaser hereby waives the right to such inspections.
- 5.) Sellers and their agents make no representations whatsoever, regarding the existence of any potential environmental hazards in the Premises, and Purchaser waives any claims or liability against Sellers for any harmful effects there from. These potential environmental hazards include, but are not limited to: Lead Based Paint, Asbestos, Urea-Formaldehyde Foam Insulation, Radon Gas, Mold or Black Mold, or any other potentially toxic substances.
- 6.) Should the Premises be subject to any Municipal, State, or Federal violations, Purchaser will be fully responsible for assuming and correcting all violations after title transfer and no later than 120 days after title transfer. Purchaser shall remain responsible for any applicable repair escrow funds required by any political subdivision associated with the assumption of such violations. Purchaser shall refund to Seller, through escrow and prior to title transfer, any amount(s) deposited with any municipality pursuant to applicable law and/or regulation.

- 7.) It is agreed that no Sellers funds shall be held or retained for final water and sewer bills. Sellers will be responsible for payment of all utilities, including water, electric, gas and sewer, to the date of title transfer. Purchaser agrees to refund Sellers for all expenses and all utility charges incurred by Sellers due to Purchaser's failure to transfer all utility services as indicated above. All damages, risks, and liabilities of all kind related to the termination of utility services at the Premises, shall be the Purchaser's sole responsibility.
- 8.) Purchaser shall close by the Agreement closing date. No extension thereof will be given without Sellers' prior written approval. If Purchaser fails to close by the closing date or Seller-authorized extension thereof, through no fault of Sellers, then at the option of Sellers and by written notice from Sellers to the Purchaser, all remedies in Paragraph 6 of the Agreement shall apply. Time is of the essence.
- 9.) Purchaser understands that Purchaser shall not take possession or begin work, in any form, to the Premises or its grounds, prior to the closing date in the Agreement, without prior approval of the Sellers.
- 10.) Purchaser acknowledges, and understands, that acceptance of the offer by the Sellers does not constitute loan approval on any loan that may be applied for in conjunction with the Agreement.
- 11.) Purchaser warrants and agrees to the following:
- a. Purchaser does not own any real property that is in material violation of state and/or local building, housing and health codes or have a history of code violations.
 - b. Purchaser owns no real property with a history of being a site of criminal activity during Purchaser's ownership thereof.
 - c. Purchaser does not own any real property that is tax delinquent, nor has lost title to any property due to non-payment of taxes within the past three (3) years.
 - d. The proposed use of the Premises is consistent with current zoning requirements unless a waiver for nonconforming use has been secured prior to the transfer
- 12.) The Purchaser hereby indemnifies, holds harmless and will defend Sellers for any claims, losses, actions or liabilities arising out of or associated with Purchaser's presence or work on the Premises. Purchaser will at all times maintain general liability insurance covering against bodily and/or property injury to any person including Purchaser's agents, employees, independent contractors, trespassers, guests and/or invitees. Purchaser shall also maintain the Premises free from weeds and debris, and keep the Premises secured as needed, according to code.

13.) Should any terms and conditions of this Addendum 1 be in conflict with the applicable Purchase Agreement, then the terms and conditions of this Addendum 1 shall prevail.

Purchaser: _____
Patrick J. Shenigo, *ECLRC Board President*

Seller: _____
Eric L. Wobser, *City Manager*

Date: _____

Date: _____

DRAFT

Exhibit "A"

Situated in the City of Sandusky, County of Erie, and State of Ohio: Lot No. 6 in MacArthur Park Subdivision of Outlots Numbers 13, 14, 15 and 16 and parts of Outlots Numbers 12, 17, 36, 37 and 38 of Beech's Survey between Camp and Mills Street, in the City of Sandusky, Erie County Ohio.

Parcel No.: 58-01273.000

Property Address: 2027 E. Forest, Sandusky, Ohio 44870

DRAFT