

REQUEST FOR LEGISLATION

Sponsor: All Members of Council

Date: 4/14/2026

Request Legislation To: Enter into CRA Agreement with PARK HOSPITALITY, LLC

Mandatory Information:

For Caucus Meeting Of: 4/21/2026

For First Regular Meeting Of: 4/21/2026

For Second Regular Meeting Of:

For Passage Meeting Of: 4/21/2026

Submitted By: Mayor Perry/ Barrett Thomas

Special Instructions:

Related Prior Legislation:

Account / Classification:

Emergency? Yes No

Waive Last Reading? Yes No

Waive Last Two Reading? Yes No

Pass Legislation Same Date As Caucus? Yes No

Additional Information Attached? Yes No

cc: Mayor; Law Director; Safety Service Director; Public Works Director; Finance Director; Human Resources Director; Clerk of Council; Sponsor; Vice-Chairperson; Committee Member

Reviewed in accordance with Ordinance #68-032, passed January 16, 1968:

Appointing Authority: _____ **Signed by:** _____ **Date:** _____

Approved: **Denied:** **Signed:** Jodie A Perry **Date:** 4/14/2026
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Elected Official



CITY OF MANSFIELD
JODIE A. PERRY, MAYOR
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MANSFIELD, OHIO 44902
419-755-9626
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CRA APPLICATION FOR AN EXEMPTION FROM REAL PROPERTY TAXATION
COMMERCIAL OR INDUSTRIAL PROJECTS

****This document will become a public record****

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the City of Mansfield, Ohio, an Ohio municipal corporation, located in the County of Richland, and each of the party/parties listed below:

1. Parties: is the land owned separately from the operating business? Yes No

Landowner Name: Park Hospitality LLC

Business type: LLC

Address: 116 Park Avenue West; Mansfield, OH 44902

Contact person: Jay Goyal

Phone: 419-612-3832

Email: jay.goyal@goyalinc.com

Business Name (employer of record): Quality Inn and Suites

Business type: LLC

Address: 116 Park Avenue West LLC

Contact person: **Ken Pansuria**

Phone: 714 990 8800

Email: kenp@finehospitality.com

List principal owners: Ken Pansuria

Nature of the commercial/industrial activity Other

If other: Hospitality

Brief description of products and/or services:

Hotel, restaurant, bar, banquet center

2. Qualifications:

- Does the landowner owe any delinquent taxes to the State of Ohio or a political subdivision of the state? Yes No

- Does the landowner owe any money to the State or a state agency for the administration or enforcement of any environmental laws of the State?
Yes No
- Does the landowner owe any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? Yes No

If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

3. Project:

Address: 116 Park Avenue West; Mansfield, OH 44902

Parcel ID (found on Auditor's website): 0270306502001

Project description (what will happen and why is it important):

For decades, a downtown hotel and event facility has been recognized as a critical component of Mansfield's economic vitality. The property located at 116 Park Avenue West was originally developed with the support of the City to serve that purpose. Today, that asset no longer fulfills its intended role. In its current condition, it does not support tourism, business activity, or community events at the level required for a healthy and growing downtown. Instead, it represents a visible gap in the City's core infrastructure and a missed opportunity to fully realize the potential of downtown Mansfield. This Project is designed to directly address that gap through the comprehensive redevelopment and repositioning of the property into a modern, full-service hospitality and event destination. Through a substantial renovation and complete repositioning, the property will be restored as a high-quality, competitive asset that once again serves Mansfield's economic and civic needs. Upon completion, the hotel will include approximately 102 guest rooms, multiple conference and meeting spaces, and a banquet facility capable of accommodating up to 250 guests. The Project will also include publicly accessible food and beverage offerings, including a restaurant, bar, and coffee concept, along with catering operations that support conferences, events, and community use. More than a building renovation, the Project is designed to reestablish this property as a central hub for business activity, tourism, and community engagement in downtown Mansfield. The hotel will provide the infrastructure necessary to attract conferences, support local employers, host events, and accommodate visitors who are currently underserved by the existing market. Its location within the downtown core allows guests and visitors to access nearby amenities on foot, reinforcing a more active, connected, and walkable downtown environment. The Project is also being developed with a clear focus on integration with existing downtown institutions and destinations. The development team has engaged in active discussions with key community partners, including the Renaissance Theatre, to explore coordinated programming, joint marketing, and the development of hospitality packages that combine lodging, dining, and cultural experiences. The physical proximity of the hotel to these assets — including the existing sky bridge connection to

the Renaissance Theatre — creates a unique and immediate opportunity to strengthen Mansfield’s position as a regional destination for arts, events, and entertainment. The economic impact of the Project is expected to be significant. It will generate construction activity, create permanent jobs, increase visitor spending, and contribute additional tax revenue to the City. More importantly, it addresses a longstanding gap in downtown Mansfield’s infrastructure by restoring a high-quality hotel and event facility that is essential to supporting sustained economic growth. Absent this investment, the property is likely to remain underutilized and continue to detract from the surrounding area. With this investment, the site will once again function as an anchor for downtown activity and a catalyst for continued private investment. This is not simply a redevelopment project — it is a reinvestment in a key civic asset and a decisive step forward in the continued revitalization and long-term growth of downtown Mansfield.

Size of new building in SF: 108,824 - Existing

Project begin date: 5/15/2026

Estimated project end date: 5/21/2027

Is this a consolidation? Yes No

If yes, please list locations, assets, and employee positions to be transferred:

Click or tap here to enter text.

Is this a relocation from another Ohio location? Yes No

If yes, please describe the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated, be specific by affected location.

Click or tap here to enter text.

4. Employment: *Jobs are quantified in full-time equivalency (FTE). Full-time equivalency = total hours worked for all employees for the previous 12 months / 2080 hours.*

Existing/Retained Jobs

Total # existing/retained FTE jobs at the project site for the previous 12 months: 6.5

Total annual payroll for existing/retained jobs for the previous 12 months (including overtime, excluding benefits): \$185,723

12 month look back "as of" date: 3/31/2026

New Jobs

Total # new FTE jobs to be created at the project site: 9.5

Total new jobs total annual payroll: \$728,000

Estimate the type and schedule of employment:

Year	Job type	FTE
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i.e. 2026	Welders	2
	Logistics	3.5
	Sales	1
2026	Hospitality, Restaurant/Banquet	10 2
2027	Hospitality, Restaurant/Banquet	10 6
2028	Hospitality, Restaurant/Banquet	10 6
2029	Hospitality, Restaurant/Banquet	10 6

5. Capital Investment:

Projected building and land acquisition cost: \$2,500,000
 Projected construction and building improvement costs: \$6,319,367
 Projected machinery & equipment costs: Click or tap here to enter text.
 Projected furniture & fixtures cost: Click or tap here to enter text.
 Projected IT costs: Click or tap here to enter text.
 Projected infrastructure costs: Click or tap here to enter text.
 Projected training costs: Click or tap here to enter text.
 Other: Click or tap here to enter text.
 Total Investment: \$8,819,367

6. Request: The landowner and business jointly request the following tax exemption incentive:

75% for 12 years covering real property as described above.
 Reasons for requesting tax incentives (be quantitatively specific as possible)
 The Project requires a Community Reinvestment Area (CRA) tax abatement in order to be financially feasible. The scale of investment required to fully redevelop and reposition the property is significant, particularly given the current condition of the building and the costs associated with bringing it to a modern standard capable of supporting hotel, conference, and event operations. Without public participation, the Project is not economically viable at the level necessary to deliver a high-quality, competitive asset. The requested tax abatement will directly support the gap between project costs and achievable returns, enabling the substantial reinvestment required to restore this property as a productive and contributing part of downtown Mansfield. The abatement is a critical component of the capital stack and allows the Project to move forward in a manner that aligns with the City’s long-term economic development goals. In return, the Project will generate meaningful public benefits, including job creation, increased

visitor activity, and additional tax revenue over time. More importantly, it will restore a key piece of downtown infrastructure that supports surrounding businesses, cultural institutions, and continued private investment. The requested CRA abatement represents a targeted and appropriate use of public support to unlock a project that would not otherwise occur and to advance the continued revitalization of downtown Mansfield.

Submission of this application expressly authorizes the City of Mansfield to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including section 2 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of penalties set forth at Ohio Revised Code Sections 9.66(C) (1) and 2921.13(D) (1) for falsification, which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Name of Property Owner: Ken Pansuria

Date: 4/7/2026

Title: Owner



Signature

* A copy of this proposal must be forwarded by the local government to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to final Community Reinvestment Area Agreement as Exhibit A.

The development team is aware that the current property ownership has outstanding delinquent real estate taxes. As part of the acquisition and closing process, any delinquent taxes will be satisfied in full at or prior to closing.

Upon completion of the acquisition, the Project will be under new ownership and management, with a clear commitment to reinvestment, ongoing operations, and compliance with all tax obligations.

It is also important to note that, absent this Project, the property is likely to remain underutilized without significant investment, and the conditions necessary to justify a CRA incentive would not exist.

The requested CRA abatement is tied specifically to the substantial new investment and redevelopment of the property. It is not a benefit to the current ownership, but rather a tool to enable new investment that will restore the property as a productive, tax-generating asset for the City.