

Summary - July 21st, 2026

Municipal & Public Utilities - 6:20pm
Economic Development 6:30pm
Airport 6:50pm

<u>Bill</u>	<u>Status</u>	<u>Title</u>	<u>Sponsor</u>	<u>Committee Meeting</u>
COUNCIL BEGINS				
CAUCUS BEGINS				
26-118	Vote	Honoring Lieutenant Donald Rinehart upon his retirement from the Mansfield Police Department.	All Members of Council	
26-119	Vote	Appointing the following member to the Downtown Improvement Advisory Board, to commence service immediately to replace a resigning member, for the term which commenced commencing July 1, 2026, and declaring an emergency	Falquette	
26-120	Vote	Approving the Hardship Petition of Michael Mollohan and Nicole Mollohan, of 1945 Middle Bellville Road, Mansfield, Ohio 44904, and granting one (1) year license to tap into the City water and sanitary sewer systems at their own expense, and declaring an emergency.	Miranda	
26-121	Vote	Approving the Hardship Petition of Monty G. Perry and Marie Perry, of 1095 Country Club Drive, Mansfield, Ohio 44906, and granting one (1) year license to tap into the City water and sanitary sewer systems at their own expense, and declaring an emergency.	Miranda	M&P Utilities 6:20pm
26-122	Vote	Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Agreement with R G Smith Company, an Ohio corporation, its successors, assigns, and affiliates, for their planned project expanding industrial space in the City of Mansfield.	Falquette	
26-123	Vote	Authorizing the Mayor and the Public Works Director to enter into an Amended Community Reinvestment Area Agreement with Niss Aviation FBO, LLC, an Ohio limited liability company, amending the previous CRA Agreement with Niss Aviation FBO, LLC, an Ohio limited liability company, entered into via Ordinance #21-005 and terminating the CRA School Compensation Agreement entered into via Ordinance #21-006, for the completed construction project located at 2000 Harrington Memorial Drive.	Falquette	
26-124	Vote	Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Agreement with Newman Technology, Inc., its successors, assigns, and affiliates, for their planned project expanding the Industrial Building located at 100 Cairns Road, in the City of Mansfield.	Falquette	

26-125	Vote	Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Compensation Agreement with Newman Technology, Inc., its successors, assigns, and affiliates, and the Madison Local School District, to compensate the School District with the intent that the School District be kept whole on the exempted value for Community Reinvestment Agreement between the City and Newman Technology. Inc.'s for the planned project expanding the Industrial Building location at 100 Cairns Road, in the City of Mansfield.	Falquette	
26-126	Caucus Only	Approving the attached Airport Economic Development Plan developed by the City Economic Development Department, subject to subsequent updates upon approval by the Economic Development Department and the Mayor's Administration.	Diaz	Airport 6:50pm
26-127	Vote	Authorizing the Safety-Service Director to accept and appropriate funds received via donations in the amount of Seven Thousand One Hundred Seventy-Five and 00/100 Dollars (\$7,175.00) to be used for the Safety Town Program.	Meier	
26-128	Vote	Authorizing the Safety-Service Director to accept and appropriate a Grant from the Richland County Foundation in the amount of One Thousand and 00/100 Dollars (\$1,000.00) to be used for the Safety Town Program, and declaring an emergency.	Meier	
26-129	Vote	Authorizing the Public Works Director to accept and appropriate donations, a donation in the amount of Five Hundred and 00/100 Dollars (\$500.00) from the Mechanics Bank, Five Hundred and 00/100 Dollars (\$500.00) from the Richland County Health Department, Two Hundred Fifty and 00/100 Dollars (\$250.00) from the RichHistory Alliance, Two Hundred Fifty and 00/100 Dollars (\$250.00) from Destination Mansfield, and Two Hundred Fifty and 00/100 Dollars (\$250.00) from Mansfield Linens and Events, each to be used for the America250 Celebration, and declaring an emergency.	Meier	
26-130	Vote	Authorizing the Safety Service Director to accept and appropriate an anonymous donation in the amount of Five Thousand Five Hundred and 00/100 Dollars (\$5,500.00) to purchase two (2) "LifePak 35" monitor printers and associated supplies from the Stryker Sales Corp. for the Mansfield Fire Department, and declaring an emergency.	Meier	
26-131	Vote	Authorizing the Safety Service Director to accept and appropriate a Bulletproof Vest Partnership Grant in the amount of Twenty-One Thousand Two Hundred Twenty-Five and 36/100 Dollars (\$21,225.36) from the Bureau of Justice Assistance (BJA) to be used for the purchase of bulletproof vests, and declaring an emergency.	Meier	
26-132	Vote	Authorizing the Safety Service Director to accept and appropriate an EMS Training and Equipment Grant in the amount of Two Thousand Five Hundred 00/100 Dollars (\$2,500.00) from the Ohio Department of Public Safety-Emergency Medical Services Division to be used for EMS Equipment in the City of Mansfield, and declaring an emergency.	Meier	

26-133	Caucus Only	Authorizing the Public Works Director to advertise for bids and enter into a contract or contracts for custodial services in the Mansfield Municipal Building, the Wastewater Treatment Plant Office Building, the Water Treatment Plant Office Building, and the Utility Collections Building.	Miranda	
26-134	Caucus Only	Authorizing the Public Works Director to advertise for bids and enter into a contract for salt supply.	Miranda	
26-135	Vote	Appropriating the sum of Eighty Thousand and 00/100 Dollars (\$80,000) from the unappropriated Court Computerization Fund (#219) for the purpose of replacing computer equipment and updating software to implement a paperless filing project to allow citizens to file some actions electronically, and declaring an emergency.	Falquette	
26-136	Vote	Appropriating the sum of Thirty-Five Thousand and 00/100 Dollars (\$35,000) from the unappropriated Court Costs Fund (#226) for the purpose of sending certified court notices and increased supply costs, and declaring an emergency.	Falquette	
26-137	Vote	Vacating a right of way locating at 100 Cairns Road, Mansfield, Ohio, as described on the petition, retaining the utility rights and easements therein, and declaring an emergency.	Mount	

NEXT MEETING: Tuesday, August 4th, 2026 7:00pm Council to follow

BY: ALL MEMBERS OF COUNCIL

Honoring Lieutenant Donald Rinehart upon his retirement from the Mansfield Police Department.

**BE IT RESOLVED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO**

SECTION 1. That Council, on behalf of the government and the citizens of the Mansfield community, is privileged to honor and pay tribute to Lieutenant Donald Rinehart upon his retirement from the City of Mansfield, effective July 9th, 2026.

After Twenty-Six years of dedicated service, Lieutenant Donald Rinehart served his last day for the Mansfield Community on July 9th, 2026. He began his law enforcement career with the village of Bellville, where he served six years before joining the Mansfield Division of Police on March 13, 2006. During his distinguished career with the Division, he served in numerous leadership, training, and specialized assignment that significantly contributed to the department's success and professional development.

Throughout his career, Lieutenant Donald Rinehart was an OPATA-certified instructor and provided training as a NIST Instructor, NFDD and Chemical Instructor, ASP and Handcuffing Instructor, MILO Instructor, and Defensive Tactics Instructor. He was a licensed FAA Part 107 Remote Pilot and served as the Division's Recruitment Coordinator as well as a Field Training Officer (FTO) Supervisor from 2014 to the present. Lt. Rinehart was a member of the Opiate Response Team and the SWAT Team from 2011-2021 and served as Watch Commander on all three Patrol Shifts.

His exemplary career has been marked by numerous awards and commendations. He was named Supervisor of the Year in 2020 and earned the Division's Top Cop Award five times, in 2006, 2007, 2008, 2010, and 2013. In 2025, he was awarded the Legion of Merit and received numerous Special Commendations and Letters of Recognition throughout his career in acknowledgement of his dedication, leadership, and service.

The Mansfield Division of Police extends its sincere gratitude and appreciation to Lt. Rinehart for his more than twenty years of dedicated service to the citizens of Mansfield and the Law Enforcement Profession. We wish him continued success, happiness, and fulfillment in his retirement.

SECTION 2. That this resolution shall take effect immediately.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>21 July 2026</u>
2 nd Reading	<u>21 July 2026</u>
PASSED	<u>21 July 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

Mike Miranda

Cheryl Meier

Crystal Davis-Weese

Antoinette Daley

Aurelio Diaz

Deborah Mount

David Falquette

Shari Robertson

Keith Porch

Louis Andres

Phillip E. Scott

Jodie Perry

Kelly Converse

Roeliff E. Harper

BILL #26-119

RESOLUTION # _____

BY: MR. FALQUETTE

Appointing the following member to the Downtown Improvement Advisory Board, to commence service immediately to replace a resigning member, for the term which commenced commencing July 1, 2026, and declaring an emergency

WHEREAS, in an effort to reinvent and revitalize Mansfield's downtown, the City is seeking creative avenues to strategically maximize grants and other revenue streams for improvement projects, and

WHEREAS, the City wishes to strategically encourage collaboration between its government and its residents to leverage their collective desire for improvement, and

WHEREAS, these goals can best be met by maintaining an advisory board that will guide strategic thinking and provide recommendations to further it.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That pursuant to Chapter 177 of the Mansfield Codified Ordinances of 1997, the following members be appointed to the Downtown Improvement Advisory Board in accordance with this ordinance:

Member:
Chelsie Thompson

Term:
Exp. June 30, 2030

SECTION 2. That reason for the immediate need to authorize Chelsea Thompson to commence her term, in order to serve the public goals of the Downtown Improvement Advisory Board, this measure is determined to be an emergency Resolution for the immediate preservation of the public peace, health, safety, and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately after its passage, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>21 July 2026</u>
2 nd Reading	<u>21 July 2026</u>
PASSED	<u>21 July 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

BY: MR. MIRANDA

Approving the Hardship Petition of Michael Mollohan and Nicole Mollohan, of 1945 Middle Bellville Road, Mansfield, Ohio 44904, and granting one (1) year license to tap into the City water and sanitary sewer systems at their own expense, and declaring an emergency.

WHEREAS, Mansfield Municipal Code Section 951.06 (a) requires the submission of an annexation petition to the Richland County Board of Commissioners seeking annexation of the subject property to the City prior to granting of a water tap license to an applicant,

AND WHEREAS, Mansfield Municipal Code 951.06 (c) provides that, "a property owner now located outside the corporation limits of the City demonstrates a hardship to Council, then a City water service connection may be permitted provided a three-quarters majority of Council authorizes by ordinance the issuance of the water service tap."

AND WHEREAS, Mansfield Municipal Code 951.06 (d) provides that, any property owner receiving authority to obtain a water service tap in accordance with subsection (c) hereof shall have one year from the date of the tap agreement to annex to the City or such water service tap shall be shut off and the water service terminated to such property in accordance with applicable procedures in the Water Division regulations.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That the Hardship Petition submitted by Michael Mollohan and Nicole Mollohan, of 1945 Middle Bellville Road, Mansfield, Ohio 44904, has demonstrated hardship to the Satisfaction of City Council.

SECTION 2. That Michael Mollohan and Nicole Mollohan, of 1945 Middle Bellville Road, Mansfield, Ohio 44904 are hereby, granted a license to enter into a water tap agreement with the City to access the city water and sanitary sewer systems for a parcel located at 1945 Middle Bellville Rd., Washington Township, known as Richland County Permanent Parcel No. 053-37-044-16-000, in accordance with Mansfield Municipal Code 951.06 (c).

SECTION 3. That the conditions upon which this license and privilege are granted shall be as follows: license and right granted in Section 1 shall be subject to the following conditions:

- A. That the construction of such water and sewer lines and the tapping into the city water and sanitary sewer systems shall be subject to the supervision and inspection of the Department of Permitting and Development and that said Department shall be notified by the Licensee herein forty-eight (48) hours prior to said licensee engaging in any construction these improvements.
- B. That all of the expense of construction, including the costs of inspection by the City, shall be paid by the Licensee herein.
- C. That all taps and water and sewer charges for the water and sanitary sewer lines authorized herein shall be at the regular charge for taps and service outside the City of Mansfield until the completion of the annexation process, when the charges shall be the regular charge for taps and service within the City of Mansfield.
- D. That Michael Mollohan and Nicole Mollohan, their heirs, executors, administrators, and assigns, shall save the City of Mansfield free and harmless from any and all liability to person, persons or property in any way connected with, arising out of, or incident to the construction of such sanitary sewer lines.
- E. That this license shall expire one year from the date of a water tap agreement between the applicants and the City and water service shall be terminated in accordance with Mansfield Municipal Code 951.06 (d) if the annexation process has not been completed prior to the expiration of said license.

SECTION 4. That the exercise of this license and privilege by the Licensee herein, his heirs, executors, administrators, and assigns, shall be determined to be an acceptance by the Licensee herein, his heirs, executors, administrators, and assigns of all the conditions and terms of this ordinance.

SECTION 5. That in order to permit tapping into the city water and sewer systems in order to eliminate health and sanitation hazards, this measure is determined to be an emergency Ordinance for the immediate preservation of the public peace, health, safety and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>21 July 2026</u>
2 nd Reading	<u></u>
PASSED	<u>21 July 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

* Publication required.

June 15, 2026

Mansfield Law Director's Office
City of Mansfield
Mansfield, Ohio

Regarding Hardship Petition for Water and Sewer Service – Property Outside City Limits

To the City of Mansfield,

We are the owners of the property located at 1945 Middle Bellville Road, Mansfield, OH 44904, located outside the City of Mansfield, and are requesting consideration for hardship approval under Mansfield Municipal Code Section 951.06(c) to allow connection to City water and sewer services prior to annexation.

The property currently uses a septic and well system original to the home built in 1962. We have been informed by septic professionals that our septic system is failing and is no longer functioning properly. We are experiencing sewage backup into the basement floor drain and ongoing issues indicating system overload and failure.

The surrounding neighborhood is served by City of Mansfield water and sewer, and our property is the only remaining property in the immediate area on a septic system.

Because of these conditions, the septic system is not a reliable or safe long-term solution. Connection to City of Mansfield sewer service is needed to correct this issue. Water service is also being requested in conjunction with sewer access to support the property's utility needs.

We understand that hardship approval requires a City Council vote and, if approved, a tap agreement and future annexation within the required timeframe.

We are requesting expedited consideration due to the current condition of the septic system.

We are willing to provide any additional information or documentation needed for review.

Thank you for your consideration,



Michael Mollohan
567-231-9127
michaelmollohan643@gmail.com



Nicole Mollohan
419-560-0538
nmaemore@gmail.com

BY: MR. MIRANDA

Approving the Hardship Petition of Monty G. Perry and Marie Perry, of 1095 Country Club Drive, Mansfield, Ohio 44906, and granting one (1) year license to tap into the City water and sanitary sewer systems at their own expense, and declaring an emergency.

WHEREAS, Mansfield Municipal Code Section 951.06 (a) requires the submission of an annexation petition to the Richland County Board of Commissioners seeking annexation of the subject property to the City prior to granting of a water tap license to an applicant,

AND WHEREAS, Mansfield Municipal Code 951.06 (c) provides that, "a property owner now located outside the corporation limits of the City demonstrates a hardship to Council, then a City water service connection may be permitted provided a three-quarters majority of Council authorizes by ordinance the issuance of the water service tap."

AND WHEREAS, Mansfield Municipal Code 951.06 (d) provides that, any property owner receiving authority to obtain a water service tap in accordance with subsection (c) hereof shall have one year from the date of the tap agreement to annex to the City or such water service tap shall be shut off and the water service terminated to such property in accordance with applicable procedures in the Water Division regulations.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That the Hardship Petition submitted by Monty G. Perry and Marie Perry, of 1095 Country Club Drive, Mansfield, Ohio 44906, has demonstrated hardship to the Satisfaction of City Council.

SECTION 2. That Monty G. Perry and Marie Perry, of 1095 Country Club Drive, Mansfield, Ohio 44906, are hereby, granted a license to enter into a water tap agreement with the City to access the city water and sanitary sewer systems for a parcel located adjacent to 1095 Country Club Dr., Madison Township, Ohio 44906, known as Richland County Permanent Parcel No. 026-11-062-01-002, in accordance with Mansfield Municipal Code 951.06 (c).

SECTION 3. That the conditions upon which this license and privilege are granted shall be as follows: license and right granted in Section 1 shall be subject to the following conditions:

- A. That the construction of such water and sewer lines and the tapping into the city water and sanitary sewer systems shall be subject to the supervision and inspection of the Department of Permitting and Development and that said Department shall be notified by the Licensee herein forty-eight (48) hours prior to said licensee engaging in any construction these improvements.
- B. That all of the expense of construction, including the costs of inspection by the City, shall be paid by the Licensee herein.
- C. That all taps and water and sewer charges for the water and sanitary sewer lines authorized herein shall be at the regular charge for taps and service outside the City of Mansfield until the completion of the annexation process, when the charges shall be the regular charge for taps and service within the City of Mansfield.
- D. That Monty G. Perry and Marie Perry, their heirs, executors, administrators, and assigns, shall save the City of Mansfield free and harmless from any and all liability to person, persons or property in any way connected with, arising out of, or incident to the construction of such sanitary sewer lines.
- E. That this license shall expire one year from the date of a water tap agreement between the applicants and the City and water service shall be terminated in accordance with Mansfield Municipal Code 951.06 (d) if the annexation process has not been completed prior to the expiration of said license.

SECTION 4. That the exercise of this license and privilege by the Licensee herein, his heirs, executors, administrators, and assigns, shall be determined to be an acceptance by the Licensee herein, his heirs, executors, administrators, and assigns of all the conditions and terms of this ordinance.

SECTION 5. That in order to permit tapping into the city water and sewer systems in order to eliminate health and sanitation hazards, this measure is determined to be an emergency Ordinance for the immediate preservation of the public peace, health, safety and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>21 July 2026</u>
2 nd Reading	<u></u>
PASSED	<u>21 July 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

* Publication required.

JOHN W. BERGER (1940 to 2023)
J. SEBASTIAN BERGER

BERGER LAW OFFICE, LLC
211 N. SELTZER ST. - P.O. BOX 29
CRESTLINE, OHIO 44827

LEO J. SCANLON (1903-1969)
JOHN BERGER, JR. (1913-1966)
NELSON GARNER (1928-2005)

TELEPHONE (419) 683-2214
FAX (419) 683-2835

June 17, 2026

City of Mansfield
Law Director's office
c/o David W. Madden, Esq.
30 N. Diamond St.
Mansfield, OH 44902

RE: Hardship Petition for Monty G. Perry and Hannah Marie Perry for Water Service for PP# 0261106201002

Dear Atty Madden:

I am assisting Monty G. Perry and Hannah Marie Perry in applying for water service for their Lot in Madison Township, being Lot number 13 in the Country Club Addition No. 2. I have attached a copy of the Auditor's GIS map, property card and deed for your reference.

Their current contact information is:
Monty G. Perry and Hannah Marie Perry
1095 Country Club Drive
Mansfield, OH 44905
(419) 571-8066

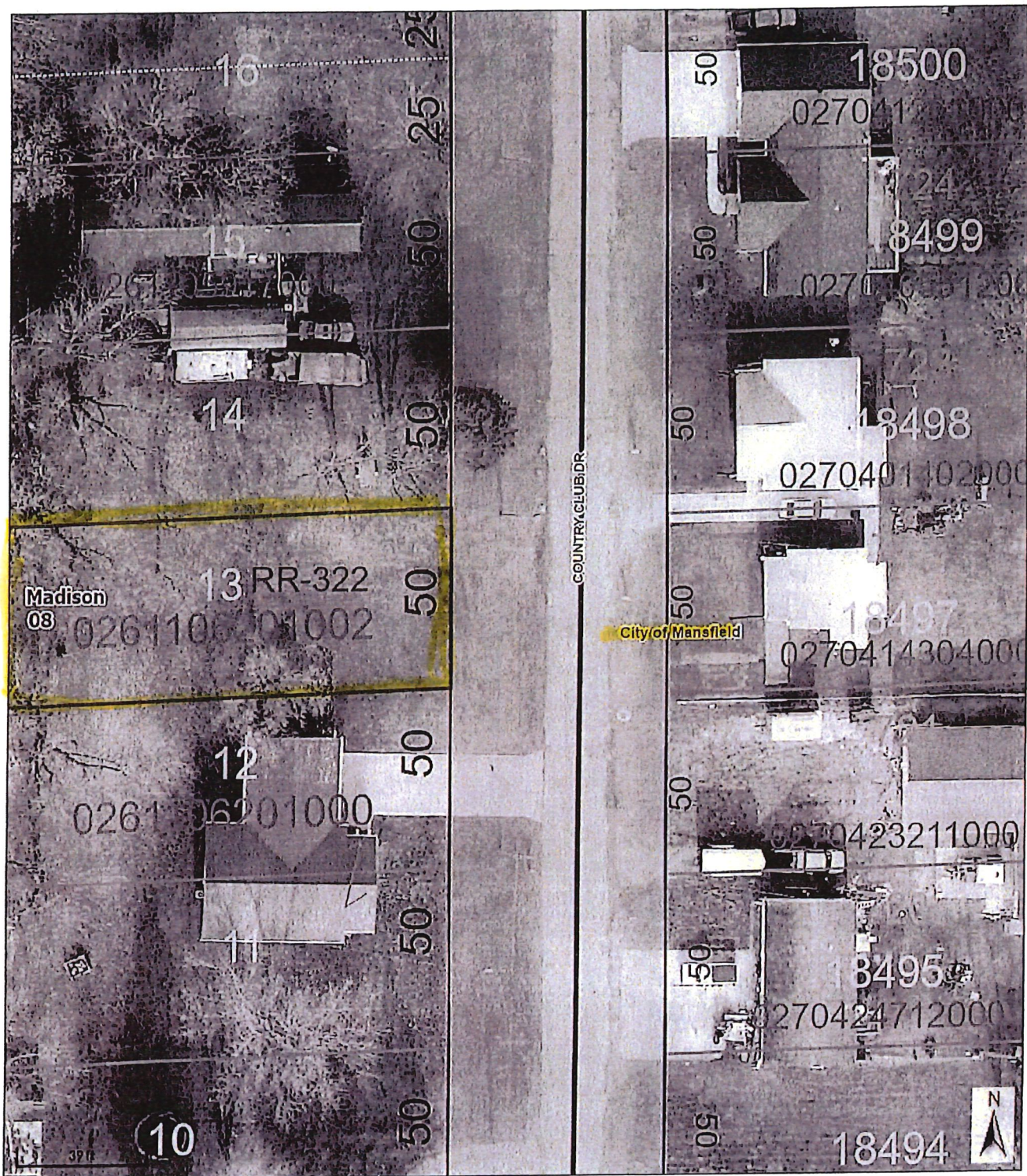
Said lot sits directly across the street (Country Club Drive) from the Mansfield City corporation limits where he is building a new home. It is his intention to annex this lot into the City of Mansfield but needs water service prior to the completion of the annexation process in order to complete the construction of his new home. To deny such access to City water service would create a hardship as it would prevent the completion of the construction of his new home as he would be without water unless he drilled a well which he has estimated to cost \$9,000 to \$10,000 or more.

We greatly appreciate your review of this hardship petition and respectfully request that it be granted on an expedited basis if possible.

Very truly yours,


J. Sebastian Berger

JSB
Enc.



Parcel ID 0261106201002
 Sec/Twp/Rng --
 Property Address COUNTRY CLUB DR, MANSFIELD 44905
 MANSFIELD
 District 026
 Brief Tax Description 13 50 X 135
 (Note: Not to be used on legal documents)

Alternate ID n/a
 Class R
 Acreage 0.155

Owner Address PERRY MONTY G
 & HANNAH MARIE SURV
 1095 COUNTRY CLUB DR
 MANSFIELD, OH 44905

TRANSFERRED

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Ohio Revised Code.
PATRICK W. DROPSEY, Richland County Auditor

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL MS DATE 11-24-25

DATE 11/24/25 TRANSFER FEE \$ 50

CONVEYANCE FEE \$ _____ EXEMPT X

RR-322

FOR AUDITORS PURPOSES ONLY

52

LEGAL CHECKED
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL MS DATE 11-24-25

202500012849 11/24/2025 02:43 PM
Filed for Record in RICHLAND County, Ohio
Denise R. Jackson Rec Fees: \$34.00
DEED OR Vol 3035 Pgs 2654 - 2654

QUIT CLAIM DEED
O.R.C. 5302.11

THAT We,

Monty G. Perry and Hannah Marie Perry, husband and wife,

GRANTORS,

for valuable consideration paid grant(s), to

Monty G. Perry and Hannah Marie Perry, husband and wife,
for their joint lives, remainder to the survivor of them,

GRANTEES,

whose tax mailing address is: 1095 Country Club Drive, Mansfield, OH 44905

the following real property:

Situated in the Township of Madison, County of Richland and State of Ohio
and being further described as follows:
Being Lot Number Thirteen (#13) in Country Club Addition No. 2

Parent Parcel # 026-11-062-01-000 Parcel # 026-11-062-01-002
Property Address: Country Club Drive, Mansfield, Ohio
Prior Deed: Book 2995, Pg. 4344

EXECUTED this 21st day of November, 2025.

Monty G. Perry
Monty G. Perry

Hannah Marie Perry
Hannah Marie Perry

STATE OF OHIO)
) ss.
COUNTY OF CRAWFORD)

This is an acknowledgment. No oath or affirmation was administered to the signer with regard to the notarial act.

The foregoing Instrument was acknowledged before me this 21st day of November, 2025, by Monty G. Perry and Hannah Marie Perry, husband and wife.



J. SEBASTIAN BERGER
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
Expiration Date
J. Sebastian Berger, Attorney At Law
BERGER LAW OFFICE, LLC
211 N. Seltzer St. - P.O. Box 29
Crestline, OH 44827

J. Sebastian Berger
J. Sebastian Berger, Notary Public
My Commission has no expiration date

BERGER LAW OFFICE LLC
PO BOX 29
CRESTLINE, OH 44827

Inst #202500012849

Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Agreement with R G Smith Company, an Ohio corporation, its successors, assigns, and affiliates, for their planned project expanding industrial space in the City of Mansfield.

SECTION 1. That the Mayor and the Public Works Director be, and they are hereby, authorized to enter into a Community Reinvestment Area Agreement with R G Smith Company, an Ohio corporation, its successors, assigns, and affiliates, for their planned project expanding current buildings that will include industrial space the City and in the Community Reinvestment Area, which will encompass substantial new investment and related employment, and to provide in said Agreement for certain tax incentives, as authorized under Ohio Revised Code Chapter §3735.66, i.e., e., exemption from tax for a period of twelve (12) years on the real estate improvements for sixty percent (60%) of such property newly invested in the project, all as substantially designated and fully set forth in the proposed Community Reinvestment Area Application, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference.

SECTION 2. That this Ordinance shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

SIGNED /s/ Phillip E. Scott
President of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

Request for Legislation

Today's Date: 06/18/2026

For Caucus Meeting Date: July 21, 2026

Sponsor (choose appropriate member): David Falquette - Economic Development, Finance/Aud

Submitted on behalf of: Mayor

Department submitting request: Economic Development

Yes ☒ No ☐ Committee Meeting Requested

Request Legislation to (description of legislation):

Authorize the Mayor and Public Works Director to enter into a Community Reinvestment Area Agreement with RG Smith Company for their planned construction of an expansion of their industrial building at 166 W 6th St.

Special Instructions / Comments:

The Administration is recommending a 12 year, 60% CRA agreement.

Related Prior Legislation:

GL Account / Classification:

Yes ☒ No ☐ Additional information attached, IF Yes, MUST BE ATTACHED TO BE PROCESSED

- ☐ Emergency (takes effect immediately)
- ☐ Waive none (will have Caucus plus three readings)
- ☐ Waive last reading (will have Caucus plus two readings)
- ☐ Waive last two readings (will have Caucus plus one reading)
- ☒ Pass Legislation same date as Caucus (pass same day, waive all readings)

For Caucus meeting of: July 21, 2026

For first regular meeting of: July 21, 2026

For second regular meeting of:

For passage meeting of: July 21, 2026

Council Meetings

January 6th
January 20th
February 3rd
February 17th
March 3rd
March 17th
April 7th
April 21st
May 6th
May 19th
June 2nd
June 16th
July 21st (only 1 meeting)
August 4th
August 18th
September 1st
September 15th
October 6th
October 20th
November 4th
November 17th
December 1st
December 15th

Form prepared by: Barrett Thomas

cc: Finance Director, Law Director, Mayor, Public Works Director, Safety Service Director

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

Public Works/Safety Service Director: _____ Date: _____

Elected Official: _____ Date: _____

Approved _____ Denied _____

All legislation requests must be submitted no later than 4:00 p.m. on the Monday of the week preceding the scheduled council meeting.



CITY OF MANSFIELD
JODIE A. PERRY, MAYOR
30 N. DIAMOND STREET
MANSFIELD, OHIO 44902
419-755-9626
www.ci.mansfield.oh.us



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: R G Smith Company

Business type: S-Corp

Address: 1249 Dueber Ave SW, Canton, OH 44706

Contact person: Steve Brown

Phone: 330-456-3415 x125

Email: sbrown@rgscontractors.com

Business Name (employer of record): R G Smith Company

Business type: S-Corp

Address: 166 W Sixth St, Mansfield, OH 44902

Contact person: Rick Reece

Phone: 419-656-2315

Email: rreece@rgsmithcompany.com

List principal owners: Geoff Nicely

Nature of the commercial/industrial activity: Other

If other: Industrial sheet metal, piping, and specialty fabrication

Brief description of products and/or services:

Industrial sheet metal, piping, and specialty fabrication

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: 166 W Sixth St, Mansfield, OH 44902

Parcel ID (found on Auditor's website): 0270414711000

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

Building addition to allow for more capacity, job retention and addition.

Size of new building in SF: 5,880

Project begin date: 6/15/2026

Estimated project end date: 10/31/2026

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: 29

Total annual payroll for existing/retained jobs for the previous 12 months (including overtime, excluding benefits): \$3,000,000

12 month look back "as of" date: 12/31/2025

New Jobs

Total # new FTE jobs to be created at the project site: 9
 Total new jobs total annual payroll: \$900,000-\$1,000,000

Estimate the type and schedule of employment:

Year	Job type	FTE
i.e. 2026	Welders	2
	Logistics	3.5
	Sales	1
2026	Ironworkers / Sheet Metal Worker / Pipefitter	2 / 1 / 1
2027	Ironworkers / Sheet Metal Worker / Pipefitter / Project Manager	2 / 1 / 1 / 1
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

5. Capital Investment:

Projected building and land acquisition cost: Click or tap here to enter text.

Projected construction and building improvement costs: \$1,800,000

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: \$10,000-20,000

Other: Click or tap here to enter text.

Total Investment: \$1,810,000-1,820,000

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

85% for 15 years covering real property as described above.

Reasons for requesting tax incentives (be quantitatively specific as possible)

This is a substantial investment which expresses our commitment to the local economy and community with additional jobs created and income tax revenue.

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.

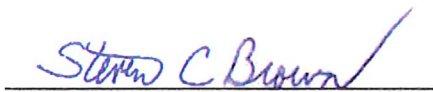
The Applicant agrees to supply additional information upon request.

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: R G Smith Company

Date: 6/4/2026

Title: C.F.O.

A handwritten signature in blue ink, reading "Steven C. Brown", is written over a horizontal line.

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.

Authorizing the Mayor and the Public Works Director to enter into an Amended Community Reinvestment Area Agreement with Niss Aviation FBO, LLC, an Ohio limited liability company, amending the previous CRA Agreement with Niss Aviation FBO, LLC, an Ohio limited liability company, entered into via Ordinance #21-005 and terminating the CRA School Compensation Agreement entered into via Ordinance #21-006, for the completed construction project located at 2000 Harrington Memorial Drive.

SECTION 1. That the Mayor and the Public Works Director be, and they are hereby, authorized to enter into an Amended Community Reinvestment Area Agreement with Niss Aviation FBO, LLC, an Ohio limited liability company, entered into via Ordinance #21-005 and terminating the CRA School Compensation Agreement entered into via Ordinance #21-006, for the completed construction project located at 2000 Harrington Memorial Drive, located in the City and in the Community Reinvestment Area, which will encompass substantial new investment and related employment, and to provide in said Agreement for certain tax incentives, as authorized under Ohio Revised Code Chapter §3735.66, i.e granting a fifteen (15) year real property tax exemption for the assessed value of any new remodeling of the Project Site, Fifty-five percent (55%), all as substantially designated and fully set forth in the proposed First Addendum to Community Reinvestment Area Agreement, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference.

Caucus	21 July 2026
1 st Reading	21 July 2026
2 nd Reading	
PASSED	21 July 2026

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

request for Legislation

Today's Date: 07/10/2026

For Caucus Meeting Date: July 21, 2026

Sponsor (choose appropriate member): David Falquette - Economic Development, Finance/Aud

Submitted on behalf of: Mayor

Department submitting request: Economic Development

Yes ☒ No ☐ Committee Meeting Requested**Request Legislation to (description of legislation):**

Authorizing the Mayor and the Public Works Director to enter into an Amended Community Reinvestment Area Agreement with Niss Aviation FBO, LLC, amending the previous CRA Agreement with Niss Aviation FBO, LLC, entered into via Ordinance #21-005 and terminating the CRA School Compensation Agreement entered into via Ordinance #21-006, for the completed construction project located at 2000 Harrington Memorial Rd.

Special Instructions / Comments:

Related Prior Legislation:

21-005 and 21-006

GL Account / Classification:

Yes ☒ No ☐ Additional information attached, IF Yes, MUST BE ATTACHED TO BE PROCESSED

- ☐ Emergency (takes effect immediately)
- ☐ Waive none (will have Caucus plus three readings)
- ☐ Waive last reading (will have Caucus plus two readings)
- ☐ Waive last two readings (will have Caucus plus one reading)
- ☒ Pass Legislation same date as Caucus (pass same day, waive all readings)

For Caucus meeting of: July 21, 2026

For first regular meeting of: July 21, 2026

For second regular meeting of:

For passage meeting of: July 21, 2026

Council Meetings

January 6th
January 20th
February 3rd
February 17th
March 3rd
March 17th
April 7th
April 21st
May 6th
May 19th
June 2nd
June 16th
July 21st (only 1 meeting)
August 4th
August 18th
September 1st
September 15th
October 6th
October 20th
November 4th
November 17th
December 1st
December 15th

Form prepared by: Barrett Thomas

cc: Finance Director, Law Director, Mayor, Public Works Director, Safety Service Director

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

Public Works/Safety Service Director: _____ Date: _____

Elected Official: Jodie A Perry Date: 7/10/2026Approved ☒ Denied ☐**All legislation requests must be submitted no later than 4:00 p.m. on the Monday of the week preceding the scheduled council meeting.**

**FIRST ADDENDUM
TO COMMUNITY REINVESTMENT AREA AGREEMENT**

THIS FIRST ADDENDUM is an integral part of the Community Reinvestment Area Agreement approved on February 10, 2021 (the “**Agreement**”), a copy of which is attached hereto, by and between the City of Mansfield, Ohio, a municipal corporation and political subdivision of the State of Ohio (the “**City**”), and Niss Aviation FBO, LLC, an Ohio Limited Liability Company (the “**Original Owner**”), with respect to the building expansion at 2000 Harrington Memorial Rd, Mansfield, OH 44903 (the “**Original Project**”) located on certain real property located on taxable parcel 0138950006004 (the “**Project Site**”), the creation of jobs by the Original Owner in conjunction with the Original Project, and the terms and conditions upon which the City has granted a tax exemption from real property improvements pursuant to Ohio Revised Code Section 3735.67.

Under Section 4; Real Property Tax Exemption of the Agreement, the existing language is DELETED and REPLACED with the following:

“The City hereby grants a fifteen (15) year real property tax exemption, pursuant to R.C. Section 3735.67 and for the assessed value of any new remodeling of the Project Site, Fifty-five percent (55%). The exemption commences the first year such real property improvement would first be taxable were that property not hereby exempted from taxation. No exemption shall commence after tax year 2023 (i.e., tax lien date January 1, 2024) nor extend beyond tax year 2037 (i.e., tax lien date January 1, 2038).”

For purposes of clarification, the foregoing deletion and replacement of the language comprising Section 4 of the Agreement does not restart any fifteen (15) year exemption period described therein.

Signature page follows.

IN WITNESS WHEREOF, the CITY OF MANSFIELD, OHIO, by Jodie A Perry, Mayor and Louis Andres, Public Works Director, and pursuant to Ordinance #26-**XXX**, has caused this instrument to be executed on the dates indicated below, to be effective upon the execution of all parties.

CITY OF MANSFIELD, OHIO, an Ohio Municipal Corporation

BY: _____ Date _____
Jodie A. Perry, Mayor

BY: _____ Date _____
Louis Andres, Public Works Director

Niss Aviation FBO, LLC, an Ohio Limited Liability Company

BY: _____ Date _____
Dan Niss, Member

APPROVED AS TO FORM:

Roeliff E. Harper, Law Director
City of Mansfield, Ohio

Date

COMMUNITY REINVESTMENT AREA AGREEMENT

This Agreement made and entered into by and between the CITY OF MANSFIELD, OHIO, a municipal corporation, with its main offices located at 30 North Diamond Street, Mansfield, Ohio 44902 (hereinafter referred to as "MANSFIELD"), and NISS AVIATION FBO, LLC, an Ohio Limited Liability Company with its main mailing address being, 3847 Shangri La Avenue East, Mansfield, Ohio 44903. WITNESSETH:

WHEREAS, the MUNICIPAL CORPORATION has encouraged the development of real property and the acquisition of personal property located in the area designated as a Community Reinvestment Area, and

WHEREAS, Niss Aviation FBO, LLC, is desirous of constructing a new 15,000 square foot hangar at 1990 Harrington-Memorial Road, Mansfield, Ohio site (hereinafter referred to as the "PROJECT") within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT, and

WHEREAS, the Council of the City of Mansfield by Ordinance #20-086 adopted May 19, 2020, designated the area as a Community Reinvestment Area pursuant to § 3735.66 of the Ohio Revised Code ("ORC"), and

WHEREAS, effective July 17, 2020, the Director of the Ohio Development Services Agency of the State of Ohio determined that the aforementioned area designated in said Ordinance #20-086 contains the characteristics set forth in § 3735.66 of the ORC and certified said area as a Community Reinvestment Area under said § 3735.66, and

WHEREAS, Mansfield having the appropriate authority for the stated type of project is desirous of providing the ENTERPRISE with incentives available for the development of the PROJECT in said Community Reinvestment Area under § 3735.66 of the ORC, and

WHEREAS, Niss Aviation FBO, LLC, has submitted a proposed agreement application (hereinafter referred to as "APPLICATION"), a copy of which is attached hereto as Exhibit "A".

WHEREAS, Niss Aviation FBO I, LLC, has remitted the required state application fee of \$750 made payable to the Ohio Development Services Agency with the application to be forwarded with the final agreement, and

WHEREAS, the Director of Economic Development for the City Mansfield as Housing Officer has investigated the application of Niss Aviation FBO, LLC., and has recommended the same to the City Council of the City of Mansfield on the basis that Niss Aviation FBO, LLC, is qualified by financial responsibility and business experience to create and preserve employment opportunities in said City of Mansfield Community Reinvestment Area and improve the economic climate of the City of Mansfield, and

WHEREAS, the project site as proposed by Niss Aviation FBO, LLC, is located in the Crestview Local School District and the Pioneer Career and Technical Center School District and the Board of Education of Crestview Local Schools has been notified in accordance with § 3735.67 and 5709.83 and has been given a copy of the APPLICATION, and this AGREEMENT.

WHEREAS, pursuant to Ohio Revised Code Section 3735.67 (A), and in conformance with the format required under Section 3735.671 (B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. Niss Aviation FBO, LLC shall construct a 15,000 square foot Aircraft Hangar at 1990 Harrington-Memorial Road..

Said building shall be constructed on Parcel Number 013-89-500-06-000 as the same is known and designated on the Auditor's revised list of lots in the City of Mansfield, Richland County, Ohio (as shown in the attached Exhibit "B").

The PROJECT will involve an estimated new building investment of One Million Five Hundred Thousand Dollars (\$1,500,000.00), One Hundred Thousand Dollars (\$100,000.00) in building renovations, Three Hundred Thousand Dollars (\$300,000.00) in building acquisition, One Hundred Fifty Thousand Dollars (\$150,000.00) to acquire machinery & equipment, One Hundred Thousand Dollars to acquire furniture & fixtures and Fifty Thousand Dollars (\$50,000.00) to acquire inventory, plus or minus 10%, at the 1990 Harrington-Memorial Road site.

The PROJECT will begin January 15, 2021 and all acquisition, construction and installation will be completed by November 30, 2021.

2. Niss Aviation FBO, LLC shall create employment after the commencement of construction of the aforesaid facility, in accordance with the schedule provided in Exhibit "C" attached hereto and incorporated herein.

3. Niss Aviation FBO, LLC shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the enterprise's compliance with the agreement, including returns filed pursuant to § 5711.02 of the ORC if requested by the Council.

4. The CITY OF MANSFIELD hereby grants Niss Aviation FBO, LLC a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code for the number of years and percentages:

Years of Tax Exemption

Tax Exemption Amount (Percentage)

15 years

100%

Each identified project improvement will receive a fifteen (15) year exemption period. The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption extend beyond December 31, 2037 (for tax year 2036).

Niss Aviation FBO, LLC must file the appropriate tax forms (DTE 24) with the Richland County Auditor to effect and maintain the exemptions covered in the agreement.

5. The City of Mansfield specifically agrees to waive the fee specified in the Ohio Revised Code Section 3735.671 (D).

6. Niss Aviation FBO, LLC, as part of this agreement, and as authorized in Section 3735.671 (A) (2) (c), shall enter into a Community Reinvestment Area Compensation Agreement with the Crestview Local School District and Pioneer Career and Technical Center detailing the annual cash payments for each year it receives the above mentioned exemption.

7. Niss Aviation FBO, LLC shall pay such real and tangible personal property taxes as are not exempted under this agreement and as otherwise are required by law to be paid and are charged against such property and shall file all tax reports and returns as required by law. If they fail to pay such taxes or file such returns and reports, all incentives and exemptions granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.

8. Mansfield shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

9. If for any reason Mansfield revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless Niss Aviation FBO, LLC materially fails to fulfill its obligations under this agreement and Mansfield terminates or modifies the exemptions from taxation granted under this agreement.

10. If Niss Aviation FBO, LLC materially fails to fulfill its obligations under this agreement, or Mansfield determines that the certification as to delinquent taxes as required by this agreement is fraudulent, Mansfield may terminate or modify the exemptions from taxation granted under this agreement. Mansfield may require repayment of the amount of taxes that would have been payable had the property tax not been exempted from taxation under this agreement.

11. Niss Aviation FBO, LLC, hereby certifies that at the time this agreement is executed, Niss Aviation FBO, LLC does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and do not owe delinquent taxes for which it is liable under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753 of the ORC, or, if such delinquent taxes are owed, Niss Aviation FBO, LLC, is currently paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against Niss Aviation FBO, LLC. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the ORC governing payment of those taxes.

12. Niss Aviation FBO, LLC and Mansfield acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Mansfield, Ohio as a condition for the agreement to take effect. This agreement takes effect upon such approval.

13. Mansfield has developed a policy to ensure recipients of Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, Niss Aviation FBO,

LLC, is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.

14. Exemptions from taxation granted under this agreement shall be revoked if it is determined that Niss Aviation FBO, LLC, any successor enterprise, or any related member (as those terms are defined in § 5709.61 of the ORC) has violated the prohibition against entering into this agreement under Division (E) of § 3735.671 or § 5709.62, 5709.63, or 5709.632 of the ORC prior to the time prescribed by that division or either of those sections.

15. This agreement is not transferable or assignable without the express written approval of Mansfield.

IN WITNESS WHEREOF, the CITY OF MANSFIELD, OHIO, by TIMOTHY L. THEAKER, Mayor and DAVID REMY, Public Works Director, and pursuant to Ordinance # 21-005, has caused this instrument to be executed this 7th day of January, 2021, and NISS AVIATION FBO, LLC by DAN NISS, its Member, has caused this instrument to be executed on this 10th day of January, 2021.

FEBRUARY

WITNESS

Tim Bowersock

Tim Bowersock

Tim Bowersock

CITY OF MANSFIELD, OHIO

BY:

Tim Theaker
TIMOTHY L. THEAKER, Mayor

BY:

David Remy
DAVID REMY, Public Works Director

NISS AVIATION FBO, LLC

BY:

Dan Niss
DAN NISS, Member

APPROVED AS TO FORM:

John Spon

John Spon, Law Director
City of Mansfield, Ohio

Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Agreement with Newman Technology, Inc., its successors, assigns, and affiliates, for their planned project expanding the Industrial Building located at 100 Cairns Road, in the City of Mansfield.

SECTION 1. That the Mayor and the Public Works Director be, and they are hereby, authorized to enter into a Community Reinvestment Area Agreement with Newman Technology, Inc., its successors, assigns, and affiliates, for their planned project expanding the Industrial Building located in the City and in the Community Reinvestment Area, which will encompass substantial new investment and related employment, and to provide in said Agreement for certain tax incentives, as authorized under Ohio Revised Code Chapter §3735.66, i.e., e., exemption from tax for a period of fifteen (15) years on the real estate improvements for one-hundred percent (100%) of such property newly invested in the project, all as substantially designated and fully set forth in the proposed Community Reinvestment Area Application, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference.

Caucus	21 July 2026
1 st Reading	21 July 2026
2 nd Reading	
PASSED	21 July 2026

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

request for Legislation

Today's Date: 07/10/2026

For Caucus Meeting Date: July 21, 2026

Sponsor (choose appropriate member): David Falquette - Economic Development, Finance/Aud

Submitted on behalf of: Mayor

Department submitting request: Economic Development

Yes ☒ No ☐ Committee Meeting Requested**Request Legislation to (description of legislation):**

Authorize the Mayor and Public Works Director to enter into a Community Reinvestment Area Agreement with Newman Technologies, Inc for their planned construction of an expansion of their industrial building at 100 Cairns Rd.

Special Instructions / Comments:

The Administration is recommending a 15 year, 100% CRA agreement with a school compensation agreement.

Related Prior Legislation:

GL Account / Classification:

Yes ☒ No ☐ Additional information attached, IF Yes, MUST BE ATTACHED TO BE PROCESSED

- ☐ Emergency (takes effect immediately)
- ☐ Waive none (will have Caucus plus three readings)
- ☐ Waive last reading (will have Caucus plus two readings)
- ☐ Waive last two readings (will have Caucus plus one reading)
- ☒ Pass Legislation same date as Caucus (pass same day, waive all readings)

For Caucus meeting of: July 21, 2026

For first regular meeting of: July 21, 2026

For second regular meeting of:

For passage meeting of: July 21, 2026

Council Meetings

January 6th
January 20th
February 3rd
February 17th
March 3rd
March 17th
April 7th
April 21st
May 6th
May 19th
June 2nd
June 16th
July 21st (only 1 meeting)
August 4th
August 18th
September 1st
September 15th
October 6th
October 20th
November 4th
November 17th
December 1st
December 15th

Form prepared by: Barrett Thomas

cc: Finance Director, Law Director, Mayor, Public Works Director, Safety Service Director

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

Public Works/Safety Service Director: _____ Date: _____

Elected Official: Jodie A Perry Date: 7/10/2026Approved ☒ Denied ☐

All legislation requests must be submitted no later than 4:00 p.m. on the Monday of the week preceding the scheduled council meeting.



CITY OF MANSFIELD
JODIE A. PERRY, MAYOR
30 N. DIAMOND STREET
MANSFIELD, OHIO 44902
419-755-9626
www.ci.mansfield.oh.us



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: Newman Technology, Inc.

Business type: C-corp

Address: 100 Cairns Rd., Mansfield, OH 44903

Contact person: Brian Baker

Phone: 419-525-1856 x1230

Email: bbaker@oh.newmantech.com

Business Name (employer of record): Newman Technology, Inc.

Business type: C-corp

Address: 100 Cairns Rd., Mansfield, OH 44903

Contact person: Brian Baker

Phone: 419-525-1856 x1230

Email: bbaker@oh.newmantech.com

List principal owners: Sankei Giken Kogyo, Ltd.

Nature of the commercial/industrial activity Automotive

If other: Click or tap here to enter text.

Brief description of products and/or services:

Automotive Exhaust Systems, Door Sash Systems, & Exterior Trim

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: 100 Cairns Rd., Mansfield, OH 44903

Parcel ID (found on Auditor's website): Click or tap here to enter text.

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

Expansion of High-Bay Press Building to accommodate a new stamping press that will allow us to pursue business for additional customers, parts, and material types

Size of new building in SF: 25,500

Project begin date: 9/1/2026

Estimated project end date: 10/29/2027

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: 627.4

Total annual payroll for existing/retained jobs for the previous 12 months (including overtime, excluding benefits): \$44,986,498

12 month look back "as of" date: 11/30/2025

New Jobs

Total # new FTE jobs to be created at the project site: 70

Total new jobs total annual payroll: \$3,552,062

Estimate the type and schedule of employment:

Year	Job type	FTE
i.e. 2026	Welders	2
	Logistics	3.5
	Sales	1
2026	Quality Tech	1
	Robotic Welding Operator	6
	Assembler	2
	Line Supervisor	2
	Team Leader	2
	Maint. Engineering Tech	2
2027	Quality Tech	2
	Robotic Welding Operator	22
	Assembler	2
	Line Supervisor	4
	Team Leader	2
	Maint. Engineering Tech	2
2028	Quality Tech	1
	Robotic Welding Operator	14
	Assembler	2
	Line Supervisor	2
	Team Leader	1
	Maint. Engineering Tech	1
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

5. Capital Investment:

Projected building and land acquisition cost: Click or tap here to enter text.

Projected construction and building improvement costs: \$9,000,000

Projected machinery & equipment costs: \$65,000,000

Projected furniture & fixtures cost: Click or tap here to enter text.

Projected IT costs: Click or tap here to enter text.

Projected infrastructure costs: \$500,000

Projected training costs: Click or tap here to enter text.

Other: Click or tap here to enter text.

Total Investment: \$74,500,000

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

75% for 15 years covering real property as described above.

Reasons for requesting tax incentives (be quantitatively specific as possible)

•We are anticipating the opportunity to receive several new parts from our automotive customers requiring significant investment in Machinery and Equipment. Additionally, we have opportunities for significant increases in production part volume for current parts that are undergoing design changes, resulting in the need for additional Machinery and Equipment investments to meet the new demand needs of our customers. Without this new investment, our customers may source the additional volume to our competitors. We are also considering investing in a new Stamping Press to position our company to increase our capability range to attract new parts and customers. We are projecting to spend approximately \$75 million in Machinery and Equipment from 2026-2028 to facilitate new model production from our customers. We would like to be able to place that investment in our Ohio facility, as opposed to our Alabama facility or our Mexico facility, where some customer parts may be shipped to, assuming the financial return and employee availability and training needs are met. We anticipate this investment resulting in the addition of at least 40 FTE jobs by the conclusion of the investment period stated above.

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: Newman Technology, Inc.

Date: 5/28/2026

Title: Vice President



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.

BY: MR FALQUETTE

Authorizing the Mayor and the Public Works Director to enter into a Community Reinvestment Area Compensation Agreement with Newman Technology, Inc., its successors, assigns, and affiliates, and the Madison Local School District, to compensate the School District with the intent that the School District be kept whole on the exempted value for Community Reinvestment Agreement between the City and Newman Technology. Inc.'s for the planned project expanding the Industrial Building location at 100 Cairns Road, in the City of Mansfield.

**BE IT ORDAINED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That the Mayor and the Public Works Director be, and they are hereby, authorized to enter into a Community Reinvestment Area Compensation Agreement with Newman Technology, Inc., its successors, assigns, and affiliates, and Madison Local School District, for the planned project expanding New Technology, Inc.'s Industrial Building located at 100 Cairns Road, in the City and in the Community Reinvestment Area, to compensate Madison Local School District directly as authorized by R.C. 3735.671(A)(2)(c) and R.C. 5709.82(C) with the intent to that the School District be kept whole on the exempted value of the project, pursuant to said Agreement for certain tax incentives, as authorized under Ohio Revised Code Chapter §3735.66, i.e., e., exemption from tax for a period of fifteen (15) years on the real estate improvements for one-hundred percent (100%) of such property newly invested in the project, all as substantially designated and fully set forth in the proposed Community Reinvestment Area Compensation Agreement, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference.

SECTION 2. That this Ordinance shall go into effect from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>21 July 2026</u>
2 nd Reading	<u>21 July 2026</u>
PASSED	<u>21 July 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

Request for Legislation

Today's Date: 07/10/2026

For Caucus Meeting Date: July 21, 2026

Sponsor (choose appropriate member): David Falquette - Economic Development, Finance/Aud

Submitted on behalf of: Mayor

Department submitting request: Economic Development

Yes ☐ No ☐ Committee Meeting Requested

Request Legislation to (description of legislation):

Authorizing the Mayor and Public Works Director to enter into a Community Reinvestment Area School Compensation with Newman Technologies and Madison Local School District related to the expansion at 100 Cairns Rd.

Special Instructions / Comments:

Related Prior Legislation:

GL Account / Classification:

Yes ☒ No ☐ Additional information attached, IF Yes, MUST BE ATTACHED TO BE PROCESSED

- ☐ Emergency (takes effect immediately)
- ☐ Waive none (will have Caucus plus three readings)
- ☐ Waive last reading (will have Caucus plus two readings)
- ☐ Waive last two readings (will have Caucus plus one reading)
- ☒ Pass Legislation same date as Caucus (pass same day, waive all readings)

For Caucus meeting of: July 21, 2026

For first regular meeting of: July 21, 2026

For second regular meeting of:

For passage meeting of: July 21, 2026

Council Meetings

January 6th
January 20th
February 3rd
February 17th
March 3rd
March 17th
April 7th
April 21st
May 6th
May 19th
June 2nd
June 16th
July 21st (only 1 meeting)
August 4th
August 18th
September 1st
September 15th
October 6th
October 20th
November 4th
November 17th
December 1st
December 15th

Form prepared by: Barrett Thomas

cc: Finance Director, Law Director, Mayor, Public Works Director, Safety Service Director

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

Public Works/Safety Service Director: _____ Date: _____

Elected Official: Jodie A Perry _____ Date: 7/10/2026

Approved ☒ Denied ☐

All legislation requests must be submitted no later than 4:00 p.m. on the Monday of the week preceding the scheduled council meeting.

COMMUNITY REINVESTMENT AREA COMPENSATION AGREEMENT

This Community Reinvestment Area Compensation Agreement (this "Agreement") is made and entered into by and among the CITY OF MANSFIELD, OHIO, a municipal corporation (the "City"), the BOARD OF EDUCATION OF THE MADISON LOCAL SCHOOL DISTRICT, a public school district (the "Board" or the "School District"), and NEWMAN TECHNOLOGY, INC., an Ohio corporation with offices at 100 Cairns Rd., Mansfield, Ohio 44903 (the "Company"). The City, the Board, and the Company are referred to collectively as the "Parties."

WITNESSETH:

WHEREAS, the City, by Ordinance No. _____, designated a Community Reinvestment Area (the "CRA") pursuant to Ohio Revised Code ("R.C.") Sections 3735.65 through 3735.70, and the Director of Development of the State of Ohio confirmed that area as a Community Reinvestment Area; and,

WHEREAS, the City and the Company have entered into a Community Reinvestment Area Agreement dated _____ (the "CRA Agreement") granting a one hundred percent (100%) real property tax exemption for a term of fifteen (15) years on the increased value of new construction at 100 Cairns Rd., Richland County Auditor Parcel No. 0289010115001 (the "Project"), for the tax years the exemption is in effect (expected to be tax years 2027 through 2041); and,

WHEREAS, the Project is located within the Madison Local School District, and the Board was notified of the proposed CRA Agreement in accordance with R.C. 5709.83, or waived such notice; and,

WHEREAS, the City levies a municipal income tax and the payroll of new employees resulting from the Project is expected to equal or exceed the threshold set forth in R.C. 5709.82(C), and the City and the Board have elected to enter into this Agreement providing for compensation to the School District pursuant to R.C. 5709.82; and,

WHEREAS, the Company has agreed to compensate the School District directly, as authorized by R.C. 3735.671(A)(2)(c) and R.C. 5709.82(B)(2); and,

WHEREAS, the Parties intend that the School District be kept whole on the exempted value of the Project, to the extent provided herein, through the combination of Company and City payments set forth below, and have deliberately expressed those payments as percentages so that the amounts adjust each year with the actual valuation and the actual tax rates then in effect.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. Definitions. As used in this Agreement: (a) "Exemption Year" means any tax year in which the Project receives a real property tax exemption under the CRA Agreement. (b) "Full Tax" means, for an Exemption Year, the amount of real property taxes that would have been charged and payable on the exempted value of the new construction for that year but for the exemption, as determined from the County Auditor's valuation and the effective tax rates in effect for that year. (c) "District Share" means the percentage of the Full Tax that the School District would have received for that Exemption Year had the Project not been exempted. (d) "Baseline" means the total full-time-equivalent employees and total annual payroll at the Project site as of December 31, 2026, immediately prior to the exemption. (e) "Income Tax

Increase” means, for an Exemption Year, the municipal income tax collected by the City on Company payroll at the Project site above the Baseline payroll.

2. **Company Payment (Fifty Percent).** For each Exemption Year, the Company shall pay the School District an amount equal to fifty percent (50%) of the Full Tax for that year, paid directly to the Board. This payment is a percentage of the actual Full Tax and is not a fixed dollar amount.

3. **City Payment (Income-Tax Backstop).** For each Exemption Year, the City shall pay the School District an amount equal to the District Share minus fifty percent (50%) of the Full Tax, that is, the balance of the District Share not covered by the Company Payment. The City’s payment shall be funded solely from, and shall not exceed fifty percent (50%) of, the Income Tax Increase for that year. If that limit applies in any year, the City’s payment for that year shall be capped accordingly.

4. **Intended Result.** The Company Payment and the City Payment together are intended to equal the District Share for each Exemption Year, so that the School District is made whole on the exempted value of the Project, except to the extent the City’s payment is limited by the cap in Section 3.

5. **Timing of Payments.** For each Exemption Year, the payments under Sections 2 and 3 shall be made within sixty (60) days after the date the second-half real property tax installment for that Exemption Year is due to the Richland County Treasurer, once the Full Tax for that year has been determined, and in no event later than December 31 of the calendar year following that Exemption Year.

6. **Annual Calculation.** The City shall calculate the payments each year by applying the percentages set forth in this Agreement to the actual Full Tax, District Share, and Income Tax Increase then in effect for that Exemption Year, and shall provide that calculation to the Board and the Company. The Parties shall cooperate in confirming the figures.

7. **No Carryover.** Each Exemption Year shall be calculated and settled on its own. The Company Payment and the City Payment for any Exemption Year are based solely on the Full Tax, District Share, and Income Tax Increase for that year. Any surplus, shortfall, or unused portion of the City’s cap in one Exemption Year shall not carry over to, offset, or create any credit or obligation in any other Exemption Year.

8. **Term.** This Agreement shall remain in effect for each Exemption Year that the CRA exemption for the Project is in effect, and shall terminate when the exemption ends. Should the State of Ohio significantly alter the manner in which funding is provided to local school districts, the Parties agree to reconsider the terms of this Agreement for possible amendment.

9. **Miscellaneous.** This Agreement, together with the CRA Agreement, sets forth the entire agreement among the Parties as to its subject matter and supersedes prior discussions. It may be amended only in a writing signed by all Parties, and shall not be assigned except as provided in the CRA Agreement. If any provision is held invalid, the remaining provisions remain in full force and effect. This Agreement may be executed in counterparts. Notices shall be sent to the Parties at the addresses on file with the City’s Economic Development office.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on the dates indicated below, to be effective upon execution by all Parties.

CITY OF MANSFIELD, OHIO, an Ohio Municipal Corporation

BY: _____ Date: _____
Jodie A. Perry, Mayor

BY: _____ Date: _____
Louis Andres, Public Works Director

BOARD OF EDUCATION OF THE MADISON LOCAL SCHOOL DISTRICT

BY: _____ Date: _____
_____, Board President

BY: _____ Date: _____
_____, Treasurer

NEWMAN TECHNOLOGY, INC., an Ohio Corporation

BY: _____ Date: _____
_____, Its Authorized Officer

APPROVED AS TO FORM:

Roeliff E. Harper, Law Director, City of Mansfield, Ohio

Date: _____

BILL #26-126

RESOLUTION # _____

BY: MR. DIAZ

Approving the attached Airport Economic Development Plan developed by the City Economic Development Department, subject to subsequent updates upon approval by the Economic Development Department and the Mayor's Administration.

WHEREAS, in an effort to promote Economic Development of the Mansfield Lahm Airport, the City has developed an Airport Economic Development Plan, and

WHEREAS, the goal of Economic Development of the airport can best be met by maintaining an Airport Economic Development Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That City Council hereby resolves to approve the Airport Economic Development Plan developed by the City Economic Development Department, subject to subsequent updates upon approval by the Economic Development Department and the Mayor's Administration.

SECTION 2. That this measure shall take effect and be in force after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>04 August 2026</u>
2 nd Reading	<u></u>
PASSED	<u>18 August 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

BILL #26-127

RESOLUTION _____

BY: MRS. MEIER

Authorizing the Safety-Service Director to accept and appropriate funds received via donations in the amount of Seven Thousand One Hundred Seventy-Five and 00/100 Dollars (\$7,175.00) to be used for the Safety Town Program.

**BE IT RESOLVED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That the Safety-Service Director be, and he is hereby, authorized to accept and appropriate the following funds in the amount of Seven Thousand One Hundred Seventy-Five and 00/100 dollars (\$7,175.00) to be used for Safety Town, for which the City expresses its sincere appreciation.

SECTION 2. That the sum of Seven Thousand One Hundred Seventy-Five and 00/100 dollars (\$7,175.00) as accepted in Section 1 hereof be, and the same is hereby, appropriated from the unappropriated Safety Town Fund (#708) to the fund classification and amounts shown in the following schedule:

<u>708.15.01 Safety Town -Police Operations</u>	
Supplies and Materials Classification	\$7,175.00

SECTION 3. That this measure shall take effect and be in force after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>21 July 2026</u>
2 nd Reading	<u> </u>
PASSED	<u>21 July 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

BILL #26-128

RESOLUTION _____

BY: MRS. MEIER

Authorizing the Safety-Service Director to accept and appropriate a Grant from the Richland County Foundation in the amount of One Thousand and 00/100 Dollars (\$1,000.00) to be used for the Safety Town Program, and declaring an emergency.

**BE IT RESOLVED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That the Safety-Service Director be, and he is hereby, authorized to accept and appropriate a Grant from the Richland County Foundation in the amount of One Thousand and 00/100 Dollars (\$1,000.00) to be used for Safety Town, for which the City expresses its sincere appreciation.

SECTION 2. That the sum of One Thousand and 00/100 (\$1,000.00) as accepted in Section 1 hereof be, and the same is hereby, appropriated from the unappropriated Grant Fund (#224) to the fund classification and amount shown in the following schedule:

<u>224.15.30 Police Department Grants</u>	
Supplies and Materials Classification	\$1,000.00

SECTION 3. That in order to facilitate the Safety Town Program, this resolution is determined to be an emergency Resolution for the immediate preservation of the public peace, health, safety and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>21 July 2026</u>
2 nd Reading	<u> </u>
PASSED	<u>21 July 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio



**DEPARTMENT OF FINANCE
STATEMENT OF FISCAL IMPACT**

RE: Richland County Foundation (RCF) Safety Town Grant

Nature of Statement and Information Disclosed

This is a statement of fiscal impact for the City of Mansfield to accept funding from the:
Richland County Foundation

This impact statement has been performed in accordance with the City's revenue policy, adopted by City Council on August 6, 2013 with ordinance #13-166. It is a statement solely for the purpose of analyzing and reporting the fiscal impact on the City of Mansfield of either accepting or not accepting the proposed funding and using certain assumptions as indicated herein. No attempt is made to evaluate the application, award documents or any special condition for suitability to City objectives.

Current Fiscal Impacts

Impact on Revenue

Grant/Other Funding: \$1,000.00
Funding Period: 7/1/26 - 6/30/27

Impact on Expenditures

PROJECT COSTS:

Supplies \$1,000.00

Total Project Costs: \$ 1,000.00

The total project cost is estimated at \$ 1,000.00. Note: * No local cash match

Match Required: \$ 0.00

Future Fiscal Impact

Impact on Revenue

N/A

Impact on Expenditures

N/A



**DEPARTMENT OF FINANCE
STATEMENT OF FISCAL IMPACT**

Other Future Commitments

N/A

Disclosures of Possible Material Future Events

N/A

General Assumptions

A fiscal impact statement constitutes a forward-looking statement on the acceptance of funds from sources other than City revenue such as grants and the proper execution of all requirements as set forth in any grant application, agreement, or other duly enforceable stipulations.

In any case where a reasonable expectation of a future condition or event has been disclosed or is already known to Finance Department personnel, that information has been used as an assumption in the fiscal impact statement. Expectations not known or not considered reasonably expected to occur have been excluded from the fiscal impact statement. If an event or condition may occur which would have a material and *direct* fiscal impact, but is not reasonably expected to occur, it is disclosed in the fiscal impact statement.

General assumptions are made in this fiscal impact statement that the City staff executing the grant program already possess the required knowledge to perform all of the requirements of the grant, and that the information provided to the Finance Department to prepare this impact statement is true and correct. It is also assumed that no outside events will create a positive or negative influence on the grant program, and that there will be no changes in the legal, operational, or economic environment in which the grant program and the City as a whole operates, except as disclosed herein.



**DEPARTMENT OF FINANCE
STATEMENT OF FISCAL IMPACT**

RE: Richland County Foundation (RCF) Safety Town Grant

Nature of Statement and Information Disclosed

This is a statement of fiscal impact for the City of Mansfield to accept funding from the:
Richland County Foundation

This impact statement has been performed in accordance with the City's revenue policy, adopted by City Council on August 6, 2013 with ordinance #13-166. It is a statement solely for the purpose of analyzing and reporting the fiscal impact on the City of Mansfield of either accepting or not accepting the proposed funding and using certain assumptions as indicated herein. No attempt is made to evaluate the application, award documents or any special condition for suitability to City objectives.

Current Fiscal Impacts

Impact on Revenue

Grant/Other Funding: \$1,000.00
Funding Period: 7/1/26 - 6/30/27

Impact on Expenditures

PROJECT COSTS:

Supplies \$1,000.00

Total Project Costs: \$ 1,000.00

The total project cost is estimated at \$ 1,000.00 . Note: * No local cash match

Match Required: \$0.00

Future Fiscal Impact

Impact on Revenue

N/A

Impact on Expenditures

N/A



**DEPARTMENT OF FINANCE
STATEMENT OF FISCAL IMPACT**

Other Future Commitments

N/A

Disclosures of Possible Material Future Events

N/A

General Assumptions

A fiscal impact statement constitutes a forward-looking statement on the acceptance of funds from sources other than City revenue such as grants and the proper execution of all requirements as set forth in any grant application, agreement, or other duly enforceable stipulations.

In any case where a reasonable expectation of a future condition or event has been disclosed or is already known to Finance Department personnel, that information has been used as an assumption in the fiscal impact statement. Expectations not known or not considered reasonably expected to occur have been excluded from the fiscal impact statement. If an event or condition may occur which would have a material and *direct* fiscal impact, but is not reasonably expected to occur, it is disclosed in the fiscal impact statement.

General assumptions are made in this fiscal impact statement that the City staff executing the grant program already possess the required knowledge to perform all of the requirements of the grant, and that the information provided to the Finance Department to prepare this impact statement is true and correct. It is also assumed that no outside events will create a positive or negative influence on the grant program, and that there will be no changes in the legal, operational, or economic environment in which the grant program and the City as a whole operates, except as disclosed herein.

BY: MRS. MEIER

Authorizing the Public Works Director to accept and appropriate donations, a donation in the amount of Five Hundred and 00/100 Dollars (\$500.00) from the Mechanics Bank, Five Hundred and 00/100 Dollars (\$500.00) from the Richland County Health Department, Two Hundred Fifty and 00/100 Dollars (\$250.00) from the RichHistory Alliance, Two Hundred Fifty and 00/100 Dollars (\$250.00) from Destination Mansfield, and Two Hundred Fifty and 00/100 Dollars (\$250.00) from Mansfield Linens and Events, each to be used for the America250 Celebration, and declaring an emergency.

**BE IT RESOLVED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That the Public Works Director be, and he is hereby, authorized to accept and appropriate the following donations:

1. Five Hundred and 00/100 Dollars (\$500.00) from the Mechanics Bank,
2. Five Hundred and 00/100 Dollars (\$500.00) from the Richland County Health Department,
3. Two Hundred Fifty and 00/100 Dollars (\$250.00) from the RichHistory Alliance,
4. Two Hundred Fifty and 00/100 Dollars (\$250.00) from Destination Mansfield, and
5. Two Hundred Fifty and 00/100 Dollars (\$250.00) from Mansfield Linens and Events,

to be used for America250 Celebration, for which the City expresses its sincere appreciation.

SECTION 2. That the sum of One Thousand Seven Hundred Fifty and 00/100 (\$1,750.00) as accepted in Section 1 hereof be, and the same is hereby, appropriated from the unappropriated General Fund (#101) to the fund classification and amount shown in the following schedule:

101.99.99 Non-Departmental Expenditures

Other Charges Classification \$1,750.00

SECTION 3. That in order to facilitate the America250 Celebration, this resolution is determined to be an emergency Resolution for the immediate preservation of the public peace, health, safety and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>21 July 2026</u>
2 nd Reading	<u>21 July 2026</u>
PASSED	<u>21 July 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

BY: MRS. MEIER

Authorizing the Safety Service Director to accept and appropriate a Bulletproof Vest Partnership Grant in the amount of Twenty-One Thousand Two Hundred Twenty-Five and 36/100 Dollars (\$21,225.36) from the Bureau of Justice Assistance (BJA) to be used for the purchase of bulletproof vests, and declaring an emergency.

WHEREAS, the Grant Fund is conditioned upon local matching funds in the amount of Twenty-One Thousand Two Hundred Twenty-Five and 36/100 Dollars (\$21,225.36), as currently allocated and included in the City of Mansfield 2026 Final Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That this Council does hereby accept the Bulletproof Vest Partnership Grant in the amount of Twenty-One Thousand Two Hundred Twenty-Five and 36/100 Dollars (\$21,225.36) from the Bureau of Justice Assistance (BJA) to the City of Mansfield.

SECTION 2. That this Council has previously scheduled the local matching funds in the amount of Twenty-One Thousand Two Hundred Twenty-Five and 36/100 Dollars (\$21,225.36) which amount is currently allocated as required in the City of Mansfield 2026 Final Budget.

SECTION 3. That the sum of Twenty-One Thousand Two Hundred Twenty-Five and 36/100 Dollars (\$21,225.36) of the grant funds accepted in Section 1 hereof be, and the same is hereby, appropriated from the unappropriated Grant Fund (#224) to the Police Department Grant (224.15.30) classification: Capital Outlay.

SECTION 4. That by reason of the immediate necessity for accepting said grant funds and authorizing their approved use during FY2026, this measure is determined to be an emergency Resolution for the immediate preservation of the public peace, health, safety, and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all member elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	21 July 2026
1 st Reading	21 July 2026
2 nd Reading	
PASSED	21 July 2026

SIGNED	<u>/s/ Phillip E. Scott</u> President of Council
--------	---

ATTEST	<u>/s/ Delaine Weiner</u> Clerk of Council
--------	---

APPROVED	<u>/s/ Jodie Perry</u> Mayor
----------	---------------------------------

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

BILL #26-132

RESOLUTION # _____

BY: MRS. MEIER

Authorizing the Safety Service Director to accept and appropriate an EMS Training and Equipment Grant in the amount of Two Thousand Five Hundred 00/100 Dollars (\$2,500.00) from the Ohio Department of Public Safety-Emergency Medical Services Division to be used for EMS Equipment in the City of Mansfield, and declaring an emergency.

**BE IT RESOLVED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That this Council does hereby accept the EMS Equipment Grant awarded by the Ohio Department of Public Safety-Emergency Medical Services Division to the City of Mansfield in the amount of Two Thousand Five Hundred 00/100 Dollars (\$2,500.00).

SECTION 2. That the sum of Two Thousand Five Hundred 00/100 Dollars (\$2,500.00) of the grant funds accepted in Section 1 hereof be, and the same is hereby, appropriated from the unappropriated Grant Fund (#224) to the fund classification and amount shown in the following schedule:

Fire Grant (224.16.30)

Capital Outlay Classification	\$2,500.00
-------------------------------	------------

SECTION 3. That by reason of the immediate necessity for accepting said grant funds and authorizing their approved use during FY2026, this measure is determined to be an emergency Resolution for the immediate preservation of the public peace, health, safety, and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all member elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	21 July 2026
1 st Reading	21 July 2026
2 nd Reading	
PASSED	21 July 2026

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio



DEPARTMENT OF FINANCE
STATEMENT OF FISCAL IMPACT

RE: EMS Training & Equipment Grant

Nature of Statement and Information Disclosed

This is a statement of fiscal impact for the City of Mansfield to accept funding from the:
Ohio Department of Public Safety-Emergency Medical Services

This impact statement has been performed in accordance with the City's revenue policy, adopted by City Council on August 6, 2013 with ordinance #13-166. It is a statement solely for the purpose of analyzing and reporting the fiscal impact on the City of Mansfield of either accepting or not accepting the proposed funding and using certain assumptions as indicated herein. No attempt is made to evaluate the application, award documents or any special condition for suitability to City objectives.

Current Fiscal Impacts

Impact on Revenue

Grant/Other Funding: \$2,500.00
Funding Period: 7/1/26 - 12/31/26

Impact on Expenditures

PROJECT COSTS:

Equipment \$2,500.00

Total Project Costs: \$ 2,500.00

The total project cost is estimated at \$ 2,500.00 . Note: * Similar award in 2025 (ord.#25-123).

* No local cash match.

Match Required: \$ 0.00

Future Fiscal Impact

Impact on Revenue

N/A

Impact on Expenditures

N/A



DEPARTMENT OF FINANCE
STATEMENT OF FISCAL IMPACT

Other Future Commitments

N/A

Disclosures of Possible Material Future Events

N/A

General Assumptions

A fiscal impact statement constitutes a forward-looking statement on the acceptance of funds from sources other than City revenue such as grants and the proper execution of all requirements as set forth in any grant application, agreement, or other duly enforceable stipulations.

In any case where a reasonable expectation of a future condition or event has been disclosed or is already known to Finance Department personnel, that information has been used as an assumption in the fiscal impact statement. Expectations not known or not considered reasonably expected to occur have been excluded from the fiscal impact statement. If an event or condition may occur which would have a material and *direct* fiscal impact, but is not reasonably expected to occur, it is disclosed in the fiscal impact statement.

General assumptions are made in this fiscal impact statement that the City staff executing the grant program already possess the required knowledge to perform all of the requirements of the grant, and that the information provided to the Finance Department to prepare this impact statement is true and correct. It is also assumed that no outside events will create a positive or negative influence on the grant program, and that there will be no changes in the legal, operational, or economic environment in which the grant program and the City as a whole operates, except as disclosed herein.

ORDINANCE # _____

* Publication required.

BILL #26-134*

ORDINANCE # _____

BY: MR. MIRANDA

Authorizing the Public Works Director to advertise for bids and enter into a contract for salt supply.

**BE IT ORDAINED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That the Public Works Director be, and he is hereby, authorized to advertise for bids and to enter into a contract with the lowest and best bidder according to law for furnishing salt requirements of the City according to specifications now on file, for use during the 2026-2027 winter season.

SECTION 2. That the cost of materials purchased hereunder shall be paid from the appropriated Street Maintenance and Repair (#202) and/or the Motor Vehicle License Tax Fund (#206).

SECTION 3. That this measure shall take effect and be in force after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>04 August 2026</u>
2 nd Reading	<u>04 August 2026</u>
PASSED	<u>04 August 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

* Publication required.

BILL #26-135

RESOLUTION # _____

BY: MR. FALQUETTE

Appropriating the sum of Eighty Thousand and 00/100 Dollars (\$80,000) from the unappropriated Court Computerization Fund (#219) for the purpose of replacing computer equipment and updating software to implement a paperless filing project to allow citizens to file some actions electronically, and declaring an emergency.

**BE IT RESOLVED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That the sum of Eighty Thousand and 00/100 Dollars (\$80,000) be, and the same is hereby, appropriated from unappropriated Court Computerization Fund (#219) to the following Municipal Court Operations (219.03.01) Classifications:

Contractual Services	\$45,000.00
Supplies and Materials	\$10,000.00
Capital Outlay	\$25,000.00

SECTION 2. That by reason of the immediate necessity for transferring said funds and authorizing their approved use during FY2026, this measure is determined to be an emergency Resolution for the immediate preservation of the public peace, health, safety, and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all member elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>21 July 2026</u>
2 nd Reading	<u>21 July 2026</u>
PASSED	<u>21 July 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

RESOLUTION # _____

Appropriating the sum of Thirty-Five Thousand and 00/100 Dollars (\$35,000) from the unappropriated Court Costs Fund (#226) for the purpose of sending certified court notices and increased supply costs, and declaring an emergency.

SECTION 1. That the sum of Thirty-Five Thousand and 00/100 Dollars (\$35,000) be, and the same is hereby, appropriated from unappropriated Court Costs Fund (#226) to the following Municipal Court and Clerk of Court classifications:

SECTION 2. That by reason of the immediate necessity for transferring said funds and authorizing their approved use during FY2026, this measure is determined to be an emergency Resolution for the immediate preservation of the public peace, health, safety, and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all member elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

SIGNED /s/ Phillip E. Scott
President of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

BILL #26-137*

ORDINANCE # _____

BY: MR. DIAZ

Vacating a right of way locating at 100 Cairns Road, Mansfield, Ohio, as described on the petition, retaining the utility rights and easements therein; and declaring an emergency.

WHEREAS, a petition by persons owning property abutting the portion of Cairns Road, Mansfield, Ohio Parcel Numbers 028-90-101-14-001, 028-90-101-15-001, and 028-90-036-14-000, was heretofore presented to Council praying that said dedicated portion of the street right-of-way adjacent thereto be vacated, and

WHEREAS, Council, upon hearing, is satisfied that there is good cause for such vacation as prayed for, that it will not be detrimental to the general interest, and should be made.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That a portion of 100 Cairns Road, of which is more particularly described and depicted in Exhibit "A," the Petition to Vacate, now available on file with the Clerk of Council, be, and the same is hereby vacated, saving and reserving all utility rights and easements therein.

SECTION 2. That by reason of the immediate necessity for vacating a portion of Cairns Road, this measure is determined to be an emergency ordinance for the immediate preservation of the public peace, health, safety, and welfare of the City of Mansfield and its inhabitants providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>21 July 2026</u>
1 st Reading	<u>21 July 2026</u>
2 nd Reading	<u> </u>
PASSED	<u>21 July 2026</u>

SIGNED /s/ Phillip E. Scott
President of Council

ATTEST /s/ Delaine Weiner
Clerk of Council

APPROVED /s/ Jodie Perry
Mayor

APPROVED AS TO FORM: Roeliff E. Harper
Law Director
City of Mansfield, Ohio

* Publication required.

(Plat Volume _____ Page _____)

PETITION TO VACATE

Right-of-Way Vacation Petition | Ohio Revised Code Chapter 723

TO: MANSFIELD CITY COUNCIL
CITY BUILDING
30 N DIAMOND STREET
MANSFIELD, OHIO 44902

HONORABLE COUNCIL:

1. The undersigned, who is(are) the owner(s) of a lot(s) in the immediate vicinity of A Portion of International Dr, hereby petition the Honorable Council for vacating the same.
2. Said street or alley is depicted in Exhibit A attached hereto, and this petition specifically prays that said street or alley be vacated, and represents that said vacating will not be detrimental to the general interest.
3. The following owners of lots and lands abutting upon the street or alley to be vacated consent to such vacating. (Includes abutting owners across any street or alley at both ends.)

OWNER 1 OF 1

Site Address 20, 100 Cairns Rd
Lot No. —
Parcel ID(s) 028-90-101-14-001, 028-90-101-15-001, 028-90-036-14-000

Consent & Signature

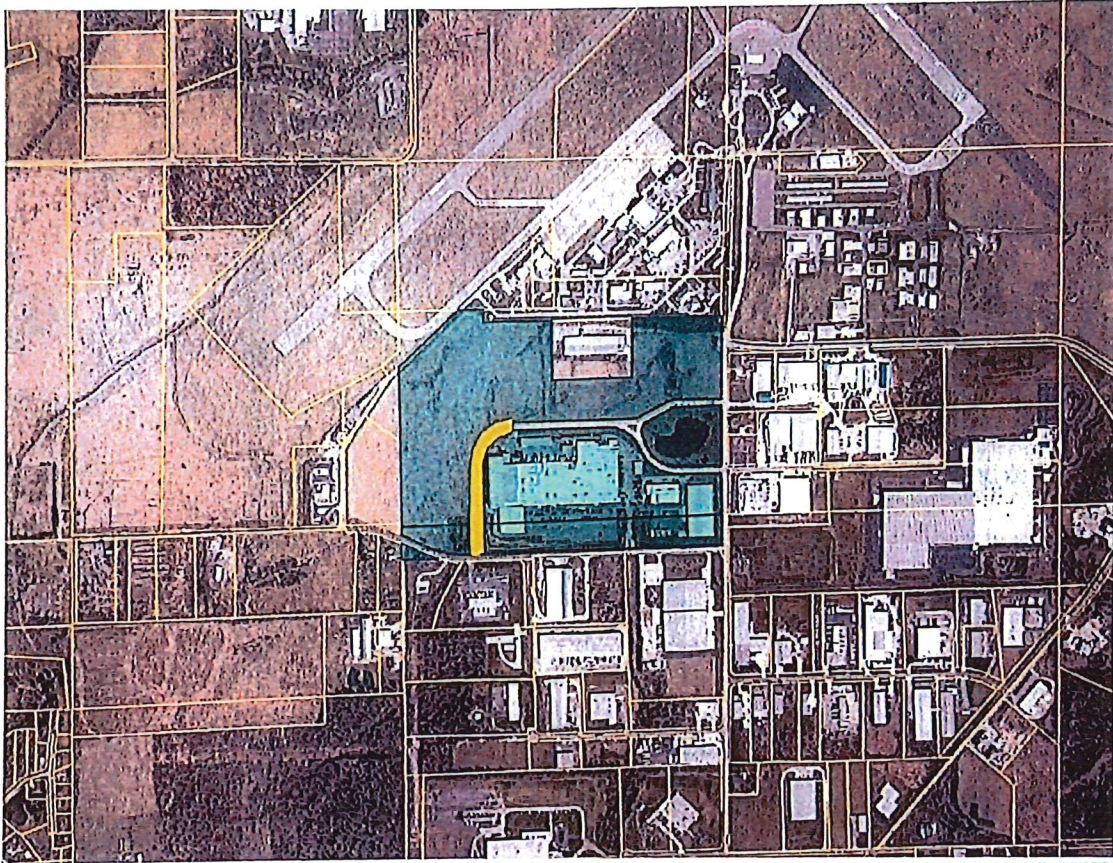
John B. Balk - Vice President, Newman Technology, Inc.
Signature

5/26/2026
Date

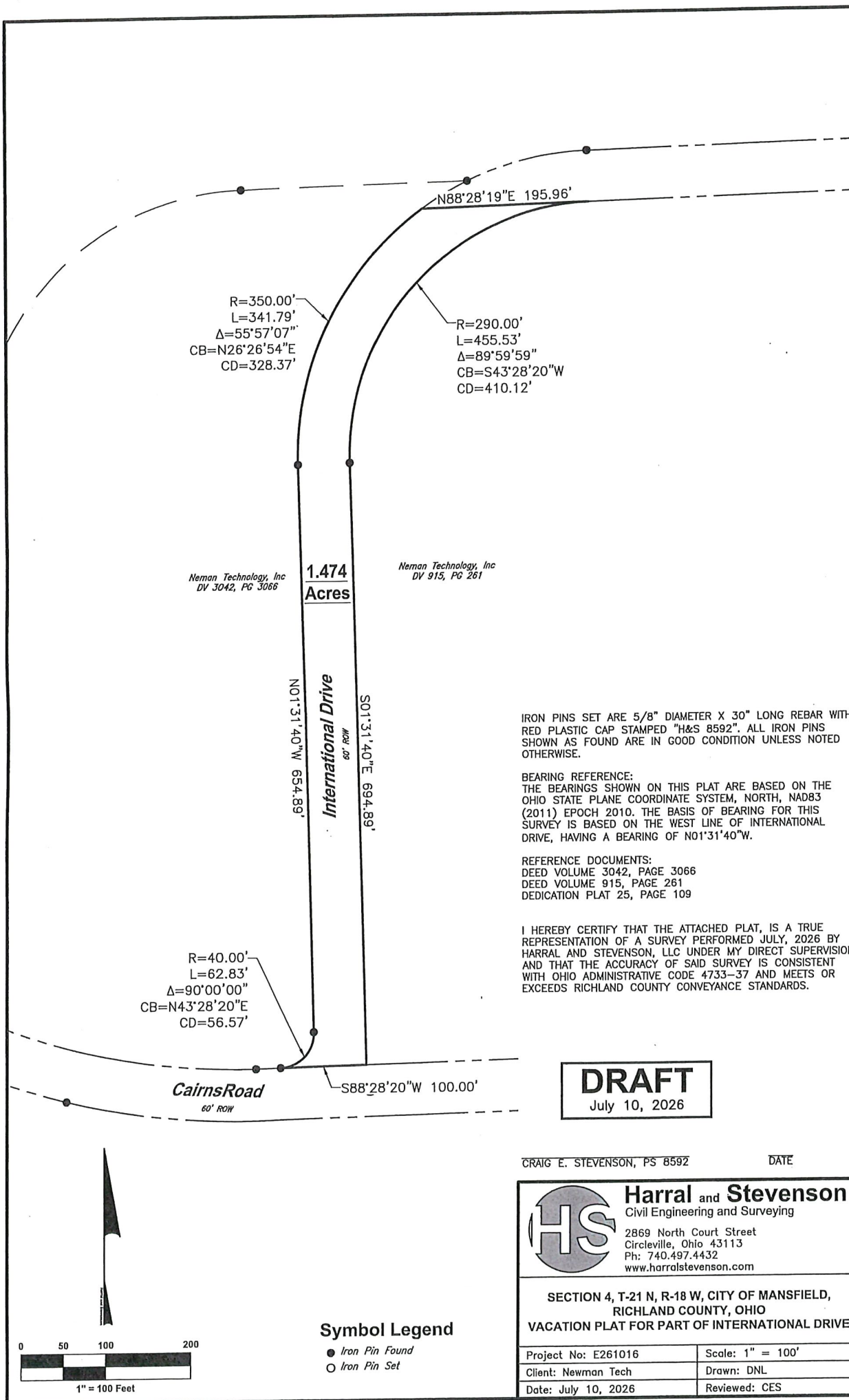
Filed by: Newman Technology Inc.

EXHIBIT A

Map of Right-of-Way and Abutting Parcels



Selected parcels are highlighted in teal Map shows current Mansfield aerial imagery and County Parcel boundaries



IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

BEARING REFERENCE:
 THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH, NAD83 (2011) EPOCH 2010. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE WEST LINE OF INTERNATIONAL DRIVE, HAVING A BEARING OF $NO1^{\circ}31'40''W$.

REFERENCE DOCUMENTS:
 DEED VOLUME 3042, PAGE 3066
 DEED VOLUME 915, PAGE 261
 DEDICATION PLAT 25, PAGE 109

I HEREBY CERTIFY THAT THE ATTACHED PLAT, IS A TRUE REPRESENTATION OF A SURVEY PERFORMED JULY, 2026 BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH OHIO ADMINISTRATIVE CODE 4733-37 AND MEETS OR EXCEEDS RICHLAND COUNTY CONVEYANCE STANDARDS.

DRAFT
 July 10, 2026

CRAIG E. STEVENSON, PS 8592

DATE



Harral and Stevenson
 Civil Engineering and Surveying

2869 North Court Street
 Circleville, Ohio 43113
 Ph: 740.497.4432
 www.harralstevenson.com

SECTION 4, T-21 N, R-18 W, CITY OF MANSFIELD,
 RICHLAND COUNTY, OHIO
 VACATION PLAT FOR PART OF INTERNATIONAL DRIVE

Project No: E261016	Scale: 1" = 100'
Client: Newman Tech	Drawn: DNL
Date: July 10, 2026	Reviewed: CES

DRAFT COPY
July 10, 2026

Legal Description
City of Mansfield, Richland County, Ohio
Section 4, Township 21N, Range 18W
Vacation of Part of International Drive - 1.474 Acres

Situated in the City of Mansfield, County of Richland, State of Ohio, and Section 4, Township 12- north, Range 18-W, being part of International Drive (60' width) described in Plat Book 25, page 109, in the Richland County recorder's office, being more particularly bounded and described as follows:

Beginning at a Point where the north line of Cairns Road intersects the east line of International Drive being the **TRUE POINT OF BEGINNING**;

Thence with the north line of Cairns Road S88°28'20"E 100.00 feet to an Iron Pin Found;

Thence with the west lines of International Road, on a curve to the left, having a Radius of 40.00 feet, a Length of 62.83 feet, a Delta angle of 90°00'00" and a Chord Bearing and Distance of N43°28'20"E 56.57 feet to an Iron Pin Found;

Thence continuing along the west line of International Drive N01°31'40"W 654.89 feet to an Iron Pin Found;

Thence continuing along the west line of International Drive, on a curve to the right, having a Radius of 350.00 feet, a Length of 341.79 feet, a Delta angle of 55°57'07" and a Chord Bearing and Distance of N26°26'54"E 328.37 feet to a Point;

Thence on a new line through said International Drive N88°28'19"E 195.96 feet to a Point in the south line of International Drive;

Thence with the south and east lines of International Drive on a curve to the left, having a Radius of 290.00 feet, a Length of 455.53 feet, a Delta angle of 89°59'59" and a Chord Bearing and Distance of S43°28'20"W 410.12 feet to an Iron Pin Found;

Thence with the east line of International Drive S01°31'40"E 694.89 feet to the **TRUE POINT OF BEGINNING**;

Containing **1.474 Acres**, more or less.

DRAFT COPY
July 10, 2026

Subject to all existing rights-of-way and easements of record.

The bearings described herein are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011) Epoch 2010. The basis of bearing for this survey is based on the west line of International Drive, having a bearing of N01°31'40"W

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

I hereby certify that the foregoing legal description, together with the attached plat, is a true representation of the conditions as they existed on the date of the field survey, July 2026, performed by Harral and Stevenson, LLC, under my direct supervision, and that the accuracy of same is consistent with accepted surveying standards.

Craig E. Stevenson P.S. 8592
Harral and Stevenson

Date