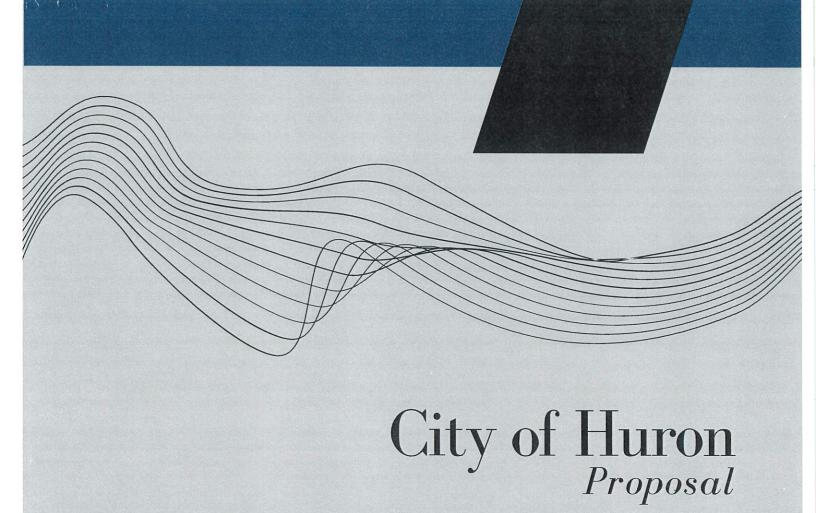


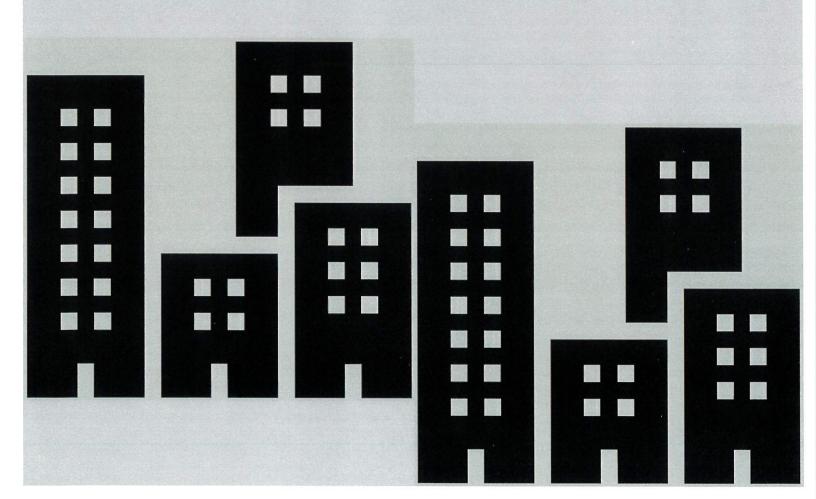
William Biddlecombe Joe Dike Sam Artino Monty Tapp Mark Claus Matt Grieves Joel Hagy
Councilmember Councilmember Councilmember Mayor Vice-Mayor Councilmember Councilmember

CITY COUNCIL — COUNCIL WORK SESSION

Tuesday, July 23, 2024 @ 5:30 PM City Council Chambers 417 Main Street Huron, Ohio 44839

- I. Call to Order
- II. Roll Call
- III. Old Business
- IV. New Business
 - IV.1 Presentation by Prephan Enterprises regarding potential development of the ConAgra site.
- V. Adjournment





Meat the Team

SCOTT PREPHAN

MARK RUSSELL TIM EVANS COURTNEY CAVALIERE

Developer

Director of Operations Construction Manager Marketing Director

Professional Consultants

GREG FELLER

Engineering/Survey

Feller, Finch & Associates, Inc. 1683 Woodlands Dr Suite 200 Maumee, OH 43537

BRUCE SCHOENBERGER

Legal

Suite 1645 One SeaGate Toledo, OH 43604-1584

TRAVIS MAYER

Architect

Mayer Architectural Group Inc. 16 Edgewater Court Wakeman, OH 44889

ED HARTUNG

Title Work

217 Madison St Port Clinton, OH 43452

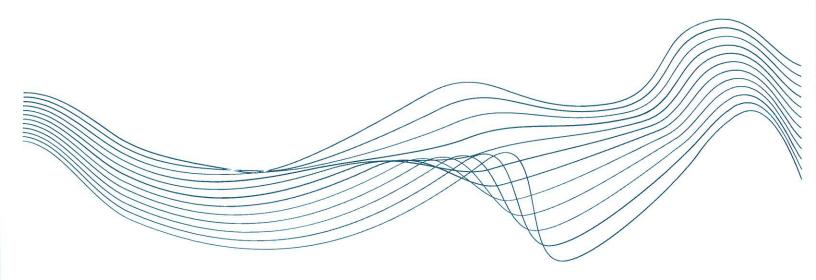
KEN RUSS

Builder

37 Saint Marys St Norwalk, OH 44857

Our Company Our History

Marblehead Estates and Prephan Enterprises have been developing high end residential communities throughout Ohio and Michigan for over 35 years. We specialize in waterfront communities. We have developed multiple types of units, but specialize in condominiums including clubhouses and community amenities. Our signature development, Marblehead Estates, has become the premier waterfront community in Marblehead Ohio.



Our Development Experience

PAST AND CURRENT PROJECTS

Marblehead Estates & Yacht Club - Lakeside Marblehead, OH 142 Condo Units, 82 Lots, 235 Marina Slips, Clubhouse, Pool and Beach

Port of the Islands Marina - Naples, FL 175 Marina Slips

Midway Marina - Catawba, OH
500 Marina Slips, 70 Condo Units, Clubhouse and Pool

Spinnacker Bay - Port Clinton, OH 64 Condo Units, 64 Marina Slips

The Villas at Summerfield - Bowling Green, OH 64 Condo Units, Clubhouse and Pool

The Villas at River Place - Perrysburg, OH 60 Condo Units, Clubhouse and Pool

The Villas at Fox Run - Findlay, OH
48 Condo Units and Clubhouse

Development & Marketing of



BAY VIEW VILLAS CONDOMINIUMS BAY VIEW VILLAS DUPLEX HOMES





Our Development Experience Marblehead Estates & Yacht Club



Our Development Experience

Port of the Islands Marina



Our Development Experience

Midway Marina



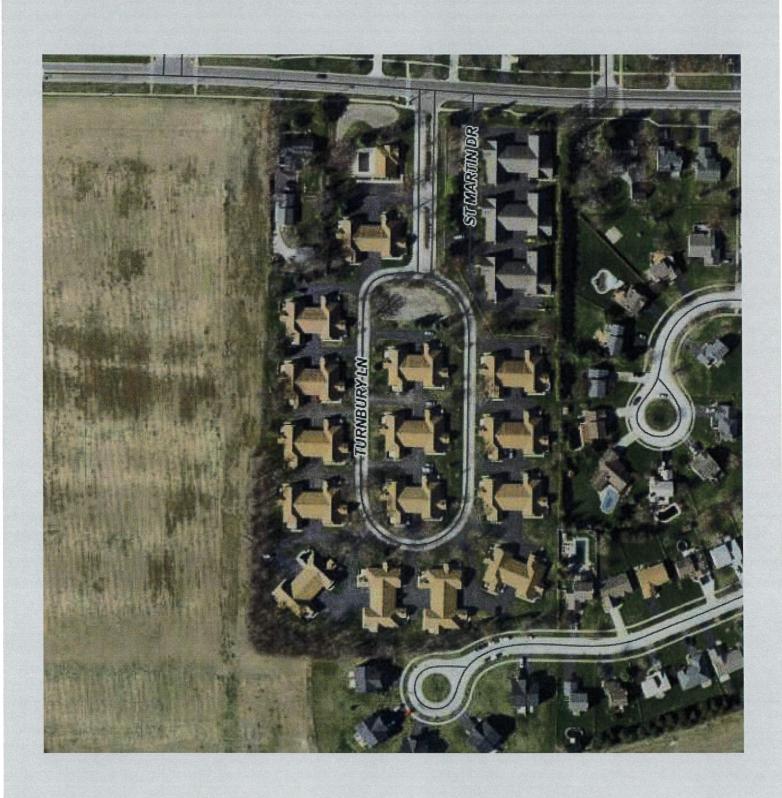
Our Development Experience Spinnacker Bay



Our Development Experience Villas at Summerfield

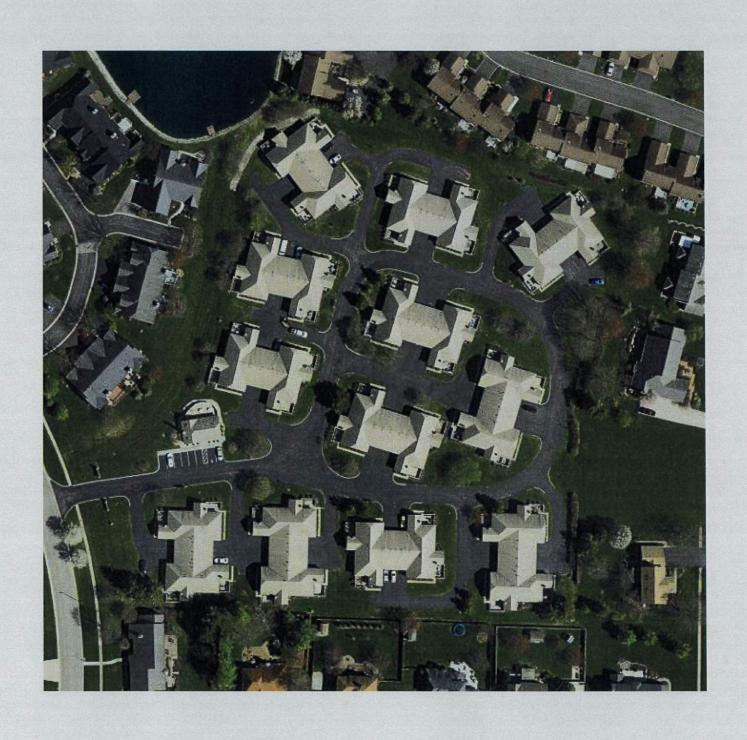


Our Development Experience River Place



Our Development Experience

Villas at Fox Run



Financial Capacity



Over the years, we have worked with many regional financial institutions throughout the multiple phases of our developments. Because of our success over the years, we now find ourselves in a position of being debt free and have been for over five years. As such, we self finance all of our development and construction.







Because of the success of Marblehead Estates, it is our intention to continue to expand our products and vision on a regional basis while keeping with our philosophy of being able to reach all of our projects on a daily basis. Our product line has expanded into high end duplexes and multi level condominiums including flat rooftop decks, elevators and amenities consistent with a high end living environment. Our Marblehead Estates development includes docks, garages, beachfront, a clubhouse and fitness center, family play areas, outdoor grills etc.

While we are incredibly proud of our development products, we are equally proud of the family environment we create by facilitating social events throughout the year. These events include live entertainment, magicians, traveling animal petting zoos, rib offs, pot luck dinners, community garage sales, roving neighbor dinner parties, water aerobics, book clubs and many others.

The combination of top end products and socially diverse engagement opportunities is what truly sets us apart from your typical residential developments. We would intend to a similar environment in Huron.



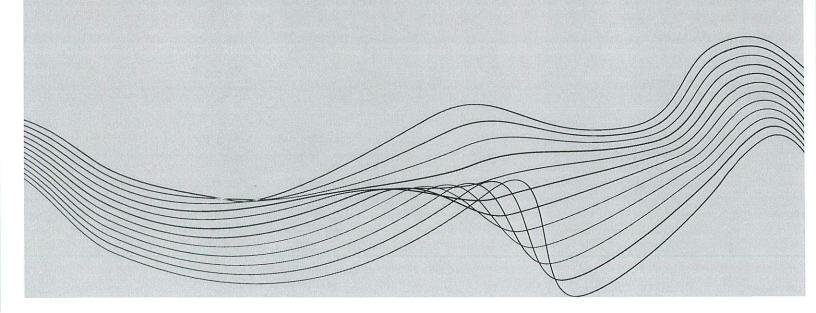
SCOTT PREPHAN

PHONE 419-266-7378

ADDRESS 118 W. South Boundary St.

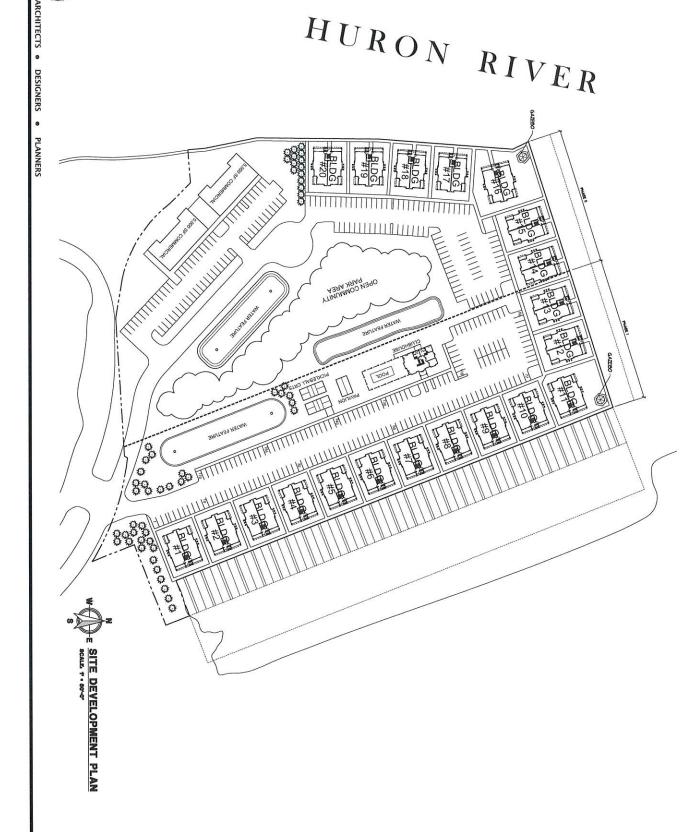
Perrysburg, OH 43551

EMAIL sprephan@prehpan.com

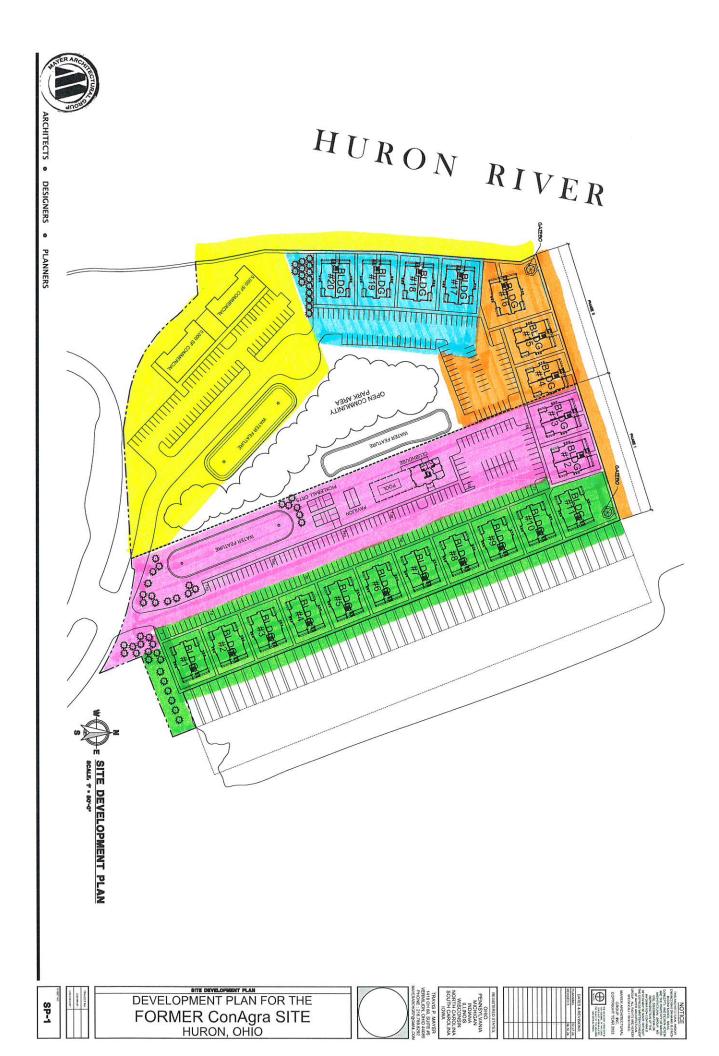


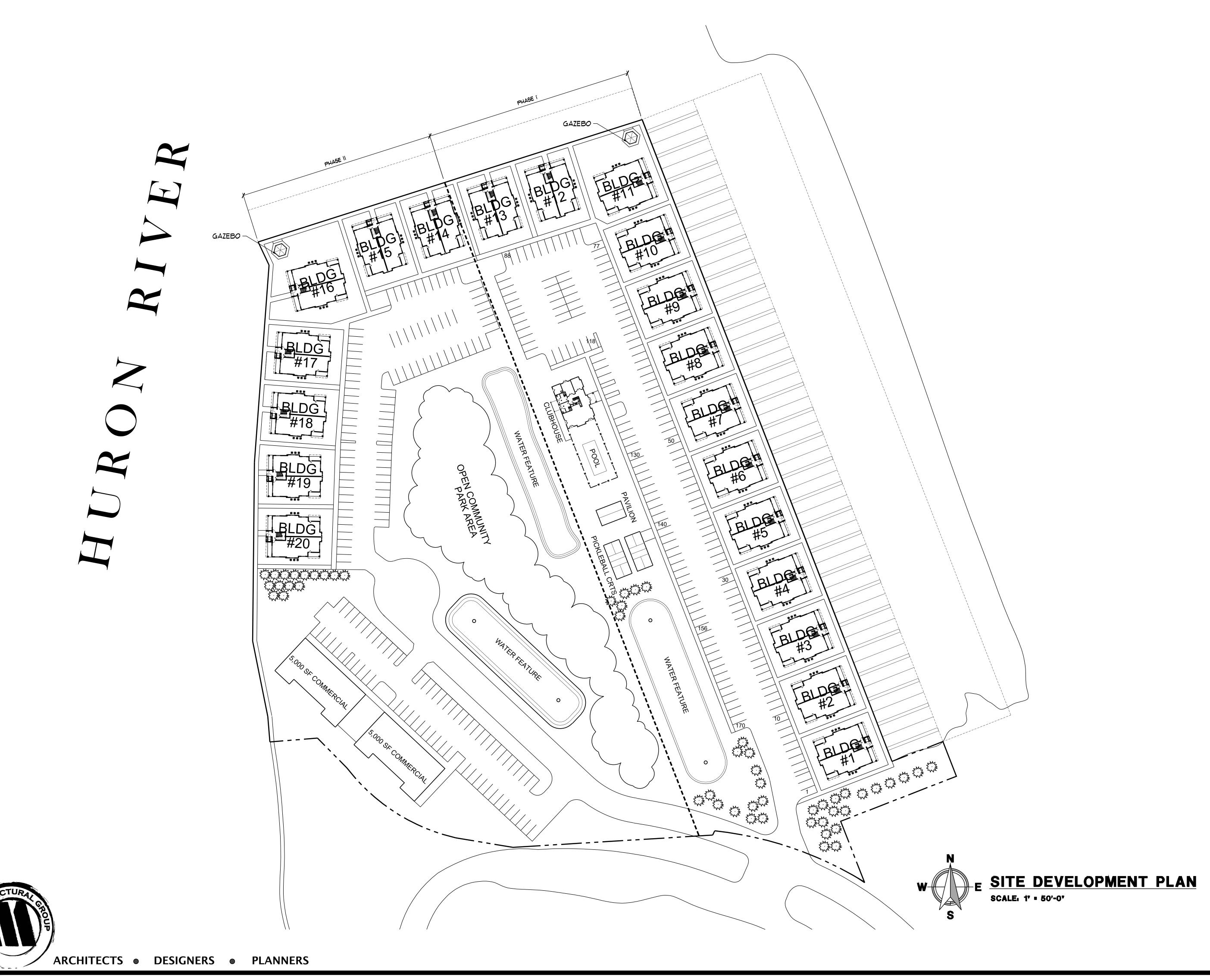


HURON RIVER



SP-1





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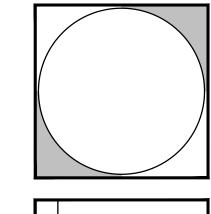
PLANNING 02.27.24

REVISED 5 04.16.24
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... ...

REGISTERED STATES:

OHIO
PENNSYLVANIA
MICHIGAN
INDIANA
ILLINOIS
WISCONSIN
NORTH CAROLINA
SOUTH CAROLINA
IOWA

TRAVIS P. MAYER
1418 OH 60, SUITE #5
VERMILION, OHIO 44089
PHONE: 216.789.8292
MAYERARCHGRP@GMAIL.COM



OPMENT PLAN FOR THE MER ConAgra SITE HURON, OHIO

PROJECT NO:

DRAWN BY:

CHECKED BY:

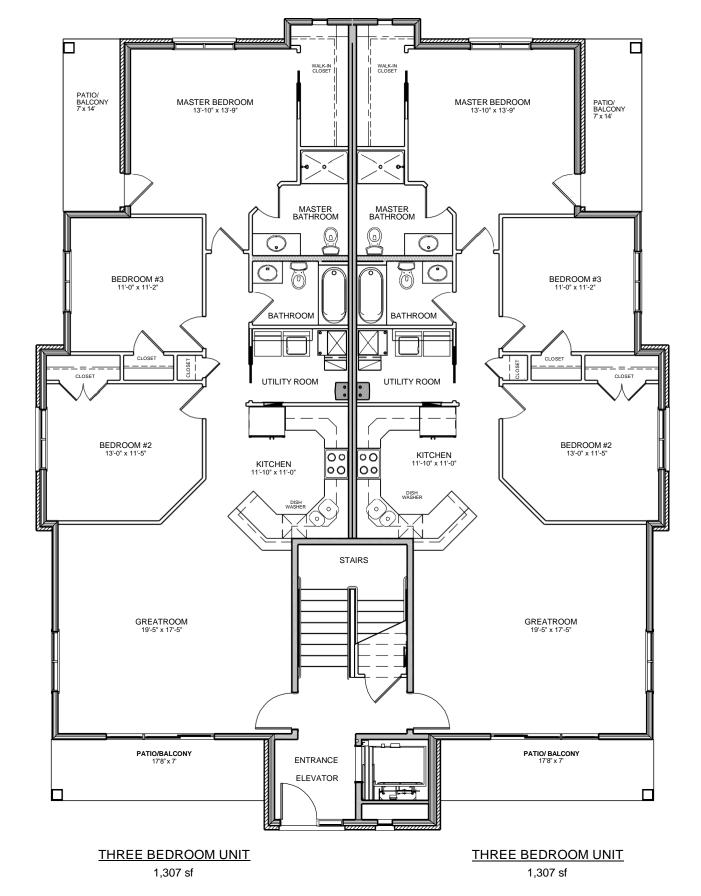
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BAY VIEW VILLAS CONDOMINIUMS

