

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Work Session of Tuesday, July 23, 2024 at 5:30pm**

**Call to Order**

The Mayor called the Huron City Council work session to order at 5:30pm.

**Roll Call**

The Mayor directed the Clerk to call the roll for the meeting. The following members of Council answered present: **William Biddlecombe, Sam Artino, Mark Claus, Monty Tapp, Joe Dike, Matt Grieves and Joel Hagy.**

**New Business**

**Presentation by Prephan Enterprises Regarding Potential Development of the ConAgra Site**

Mr. Lasko explained that this is the second public presentation of the two finalists chosen to make proposals for the former ConAgra property. We had our first work session at the last Council meeting. They would anticipate having a broader discussion at Council at our next meeting in terms of next steps moving forward. They didn't want to do anything tonight so they ensure that Council had enough time to digest the presentation and potentially ask follow-up questions that may come after this meeting. They will toward August for a final recommendation. He then turned the meeting over to Scott Prephan and Mark Russell to walk through their background, history, development experience, and their specific concept and proposal for the former ConAgra property.

Mr. Prephan said that they have been in the development business for over 35 years, primarily concentrated in northwest Ohio, southeast Michigan and Florida. Hails from Perrysburg, Ohio, which is about an hour or so away. Their history includes multitudes of projects in many cities. They started out in Findlay and have done a lot of work in Bowling Green. They have developed in Rospert, Perrysburg, the Toledo area and for the last 20 years, they have been up in the Marblehead area, as well. Most projects are multi-family, with the specializing in this type of housing for almost 20 years, as well as waterfront and single-family. Their projects typically involve a multitude of amenities starting with clubhouses and pools where appropriate, workout facilities, etc. They have made a name for themselves in the Marblehead area with their signature project called "Marblehead Estates & Yacht Club." They bought the land about 20 years ago and started developing about 15 years ago. It is a very mature project, with only a couple of units left in construction and development. Beyond Marblehead Estates, another one many people may be familiar with is Midway Marina located on Catawba Island, halfway between Twin Oast and Gideon Owen on the water. It is a 500+ slip marina with 70,000 sq. ft. of storage space, a retail center, a trailer court and they are going to be building 70 waterfront condos on that project, as well. They will be at Catawba breaking ground sometime this year and will spend 2-3 years finishing up Marblehead Estates. Beyond the real estate development world they are in real estate investment and also have a brokerage firm. They are fairly well-diversified, and this project fits right in their wheelhouse. It isn't far at all from the Marblehead and Catawba projects, and their crews are full-time in and around those areas. It would be no difficulty at all for them to be able to handle the Huron, Ohio area because of proximity.

Their signature project and they had a short video that they showed to Council. A copy their Power Point is attached hereto as Exhibit "A." The beginning part of the project is their single-family product. They dug out a 15-acre marina on this site to get them a little bit over ½ mile of waterfront frontage. On the left is

their village project that is going to be 14 large single-family homesites across the canal from their existing homes. As you come up to the main body of the marina, you are going to see the 15 acres they dug out. They have about 200 marina slips in now, with a capacity to add about 50 more. Their signature project is on the left-hand side, the waterfront condominiums. There are 6 units per building with flat rooftop decks, which gives you a 360 degree panoramic view of all of the surrounding area. 35' is the height limitation in Danbury Township, and they take advantage of every inch of that. As you pan over to the left, you will see their clubhouse, pool and workout facilities, and they happen to have the advantage of being right on the water with a naturally formed 300' long beach area. They have additional amenities such as playgrounds, volleyball court, corn hole, horseshoes, walking trails and designated fishing areas. The beach amenity is available for everybody and anybody in the project, whether it be single-family or multi-family, and each of the people in the project pay a nominal association fee to support the costs of these amenities. They just recently expanded Marblehead Estates to add additional surface area around the pool and added a gazebo. They are on Sandusky Bay across from Cedar Point, which is about 6 miles away. They have a calmer environment, so in the Bay itself, there is a heavier use of jet skis and pontoons, etc., so their docks and infrastructure support that very well. In this project they put in 30' and 40' docks, and a few 50' docks. There is gazebo for sunrises and sunsets. The channel and marina are all manmade.

In each 6-unit condominium, there are 2 units on each level, and there is a private patio on both ends of each unit off the master bedroom and the great room. They sold hundreds of those units, 1300 sf, 3-bedroom, 2-bathroom units, and this has worked very well in that market. They only have 2 building left and they are already preselling those. They have a new 2600 sf 4-bedroom, 2-bathroom duplex project. Some of their buyers are interested in more square footage, so they just started building the duplexes, and they have room for another 4 of those. They are not waterfront, but they have water views.

There are lot of jet ski docks at the marina because there is so much density traffic in the Bay. They continue to add new jet ski docks every year. The last piece of undeveloped property in the project is for the 14 single-family homes. This is what they have been busy with over the last 15+ years. They are going to keep the machine going by going into Catawba and they have their sights set on Huron. They have been looking and having some light conversation for the past couple of years.

Mark Russell had been with them for over 30 years as the Development Director and is responsible for a lot of the ideas and responsible for all the construction. They have had a number of meetings with City officials leading up to this point and welcomed any questions.

Mr. Prephan pulled up the proposed site plan for the ConAgra property. They would propose to build virtually the same unit they built in Marblehead estates because they know it works, it was well-received, and they can build them very efficiently. Generally speaking, about 75% of their buyers come from in and around Cleveland and its suburbs. They track their statistics very closely, and that is where the market is. Being in Huron is even that much closer to Cleveland than Marblehead Estates, and that gives them a lot of confidence is going to continue to be well-received. The Huron project presents them with direct lake access, whereas at Marblehead you have to go about 6 miles until you get out onto the lake itself. He referred to the floorplans for each of the 3 floors. There are 2 units on each floor, and the unit goes all the way from front to back. They have elevators in in each of their units, all LVP flooring, high-end finishes, granite countertops, etc. They wouldn't be building it for the first time, it would be a continuation of something they have had tremendous success with. He invited Council to come to Marblehead estates to be able to walk through the units and take a look at all of the amenities available. There are some

challenges with this particular site. The site is smaller than they are used to working on, but there is enough room for them to include the same level of amenities, including a clubhouse and pool. Those amenities contribute to the absorption of the product itself. The water and quality of the unit are the foundation of what they do, but when piggybacked with all of the amenities, it is a terrific lifestyle whether it is being used for weekends, 4-6 months... what they typically find with their buyers is that not many of the buyers in Marblehead (it may be different in Huron) are weekenders and 6-month people, and less year-round people.

There is another component to these developments that is just as important as the units and the views, and that is the social aspect they create. In Marblehead Estates, they have something going on every weekend. They have a concert series, singers, magicians and all different levels of activity. The Kalahari folks come and bring their animals 1 day a year for the kids. They have potlucks, cookoffs, water aerobics, book clubs and neighbors that meet on a regular basis and go back and forth to each other's homes. The social aspects are as important as the units themselves because they create lifestyle living. Huron has a great location and if you sprinkle some nice amenities in there, and there is a marina right across the river until the second or third phases are completed. There are lots of things about the site that make it unique and attractive.

#### Question and Answer Session

**Q: (Artino) Can you tell me what the price points are for the three places, including in Huron?**

**A:** The price points in Marblehead start at \$449,000 (1<sup>st</sup> and 2<sup>nd</sup> floor) and \$459,000 (3<sup>rd</sup> floor). They haven't crunched all of their numbers for this, but they would expect to be in reasonably the same range. Their building construction costs are not going to vary greatly from where they are right now. Normally what happens is they develop bigger properties, so they will normally put in the clubhouse and pool in upfront. On this one, they would probably do Phase 1 before they get into the clubhouse and pool. Roughly speaking, that is where their price points are right now on the product.

**Q: (Artino) If you are just starting a project in Catawba, if you get this project, you would be starting two projects at the same time. Is there a concern for competition between the two?**

**A:** We really don't think so. Midway is a marina where we are going to build some condominiums. It has been around for 50-60 years, and it will be condos in the center of a marina. They will build one unit at a time (6 units) and will be pre-sale. And they anticipate they can build about 42 condominium units (7 buildings). They don't have an idea of what their absorption base is going to be as much at Midway as it will be at some of the other projects because it is in the center an active 500-slip marina. He is not too concerned about the competition at this level as Midway is a different animal in that they have a list of 10+ people already interested, and those are mostly people that are already in Midway. They have 500 boat slips in there, so they think the majority of the absorption is going to come from the people who have been there for decades.

**A: (Tapp) What is expected from the City? What do you expect us to do, how do you expect to transfer the property, utilities, roads, everything?**

- A: We need all of the utilities brought up to the site itself. This project doesn't have any built-in offsite development costs in it, so they would need the City to provide roadways, sewer and water all the way up to and abutting the area where they would start their Phase 1. That would be for starters. We need to get a better transfer of information relative to the site itself, they would probably ask for some soil borings, geotechnical, etc., which would impact on what they build or don't build. They need to know what they are building on. Those are things they typically avail ahead of time. They left a portion open on their site plan for other developers and/or the City to come in and put in parking or do their own development relative to that. The primary aspect of these is that they don't price in any offsite development costs. We understand that we are not able to put docks in front of what we are calling the first of our project (the blue shaded area). They would need some expectation that the shoreline improvements would be completed by the City on a phased in basis based on how their development of the buildings goes. As they make that turn into the orange, purple and green highlighted areas, that the City would have the shoreline to a point where they wouldn't have to do much more than to order and install docks and utilities. That would be on their end. Any shoreline work or utility work or cleaning up... they typically have that engineered so they have some specifications to provide for that. They would have to get to the details on that.
- Q: **(Tapp) You would want the City to retain the yellow highlighted area. The other question, and I know Marblehead Estates is a lot bigger piece of property, is a concern that you have had that property for 20 years and started that project about 15 years ago. What kind of timeframe or how does this work, is everything presold before you build and you by the market that way.**
- A: Here is our typical methodology – the condominiums we are talking about have only been in development for about 6 years. The previous years was building the single-family product, which is done at a slower pace. They have done over 80 of their core condominiums. What they typically do is go as fast as the market absorbs the spot. They have to build the first building before they presell them. After the first building, they usually wait until they have 3 or 4 of the units presold, and then they start the next building. What has happened over the last 6 or 7 years is that they haven't stopped building that whole timeframe because they consistently have... I don't think we've finished any building to date that was almost completely sold out in Marblehead. They can build these in 6-7 months. As long as the absorption is there, they will build them as fast as they absorb in the marketplace. With having Marblehead already built, the people that have nervousness about being the first buyer in there. What if I buy and nobody else buys, what happens? What is it really going to look like when we get done. We have a showpiece that is not very far away where you can go and see the exact same unit they are planning on building there. They have a huge advantage from a marketing standpoint to really start the presales, do the pre-marketing and get their people entrenched onsite, and then showcase what they already have. Most people serious about buying one of these units are not going to hesitate to drive out to Marblehead to go through the units and talk to the people who have been there all of these years, and talk to their marketing staff. I think we have a built-in advantage just because of the proximity.
- Q: **As far as the roads and utilities, that is something you want us to get in there and get that taken care of?**

- A: Yes, we would just need that to happen. There's not enough juice in building 6 condominium units at a time to take care of offsite utility development costs. For instance, in Marblehead, everything was already onsite and it just worked. It is difficult to be productive and profitable without the utilities onsite.
- Q: **(Tapp) I know when City staff met with the developers, we let everyone know that we have a public walkway that goes across the west and north sides of the site, to maintain that for the public.**
- A: We agreed to maintain that. It is different for us because we usually have a private gated community and when you mix the public and private we don't know what, if any, impact it will have on absorption at all. It is a public piece of property, and it is what it is. We create some amenities for the condo owners themselves in the center that you see there. That will just be a part of the deal.
- Q: **(Claus) How many, on the east side, is that just straight slips you are generically showing for dock. Is that what those lines are?**
- A: Yes, those are slips coming off. There are 52 of them along that straight line.
- Q: **(Claus) You are assuming that docking would go in as part of starting at some point in the middle of phases, or something?**
- A: The docks would go in the green section, unless they can put them in with the orange and the purple, as well.
- Q: **(Claus) With that side, we have to have the revetment wall work done before you can start that, certainly.**
- A: We will have to have the shoreline improved before we can put the docks in. They will do the orange side first, and then they would do the shoreline improvement on the green side.
- Q: **(Claus) I think you had said at previous meetings, at least with your product over in Marblehead, you don't have enough docks, meaning you can sell as many docks with the condos as what you can provide. Has that been your experience there?**
- A: That is exactly correct. The amount of shoreline that you have... as you build the condo building, there are 6 units per condo building. There is not enough linear space to do 6 docks per building, so in Marblehead, they plan to do 84 units in the phase we are working on right now, and we have only 50 docks. The ratios is 50 docks to 80 units, approximately.
- Q: **(Tapp) Can you brief us on what your thoughts are on the actual land acquisition?**
- A: From our perspective, with a piece of virgin ground like this, a lot of the risk elements are right upfront. What if you build a building and something happens – elements outside of our control? That's the thing that always makes any developer nervous. We know these units work, we know

that they will sell well in this market if they keep the price points right around where they are right now. None of that scares us, but what's a little odd about this is we have a public element that is being mixed into what would normally be a private entity, a private project. You want the best of both worlds. You want the views that the blue building, but you want the docks there as well. Flipping to the other side, the green shaded area, you don't have as good a visual presence looking out your back door as you do on the other side of the project, but you have the docks. You don't have the best of all worlds on any one of the pieces – we are kind of split on this one. It is a little different for us, but in terms of where they would start the phasing, it seems to make sense to build one building after another, and so on and so on. What we normally do, when we build the first building, we always put in the foundation for the second building, so they don't get slowed down by weather. It is difficult to put foundations down in the middle of winter, so we always have one waiting for us to start framing depending on when they reach their sales goals for that first building, and then we just keep doing the same thing over and over and over again. We keep adding to the amenities.

**Q: (Tapp) My question is assuming ownership of the property. How do you want to take...**

**A:** We would probably have, creatively speaking, a option to purchase the area outright in building in the blue area. In our initial discussions, we talked about paying \$10,000 per unit land costs, and writing that check at closing. We would have an obligation, for any land we are eating up, to pay \$10,000 for the land cost for each unit.

**Q: (Tapp) It would be per section, then?**

**A:** Yes. And that's how we do the condos. We build one and then we add more land, and just amend the condo document, which continues to expand the condominium's property over time.

**Q: (Artino) So I understand, how soon would you want the City to come in with infrastructure, roads and utilities, and probably just to the blue section first, if that's where you are starting?**

**A:** Yes. You don't need anything on the other side of the property.

**Q: (Artino) You are not talking about upfront purchasing or controlling of all of property, just the current section.**

**A:** Just the sections at time. We have options for the future, based on certain performance criteria that we can discuss.

**Q: (Hagy) I am curious, you mentioned that the yellow would be retained by the City. Is that the same for the white area in the middle, and would that be retained by the City and maintained, the park or whatever goes in there?**

**A:** We think it would be better retained by the condo association, as well, because we need to have some amenities, which is going to give us better absorption on the project, they would put in a clubhouse and pool, etc., and probably put in a wood fence to separate from the public area or

from the yellow area. Those amenities would be specifically for the condominium owners and maintained and paid for by the condo association.

**Q: (Schrader) I had a question on the condominium. Do you go ahead and file a condominium plat as to all the units and then you just option to take them down, or do you amend the plat or add to the plat on a per unit or per section basis?**

**A:** Per building. As we complete a building, we add an amendment and amend the plat.

**Q: (Claus) It would be a condo association by definition?**

**A:** Yes, it would be a condo association, and that will be amended as each building is built.

**Q: (Claus) Just to reiterate, you are not particularly interested yourselves in developing the commercial space part of it? From a master planning, maybe, but not from... meaning if we are planning this whole site plan, but not being involved in building it. Is that accurate?**

**A:** Yes. We have other folks that we have dealt with over the years that might have a very strong interest in that, so we would be happy to be part of the business development team to attract commercial development to that site. We know many.

**Q: (Dike – directed to Mr. Lasko) In the past, when we have had individuals look at this, what were some of the big-ticket issues that they discovered when they went down the past. Because we have had multiple people come up to this. I know the sea wall is one, who is going to maintain that, who is going to do that? What else is there? What other...**

**A:** For everyone's benefit, the sea wall has been the big-ticket item. Candidly, both last RFQ process and this RFQ process, which probably totals 10-12 developers, not one was willing to take that one (not shockingly), and don't quote me on this because this price could change, but we believe with design, engineering and construction that sea wall is anywhere between \$4-5 million, which makes the project undevelopable, which is why it was so critical for us to get the tax increment financing in place, because we knew that any developer would ask for it. The other big challenge, and I don't know if we have even talked about it with this team, is you are sitting on a site that is probably 70 feet below Cleveland Road, so the big issue is how you are moving that waste up the hill? There are different ways to accomplish that. There is a pump station, which is what most people contemplated, which brings with it both cost and maintenance issues. There are some unique options out there now, which I think we heard at the last work session. There are individualized grinding pumps that can shoot it up and it is borne by the property owner, which I am guessing could work with this project, as well. That has been the big item, as well, how are you moving that waste uphill sitting 70' below grade?

**Q: (Dike) As far as the utilities, is there water down there. Is there something where this can...**

**A:** Not of capacity, no, it would have to be increased to the base of the site.

**Q: (Dike) So we are at sewer, water, what other utilities need to be...**

**A:** Then you are just talking about electric and gas. We've got the capacity at Cleveland Road, but not to the base of the developable site.

**Q: (Claus) The most challenging utility is sanitary sewer?**

**A:** Yes.

**Q: (Dike) I get where the tricky part is. For me, as a City Councilmember, this is our crown jewel. It is neither east side nor west side. I think it is critical that we make the right decision. For me, if you look in Huron, we have great public access – walkways where people can get all the way around the community, where if you go to Sandusky or Vermilion, it is not so. They have some in Port Clinton, they have some, but Huron has done a very good job in that aspect. I totally agree with you, it is tricky with the public/private. I see your pickleball courts and I know one gentleman that is going to be down there wanting to challenge everybody. You said our max is 35' as far as our building code...**

**A:** That is the building code in Marblehead. This is the site that was rezoned specifically for the Granary District, which he believes has a much higher... but I think it is higher than 35'.

**Q: (Dike) Even at 35', you are going to have great views. You are going to be seeing out over what you think. It's exciting. I am glad to be in this position, but I can hear all of your concerns.**

**A:** It is tricky. It's public/private which is something new for us, and it is tricky, especially with the amount of money that has to be put into it.

**Q: (Dike) What you guys hearing about the development that is west of here – those condos at the old Brown property? Are you guys hearing anything throughout the market.**

**A:** We are not very familiar with that at all. We are not really hearing anything about it.

**Q: (Artino) So you anticipating or expecting the City to bring utilities to the site, or right up to the blue section?**

**A:** Right up to the blue section.

**Q: (Dike, directed to Mr. Lasko) In our RFQ's, have we been asking people to put a commercial component in there?**

**A:** We did put in there that should be some level of commercial retail. What we were very sensitive to is we don't think the market is going to absorb a lot of it. My guess is, and I am probably dated on these years, but for new construction retail, you probably talking \$20-\$25-\$30/sf rent. It's not going to happen. We want to be conservative how much we can absorb down there and candidly, I think we want to put a lot of our efforts to backfilling Main Street and downtown – we don't want to cannibalize. The last thing we want to do is pop 40,000 sf that sits vacant. We do think if



you had a nice destination restaurant or a nice grab-and-go coffee shop or small apparel place, it could possibly work, but we just didn't think a ton would work down there. It is a long-winded way of saying we did ask folks to consider some level of modest retail.

**Q: (Dike) I do like your elevation plan of the unit you guys are considering. It's very pretty. I think it's something that fits down there, and I can also appreciate the parking aspect. I think some of the other presentations I have seen overlook that part of it. Once these individuals start parking over on the boat ramp, all of the sudden you've got the State down our necks asking what the heck's going on. I can appreciate that.**

Mayor Tapp asked if there were any more questions. There being none, he thanked Scott and Mark for the presentation.

Mr. Lasko asked if Prephan had any final thoughts or comments. Mr. Prephan said they are pretty transparent. They are well-know, you can see the product and history. There are not a lot of unknowns with us. Just get in and get the job done.

#### **Adjournment**

**Motion by Mr. Biddlecombe to adjourn the work session.**

The Mayor asked if there were any questions on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

**YEAS: Biddlecombe, Artino, Claus, Tapp, Dike, Grieves, Hagy (7)**

**NAYS: None (0)**

There being a majority in favor of the motion, the Council work session of July 23, 2024 was adjourned at 6:14pm.

Adopted: \_\_\_\_\_

**27 AUG 2024**

  
Terri S. Welkener, Clerk of Council

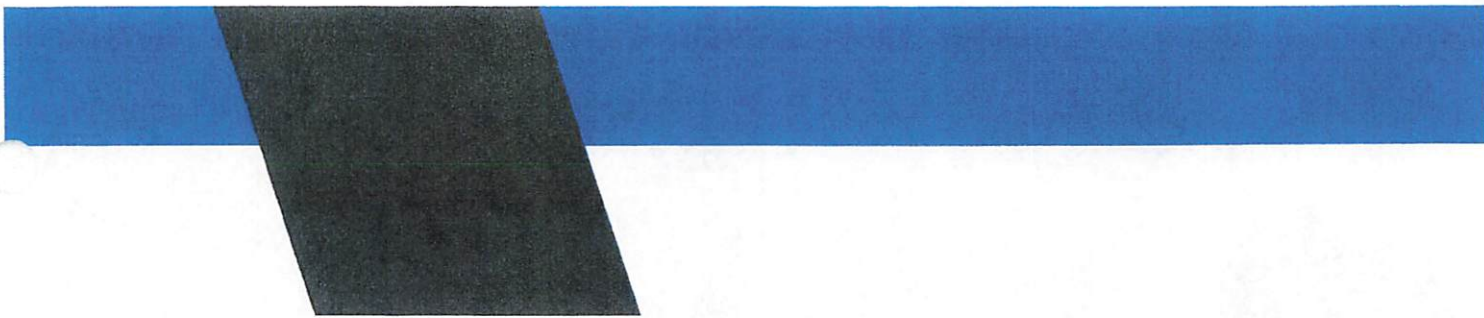


The graphic design features a solid blue horizontal band at the top. Below it, a series of thin, black, wavy lines flow across the page. In the upper right, a large, solid black parallelogram is tilted. At the bottom, a stylized city skyline is composed of several black rectangular buildings of varying heights, each with a grid of small white squares representing windows.

# City of Huron

*Proposal*





# Meet the Team

**SCOTT  
PREPHAN**

Developer

**MARK  
RUSSELL**

Director of  
Operations

**TIM  
EVANS**

Construction  
Manager

**COURTNEY  
CAVALIERE**

Marketing  
Director

## *Professional Consultants*

**GREG  
FELLER**

Engineering/Survey

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

**TRAVIS  
MAYER**

Architect

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

**ED  
HARTUNG**

Title Work

217 Madison St  
Port Clinton, OH 43452

**BRUCE  
SCHOENBERGER**

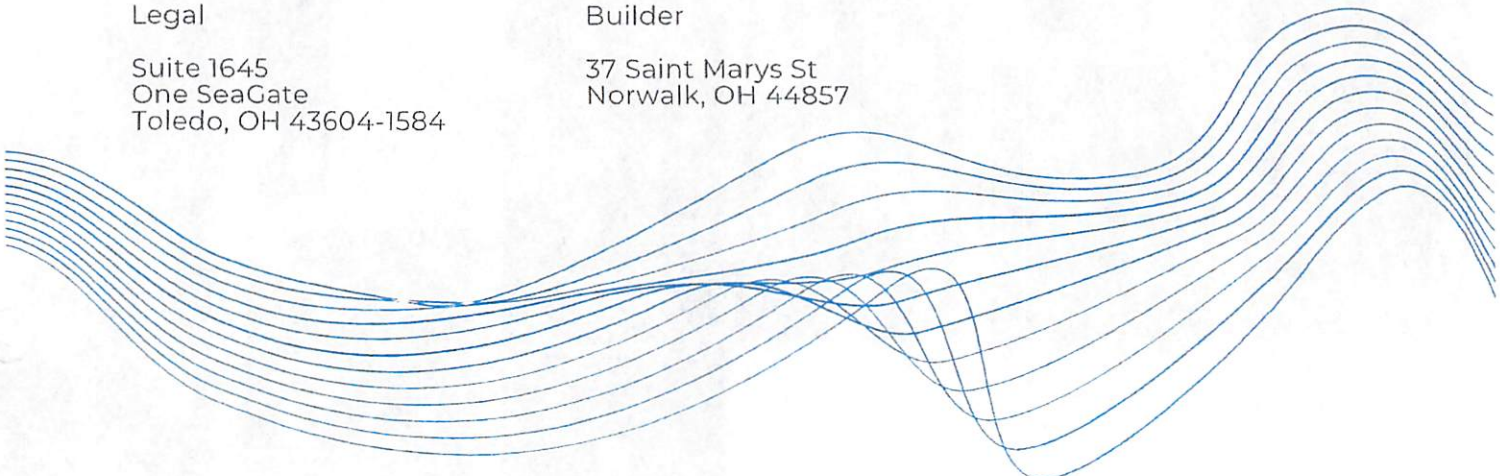
Legal

Suite 1645  
One SeaGate  
Toledo, OH 43604-1584

**KEN  
RUSS**

Builder

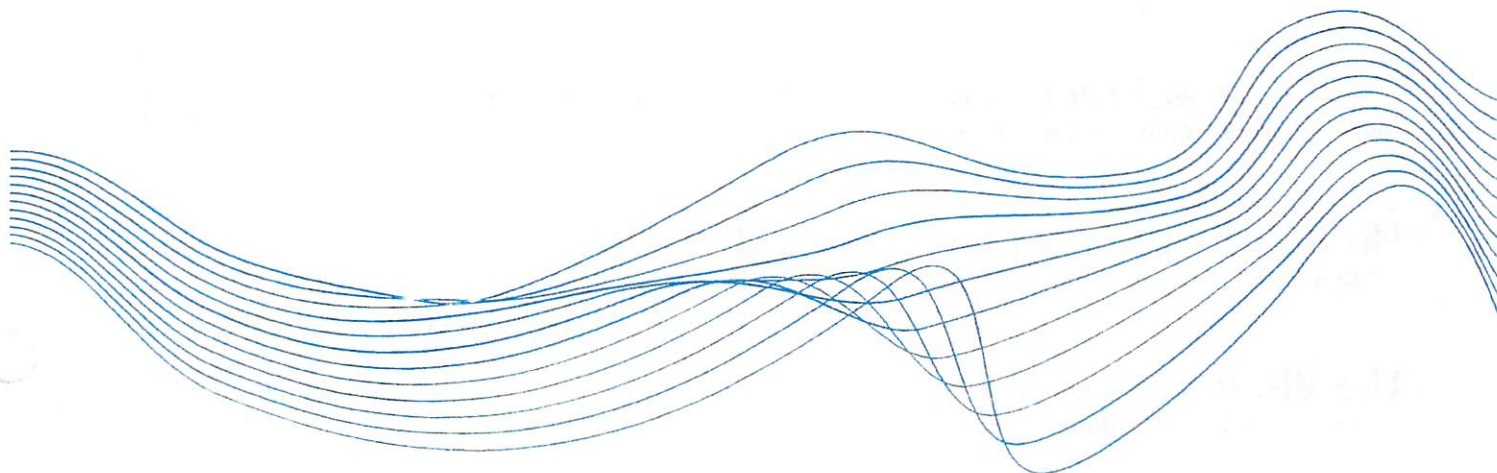
37 Saint Marys St  
Norwalk, OH 44857





# 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



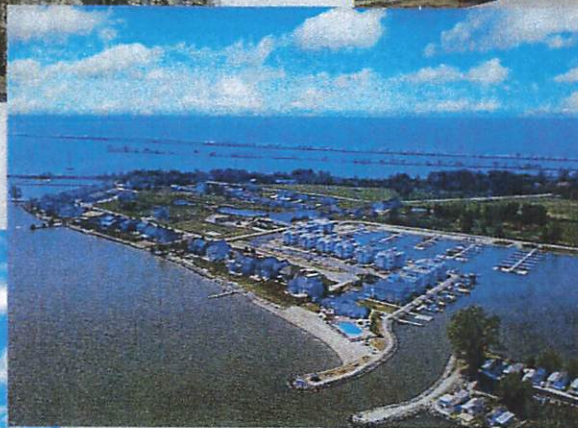
# *Development & Marketing of*



## *BAY VIEW VILLAS CONDOMINIUMS*



## *BAY VIEW VILLAS DUPLEX HOMES*





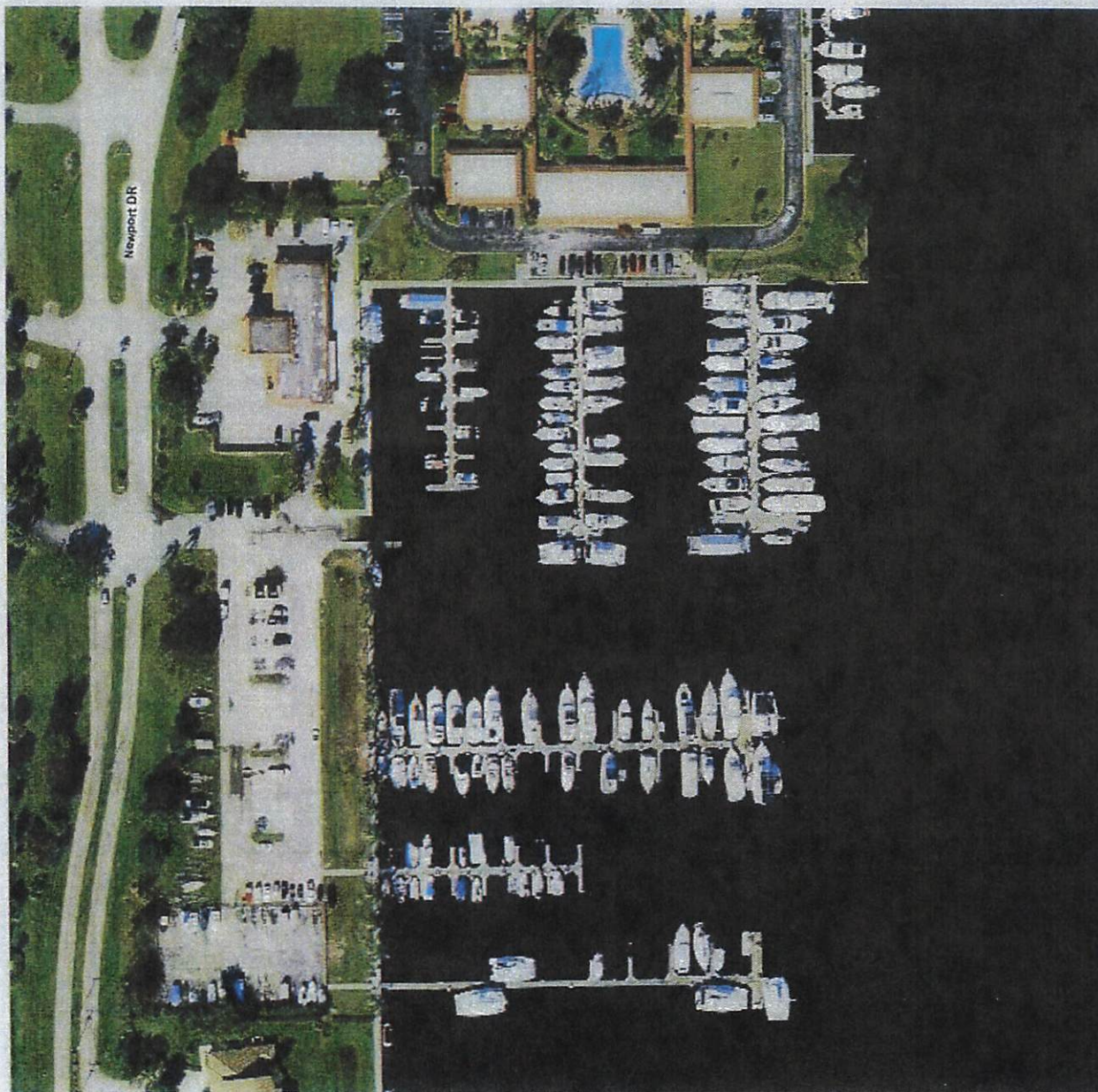
*Our Development Experience*  
*Marblehead Estates & Yacht Club*





# *Our Development Experience*

## *Port of the Islands Marina*





## Our Development Experience

## Midway Marina





# *Our Development Experience*

## *Spinnaker Bay*





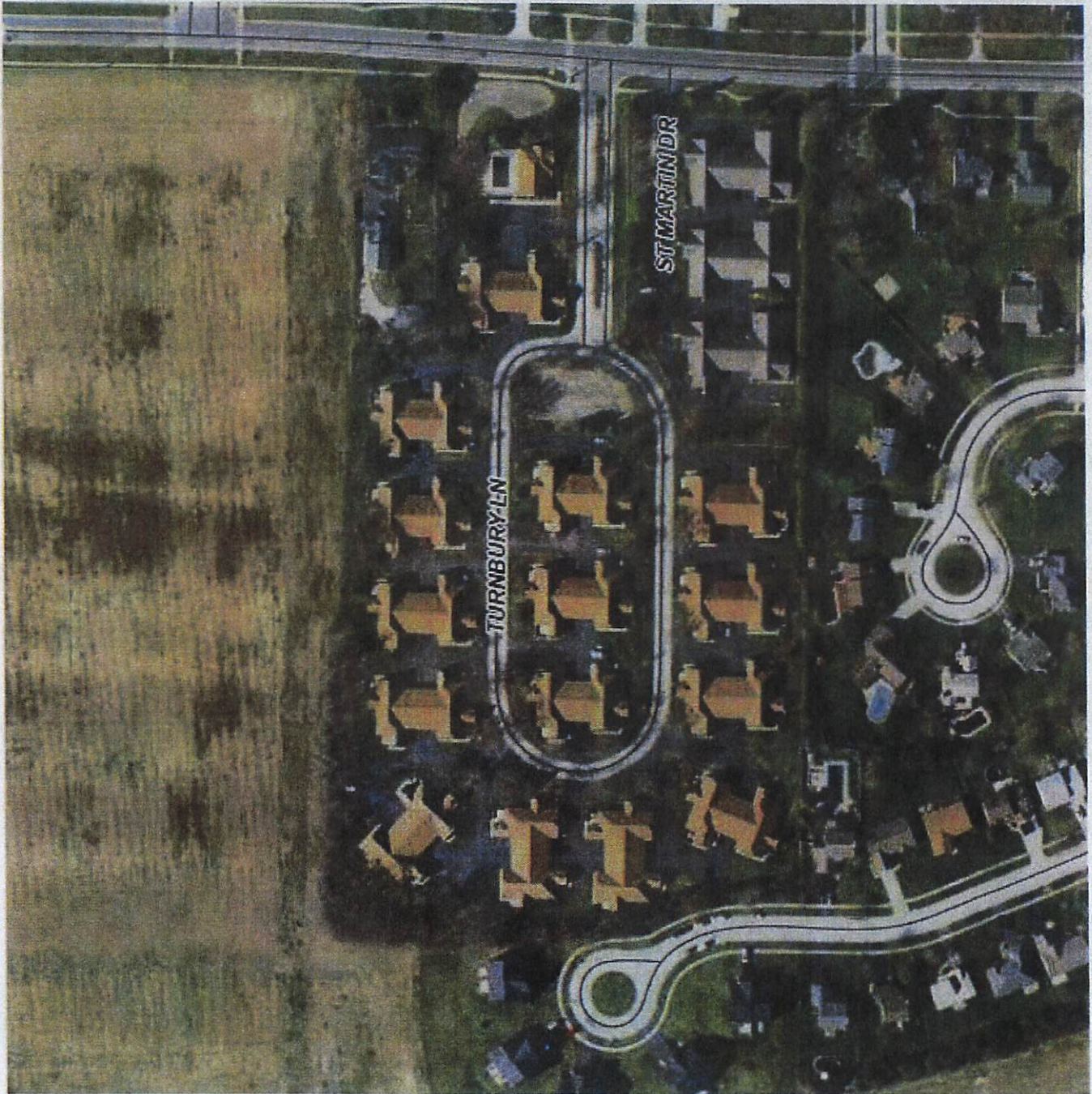
*Our Development Experience*  
*Villas at Summerfield*





# *Our Development Experience*

## *River Place*



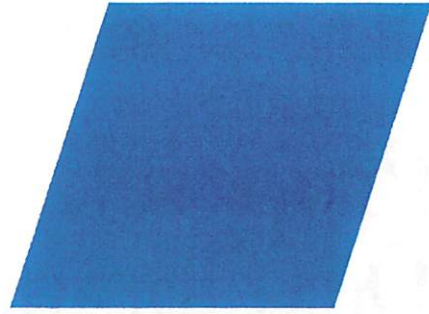


# *Our Development Experience*

## *Villas at Fox Run*



# Financial Capacity

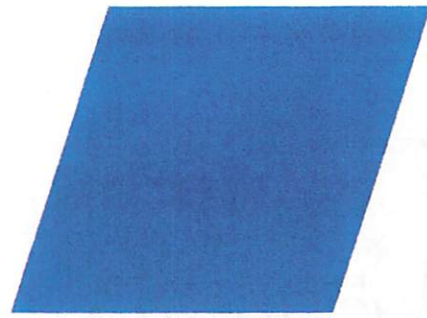


Over the years, we have worked with many regional financial institutions throughout the multiple phases of our developments. Because of our success over the years, we now find ourselves in a position of being debt free and have been for over five years. As such, we self finance all of our development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





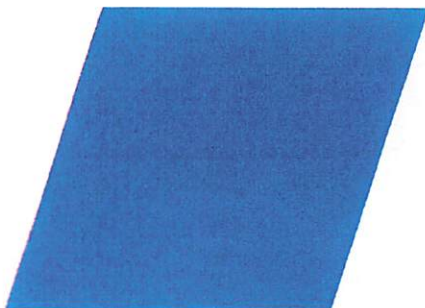
# Proposed Development Vision



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.

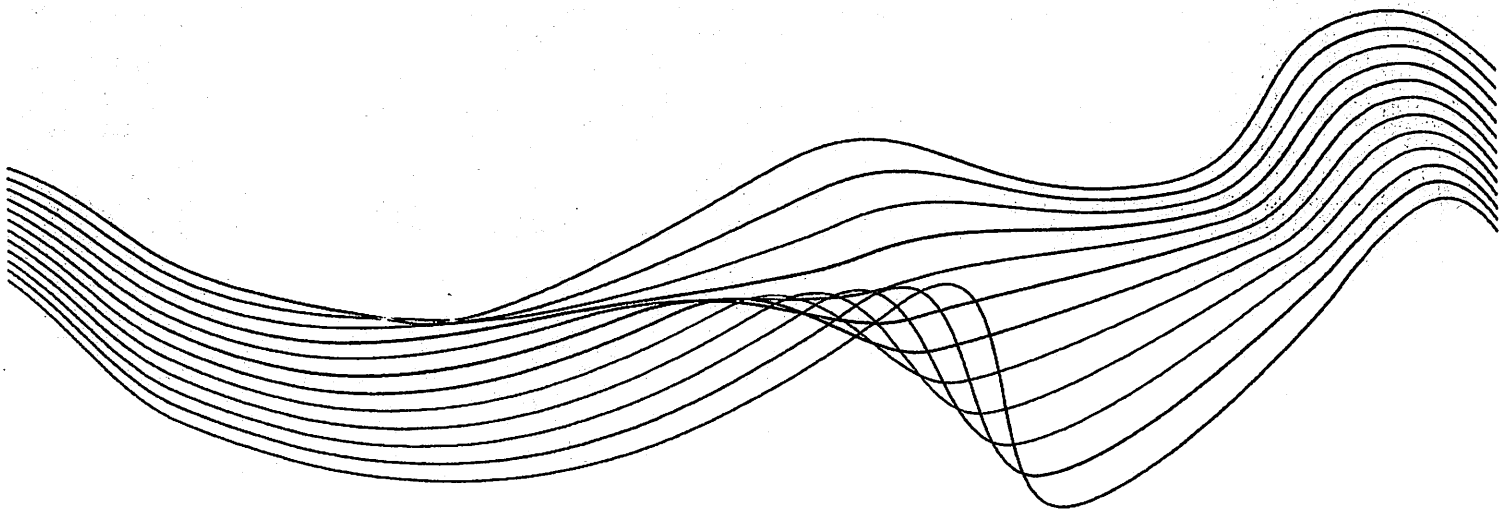


***SCOTT PREPHAN***

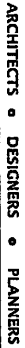
***PHONE*** 419-266-7378

***ADDRESS*** 118 W. South Boundary St.  
Perrysburg, OH 43551

***EMAIL*** sprephan@prehpan.com





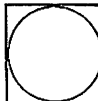


The site plan illustrates the layout of the proposed development. It features a central 'OPEN COMMUNITY PARK AREA' containing a 'POOL', 'CLUBHOUSE', 'PAVILION', and 'PROFESSORIAL CENTER'. Three 'WATER FEATURE' ponds are distributed around the park area. Building footprints are arranged in rows, with labels for 'BLDG #1' through 'BLDG #20'. Specific buildings are also labeled as 'BLDG #16', 'BLDG #17', 'BLDG #18', 'BLDG #19', and 'BLDG #20'. The plan includes parking spaces, a 'GASAZO' station, and a 'WATER TREATMENT PLANT'. A north arrow and a scale of 1" = 20' are provided in the bottom left corner.



**SP-1**

**SITE DEVELOPMENT PLAN**  
**DEVELOPMENT PLAN FOR THE**  
**FORMER ConAgra SITE**  
**HURON, OHIO**



TRAVIS P. MATHER  
1415 ORANGE, SUITE #5  
VENICE, OH, 46041-08  
PHONE: 216 783-8472  
E-MAIL: PMATHER@AOL.COM

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NORTH CAROLINA  
SOUTH CAROLINA  
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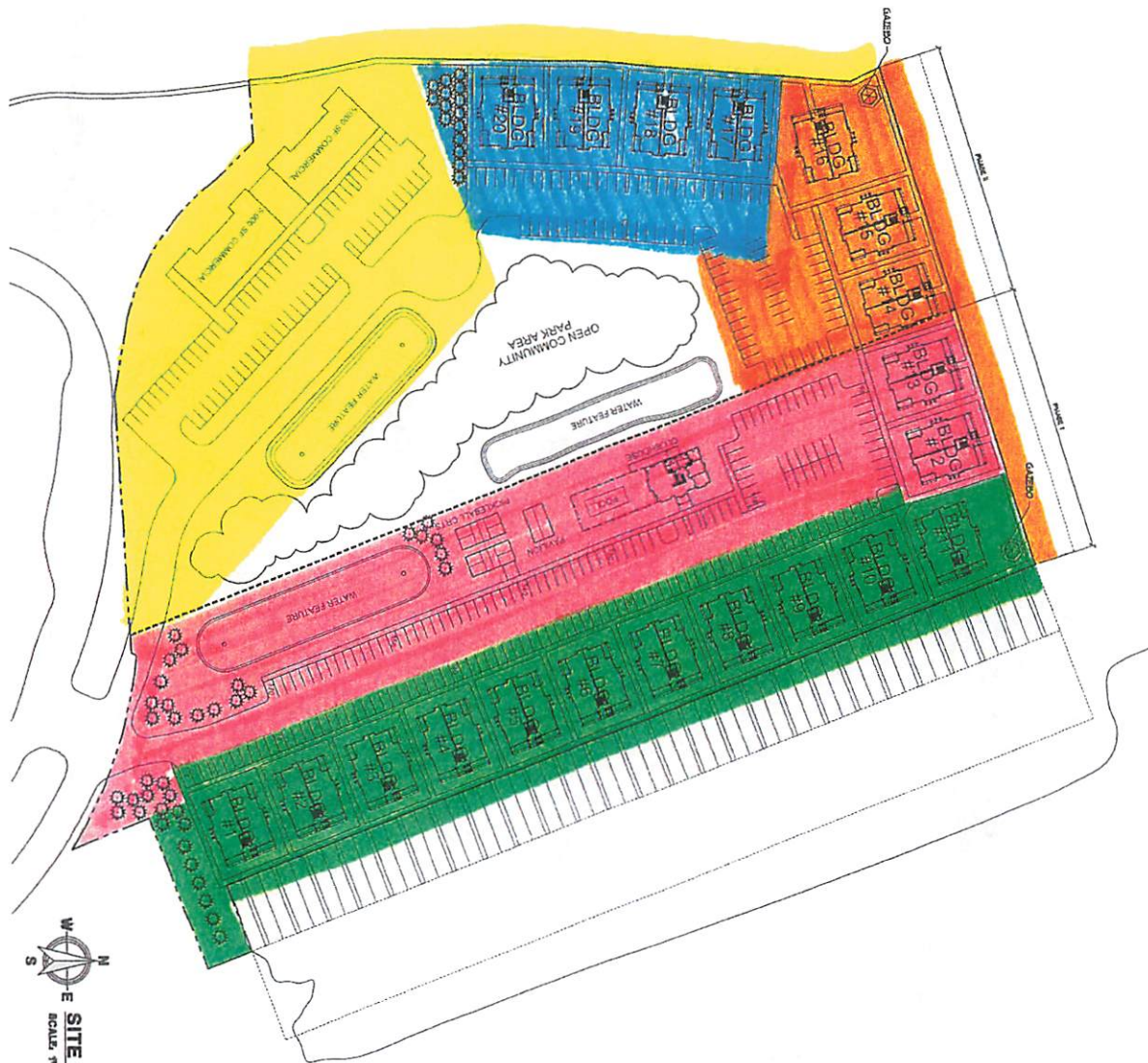
ANALYST: J. H. HARRIS, JR.  
DATE: 10/10/68  
BY: J. H. HARRIS, JR.

**NOTICE**



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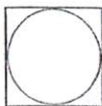
# HURON RIVER



SITE DEVELOPMENT PLAN  
SCALE: 1" = 60'-0"

SP-1

SITE DEVELOPMENT PLAN  
DEVELOPMENT PLAN FOR THE  
FORMER ConAgra SITE  
HURON, OHIO



THOMAS P. JAVIER  
1415 GLENN DRIVE, #1  
HURON, OHIO 44829  
PHONE: 216.339.3300  
WWW.TPJAVIER.COM

LOCATED STATES  
OHIO  
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INDIANA  
WISCONSIN  
NORTH CAROLINA  
SOUTH CAROLINA  
ILLINOIS

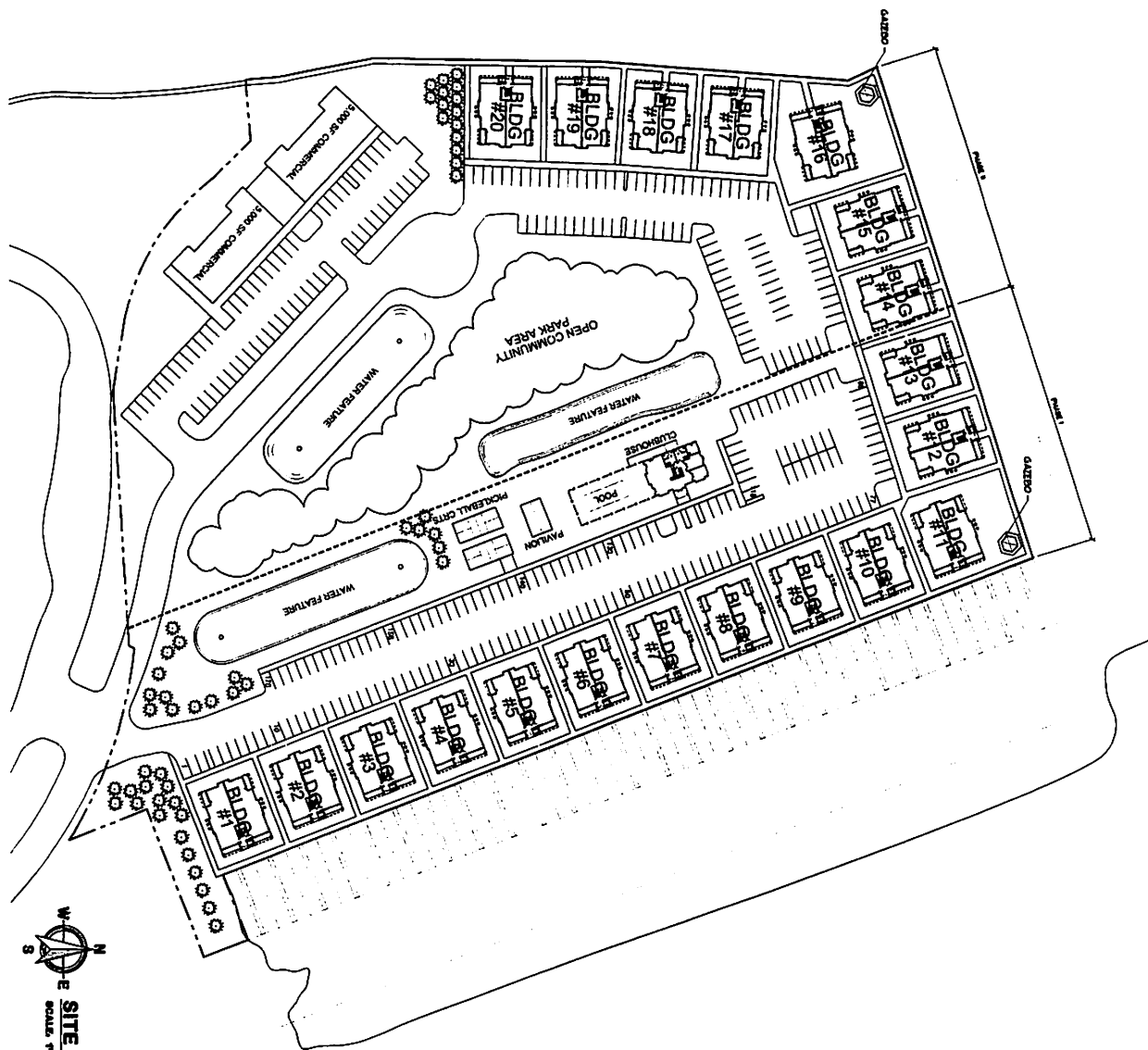
DATE	DESCRIPTION
10/1/2011	1. SITE DEVELOPMENT PLAN
10/1/2011	2. SITE DEVELOPMENT PLAN
10/1/2011	3. SITE DEVELOPMENT PLAN
10/1/2011	4. SITE DEVELOPMENT PLAN
10/1/2011	5. SITE DEVELOPMENT PLAN
10/1/2011	6. SITE DEVELOPMENT PLAN
10/1/2011	7. SITE DEVELOPMENT PLAN
10/1/2011	8. SITE DEVELOPMENT PLAN
10/1/2011	9. SITE DEVELOPMENT PLAN
10/1/2011	10. SITE DEVELOPMENT PLAN

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# HURON RIVER

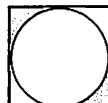


**SITE DEVELOPMENT PLAN**  
SCALE: 1" = 80'-0"

SP-1

DATE	DESCRIPTION

**DEVELOPMENT PLAN FOR THE  
FORMER ConAgra SITE  
HURON, OHIO**



WATER ARCHITECTURAL GROUP  
1110 ON 16, SUITE 200  
HURON, OHIO 44849  
419.281.1111  
WWW.WATERARCHITECTURAL.COM

**REGISTERED STATES**  
OHIO  
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SOUTH CAROLINA  
Tennessee  
VIRGINIA  
WEST VIRGINIA

DATE	REVISIONS

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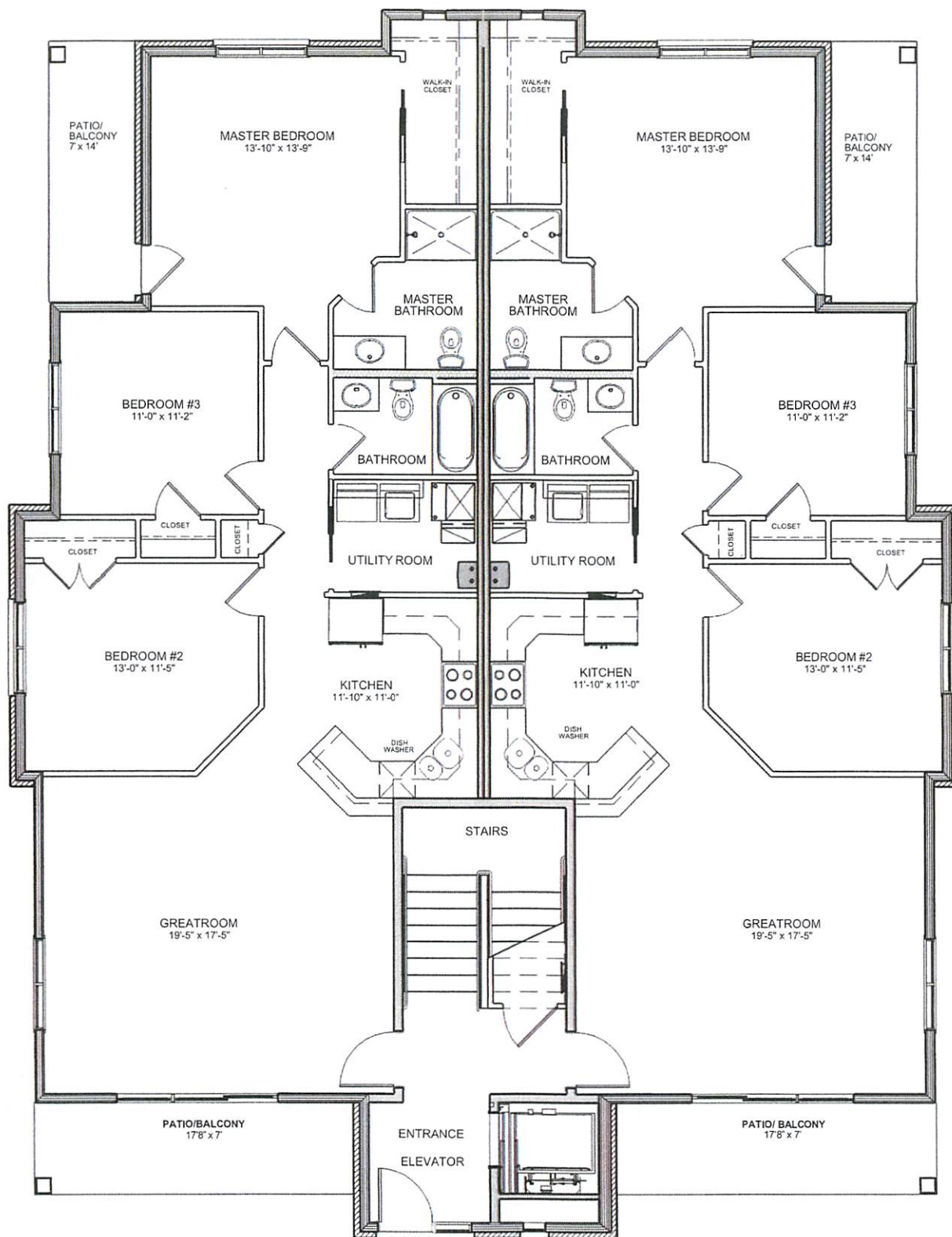












THREE BEDROOM UNIT  
1,307 sf

THREE BEDROOM UNIT  
1,307 sf

## BAY VIEW VILLAS CONDOMINIUMS

