

Economic Development Committee: the Committee met on Tuesday and reviewed the Huron Joint Port Authority's proposal to recruit the USGS to Conagra. HJPA Chairman Rob Moore passed out copies of a financial pro forma to construct a \$2,477,000.00. I have attached the information to this email which includes a total project cost of \$1,900,000.00 including construction, design and soft costs. The proposal assumes the city brings utilities to the site at a cost of \$1,200,000.00 and acknowledges a payment from the USGS project to the city for its proportional use of the new infrastructure (\$290,880.00 or 16.7%, over 20 years at 4% interest). The balance of the city's infrastructure cost (\$1,454,400.00) would need to be offset through future sales and/or development of the of the remaining lands.

The presentation is a framework and subject to additional discussion and negotiation. There was some discussion about the city administration handling day to day management of the project on behalf of the HJPA with a reimbursement to the city. There is also a schedule for a 15.5-year bond amortization for review.

Huron Area Sewer Monitoring Committee: the Committee met at city hall yesterday as required to discuss operations, capital, rate and financial projections. Items of interest included the following:

The County discussed the potential to close the Sawmill Treatment Plant and redirect some of the flow to the Huron River Basin Plant or west to Sandusky. The project could benefit Huron by creating a redevelopment parcel adjacent to the Sawmill Creek Resort and potential to bring utility infrastructure to the undeveloped land between Woodlands Elementary and the Wexford residential development.

The city expressed an interest in partnering with the County on extending sanitary sewer to the Conagra site once the land is transferred and the street is dedicated.

There was joint interest in a consolidation of billing. Currently, the city's water department provides its billing information to the County for its sewer billing. The city sends out approximately 3,500 water bills each quarter, while the county sends out approximately 3,500 sewer bills monthly. They are the same 3,500 customers and there is a duplication of effort and cost. Discussion was had about the possibility to cooperate on one billing cycle and the county acknowledged it is already doing this monthly and may be able to include the city's fee schedule for water, garbage/recycling and storm water to its bill. This would eliminate the city's billing and postage costs and also provide residents with a smaller monthly bill. There are numerous operational items to analyze, including consideration of eliminating in house bill drop off and processing.

A follow up meeting will be set for the first part of November. Due to changing personnel in the city I have included a resolution appointing new members per the terms in the joint sewer agreement. I would recommend approval prior to the upcoming November meeting.

City/ODNR Land Exchange: please see attached email correspondence from Aimee to John Sambuco (Federal Aid Land Coordinator, ODNR Division of Wildlife). Aimee made minor modifications to the exchange agreement, drafted a resolution for the Council to consider an approval of the exchange and an ordinance considering the acceptance of the proposed street for dedication. Once the state has reviewed and responded to this correspondence, I anticipate bringing legislation to Council. Upon a legislative approval the city will be in position to install utilities and market the site for development (i.e. USGS proposal). Acceptance of the proposed public street will connect the development site to Cleveland Road and will need to be named. It will also be added to the city's longterm capital improvement program.

2020 Recommended Budget: the City Manager's Recommended 2020 Budget is being finalized and will be sent out to the Finance Committee later today. I will forward a copy of it to you as well for review.

Engineering Update: please see attached emails updating various projects from Doug Green.

Nickel Plate Alert System: Staff met with our communications specialist to discuss implementation of a wind alert system and live webcam. We anticipate having quotes within the next few weeks. The project will require a data solution (either hard wired or wireless) and extension of electric. We are looking to pair this with the installation of a new water line at the park that is also scheduled for the 2020 fiscal year.

Coffee Connection: the Chamber of Commerce is hosting a joint event at the Gathering Grounds on 10/11/19 at 9 a.m. with myself and Dennis Muratori.

Erie County Land Bank: The Erie County Land Bank is meeting with area jurisdictions and school districts to discuss a modification to its funding model specific to a reallocation of DTAC fees (delinquent tax contributions). State statute allows for County's to reallocate those funds from the localities to a County Land Bank to fund rehabilitation and demolition of properties. The goal of the program is to increase assessed valuation through reinvestment of those funds. Attached is an email from Scott Schell, the County Land Bank's Director. In the email you'll see what Huron's share is (\$1,700 to the City and \$17,000 to Huron City Schools in annual revenue reallocated to the Land Bank).

Sidewalk Policies: please see attached correspondence from Aimee regarding a modification to the codified ordinances to strengthen the city's enforcement of sidewalk repair and installation. Currently staff is legislatively limited in ability to direct and enforce sidewalk maintenance and financially limited as no specific revenue resource exists to provide for repair. Please review the attached examples and consider for establishment in the city.

ODOT Workshop: attached please see a notice from ODOT regarding its statewide public meetings for input on the long range transportation plan "Access Ohio 2045."

Subject: School Meeting
Date: Friday, October 4, 2019 at 1:40:53 PM Eastern Daylight Time
From: Scott Schell
To: Mike Spafford, Cory Swaisgood
CC: awhite@cityofhuron.org, Eric Wobser, Matt Lasko
Attachments: image001.jpg, image002.png, image003.png, image004.jpg

Andy/Mike/Cory,

Thanks again for your attendance at yesterday's meeting with Huron City Schools, and for your continued support of the Land Bank.

Did some very preliminary mathematics to look at the percentage of DTAC contributions from the largest community entities. This information was included as part of yesterday's PPT presentation. We didn't really talk about this yesterday and we probably should have to put community partner investments into better perspective.

Sandusky CSD - \$57,166 – City - \$11,453 & – **32%** of funds collected
Erie County - \$35,656.34 – **16.5%** of funds collected
Perkins LSD - \$24,317 - Township - \$9,017 – **15.5%** of funds collected
Huron CSD - \$16,580 – City - \$1,787, Township - \$843 – **8.9%** of funds collected
Vermilion LSD - \$14,980 - City - \$2,323, Township - \$1,165 – **8.5%** of funds collected
Edison LSD - \$10,844, Township - \$858.92 - Village of Milan - \$280 – **5.5%** of funds collected
Margaretta LSD - \$9,256 - Township - \$2,111 - Bay View - \$361 - Castalia - \$225 – **5.5%** of funds

collected

Below are the estimated DTAC Collections, estimated Land Bank operating expenses & estimated revenue balance.

Estimated DTAC Collections @5%..... \$216,000
Estimated Operating Expenses/year.... \$70,000
Approximate Unobligated balance..... \$145,000

Using the above percentages toward the unobligated funds the land bank could potentially receive over the course of 2020, totals came out as follows;

Sandusky CSD - City – **32%** of unobligated funds - \$46,023
Erie County – **16.5%** - \$23,925
Perkins LSD -Township – **15.5%** - \$22,359
Huron CSD – City -Township – **8.9%** - \$12,890
Vermilion LSD - City - Township – **8.5%** - \$12,383
Edison LSD - Township - Village of Milan – **5.5%** - \$8,033
Margaretta LSD - Township - Bay View - Castalia – **5.5%** - \$8,033

Obviously, these numbers are subject to additional tweaking and doesn't make anybody whole again, but it can be looked at as an investment in individual communities that can be banked year to year.

In preparation for sharing our story with the School Board in November, we should possibly get together and come up with potential targets/projects where these funds could be valuable.

Additionally, since we last met, Jim Rokakis of the Thriving Communities Institute, has asked for information from each County Land Bank regarding potential commercial and residential properties that are, or are a combination of, vacant, blighted, tax delinquent, foreclosed, needing demolition or are at risk to fall into these categories in the near future. Working with Speaker Householder in Columbus, they have identified a potential source of revenue that could be used to fund upwards of \$50 million annually toward demolition and/or renovation of commercial and residential properties in Ohio.

The only entities eligible to receive these funds would be County Land Banks, making another compelling reason to have an active program for Erie County.

Let me know your thoughts.

Thanks again!

Scott



Scott J. Schell | *Contract Administrator*

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USGS at the Port of Huron
5800 SF Office, Lab, and Warehouse

		Per SF	Total \$
Land	Non-Cash, Imputed Value		\$ 377,000.00
Construction Costs			
Site Utilities	Assumes Utilities to Site	\$ 5.00	\$ 29,000.00
Site Condition & Building Pad		\$ 10.00	\$ 58,000.00
Parking & Wareyard		\$ 20.00	\$ 116,000.00
Shell Construction	Building Shell & Vanilla Box	\$ 110.00	\$ 638,000.00
Building Improvements	RLP Improvements	\$ 50.00	\$ 290,000.00
Waterside Improvements	RLP Improvements	\$ 15.00	\$ 87,000.00
Construction Contingency		\$ 15.00	\$ 87,000.00
General Contractor/Project Manager		\$ 25.00	\$ 145,000.00
USGS Contract Manager		\$ 15.00	\$ 87,000.00
Certifications, Inpspections, & Testing Fees		\$ 2.50	\$ 14,500.00
Permits		\$ 2.50	\$ 14,500.00
Design Costs			
Architectual - Design		\$ 10.00	\$ 58,000.00
Architectual - RLP Review		\$ 5.00	\$ 29,000.00
Engineering - Civil		\$ 2.50	\$ 14,500.00
Engineering - MEP		\$ 5.00	\$ 29,000.00
Engineering - Structural		\$ 2.00	\$ 11,600.00
Environmental Studies		\$ 0.50	\$ 2,900.00
Landscape Plan		\$ 0.50	\$ 2,900.00
Soils Testing		\$ 1.50	\$ 8,700.00
Survey & Lot Split		\$ 1.50	\$ 8,700.00
Design Contingency		\$ 2.00	\$ 11,600.00
Soft Costs			
Accounting	Budget Review		\$ 5,000.00
Appraisal			\$ 7,500.00
Bond Costs			\$ 20,000.00
Construction Period Insurance			\$ 12,000.00
Construction Period Interest			\$ 60,000.00
Construction Period Op Costs			\$ 9,000.00
USGS RLP Consultant			\$ 18,000.00
Legal - Entity	Form Entity - Review Docs		\$ 5,000.00
Legal - Financing	Review Bond Docs		\$ 10,000.00
Title & Closing Costs			\$ 6,000.00
Soft Cost Contingency			\$ 4,600.00
Development Fee			
Port Authority Fee	Non-Cash, Imputed Value		\$ 200,000.00
TOTAL PROJECT COSTS			\$ 2,477,000.00

Total Project Costs	\$ 2,477,000.00
Non-Cash Land Cost	\$ (377,000.00)
Non-Cash Development Fee	\$ (200,000.00)
Cash Requirement	\$ 1,900,000.00

	Per/SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Rent	\$ 41.00	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800
Operating Costs Adjustments	\$ -	\$ -	\$ 696	\$ 1,406	\$ 2,130	\$ 2,869	\$ 3,622	\$ 4,390	\$ 5,174	\$ 5,974	\$ 6,789	\$ 7,621	\$ 8,469	\$ 9,335	\$ 10,218	\$ 11,118	\$ 12,036	\$ 12,973	\$ 13,928	\$ 14,903	\$ 15,897
Total Revenue	\$ 41.00	\$ 237,800	\$ 238,496	\$ 239,206	\$ 239,930	\$ 240,669	\$ 241,422	\$ 242,190	\$ 242,974	\$ 243,774	\$ 244,589	\$ 245,421	\$ 246,269	\$ 247,135	\$ 248,018	\$ 248,918	\$ 249,836	\$ 250,773	\$ 251,728	\$ 252,703	\$ 253,697
Form 1217 - A - Cleaning Services	\$ 2.00	\$ 11,600	\$ 11,832	\$ 12,069	\$ 12,310	\$ 12,556	\$ 12,807	\$ 13,063	\$ 13,325	\$ 13,591	\$ 13,863	\$ 14,140	\$ 14,423	\$ 14,712	\$ 15,006	\$ 15,306	\$ 15,612	\$ 15,924	\$ 16,243	\$ 16,568	\$ 16,899
Form 1217 - B - Heating	\$ 0.15	\$ 870	\$ 887	\$ 905	\$ 923	\$ 942	\$ 961	\$ 980	\$ 999	\$ 1,019	\$ 1,040	\$ 1,061	\$ 1,082	\$ 1,103	\$ 1,125	\$ 1,148	\$ 1,171	\$ 1,194	\$ 1,218	\$ 1,243	\$ 1,267
Form 1217 - C - Electrical	\$ 0.50	\$ 2,900	\$ 2,958	\$ 3,017	\$ 3,078	\$ 3,139	\$ 3,202	\$ 3,266	\$ 3,331	\$ 3,398	\$ 3,466	\$ 3,535	\$ 3,606	\$ 3,678	\$ 3,751	\$ 3,826	\$ 3,903	\$ 3,981	\$ 4,061	\$ 4,142	\$ 4,225
Form 1217 - D - Plumbing	\$ 0.75	\$ 4,350	\$ 4,437	\$ 4,526	\$ 4,616	\$ 4,709	\$ 4,803	\$ 4,899	\$ 4,997	\$ 5,097	\$ 5,199	\$ 5,303	\$ 5,409	\$ 5,517	\$ 5,627	\$ 5,740	\$ 5,855	\$ 5,972	\$ 6,091	\$ 6,213	\$ 6,337
Form 1217 - E - Air Conditioning	\$ 0.30	\$ 1,740	\$ 1,775	\$ 1,810	\$ 1,847	\$ 1,883	\$ 1,921	\$ 1,960	\$ 1,999	\$ 2,039	\$ 2,079	\$ 2,121	\$ 2,163	\$ 2,207	\$ 2,251	\$ 2,296	\$ 2,342	\$ 2,389	\$ 2,436	\$ 2,485	\$ 2,535
Form 1217 - F - Elevators	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Form 1217 - G - Miscellaneous	\$ 2.30	\$ 13,340	\$ 13,607	\$ 13,879	\$ 14,157	\$ 14,440	\$ 14,728	\$ 15,023	\$ 15,323	\$ 15,630	\$ 15,943	\$ 16,261	\$ 16,587	\$ 16,918	\$ 17,257	\$ 17,602	\$ 17,954	\$ 18,313	\$ 18,679	\$ 19,053	\$ 19,434
Operating Costs - Adjustable	\$ 6.00	\$ 34,800	\$ 35,496	\$ 36,206	\$ 36,930	\$ 37,669	\$ 38,422	\$ 39,190	\$ 39,974	\$ 40,774	\$ 41,589	\$ 42,421	\$ 43,269	\$ 44,135	\$ 45,018	\$ 45,918	\$ 46,836	\$ 47,773	\$ 48,728	\$ 49,703	\$ 50,697
Surplus after Adjustable Costs	\$ 35.00	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000
Form 1217 - Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Form 1217 - Insurance	\$ 0.38	\$ 2,175	\$ 2,219	\$ 2,263	\$ 2,308	\$ 2,354	\$ 2,401	\$ 2,449	\$ 2,498	\$ 2,548	\$ 2,599	\$ 2,651	\$ 2,704	\$ 2,758	\$ 2,814	\$ 2,870	\$ 2,927	\$ 2,986	\$ 3,046	\$ 3,106	\$ 3,169
Form 1217 - Reserves	\$ 0.38	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175
Form 1217 - Management	\$ 1.25	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250
Operating Costs - Fixed	\$ 2.00	\$ 11,600	\$ 11,644	\$ 11,688	\$ 11,733	\$ 11,779	\$ 11,826	\$ 11,874	\$ 11,923	\$ 11,973	\$ 12,024	\$ 12,076	\$ 12,129	\$ 12,183	\$ 12,239	\$ 12,295	\$ 12,352	\$ 12,411	\$ 12,471	\$ 12,531	\$ 12,594
Surplus from Operations	\$ 33.00	\$ 191,400	\$ 191,357	\$ 191,312	\$ 191,267	\$ 191,221	\$ 191,174	\$ 191,126	\$ 191,077	\$ 191,027	\$ 190,976	\$ 190,924	\$ 190,871	\$ 190,817	\$ 190,761	\$ 190,705	\$ 190,648	\$ 190,589	\$ 190,529	\$ 190,469	\$ 190,406
Bond - Interest		\$ (93,711)	\$ (90,807)	\$ (87,755)	\$ (84,546)	\$ (81,173)	\$ (77,628)	\$ (73,901)	\$ (69,984)	\$ (65,866)	\$ (61,537)	\$ (56,987)	\$ (52,205)	\$ (47,177)	\$ (41,893)	\$ (36,338)	\$ (30,498)	\$ (24,360)	\$ (17,908)	\$ (11,126)	\$ (3,997)
Bond - Principal		\$ (56,759)	\$ (59,663)	\$ (62,715)	\$ (65,924)	\$ (69,297)	\$ (72,842)	\$ (76,569)	\$ (80,486)	\$ (84,604)	\$ (88,933)	\$ (93,482)	\$ (98,265)	\$ (103,293)	\$ (108,577)	\$ (114,132)	\$ (119,972)	\$ (126,110)	\$ (132,562)	\$ (139,344)	\$ (146,473)
Total - Bond Amortization		\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)	\$ (150,470)
Project Surplus		\$ 40,930	\$ 40,887	\$ 40,842	\$ 40,797	\$ 40,751	\$ 40,704	\$ 40,656	\$ 40,607	\$ 40,557	\$ 40,506	\$ 40,454	\$ 40,401	\$ 40,347	\$ 40,291	\$ 40,235	\$ 40,178	\$ 40,119	\$ 40,060	\$ 39,999	\$ 39,937
TIF Payment		\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)
Surplus After Allocations		26,387	26,343	26,299	26,253	26,207	26,160	26,112	26,063	26,013	25,962	25,910	25,857	25,803	25,748	25,692	25,634	25,576	25,516	25,455	25,393

Outstanding Bond Balance	1,843,241	1,783,578	1,720,863	1,654,939	1,585,642	1,512,800	1,436,232	1,355,745	1,271,141	1,182,209	1,088,726	990,461	887,169	778,591	664,459	544,487	418,378	285,816	146,473	-
Cumulative Surplus After Allocations	26,387	52,730	79,028	105,282	131,489	157,649	183,761	209,825	235,838	261,800	287,710	313,567	339,371	365,119	390,810	416,445	442,020	467,536	492,991	518,384
Cumulative Reserve Account	2,175	4,350	6,525	8,700	10,875	13,050	15,225	17,400	19,575	21,750	23,925	26,100	28,275	30,450	32,625	34,800	36,975	39,150	41,325	43,500

Bond Payment Calculation	
Amount	1,900,000
Interest Rate	5.00%
Amortization Period	240
Monthly Payment	12,539
Bond Coverage Ratio	1.27

TIF - Infrastructure Investment		
	Total	Allocation
Amount	1,200,000	200,000
Interest Rate	4.00%	4.00%
Amortization Period	240	240
Monthly Payment	7,272	1,212

	Per/SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Rent	\$ 41.00	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800	\$ 237,800
Operating Costs Adjustments	\$ -	\$ -	\$ 696	\$ 1,406	\$ 2,130	\$ 2,869	\$ 3,622	\$ 4,390	\$ 5,174	\$ 5,974	\$ 6,789	\$ 7,621	\$ 8,469	\$ 9,335	\$ 10,218	\$ 11,118	\$ 12,036	\$ 12,973	\$ 13,928	\$ 14,903	\$ 15,897
Total Revenue	\$ 41.00	\$ 237,800	\$ 238,496	\$ 239,206	\$ 239,930	\$ 240,669	\$ 241,422	\$ 242,190	\$ 242,974	\$ 243,774	\$ 244,589	\$ 245,421	\$ 246,269	\$ 247,135	\$ 248,018	\$ 248,918	\$ 249,836	\$ 250,773	\$ 251,728	\$ 252,703	\$ 253,697
Form 1217 - A - Cleaning Services	\$ 2.00	\$ 11,600	\$ 11,832	\$ 12,069	\$ 12,310	\$ 12,556	\$ 12,807	\$ 13,063	\$ 13,325	\$ 13,591	\$ 13,863	\$ 14,140	\$ 14,423	\$ 14,712	\$ 15,006	\$ 15,306	\$ 15,612	\$ 15,924	\$ 16,243	\$ 16,568	\$ 16,899
Form 1217 - B - Heating	\$ 0.15	\$ 870	\$ 887	\$ 905	\$ 923	\$ 942	\$ 961	\$ 980	\$ 999	\$ 1,019	\$ 1,040	\$ 1,061	\$ 1,082	\$ 1,103	\$ 1,125	\$ 1,148	\$ 1,171	\$ 1,194	\$ 1,218	\$ 1,243	\$ 1,267
Form 1217 - C - Electrical	\$ 0.50	\$ 2,900	\$ 2,958	\$ 3,017	\$ 3,078	\$ 3,139	\$ 3,202	\$ 3,266	\$ 3,331	\$ 3,398	\$ 3,466	\$ 3,535	\$ 3,606	\$ 3,678	\$ 3,751	\$ 3,826	\$ 3,903	\$ 3,981	\$ 4,061	\$ 4,142	\$ 4,225
Form 1217 - D - Plumbing	\$ 0.75	\$ 4,350	\$ 4,437	\$ 4,526	\$ 4,616	\$ 4,709	\$ 4,803	\$ 4,899	\$ 4,997	\$ 5,097	\$ 5,199	\$ 5,303	\$ 5,409	\$ 5,517	\$ 5,627	\$ 5,740	\$ 5,855	\$ 5,972	\$ 6,091	\$ 6,213	\$ 6,337
Form 1217 - E - Air Conditioning	\$ 0.30	\$ 1,740	\$ 1,775	\$ 1,810	\$ 1,847	\$ 1,883	\$ 1,921	\$ 1,960	\$ 1,999	\$ 2,039	\$ 2,079	\$ 2,121	\$ 2,163	\$ 2,207	\$ 2,251	\$ 2,296	\$ 2,342	\$ 2,389	\$ 2,436	\$ 2,485	\$ 2,535
Form 1217 - F - Elevators	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Form 1217 - G - Miscellaneous	\$ 2.30	\$ 13,340	\$ 13,607	\$ 13,879	\$ 14,157	\$ 14,440	\$ 14,728	\$ 15,023	\$ 15,323	\$ 15,630	\$ 15,943	\$ 16,261	\$ 16,587	\$ 16,918	\$ 17,257	\$ 17,602	\$ 17,954	\$ 18,313	\$ 18,679	\$ 19,053	\$ 19,434
Operating Costs - Adjustable	\$ 6.00	\$ 34,800	\$ 35,496	\$ 36,206	\$ 36,930	\$ 37,669	\$ 38,422	\$ 39,190	\$ 39,974	\$ 40,774	\$ 41,589	\$ 42,421	\$ 43,269	\$ 44,135	\$ 45,018	\$ 45,918	\$ 46,836	\$ 47,773	\$ 48,728	\$ 49,703	\$ 50,697
Surplus after Adjustable Costs	\$ 35.00	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000
Form 1217 - Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Form 1217 - Insurance	\$ 0.38	\$ 2,175	\$ 2,219	\$ 2,263	\$ 2,308	\$ 2,354	\$ 2,401	\$ 2,449	\$ 2,498	\$ 2,548	\$ 2,599	\$ 2,651	\$ 2,704	\$ 2,758	\$ 2,814	\$ 2,870	\$ 2,927	\$ 2,986	\$ 3,046	\$ 3,106	\$ 3,169
Form 1217 - Reserves	\$ 0.38	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175
Form 1217 - Management	\$ 1.25	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250	\$ 7,250
Operating Costs - Fixed	\$ 2.00	\$ 11,600	\$ 11,644	\$ 11,688	\$ 11,733	\$ 11,779	\$ 11,826	\$ 11,874	\$ 11,923	\$ 11,973	\$ 12,024	\$ 12,076	\$ 12,129	\$ 12,183	\$ 12,239	\$ 12,295	\$ 12,352	\$ 12,411	\$ 12,471	\$ 12,531	\$ 12,594
Surplus from Operations	\$ 33.00	\$ 191,400	\$ 191,357	\$ 191,312	\$ 191,267	\$ 191,221	\$ 191,174	\$ 191,126	\$ 191,077	\$ 191,027	\$ 190,976	\$ 190,924	\$ 190,871	\$ 190,817	\$ 190,761	\$ 190,705	\$ 190,648	\$ 190,589	\$ 190,529	\$ 190,469	\$ 190,406
Bond - Interest		\$ (93,108)	\$ (88,847)	\$ (84,368)	\$ (79,659)	\$ (74,710)	\$ (69,508)	\$ (64,039)	\$ (58,290)	\$ (52,248)	\$ (45,896)	\$ (39,219)	\$ (32,201)	\$ (24,823)	\$ (17,069)	\$ (8,917)	\$ (89,471)	\$ -	\$ -	\$ -	\$ -
Bond - Principal		\$ (83,290)	\$ (87,551)	\$ (92,030)	\$ (96,739)	\$ (101,688)	\$ (106,891)	\$ (112,360)	\$ (118,108)	\$ (124,151)	\$ (130,502)	\$ (137,179)	\$ (144,198)	\$ (151,575)	\$ (159,330)	\$ (167,481)	\$ (86,927)	\$ -	\$ -	\$ -	\$ -
Total - Bond Amortization		\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ (176,398)	\$ -	\$ -	\$ -	\$ -
Project Surplus		\$ 15,002	\$ 14,958	\$ 14,914	\$ 14,869	\$ 14,822	\$ 14,775	\$ 14,727	\$ 14,678	\$ 14,628	\$ 14,577	\$ 14,525	\$ 14,472	\$ 14,418	\$ 14,363	\$ 14,307	\$ 14,249	\$ 190,589	\$ 190,529	\$ 190,469	\$ 190,406
TIF Payment		\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)	\$ (14,544)
Surplus After Allocations		458	415	370	325	279	232	184	135	85	34	(18)	(71)	(125)	(180)	(237)	(294)	176,046	175,986	175,925	175,863

Outstanding Bond Balance	1,816,710	1,729,159	1,637,129	1,540,390	1,438,702	1,331,811	1,219,451	1,101,343	977,193	846,690	709,511	565,313	413,738	254,409	86,927	-	-	-	-	-
Cumulative Surplus After Allocations	458	873	1,243	1,568	1,847	2,079	2,262	2,397	2,482	2,516	2,498	2,426	2,301	2,121	1,884	1,590	177,635	353,621	529,546	705,409
Cumulative Reserve Account	2,175	4,350	6,525	8,700	10,875	13,050	15,225	17,400	19,575	21,750	23,925	26,100	28,275	30,450	32,625	34,800	36,975	39,150	41,325	43,500

Bond Payment Calculation	
Amount	1,900,000
Interest Rate	5.00%
Amortization Period	186
Monthly Payment	14,700
Bond Coverage Ratio	1.09

TIF - Infrastructure Investment		
	Total	Allocation
Amount	1,200,000	200,000
Interest Rate	4.00%	4.00%
Amortization Period	240	240
Monthly Payment	7,272	1,212

Subject: engineering update

Date: Friday, October 4, 2019 at 10:23:13 AM Eastern Daylight Time

From: Doug Green

To: Andy White

Andy,

A couple updates on engineering/planning items:

- Sidewalk regulations/ordinances: (Per email from Aimee Lane) Currently our ordinances have conflicting chapters with regards to sidewalk maintenance/repairs. Aimee has done some good research on other municipalities and has some suggested changes we could make to our code that will allow for enforcement of sidewalk repairs such as: Defining unacceptable conditions, codifying that repairs are the responsibility of the adjacent parcel owners, setting forth a process for notification/remedy, and options to consider for how the City would recoup its costs. I look forward to further discussion on this and upcoming legislation that will give my office a path forward for enforcement.
- CRW/SRTS sidewalk project: This week, the remaining work items (pavement markings, signs) were completed. Our inspector is currently trying to set up a project walkthrough/punch list meeting for next week.
- US6, phase 2: We should be receiving the results of our traffic modeling/analysis of the Center St intersection soon. Once we have a chance to review the results we can then move forward with a final design proposal, further discussion with council and scheduling of a public meeting.
- Con Agra Geotech Review: Our geotechnical specialist, Mark Muszynski has completed his initial review of the geotechnical data for the Con Agra property. I have a conference call with him and Russ Critelli this afternoon to discuss his findings and to help him organize them into a report with suggestions for next steps.
- Jim Campbell Bike path/SRTS: I received confirmation this week from ODOT that because this project is listed as a potential improvement in the county bicycle/pedestrian plan currently being finalized by ERPC that we will not have to modify our existing school travel plan in order to apply for SRTS funding. SRTS applications are due in March and I will be walking the area soon with our designer to take measurements and investigate existing utilities/structures so that we can present a conceptual plan and budget for this potential project.
- Tiffin Ave Culvert: As per our previous discussions, the culvert across tiffin avenue just South of the entrance to Nickel Plate Beach is failing and is currently covered with a road plate for safety. In discussions with a local contractor who submitted a proposal for the replacement of the culvert (approx \$20K) and our Street Department, we have determined that the best time to perform this work would be in early spring. (vs trying to do the work this winter and having cold patch over the trench) We are working with Finance to get this project programmed in.
- Huron Pier safety ladders: I am working with Aimee Lane to draft a 'notice of grant funding' which is a requirement before we proceed with the project. We are planning on having Latanick fabricate the ladders & railings this winter with installation anticipated for early spring.
- Oster's MHP code enforcement: I have completed my final walk-through of all remaining property maintenance code violations with the manager of the park and all zoning code items have been remedied. Our next step is to discuss the disposition of two mobile homes that are partially within the City ROW of Linden Drive. I would like to get some input from Council as to whether they would prefer to draft up a use agreement with the owner of the park or if they would prefer I proceed with a demand letter directing the owner to remove the ROW obstructions.

If there is anything that I did not mention above that you would like an update on please let me know.

Thanks Again,
Doug

DOUG GREEN
PROJECT ENGINEER

OHM Advisors®
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Subject: FW: Exchange Agreement and Conservation Easement - City of Huron/ODNR Exchange
Date: Tuesday, October 1, 2019 at 2:49:38 PM Eastern Daylight Time
From: Aimee W. Lane
To: 'John.Sambuco@dnr.state.oh.us'
CC: Andy White (andy.white@huronohio.us), Mike Spafford, dgreen@hexagoncmc.com, 'Rodney.Apgear@dnr.state.oh.us'
Attachments: image001.gif, image002.png, Res. Auth. Land Exchange Agreement with ODNR (02964668x9EF3B).docx, ODNR - General Warranty Deed - ConAgra site (02964739x9EF3B).docx, ODNR land exchange agreement - comparison (02966418x9EF3B).docx, Ord.. Accepting Dedication of Public Streets (ConAgra) (02934718-2x9EF3B).doc

John:

Attached please find the following items:

Land Exchange Agreement:

I made some comments/additions to the agreement. Mainly, I think the exhibits are not correct and should be updated with the Polaris legals. Do you agree? Also, exhibit C speaks to the conservation easement and says it is 50 ft. Is this easement to be 30 ft. or 50 ft? Finally, I added language that the parties acknowledge that the lands to be conveyed are of like kind and equal value.

Conservation Easement

This document looks fine but an exhibit with the legal description of the easement needs to be added. Does ODNR have this legal description?

Resolutions

Attached for your reference is a draft resolution for City Council to approve the Land Exchange Agreement and grant the Conservation Easement. Also, attached for your reference is an ordinance for City Council to accept the proposed public street for dedication.

General Warranty Deed

Attached is a draft deed for review.

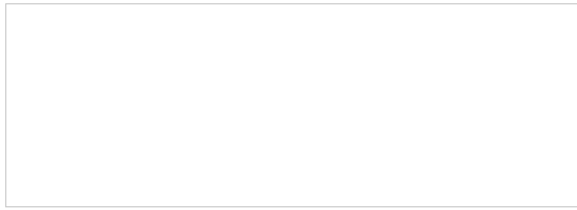
In short, I think we are in good shape, but we need to make sure we have the most recent and correct legal descriptions as exhibits to the agreement and conservation easement.

Sincerely,

Aimee

Aimee W. Lane

PARTNER
DIRECT LINE (216) 928-2985
1301 E. Ninth St. | Suite 3500 | Cleveland, OH 44114



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From: John.Sambuco@dnr.state.oh.us <John.Sambuco@dnr.state.oh.us>
Sent: Friday, September 13, 2019 8:12 AM
To: Aimee W. Lane <alane@walterhav.com>
Cc: Andy White (andy.white@huronohio.us) <andy.white@huronohio.us>; Rodney.Apgear@dnr.state.oh.us
Subject: Exchange Agreement and Conservation Easement - City of Huron/ODNR Exchange

Aimee,

Thanks for taking some time yesterday to sit down and go over where we are with the exchange of land at our Huron River Access. I have attached the latest versions of the agreement and the conservation easement for you review and any proposed changes/edits.

As I mentioned, Rodney Apgear, of our Real Estate Office, has already routed these through our Assistant AG. I made a little change to 1.A of the CE (no longer in a natural state), and added a comment to the ingress/egress paragraph in the agreement that we discussed. Should you have any substantial changes, Rodney would just need to run those back through. As I think I also mentioned, he will handle everything going forward with this exchange on our end.

Please let us know when you've had a chance to review and present everything to council. Thank you.

John



John Sambuco
Federal Aid Land Coordinator
ODNR Division of Wildlife
2045 Morse Rd. Bldg G-2
Columbus, OH 43229
1-800-WILDLIFE
Office: 614-265-6613

Email: john.sambuco@dnr.state.oh.us

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Subject: Sidewalks
Date: Thursday, October 3, 2019 at 1:25:49 PM Eastern Daylight Time
From: Aimee W. Lane
To: Doug Green (Doug.Green@ohm-advisors.com), Andy White (andy.white@huronohio.us)
Attachments: City of Oregon, Ohio Sidewalk Program Materials (02971933x9EF3B).pdf, Westlake side walks (02978868x9EF3B).pdf

Andy and Doug:

I have spoken with each of you separately about a sidewalk ordinance. Doug wanted to know the City's options to recoup its costs if Council amends the codified ordinances to (1) clearly provide that the abutting property owner must maintain the sidewalk; (2) allow inspection and service of violation notice with time to correct; (3) allow the city to correct if the owner fails to do so; and (4) allow the city to recoup its costs if the city must do the work. Also, while the City may ultimately want a comprehensive sidewalk ordinance with annual inspections and enforcement, Doug expressed the current need to have something clear in the code for maintenance of sidewalks by individual property owners.

I looked at the City's current ordinance for assessments for lighting and also sidewalk ordinances from the City of Westlake and City of Oregon

The options for recouping the city's costs are:

- 1- Invoice the owner after the work is done and give 30, 45 or 60 days to pay; and/or
- 2- If the owner fails to pay the invoice, Council can adopt an ordinance to certify the costs of repair to the county to be placed on the tax duplicate for collection like other taxes and assessments. Council has the discretion to determine the # of annual installments in which the costs must be repaid.
 - a. Huron, Ohio – as suggested by Andy, we could draft something similar to Section 909.01 (lighting public places) which allows an assessment by Council ordinance for the public improvements.
 - b. Oregon, Ohio – similar to the Huron ordinance for lighting public places, the Oregon codified ordinances generally provide for certifying the repair costs as a lien and collection like taxes and assessments. The template assessing ordinance provides for placing a lien on the property to be paid over 2 years (4 semi-annual installments), plus interest.
 - c. Westlake, Ohio –the codified ordinance spells out the specifics for placing a lien on the property to recoup costs (1) if work involves repair or sidewalks, including replacement of certain sections, the amount is certified to the County as a lien and assessment to be paid in 10 semi-annual installments, plus interest; or (2) if work involves replacement or new installation of entire sidewalk, the assessment amount shall be certified to the county for lien and assessment to be paid in 20 semi-annual instalments, plus interest.
- 3- Bring a civil action in court to recover the city's costs (this is something found in R.C. 715.261 which deals with unsafe/dilapidated buildings and also allows certifying the costs as a lien on the property).

The ordinance can be written to provide for one or more or all of these options for the city to recoup its costs.

Aimee

[Aimee W. Lane](#)

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The Ohio Department of Transportation and its partners are updating Ohio's long-range transportation plan, called Access Ohio 2045.



All Meetings are 4–7 PM, Presentations at 4:30 and 6 PM



Tuesday, October 15

Toledo Metropolitan Area Council of Governments (TMACOG)
300 Martin Luther King, Jr., #300
Toledo, OH 43604



Wednesday, October 23

Paul Brown Epic Center at Zane State College
9900 Brick Church Rd.
Cambridge, OH 43725



Wednesday, October 16

Lima-Allen County Regional Planning Commission (LACRPC)
130 W. North St.
Lima, OH 45801



Thursday, October 24

Miami Valley Regional Planning Commission (MVRPC)
10 N. Ludlow St., #700
Dayton, OH 45402



Thursday, October 17

Greater Lawrence County Area Chamber of Commerce
216 Collins Ave.
South Point, OH 45680



Wednesday, November 6

Ohio-Kentucky-Indiana Regional Council of Governments (OKI)
720 East Pete Rose Way, Suite 420
Cincinnati, OH 45202



Monday, October 21

ODOT District 4 Offices
2088 S. Arlington Rd.
Akron, OH 44306



Thursday, November 7

Buckeye Hills Hocking Valley Regional Development District (Buckeye Hills)
1400 Pike St.
Marietta, OH 45750



Tuesday, October 22

Mid-Ohio Regional Planning Commission (MORPC)
111 Liberty St., #100
Columbus, OH 43215



Thursday, November 14

Northeast Ohio Areawide Coordinating Agency (NOACA)
1299 Superior Ave.
Cleveland, OH 44114

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