

TAX INCREMENT FINANCING APPLICATION

PROPOSED AGREEMENT for Tax Increment Financing Tax Incentives between the business Woman of War Smokehouse located in Putnam County, Ohio, and Village of Ottoville Ohio.

1. Name of property owner, home or main office address, contact person, and telephone number. Please attach additional pages if multiple enterprise participants.

Ebar Xor, LLC.

Enterprise Name

10425 Ridge Rd. Delphos, 45833

Enterprise Address

289 Progressive Drive, Ottoville 45876

Project Site Address

Michelle Rabe

Contact Person

567-825-2576

Telephone

271380000000

Project Site parcel number

2. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other business) to be conducted at the site.

Commercial smokehouse to supply smoked fish as an ingredient to food manufacturers.

List primary 6 digit North American Industry Classification System (NAICS) # 424470

Business may list other relevant SIC numbers. 5147

If this is a consolidation, what are the components of the consolidation? (must itemize the location, assets and employment positions to be transferred: _____)

Form of business or enterprise (corporation, partnership, proprietorship, or other).

LLC

3. Name of principal owner(s) or officers of the business.

Michelle Rabe

4. State the enterprise's current employment level at the proposed project site:

1 _____

State the enterprise's current employment level in the State of Ohio (itemize full and part-time, and permanent and temporary employees):

Full time _____

Will the project involve relocation of employment positions or assets from one Ohio location to another?

Yes _____ No _____

If yes, state the locations from where employment positions or assets will be relocated and the location to where the employment positions or assets will relocate:

If yes, state the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

5. Does the property owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

Yes _____ No

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State?

Yes _____ No

c. 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

d. 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).

6. Project Description: Construction of an 80 x 60 building for the purpose of a commercial smokehouse. Purchase of 1.25 acres
on Progressive Drive with a separate Right of First Refusal to purchase an additional 10.5 acres.

7. Project will begin 5/20/2021 and be completed 8/1/2021 provided that a tax exemption is provided.

8. Estimate the number of new employees the property owner will create at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

1 FTE

State the time frame of this projected hiring : Immediately year (s).

State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):

9. Estimate the amount of annual payroll new employees will add \$ 65,000
 (new annual payroll must be itemized by full and part-time, and permanent and temporary new employees).

Indicate separately the amount of existing annual payroll for any job retention claim resulting from this project: \$ _____

10. List the amount on each line to be invested to establish, expand, renovate or occupy a facility:

	Minimum Invest.	Expected Invest.	Maximum Invest.
A. Acquisition of Buildings:	\$ _____	15,000	_____
B. Additions/New Construction:	\$ 280,000	280,000	_____
C. Improvements to existing buildings:	\$ _____	_____	_____
D. Machinery & Equipment:	\$ 125,000	125,000	_____
E. Furniture & Fixtures:	\$ 7,500	7,500	_____
F. Inventory:	\$ 5,000	5,000	_____
TOTAL NEW PROJECT INVESTMENT	\$ 417,500	432,500	_____

11. Business requests the following tax exemption incentives: 100 % for 15 years covering real property as described above. Be specific as to the rate, and term.

Business's reasons for requesting tax incentives (be quantitatively specific as possible)

The Village of Ottoville made a substantial investment to extend utilities to the site.

A TIF will assist the village in recouping some of its investments on Progressive Drive.

Submission of this application expressly authorizes Ottoville to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 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.

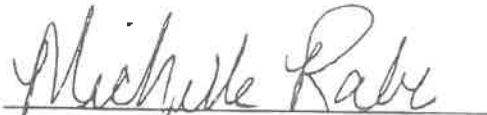
The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development 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.

Michelle Rabe

Print name of Property Owner

7-15-21

Date



Signature of Property Owner

A copy of this proposal must be forwarded by the local governments 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 Tax Increment Finance Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Tax Incentive Finance Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Department of Development within fifteen (15) days of final approval.

Exhibit D

TIF 27-138000.0000

Ebar Exor, LLC
 Real Property Incentive Schedule
 Ottoville Corp./Ottoville LSD/Vantage

INCENTIVE TERM 15 YEARS
 INCENTIVE PACKAGE 100%
 PAYBACK AFTER ABATEMENT 25%
 INVESTMENT DOLLARS \$ 280,000 Est. Investment
 BUILDING SIZE 80 x 60 4,800 SQ FEET
 INVESTMENT YEARS 2021
 ABATED TAXABLE YEARS 2022-2036
 ABATED COLLECTABLE YEARS 2023-2037
 1ST NON-ABATED COLLECTABLE TAX YEAR 2038

YEAR OF ABATEMENT	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
YEAR OF COLLECTION	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
APPRAISED VALUE	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000
RATE OF ASSESSMENT	X.35%	X.35%	X.35%	X.35%	X.35%	X.35%	X.35%	X.35%	X.35%	X.35%	X.35%	X.35%
ASSESSED VALUE	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800
TAX RATE	0.04930	0.04930	0.04930	0.04930	0.04930	0.04930	0.04930	0.04930	0.04930	0.04930	0.04930	0.04930
GROSS TAXES	\$2,898.84	\$2,898.84	\$2,898.84	\$2,898.84	\$2,898.84	\$2,898.84	\$2,898.84	\$2,898.84	\$2,898.84	\$2,898.84	\$2,898.84	\$2,898.84
REDUCTION FACTOR	0.038976	0.038976	0.038976	0.038976	0.038976	0.038976	0.038976	0.038976	0.038976	0.038976	0.038976	0.038976
REDUCTION FACTOR /AMT	\$112.99	\$112.99	\$112.99	\$112.99	\$112.99	\$112.99	\$112.99	\$112.99	\$112.99	\$112.99	\$112.99	\$112.99
ADJUSTED TAXES	\$2,785.85	\$2,785.85	\$2,785.85	\$2,785.85	\$2,785.85	\$2,785.85	\$2,785.85	\$2,785.85	\$2,785.85	\$2,785.85	\$2,785.85	\$2,785.85
ROLLBACK 10%	0.020240	0.020240	0.020240	0.020240	0.020240	0.020240	0.020240	0.020240	0.020240	0.020240	0.020240	0.020240
ROLLBACK REDUCTION	\$56.39	\$56.39	\$56.39	\$56.39	\$56.39	\$56.39	\$56.39	\$56.39	\$56.39	\$56.39	\$56.39	\$56.39
NET TAXES DUE BEFORE TIF	\$2,729.47	\$2,729.47	\$2,729.47	\$2,729.47	\$2,729.47	\$2,729.47	\$2,729.47	\$2,729.47	\$2,729.47	\$2,729.47	\$2,729.47	\$2,729.47
TIF PAYMENT TO TWP - 75%	\$2,047.10	\$2,047.10	\$2,047.10	\$2,047.10	\$2,047.10	\$2,047.10	\$2,047.10	\$2,047.10	\$2,047.10	\$2,047.10	\$2,047.10	\$2,047.10
PAYBACK AFTER TIF ABATEMENT - 25%	\$682.37	\$682.37	\$682.37	\$682.37	\$682.37	\$682.37	\$682.37	\$682.37	\$682.37	\$682.37	\$682.37	\$682.37

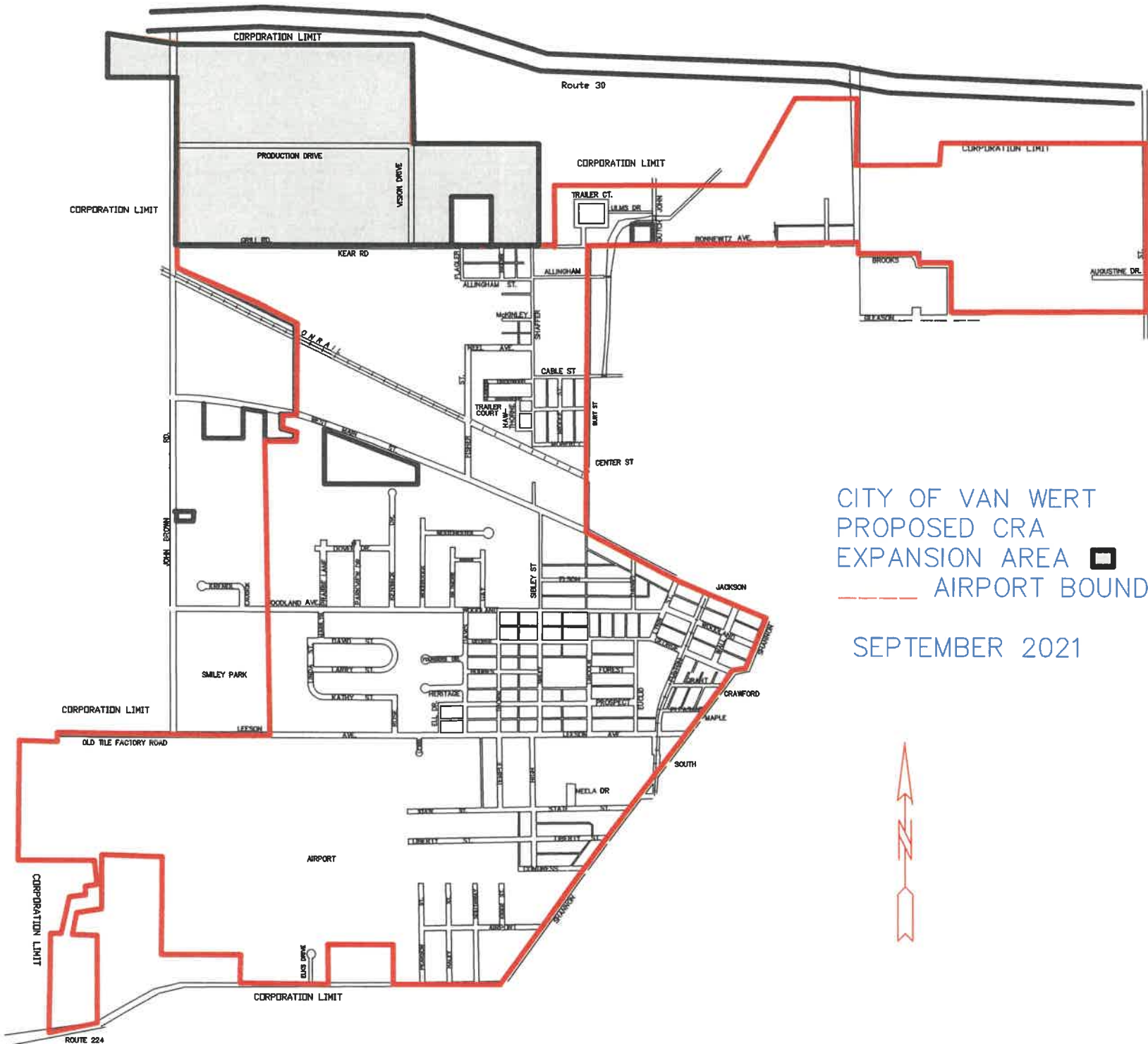
Distribution of the 25% PILOT

	Millage Rate	Portion of Millage	Collection by entity	Option "A"	Option "B"
SCHOOL	24.70	0.501014199	\$341.88	\$341.88	\$415.59
JVS	4.5	0.09127789	\$62.29	\$62.29	\$62.29
COUNTY	10.65	0.216024341	\$147.41		
TWP.	2.75	0.055780933	\$38.06	\$38.06	\$38.06
VILLAGE	6.70	0.135902637	\$92.74	\$240.14	\$166.44
TOTAL	49.30	1.00			
			\$682.37	\$682.37	\$682.37
			\$2,047.10	\$2,047.10	\$2,047.10
TOTAL			\$2,729.47	\$2,729.47	\$2,729.47

The Appraised Value will be modified in accordance with the property tax value on record with review of the property record card) and may be modified during update and full reappraisal year

TOTAL 25% PAYBACK
 TOTAL 75% TIF PAYMENT TO VILLAGE

NOTE:
 Calculations are estimates.
 Payments are calculations and are subject to change per millage rates.
 The VILLAGE shall pay an annual monitoring fee of \$100.00



CITY OF VAN WERT
 PROPOSED CRA
 EXPANSION AREA 
 AIRPORT BOUNDRY 

SEPTEMBER 2021



City of Van Wert
Record of Ordinances and Resolutions

Number: 21-09-049

Committee: Judiciary and Annexation

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, EXPANDING THE AREA COMMONLY KNOWN AS THE AIRPORT AREA CRA THAT WAS ENACTED BY ORDINANCE 08-01-001 TO INCLUDE 206 ACRES AND DECLARING AN EMERGENCY.

WHEREAS, the council of the City of Van Wert (hereinafter "City Council") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Van Wert that have not enjoyed reinvestment from remodeling or new construction;

WHEREAS, an application for Petition of Certification for the expansion of the Airport Area CRA (see Exhibit A) as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area;

WHEREAS, the maintenance of existing and construction of new structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures and the construction of new structures in the Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL of the CITY OF VAN WERT, VAN WERT COUNTY, OHIO, to wit:

Section 1: The area designated as the Regional Airport Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged:

Section 2: Pursuant to ORC Section 3735.66, the Community Reinvestment Area, is hereby established in the following described area:


All of the property included in Van Wert City Ordinance 08-01-001 as well as the attached map and description of the property to be added to the area now known as the "Airport CRA" and marked as Exhibit B.

Only residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Reinvestment Area will be eligible for exemptions under this program.

Section 3: That all requirements, terms, conditions and incentives for the Regional Airport Community Reinvestment Area as set out in Van Wert City Ordinance 08-01-001 shall apply to all property set out in Exhibit A.

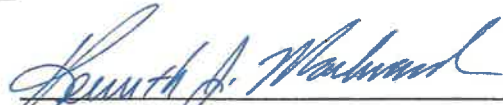
Section 4: That this Ordinance is hereby declared to be an emergency measure, and necessary for the immediate preservation of the public peace, health, safety, and welfare, and as an emergency measure this Ordinance shall take effect and be in force from and after its passage by City Council and approval by the Mayor.

Passed this 27th day of September, 2021.



Jon C. Tomlinson
President of City Council

ATTEST:


Andrew M. Bittner
Clerk of Council

Kenneth J. Markward
Mayor, City of Van Wert

**REGIONAL AIRPORT CRA
DESCRIPTION FOR COMMUNITY REINVESTMENT AREA**

Commencing at a point at the intersection of the centerline of West Ervin Road and the centerline of South Shannon Street which will be the Point of Beginning for this description: thence north along the centerline of South Shannon Street to the centerline of the intersection of South Shannon Street and West Main Street; thence west on West Main Street to the centerline of the intersection of West Main Street and Burt Street; thence north along the centerline of Burt Street to the centerline of the intersection of Burt Street and Bonnewitz Avenue; thence east along the centerline of Bonnewitz Avenue to the centerline of the intersection of Bonnewitz Avenue and North Washington Street; thence south along the centerline of North Washington Street to the centerline of the intersection of North Washington Street and Brooks Avenue; thence east along the centerline of Brooks Avenue to the centerline of the intersection of Brooks Avenue and Walnut Street; thence south on Walnut Street to the centerline of the intersection of Walnut Street and Gleason Avenue; thence east on Gleason Avenue to a center point on Franklin Street; thence north to the city corporate limits (the northern line of lot SD412; thence west along the city corporate limits line (the northern line of lots SD412, SD347-1, and SD353) to a point on the centerline of North Washington Street; thence west along the city corporate line (northern line of lot SD354-2, SD354-1, SD354 SD335 and SD513; thence south along the city corporate line (western line of lot SD513; thence west along the city corporate line (northern line of lot SD397, SD4169 and SD457 thence south along the city corporate line (western line of lot SD457) to the center point of Bonnewitz Avenue; thence west along Bonnewitz Avenue which becomes Grill & Keer Road to the western line SD 457 thence west on Grill Road to the eastern line of SD 406, thence north along SD 406 ; corporate limits , thence west along SD 406; corporation limits, thence north along SD 487/SD 458; corporate limits, thence west along SD 459 & SD 458; corporate limits, thence west along SD 498 and south along SD 498 and east along SD 498; corporate limits, thence south along John Brown Road, SD 509 (railroad), thence south (the western line of lot SD406-1 and SD404 to a center point on West Main Street; thence south along the city corporate limits (the western line of lots SD511 to a center point on Woodland Avenue; thence south to a center point on Leeson Avenue; thence west on Leeson Avenue which becomes Old Tile Factory Road to the city corporation limits which end on the western line of SD476, thence south along the city corporation limits of the western line of SD478, SD479 and SD481 to a point on the centerline of State Route 224 (Van Wert Decatur Road); thence east on Van Wert Decatur Road to a point on the centerline of the intersection of Van Wert Decatur Road and Shannon Street.

VANTAGE CAREER CENTER
JOB DESCRIPTION

Title: SCHOOL NURSE

File 319a

Reports to: Director, under the overall direction of the Superintendent

Job Objective: Gives leadership and guidance and participates in the implementation of a safe school environment.

Minimum • Valid ~~Ohio Board of Nursing Registered Nurse Licensure~~ Bachelor of Science in Nursing degree (BSN)

Qualifications:

- Must pass criminal background check
- Meets all mandated health requirements and complies with drug free workplace
- Commitment to participate in school safety training when requested
- Nursing Malpractice Liability Insurance - Annual premium to be reimbursed by Vantage Board of Education

Essential Functions: The following are typical work responsibilities. Reasonable accommodations may be made to enable individuals with disabilities to perform essential functions.

- Serves as a consultant to the administrators, parents, students and teachers in regard to health and safety needs of the students.
- Acquaints the administration and other school personnel with health and safety concerns and requirements and possible resources in the school and community.
- Participates in the development of methods to carry out policies and procedures for the control of communicable disease within the school and interprets these procedures to school personnel and parents.
- Provides basic first aid as needed for students and school staff.
- Completes an accident report on any injury when documentation is deemed to be necessary.
- Confers with pupils, parents and school personnel regarding health and problems and needs of students.
- Serves as resource person to all school personnel in matters of health and problems and needs of students.
- Confers with school personnel about maintenance of a safe, clean and healthful school.
- Instructs health and safety in the classroom. Maintains an acceptable attendance record and is punctual.
- Performs any and all other duties as assigned by the Superintendent, his/her designee, or the employee's director/supervisor or his/her designee.

Abilities Required: The following personal characteristics and skills are important for the successful performance of assigned duties.

- Serves as a role model for staff and students in how to conduct themselves as citizens and as responsive, intelligent human beings. Familiarizes her/himself with work done by the community agencies, both voluntary and official.
 1. Is active in community and professional organizations relating to health and safety, which contributes to community health and welfare.
 2. Demonstrates a willingness to acquire knowledge and skills to meet new challenges through involvement in professional development activities.
 3. Is punctual and thorough in implementation of all assigned duties. Conducts and presents self in a professional manner.

4. Knowledge of Board policies and procedures, building policies and procedures, student code of conduct, community resource agencies, emergency preparedness drills, public relations.

SCHOOL NURSE

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5. Ability to interpret policies and procedures and regulations, follow instructions, communicate effectively, recognize individual differences, and develop a rapport with students, staff, co-workers, administration and the public.
6. Skilled in use of medical equipment and other school office equipment.

Working To promote safety, employees are expected to exercise caution and comply with safety regulations

Conditions: and career center policies/procedures when involved in the following situations/conditions. Occasional exposure to bodily fluids and tissue.

Performance Job performance is evaluated according to policy provisions and contractual agreements adopted

Evaluation: by the Vantage Career Center Board.

The Vantage Career Center is an equal opportunity employer. This job description identifies general responsibilities and is not intended to be a complete list of all duties performed. This document is subject to change in response to student demographics, staffing factors, funding variables, modified operating procedures, and other unforeseen events.