



City of Celina, Ohio

OFFICES OF:

Mayor
419-586-5823

Safety-Service Director
419-586-6464

Community Development
419-586-6464

Municipal Utilities
419-586-2311

Engineering Planning & Zoning
419-586-1144

Parks & Recreation
419-586-1041

April 2, 2019

Celina City Schools Treasurer
c/o Tom Sommer
585 E. Livingston Street
Celina, OH 45822
Re: Tax Abatement

Dear Mr. Sommer,

Enclosed you will find a Tax Abatement application for property owned by Mid America Properties, Inc. off of 1400 Meadowview Drive where a 60 unit apartment complex is being constructed.

Please add this application to the agenda for your next School Board Meeting. Once it is approved and signed off on, please mail back to:

Celina Engineering Department
c/o Vince Barnhart
308 Portland Street
Celina, OH 45822

Should you have any questions regarding this abatement, please contact the Safety Service Director, Thomas Hitchcock at 419-586-6464.

Thank you,

Rebecca Simcoe
Celina Engineering Department

4/2/2019

APPLICATION – TAX ABATEMENT

Celina Reinvestment Area Tax Exemption Program

Property Owner: Mid America Properties, Inc (of Del.)

Mailing Address: 1400 Meadowview Dr.
Celina, OH 45822

Address of Subject Property: 1400 Meadowview Dr.

Lot and Subdivision: _____

Does project involve a property listed in the National Register of Historic Places? yes no.

If yes, written confirmation of the appropriateness of the improvements from the Ohio Historical Preservation Office, 1982 Velma Avenue, Columbus, OH 43211-2497, Phone (614) 297-2470, must accompany this Application before it may be certified to the County Auditor. Obtain this confirmation before your project is started, as many types of improvements may not be deemed appropriate.

Property Type: Residential Commercial Industrial

Description of Improvements Made: 60 Apartment units

Approximate Total Cost of Improvements: \$ 5,500,000
Approximate Date of Project Completion: 2 stages: #1 June 1, 2019
#2 December 1, 2019

----- **FOR OFFICIAL USE ONLY** -----

Census Tract: _____ Block _____ Percentage of Abatement 100% Exemption Period: 12 Years

This application is for property in the City of Celina "Community Reinvestment Area #1" as designated by Ordinance 28-81-O, effective October 28, 1981. This project meets the requirements for a real estate tax exemption, for the improvements described above, under Ohio Revised Code Section 3735.67: A B C.

Reviewed by:

Rebecca S. Lip
Celina Engineering Department

I certify that the project described herein meets the necessary requirements for the Community Reinvestment Area Program in the City of Celina

Celina City Schools review as per ORC:

By: _____

Taylor
Housing Officer, City of Celina

Title: _____

Date: _____

Delivered to Mercer County Auditor, Date: ___/___/___

Mid America Properties, Inc.

(of Delaware)

Providing Multi-family Apartment Rentals in Celina, Ohio

1400 Meadowview Drive

Celina, Ohio 45822

Phone 419-584-0678

Fax 419-584-0678

Cell 419-305-3772

April 15, 2019
Celina City Schools
585 E. Livingston Street
Celina, OH 45822

Dear School Board Members:

Please accept this letter as our mutual resolution of the issue to receive the 100% Tax Abatement for 12 years we have applied for in relation to the 60 new apartment units we are building at 1400 Meadowview Drive, Celina, OH 45822 (with a \$3538.00 annual PILOT beginning in 2021).

You can contact me at any time with questions.

Sincerely,

Andrew B. Charlson
Owner/General Manager
Cell 419-305-3772