

RESOLUTION OF THE CELINA CITY SCHOOL DISTRICT BOARD OF  
EDUCATION

The Board of Education of the Celina City School District, Celina, Ohio, met in regular session on the 15<sup>TH</sup> day of March, 2020, at the Celina High School Lecture Hall with the following members present:

Mr. Sell, Mrs. Vorhees, Mrs. Guingrich, Mr. Flack and Mr. Huber

The Treasurer advised the Board that the notice requirements of O.R.C. 121.22 were complied with for the meeting.

moved the adoption of the following resolution:

WHEREAS, B & B Rentals (Versa Pak LTD) (the "Company"), is constructing certain improvements at property located in the City of Celina, Mercer County, which is included within a designated Community Reinvestment Area; and

WHEREAS, the Board of Education has received notice as required by law that City of Celina, and the Board of Mercer County Commissioners intend to declare the improvements to be constructed and installed by the Company to be exempt from taxation in the amount of one hundred percent (100%) of the value of real property first used in business at the project site, including machinery, equipment, furnishings, fixtures and inventory; and

WHEREAS, the number of years for which this property is to be exempted is twelve years, commencing with the Company's tax year in 2021 and

WHEREAS, the approval of the Board of Education is required for a tax exemption for the property as described above where it is proposed that the exemption will exceed seventy-five percent (75%) of the valuation of the property; and

WHEREAS, O.R.C. 5709.82 authorizes the Board of Education to enter into an agreement whereby the school district is compensated for tax revenue that the school district would have received had the Company's property not been exempted from taxation; and

WHEREAS, the Board of Education desires to cooperate with the City of Celina and Mercer County in providing tax incentives to the Company to assist with development of the property, while assuring that the Board of Education has adequate development in the school district; and

WHEREAS, the Board of Education desires to enter into an agreement with the Company's improvements, and also provide for direct payments from the Company to the school district as set forth above.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The Board of Education hereby consents to and approves a tax exemption for B & B Rentals (Versa Pak's) project at 500 Staeger Road, Celina, Ohio, of one hundred percent (100%) of the real property first used in business at the project site, in consideration of, and expressly conditioned upon, the Company's agreement to make direct payments to the school district equivalent to the taxes which the Company would have paid on the value of such real property increase had the exemption level been seventy-five percent (75%), and the enter into written agreement consistent with this resolution; otherwise, this consent is null and void. The term of the exemptions described in this section shall be twelve years, commencing with the Company's tax year in 2021. The Board of Education waives all time limitations which would otherwise apply in order to expedite implementation of the exemptions. This consent and approval constitutes the school district approval required by O.R.C. 5709.63(C).

Section 2. Payments received by the school district from the Company shall be used for Permanent Improvement or general operating purposes, or for a specific project as determined by the School District.

Section 3. The Board of Education President, Superintendent and Treasurer are authorized to execute an agreement with the Company containing terms consistent with this resolution.

Section 4. It is found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in these formal actions were in meetings open to the public, in compliance with the law.

seconded the Motion and upon roll call, the vote resulted as follows:

Motion passed and adopted this 15<sup>th</sup> day of March, 2021.

\_\_\_\_\_  
Craig Flack, President, Board of Education

ATTEST:

\_\_\_\_\_  
Thomas S. Sommer, Treasurer

\_\_\_\_\_  
Date



# City of Celina, Ohio

OFFICES OF:

February 22, 2021

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

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 B&B Rentals (VersaPak) 342 W. Columbus St., St. Henry, OH 45883. Property in reference to 500 Staeger Road in Celina, Ohio.

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 me at:

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,

Vincent J. Barnhart  
Celina Engineering Department

# APPLICATION – TAX ABATEMENT

Celina Reinvestment Area Tax Exemption Program

Property Owner: B+B RENTALS

Mailing Address: 342 W COLUMBUS ST.  
ST. HENRY OHIO 45883

Address of Subject Property: 500 STAEGER RD. CELINA OH.  
45822

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

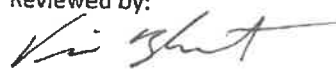
Description of Improvements Made: ADDITION OF 56,000 SQ FT  
MANUFACTURING SPACE

Approximate Total Cost of Improvements: \$ 3,000,000<sup>00</sup>  
Approximate Date of Project Completion: 10-1-21

## 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:  
  
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: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

  
Housing Officer, City of Celina

Delivered to Mercer County Auditor, Date: \_\_\_/\_\_\_/\_\_\_

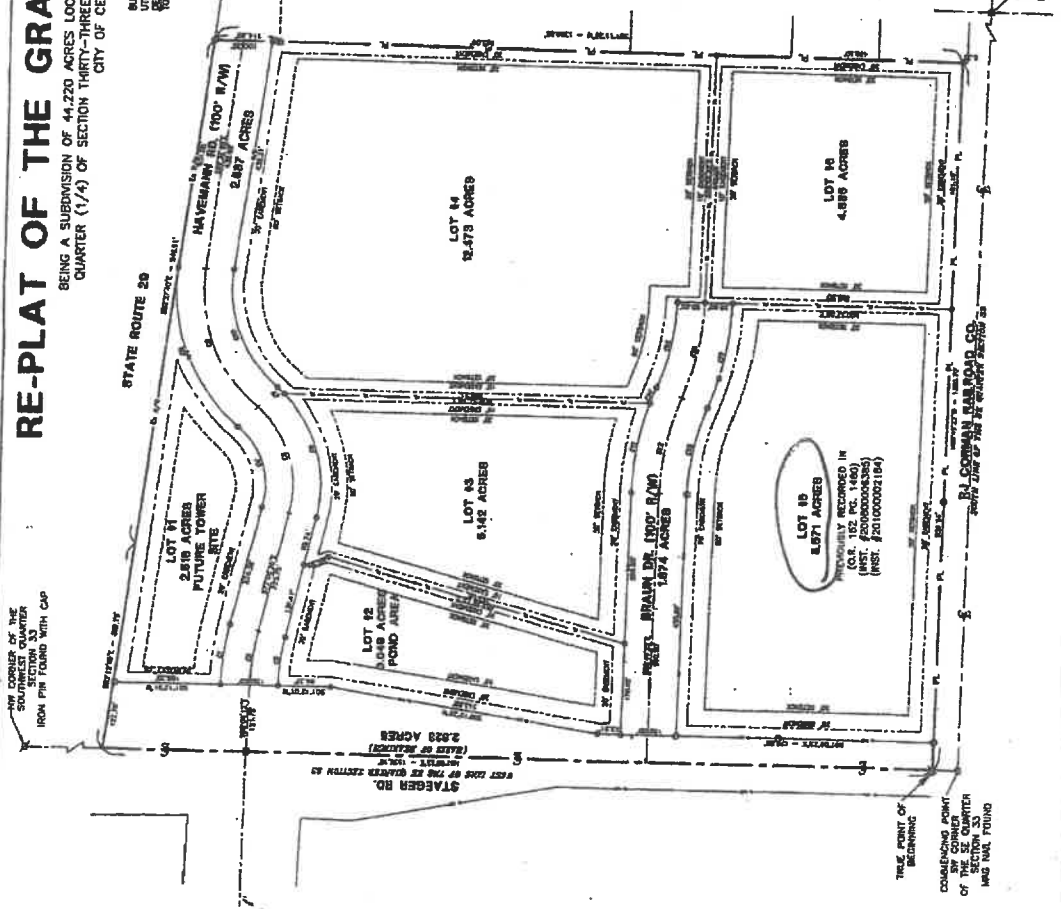
# RE-PLAT OF THE GRAND LAKE INDUSTRIAL PARK

BEING A SUBDIVISION OF 44,720 ACRES LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY-THREE, TOWNSHIP 5 SOUTH, RANGE 3 EAST, JEFFERSON TOWNSHIP CITY OF CELINA, MERCER COUNTY, OHIO

RESERVE LOTS 1, 3-8  
 5.147 ACRES  
 2.687 ACRES  
 2.687 ACRES

DESCRIPTION  
 SUFFICIENT  
 FOR TAX MAPPING PURPOSES  
 JUL 3 9 2010  
 MERCER COUNTY  
 TAX MAP DEPARTMENT

TRANSFER NOT NECESSARY  
 JUL 3 9 2010  
 MARK GIBBS  
 COUNTY AUDITOR  
 MERCER COUNTY, OHIO



CURVE NUMBER	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CORD BEARING
C1	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C2	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C3	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C4	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C5	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C6	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C7	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C8	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C9	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C10	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C11	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C12	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C13	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C14	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C15	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C16	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C17	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C18	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C19	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C20	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C21	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C22	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C23	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C24	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C25	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C26	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C27	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C28	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C29	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C30	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C31	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C32	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C33	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C34	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C35	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C36	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C37	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C38	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C39	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C40	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C41	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C42	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C43	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C44	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C45	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C46	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C47	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C48	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C49	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E
C50	500.00	114.5344	N 88.2500 W	114.53	S 88.2500 E

PLANNING CONSTRUCTION CONTRACT  
 I hereby certify that the work shown on this plat was done in accordance with the provisions of the Public Works Law of Ohio, Chapter 713, Revised Code, and the provisions of the Public Works Law of Ohio, Chapter 713, Revised Code, and the provisions of the Public Works Law of Ohio, Chapter 713, Revised Code.

DATE: JUL 17, 2010  
 BY: *[Signature]*  
 TITLE: Director

OWNER: FANNING HOWEY ENGINEERING GROUP  
 1200 RAMSEYER BLVD. CELINA, OH 45822

**FANNING HOWEY**  
 ENGINEERING GROUP  
 1200 RAMSEYER BLVD. CELINA, OH 45822  
 www.fhac.com/civilengineering | 419.966.2292