



City of Celina, Ohio

OFFICES OF:

December 12, 2019

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 JTA Leasing LTD (John and Tara Adams) 1509 Bon Air Circle, Sidney, OH 45365. For Francis Furniture, 1905 Havemann Road a new 25,000 sf facility.

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,

A handwritten signature in blue ink, appearing to read "Vince Barnhart".

Vincent J. Barnhart
Celina Engineering Department

APPLICATION – TAX ABATEMENT

Celina Reinvestment Area Tax Exemption Program

Property Owner: JTA Leasing Ltd. (John + Tara Adams)

Mailing Address: 1509 Bon Air Circle
Sidney, OH 45365

Address of Subject Property: Francis Furniture, 1905 Havemann Rd, Celina OH

Lot and Subdivision: Parcel # 27026900024 in Jefferson Twp. Celina Corp.

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: A new 25,000 square foot building for Francis Furniture was built.

Approximate Total Cost of Improvements: \$ 1,587,785
Approximate Date of Project Completion: Sept. 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:

Celina Engineering Department

Celina City Schools review as per ORC:

By: _____

Title: _____

Date: _____

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


Housing Officer, City of Celina

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

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 13TH day of January, 2020, at the Celina High School Lecture Hall with the following members present:

Mr. Huber, Mr. Sell, Mrs. Vorhees, Mrs. Guingrich, Mr. Gilmore

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, JTA Leasing LTD (Francis Furniture of Sidney, OH) (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 2020 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 JTA Leasing LTD (Francis Furniture of Sidney, OH) project at 1905 Havemann Rd., 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 2020. 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:

Mr. Sell, Aye; Mrs. Guingrich, Aye; Mrs. Vorhees, Aye; Mr. Huber, Aye

Motion passed and adopted this 13th day of January, 2020.

President, Board of Education

ATTEST:

Thomas S. Sommer, Treasurer

Date