



AGENDA
POWELL DEVELOPMENT CORPORATION
COUNCIL CHAMBERS
47 HALL STREET
POWELL, OHIO 43065
TUESDAY, JANUARY 28, 2025
6:30 PM

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- a. Approval of the Minutes from the Powell Development Corporation Meeting held on November 26, 2024.
[powell-development-corporation_minutes_summary 11.26.2024.pdf](#)

III. PUBLIC PARTICIPATION

IV. REPORT OF THE PRESIDENT

V. REPORT OF THE TREASURER

- a. Monthly Treasurer's Report
[12.31.2024 Monthly Financial Packet.pdf](#)

VI. CITY COUNCIL / COMMISSION / COMMITTEE REPORTS

VII. REPORT OF THE ECONOMIC DEVELOPMENT ADMINISTRATOR

- a. Monthly Report
[Monthly Report- Economic Development.pdf](#)

VIII. OLD BUSINESS

- a. New Insurance Quotes for General Liability and D&O Policies
[24-25 Powell CIC Insurance Quote.pdf](#)
- b. Water Meter/Tap at 4630 W. Powell Rd.

IX. NEW BUSINESS

- a. ChargePoint Quote - EV Charger Maintenance Agreement for 2025-2028
[2025-2028 ChargePoint Renewal City of Powell Ohio.pdf](#)
- b. Real Estate Tax Invoice (1st Half 2024) - 4630 W. Powell Rd.
[Delaware County Treasurer #20250210.pdf](#)

- c. Property Maintenance Contract for 4630 W. Powell Rd.
[City of Powell 4630 W Powell Rd.-2025 Maintenance Proposalcopyforagenda.pdf](#)
- d. Visit Powell Agreement
[2025 ETCP GRANT AGREEMENT_1_16_25_copyforagenda.pdf](#)
- e. Proposed Creation of Small Business Construction Mitigation Grant Program
[PDC_Small Biz Mitigation Grant_2025_final_1_24_25.pdf](#)
- f. Proposed Nocterra Small Business Construction Mitigation Grant/Performance Based Business Retention and Expansion Grant
[Nocterra_Incentives_Recommendation_1_22_25.pdf](#)
[Nocterra_PDC_IncentivesApplication_2024.pdf](#)
- g. Proposed Kimberly Diamond Corner Facade Grant
[1_NLibertySt_Incentives_Recommendation_1_9_25.pdf](#)
[2025 Facade Grant App_Kimberlys_10_1_24.pdf](#)
- h. Proposed 26 W. Olentangy/Huli Huli Facade Grant
[26 W Olentangy_Incentives_Recommendation_1_14_25.pdf](#)
[Huli Huli Enclosed Patio - Budget \(1\).pdf](#)
[HuliHuli Facade Application.pdf](#)
- i. Proposed 22 S. Liberty/Esspresso 22 Facade Grant
[City-of-Powell-Downtown-Facade-Improvement-Grant-Program-application-form \(1\).pdf](#)
[Espresso 22 - Budget \(1\).pdf](#)
- j. Proposed 60 E. Olentangy/COhatch Annex Facade Grant
[60_EOlentangySt_Incentives_Recommendation_1_10_25.pdf](#)
[241112_Powell_60E Building.pdf](#)
[City-of-Powell-Downtown-Facade-Improvement-Grant-Program-application-form_filled.pdf](#)
- k. Proposed Locust Table Facade Grant
[16 Crossing St. Unit A_Incentives_Recommendation_1_10_25.pdf](#)
[24.11.22 - Cedar and Stone Pergola Contract-The Locust Table.pdf](#)
[24.11.pdf](#)
[24.11.22 - Facade Improvement Program Application The Locust Table.pdf](#)
- l. Proposed Dan McClurg/Kraft House Facade Grant
[5_SLibertySt_Incentives_Recommendation_1_10_25.pdf](#)
[Scan2024-12-16_090854.pdf](#)
[Scan2024-12-16_091006.pdf](#)
- m. Proposed Liberty 88 LLC/Oishi Restaurant Facade Grant
[8 N Liberty_Incentives_Recommendation_1_15_25.pdf](#)
[Liberty88LLC_Facade Grant App_1_15_25.pdf](#)
[quote_27204.pdf](#)
- n. Proposed Zenios 50 S. Liberty Building B Facade Grant
[50 S Liberty Building B_Incentives_Recommendation_1_15_25.pdf](#)

X. ADJOURNMENT



**POWELL DEVELOPMENT CORPORATION
MEETING MINUTES
NOVEMBER 26, 2024**

I. CALL TO ORDER/ROLL CALL

Mayor Tom Counts called the November 26, 2024, Powell Development Corporation Meeting to order at 6:30 p.m. Members present included Nicole Scott, Treasurer; Mayor Tom Counts; Sean Hughes, Economic Development Administrator; and Andrew D White, City Manager. Absent from the meeting was Chairman Jim Hrivnak. Staff present included Samantha Borchers, Assistant Finance Director. Andi Moore, Visit Powell, Executive Director and Pam Miller, Powell Chamber of Commerce were also in attendance.

II. APPROVAL OF MINUTES

- a. Approval of the Minutes from the Powell Development Corporation Meeting held on September 24, 2024.

MOTION: City Manager Andrew D. White moved to approve the Minutes from the Powell Development Corporation Meeting held on September 24, 2024. Economic Development Administrator Sean Hughes seconded. Motion passed.

VOTE: Y-4 N-0 AB-0

III. CITIZEN PARTICIPATION

Mayor Tom Counts opened Citizen Participation for public participation. Hearing none, he closed Citizen Participation.

IV. REPORT OF THE PRESIDENT

V. REPORT OF THE TREASURER

- a. Finance Monthly Report

Treasurer Nicole Scott reported that the Treasurer Report was light today. There is minimal transactional activity coming in and out of the accounts and there are two invoices to review. Assistant Finance Director Samantha Borchers discussed that there was reimbursement to the City for what the City paid on the PDC's behalf during the transition of bank accounts. Three invoices were reviewed including the standard AEP bill, grounds maintenance at 4630 W. Powell Road and the last bill was for the water at 4630 W. Powell Road. There were no further discussions or questions.

MOTION: Treasurer Nicole Scott moved to approve the invoices as presented tonight. Economic Development Administrator Sean Hughes seconded. Motion passed.

VOTE: Y-4 N-0 AB-0

VI. REPORT OF ECONOMIC DEVELOPMENT

Economic Development Administrator Sean Hughes reviewed the report that was included in the agenda packet. There were \$111,039 new income taxes for the City for the year for the City with an estimated \$5.5M in new payroll that was generated. One of the goals by the end of the year was to achieve 100 business retention expansion visits. The City was at 96 by the end of October and he expects to achieve the goal by the end of the year.

VII. CITY COUNCIL/COMMISSION/COMMITTEE REPORTS

Mayor Tom Counts provided an update on the groundbreaking for the Kroger. City Manager Andrew White discussed the recent improvements to the railroad crossing on 750 and the disruption it caused. He noted that the premium project with the rubberized panels and premium grade will provide a smoother transfer over the tracks. The maintenance schedule is expected to be prolonged as well.

VIII. NEW BUSINESS

a. Visit Powell Year-End Report

PRESENTOR:

Andi Moore, Executive Director
Visit Powell
137 Powell Crossing
Powell, Ohio

Andi Moore discussed that there has been a lot of accomplishments for the past year. There were three main components that were focuses on this year. The first undertaking was the biggest with the branding. There was also a focus on events and communication. She discussed the growth in the last 90 days as they have only been executing an advertising and marketing plan for this time period. There is an increased presence on social media platforms. She reviewed the logo and branding and 2024 events. Events for the downtown are important as they bring in foot traffic. Visit Powell is job is to bring people into the downtown, and it is the business's job to get them in their doors. Some new events for the year were Powell Olympics on Village Green. There was great feedback received from the community and businesses. The Kids Creativity Crawl had over 100 kids in attendance and was the first official Visit Powell Event. She discussed the goal to collaborate with the City and Chamber to determine how to create an environment that makes people want to stop and visit. She reviewed the 2025 proposed events calendar. Advertising was a huge undertaking, and Google had zero hits for people searching "things to do in Powell". Since August that number has increased from zero to 51. She voiced growth in traffic to their website as well.

Mayor Tom Counts questioned the feedback that Visit Powell is getting. Andi Moore discussed that with the new events there has been positive feedback but that there is a need for more volunteers to help run the events. They are currently working on building their volunteer pool. She said businesses are seeing increased foot traffic and that the more of them participate, the better it is. Resident feedback has been that it is nice to have one cohesive space to see all of the event that are happening. They are more awareness of downtown events. Economic Development Administrator Sean Hughes discussed seeing increased marketing outside of the City of Powell to bring residents in other communities to visit. Andi Moore discussed that a lot of the marketing goes outside of Powell and there has been a lot of success with this.

b. Sawmill Powell Center Brightstone Creative

Economic Development Administrator Sean Hughes discussed looking at better defining our borders and one parcel that came to staff attention with some challenges is the Powell Center where the UDF is located. Staff has had conversations with the owners on what they would need for them to continue to succeed. He discussed that the building is outdated, including the UDF and there was discussion on annexing the building into the City. If annexed this could create approximately \$2.5M in new payroll for the City and approximately \$50,000 in gas taxes. This could help offset some of the expenses that are in the General Fund for street maintenance. There is a desire to update the center and make it look more modern. He discussed creating a focal point and an entry way into the downtown. He discussed that there needs to be the creation of a concept of the area could look like, which can then lead into construction estimates. This would ultimately lead the City the ability to create an incentive package to help bring the property into the City. He has talked with Brightstone Creative and negotiated down to about \$25,000 a concept rendering of what the center could look like. Brightstone Creative would look at their contractor relationship to get estimates for construction.

City Manager Andrew White questioned that the project has several existing tenants, including the UDF and if the UDF is a separate entity. Economic Development Administrator Sean Hughes discussed that they are separate and that he asked Brightstone to consider what UDF's new branding looks like. This could drive what the rest of the center would look like. Mayor Tom Counts requested clarification on why the City would want to make this kind of speculative investment, especially since the property is outside of the City limits. Economic Development Administrator Sean Hughes discussed that the \$25,000 becomes part of the incentive package which leads to the return on investment with the \$2.5M payroll. He estimates that it would be half a million-dollar project to renovate the center and that they would need to be somewhat generous with the incentive package. He discussed that the City could offer them excellent police services and there is the benefit of giving them a brand for the center which can help retain good quality businesses. City Manager Andrew White also discussed that this would allow the City to provide public infrastructure and sidewalks.

Pam Miller commented concerns regarding the intersection to the area and that it is difficult to navigate out of. City Manager Andrew White discussed that if this was something to proceed then it would give the City the authority to begin to understand the traffic warrants associated with that intersection. Treasurer Nicole Scott questioned who the property owner for the complex is. Economic Development Administrator Sean Hughes explained that the complex is owned by the Mattis family, and they lease it out to tenants, even the UDF has a extended lease of around 100 years.

MOTION: Treasurer Nicole Scott moved to approve the Sawmill Powell Center Brightstone Creative contract, and the payment of any invoice related to the same name. City Manager Andrew White seconded. Motion passed.

VOTE: Y-4 N-0 AB-0

MOTION: Treasurer Nicole Scott moved to adjust the budget for the line items shown in the prepared materials and increase the amount for visionary planning to allow for Brightstone Sawmill Powell Center Contract. City Manager Andrew White seconded. Motion passed.

VOTE: Y-4 N-0 AB-0

c. COhatch Development Grant Installment

Economic Development Administrator Sean Hughes discussed that this is accordance with the development agreement with COhatch and that shows in Section A of the agreement that as each of those milestones are completed then the PDC would pay the \$188,000 per year until they achieved the \$940,000 total grant. Recently COhatch had their groundbreaking, and they have made the request for the first grant installment of \$188,000. They are hoping to get the payment before the end of 2024 for financial purposes. A discussion was held on the milestones and staff to present back what each is. Mayor Tom Counts recommended approving the payment of the Development Grant based on the milestone criteria and proper evidence that the milestone was met.

MOTION: Treasurer Nicole Scott moved to approve the payment of the Development Grant per the terms of the Development Agreement based on staff receiving the appropriate documentation that the milestone criteria has been achieved and this approval will be for all five steps in the payment. City Manager Andrew White seconded. Motion passed.

VOTE: Y-4 N-0 AB-0

d. Insurance Renewal Update

Assistant Finance Director Samantha Borchers discussed that the Liability and Directors and Officers Insurance policies expire towards the end of December. It has been discussed previously that they were not happy with our current agent and staff is working getting a quote and have filled out applications. However, there is not enough time to get the quote back and renew the policy. She discussed having the board nominate City Manager Andrew White as the approver once the information is back.

MOTION: Economic Development Administrator Sean Hughes moved to authorize Andy to enter into an appropriate insurance renewal of our liability and DNO coverage, with the approval of the treasurer to happen as expedient as possible. Treasurer Nicole Scott seconded. Motion passed.

VOTE: Y-4 N-0 AB-0

e. 2025 Proposed Budget

Assistant Finance Director Samantha Borchers reviewed the second version of the budget that was originally presented at the September meeting. She did not hear back any questions since then. She highlighted that the first version showed a negative cash balance at the end of 2025, and they did remove a couple expense items that were shown in the first version so there will not be a negative cash balance. She discussed the Brightstone Budget line item and line for the Powell Crossing that will have a TIF Incentive through the City and removed from the PDC budget. There were also a few 2024 grants that were approved but not paid out yet and needed to be rolled into 2025. She discussed the expected ending cash balance of \$57,868.00 if the activities follow the budget as presented. She explained that they are budgeting expending cash at a higher rate than what they have had before. Mayor Tom Counts discussed his anticipation that this will happen more often, and the budget is going to have to be more robust.

**Powell Development Corporation
Financial Report
As of December 31, 2024**

	2024 Budget	2024 YTD Dec Actual	2024 Mth Dec Actual	2024 Remaining Balance	
Beginning Balance	\$ 700,000.00	\$ 757,432.15	\$ -	\$ -	
Previous month outstanding checks - cashed					
Transfer in from General Fund	-	-	-	-	
Transfer in from CIP Fund	850,000.00	850,000.00	-	-	
Interest	30,000.00	26,691.31	2,896.11	3,308.69	StarOhio & FCNB interest
Tenant Payments	-	-	-	-	
Prior Year Adj.	-	(0.63)	-	0.63	
Total Revenue	\$ 1,580,000.00	\$ 1,634,122.83	\$ 2,896.11	\$ 3,309.32	
	<u>Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Remaining</u>	
Administrative Expenses					
Salaries	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	50% of fully loaded rate
Insurance	2,500.00	735.00	735.00	1,765.00	2025 renewals of Gen. Liability and D&O
Audit Fees	3,150.00	3,151.70	-	(1.70)	2022 audit fees reimbursement to City, 2023 Audit Fee, and 2023 /
Tax Preparation Fees	2,000.00	-	-	2,000.00	
Accounting Fees	1,818.16	1,818.16	-	-	Re-order check stock, stop payment fee, 2023 ACFR preparation, F
Charging Station Maintenance (yrly)	-	-	-	-	
Charging Station Utility Costs (yrly)	28,000.00	21,601.56	4,145.33	6,398.44	EV Charging Fees (AEP electricity less Chargepoint revenue)
44 N. Liberty Utilities	2,400.00	1,584.29	-	815.71	Electricity, gas, water/sewer thru Aug24
Powell Community Concert Band Supplies (shirts)	872.43	872.43	-	-	
Visionary Planning	195,664.81	170,000.00	-	25,664.81	Support Brightstone Creative development
Advertising - Chamber of Commerce	950.00	950.00	-	-	
Website Costs	10,000.00	-	-	10,000.00	
Promotional Video/Material	-	-	-	-	
Powell Festival Sponsorship	20,000.00	20,000.00	-	-	
State of the City Sponsorship	1,145.34	1,145.34	-	-	
Downtown Merchants/Visit Powell Grant	58,250.00	58,250.00	-	-	Support Events and Tourism Community Partnership dba Visit Powell
Demolition/Maintenance - 4630 W. Powell Rd	39,550.00	38,845.01	499.56	704.99	Asbestos abatement, demolition, and yard maintenance
Contingent Expenses	7,249.26	7,249.26	-	-	Full year property taxes - 4630 W. Powell Rd
Relocation Contracts:					
Elite Title (2019 - 2023 payout)	-	7,794.86	-	(7,794.86)	Completion of incentive payment contract
Job Creation Contracts:					
BCI (2019 - 2024 payout)	26,000.00	23,992.39	-	2,007.61	Completion of incentive payment contract
Strategic Land Acquisition					
Elite Land Title Purchase - 4630 W Powell Road	296,250.00	296,250.00	-	-	
Cohatch Economic Development Agreement					
Development Grant (\$940,000 in 5 years)	188,000.00	188,000.00	188,000.00	-	Milestone #1
Business Expansion and Retention Grant Program					
Blanket Distribution	7,500.00	7,500.00	-	-	The Locust Table
Downtown Façade Improvement Program					
Blanket Distribution (*up to \$25,000/applicant or project. Up to 4 grants per year.)	110,000.00	55,405.20	7,050.00	54,594.80	Cbus Title + Cohiba Properties + Zenios Michael Zenios
Total Expenditures	\$ 1,101,300.00	\$ 905,145.20	\$ 200,429.89	\$ 196,154.80	
Net Income/(Loss)	\$ 478,700.00	\$ 728,977.63	\$ (197,533.78)		
Actual Available Ending Balance	\$ 478,700.00	\$ 728,977.63			
Outstanding check balance		\$ 7,050.00			
Available Balance		\$ 736,027.63			
Balance per bank statement - First Citizens National		\$ 23,099.63			
Balance per bank statement - StarOhio		712,928.00			
Diff		\$ -			
Outstanding Checks					
Zenios Michael Zenios	Ck 995014	\$ 7,050.00			
		<u>\$ 7,050.00</u>			

100 N. Sandusky Avenue
 Upper Sandusky, OH 43351





Statement Ending 12/31/2024

POWELL DEVELOPMENT

Page 1 of 4

Customer Number:XXXXXXXXXX

Managing Your Accounts

	Main Office	The First Citizens National Bank 100 North Sandusky Avenue
	Mailing Address	PO Box 299 Upper Sandusky, OH 43351
	Phone Number	Main Office - 419-294-2351 Toll Free - 1-888-378-1860
	Online	www.FirstCitizensNational.com
	Social Media	www.facebook.com/ FirstCitizensNationalBank

POWELL DEVELOPMENT CORPORATION
 47 HALL ST
 POWELL OH 43065-8357

Summary of Accounts

Account Type	Account Number	Ending Balance
NOW BUSINESS	XXXXXXXXXXXXXXXXXX	\$23,099.63

NOW BUSINESS - XXXXXXXXXXXXXXXX

Account Summary

Date	Description	Amount
11/30/2024	Beginning Balance	\$16,470.18
	2 Credit(s) This Period	\$200,009.34
	8 Debit(s) This Period	\$193,379.89
12/31/2024	Ending Balance	\$23,099.63

Interest Summary

Description	Amount
Interest Earned From 11/30/2024 Through 12/31/2024	
Annual Percentage Yield Earned	0.20%
Interest Days	32
Interest Earned	\$9.34
Interest Paid This Period	\$9.34
Interest Paid Year-to-Date	\$17.07
Average Ledger Balance	\$53,249.07

Electronic Credits

Date	Description	Amount
12/04/2024	STAR OHIO CCDSTAROH	\$200,000.00

Other Credits

Date	Description	Amount
12/31/2024	INTEREST	\$9.34

Electronic Debits

Date	Description	Amount
12/04/2024	DEL-CO WATER ONLINE PMT CKFXXXXX4664POS	\$15.00
12/04/2024	AEP ONLINE PMT CKFXXXXX4664POS	\$2,201.02
12/19/2024	DEL-CO WATER ONLINE PMT CKFXXXXX4664POS	\$15.00
12/19/2024	AEP ONLINE PMT CKFXXXXX4664POS	\$1,944.31

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
1002	12/09/2024	\$188,000.00	1005	12/31/2024	\$495.00
1004*	12/27/2024	\$240.00	995013*	12/11/2024	\$469.56

* Indicates skipped check number





P.O. Box 7177
Dublin, OH 43017

Account Statement

December 01, 2024 - December 31, 2024

ACCOUNT NUMBER

REGISTRATION

POWELL DEVELOPMENT CORPORATION
INVESTMENT SAVINGS
ATTN: FINANCE DIRECTOR
47 HALL ST
POWELL, OH 43065

Return Service Requested

0002186-0002355 PDFE 001 ----- 730473



POWELL DEVELOPMENT CORPORATION
INVESTMENT SAVINGS
ATTN: FINANCE DIRECTOR
47 HALL ST
POWELL, OH 43065

Client Services



Call: 800-648-STAR (7827)



Visit our website: www.tos.ohio.gov/star-ohio



Funds Management
STAR Ohio
Columbus, OH 43260

Shareholder Message Center

Tips to Help Maintain the Security of Your STAR Ohio Account:

- * Never click on unverified links or open suspicious attachments, including unexpected invoices
- * Only download from trusted sites
- * Don't respond to or open emails from unknown or unexpected senders
- * Pay close attention to the sender's name in emails, ensuring it is legitimate
- * Be wary of emails or invoices stating a sense of urgency and a resulting consequence
- * Any misspellings, grammar errors, or strange diction in emails should be considered suspicious - promptly report to your IT department
- * Keep passwords and authorization codes in a secure and safe offline location; don't share them with others
- * Only access financial accounts using a trusted, secure device
- * Make sure your PC is up to date with the latest versions of software and most recent patches

STAR Ohio will be closed on Wednesday, January 1, 2025 for New Year's Day and Monday, January 20, 2025 for Martin Luther King, Jr. Day.

STAR Ohio will close early (at 1:00 p.m.) on Thursday, January 9, 2025 due to the Presidential Day of Mourning.

For questions or to make updates to your account, contact us Monday through Friday from 8:30 a.m. to 5:00 p.m. at info@starohio.com or 1.800.648.STAR(7827).

ACCOUNT SUMMARY

Funds	Total Shares	Share Price	Share Value
STAR Ohio	712,928.000	\$1.0000	\$712,928.00

DISTRIBUTION SUMMARY

Funds	YTD Earnings	Reinvestment Option
	Income	Income
STAR Ohio	\$26,674.24	Reinvest

TRANSACTIONS

STAR Ohio Account Number: [REDACTED]

30 Day Yield = 4.70%

Date	Transaction Type	To/From Account Number	Shares	Share Price	Gross Amount	Share Value
	Beginning Shares Balance		910,041.230	\$1.00		\$910,041.23
12/03/2024	Redemption		(200,000.000)	\$1.00	(\$200,000.00)	710,041.23
12/31/2024	Income Dividend Reinvestment		2,886.770	\$1.00	\$2,886.77	712,928.00
	Closing Balance		712,928.000	\$1.00		\$712,928.00

**INVOICE(S) PENDING
APPROVAL**



Invoice #1

Non-Payment/Return Mail:
PO BOX 24401
CANTON, OH 44701-4401

Amount due on or before February 4, 2025 **\$1,883.81**

Bill mailing date is Jan 6, 2025
Account #100-056-355-1-0

SERVICE ADDRESS: VILLAGE OF POWELL, 47 MURPHY PKWY UNIT DCCHARG, POWELL, OH 43065

CY 03



000181 7296000 000 01 001 MSP 35
00051413

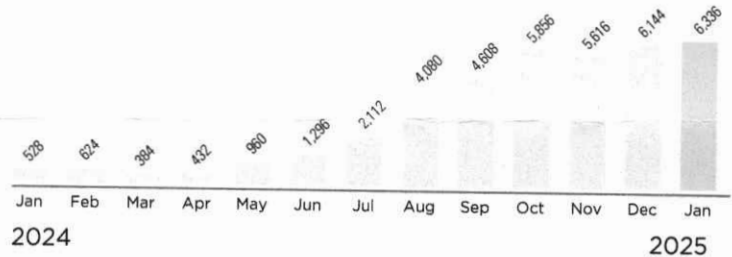


VILLAGE OF POWELL
47 HALL ST
DC CHARGER
POWELL OH 43065-8357

Notes from AEP Ohio:

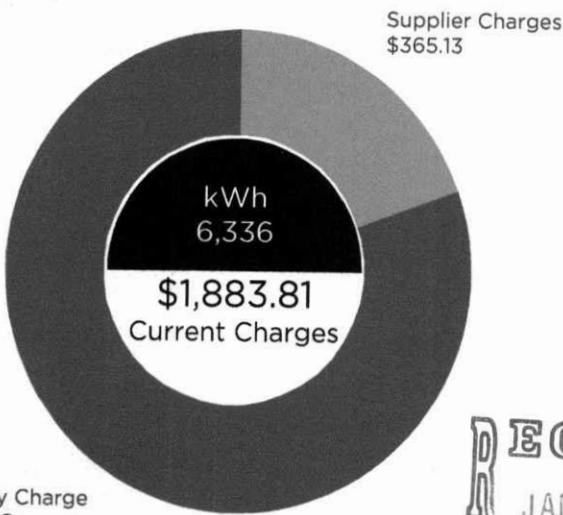
Make this bill the last one sent in the mail! Go paperless and get email alerts when your bill is ready. Sign up at AEPPaperless.com

Usage History (kWh):



Current bill summary:

Billing from 12/03/24 - 01/03/25 (32 days)



Delivery Charge
\$1,518.68

Methods of Payment

- aepohio.com
- PO Box 371496
Pittsburgh, PA 15250-7496
- 1-800-611-0964 (fee may apply)

Need to get in touch?

Customer Operations Center: 1-888-710-4237
Outages: AEPOhio.com/outages or 1-800-672-2231



BY:

Please tear on dotted line.

Turn over for important information!

Thank you for your prompt payment. Please include your account number on your check and return this stub with your payment.

VILLAGE OF POWELL, 47 MURPHY PKWY UNIT DCCHARG, POWELL, OH 43065



Non-Payment/Return Mail:
PO BOX 24401
CANTON, OH 44701-4401

151868
Account #100-056-355-1-0
VILLAGE OF POWELL

Amount due on or before February 4, 2025 **\$1,883.81**

Payment Amount \$

Pay \$1,907.01 after 02/04/2025

Make check payable and send to:
AMERICAN ELECTRIC POWER
PO BOX 371496
PITTSBURGH, PA 15250-7496



The **Neighbor to Neighbor** program helps disadvantaged customers pay their electric bill. I want to help. My payment reflects my gift of \$ _____

0001883810001907010100000000001000563551006010602003900001

RJ-38832 0



Service Address:

VILLAGE OF POWELL
47 MURPHY PKWY UNIT DCCHARG
POWELL, OH 43065

Account #100-056-355-1-0

Line Item Charges:

Previous Charges	
Total Amount Due At Last Billing	\$ 4,145.33
Payment 12/04/24 - Thank You	-2,201.02
Payment 12/19/24 - Thank You	-1,944.31
Previous Balance Due	\$.00*
Current AEP Ohio Charges	
Tariff 840 - Medium General Service 01/03/25 Service Delivery Identifier: 00040621077558952	
Transmission Service	\$ 581.92
Distribution Service	927.36
Customer Charge	9.40
Current Electric Charges	\$ 1,518.68*

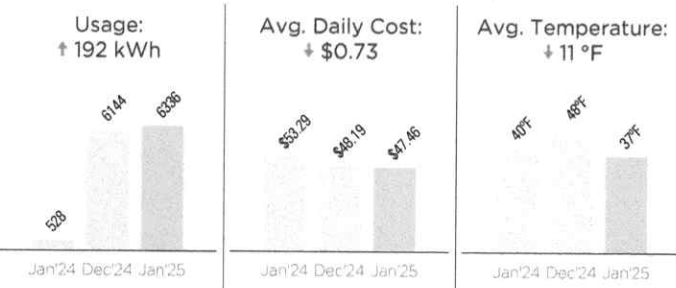


Current IGS Energy Charges (800-280-4474)	
Service Delivery Identifier: 00040621077558952 01/03/25	
Energy Charge (6336 kWh @ \$0.058)	\$ 367.49
Capacity Adjustment	-2.36
Current SDI Charges	\$ 365.13*
Current Supplier Balance Due	\$ 365.13*

Total Balance Due	\$ 1,883.81
*Charges make up the "Total Balance Due" Pay \$1,907.01 after 02/04/2025	

Usage Details:

↑↓Values reflect changes between current month and previous month.



Total usage for the past 12 months: 32,640 kWh
Average (Avg.) monthly usage: 2,720 kWh

Billed Usage 01/25				
Usage	Power Factor	Power Factor Constant	Meter Location Comp.	Billed Usage
	(78.0)	(1.0332)		
6,336	-	-	-	6,336 kWh
85.920	-	-	-	85.900 kW
-5,088	-	-	-	-5,088 kVARh

Meter Read Details:

Meter #686783338					
Previous	Type	Current	Type	Metered	Usage
-	-	1.790	Actual	1.79	85.92 kW
1806	Actual	1938	Actual	132	6,336 kWh
993565	Actual	993459	Actual	-106	-5,088 kVARh
Service Period 12/02 - 01/03				Multiplier 48	
Next scheduled read date should be between Jan 31 and Feb 5.					

Notes from AEP Ohio:

For Informational Purposes only: The below costs are NOT NEW CHARGES and are approximate values. AEP participates in programs required by the state of Ohio to support energy conservation and to secure renewable energy resources. For more information on energy efficiency programs, please visit www.AEPOhio.com/Save.

Renewable Programs: \$6.46
Energy Efficiency Programs: \$0.00
Peak Demand Reduction Programs: \$0.00

In Case No. 23-23-EL-SSO the Public Utilities Commission of Ohio approved adjustments to Ohio Power Company's gridSMART rider. This rider allows the Company to recover costs for grid modernization projects. A residential customer using 1,000 kWh per month will see an increase of \$0.05 per month.

In Case No. 19-1808-EL-UNC, the Commission approved the Legacy Generation Resource Rider to collect or pass back the difference between total cost and revenues associated with legacy generation resources of AEP Ohio. This Rider replaces the current Purchase Power Agreement Rider. A residential Customer using 1,000 kWh of electricity will see a decrease of \$0.22.

In Case No. 24-1040-EL-RDR, the Public Utilities Commission of Ohio approved the Ohio Power Company's Solar Generation Fund (SGF) rider. This rider is to fund disbursements to qualifying solar resources as required by the General Assembly. A residential customer will see an increase of \$0 per month.

Pursuant to state law in Case No. 24-0588-EL-UNC the Universal Service Fund (USF) rider has been adjusted effective with this bill. The USF helps low income customers avoid disconnect during the winter. A residential customer using 1,000 kWh per month will see a decrease of \$1.29.

AEP now furnishes Commercial & Industrial payment histories to credit reporting agencies.

As a participant in the AEP Ohio Customer Choice Program, your electric energy is being supplied by **IGS Energy**. This bill reflects AEP Ohio charges for delivery of the electric and all electric energy supply charges AEP Ohio has received from your supplier as of the Billing Date shown on this bill. For questions about your electric energy supply charges please contact IGS Energy at (800)280-4474. Please note that failure to pay charges for competitive retail electric services (CRES) may result in loss of those products and services, the cancellation of your contract with the CRES provider and your return to AEP Ohio's Standard Offer for energy supply services.

Due date does not apply to previous balance due.

Invoice #2

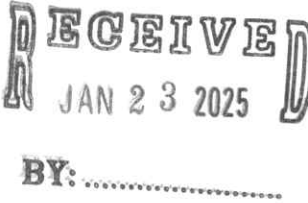


ACCOUNT INFORMATION		
ACCOUNT NUMBER:	000019119802	LOCATION NUMBER: 000000120005000
BILLING DATE:	01/15/2025	DUE DATE: 02/04/2025
AMOUNT DUE IF PAID BY:	02/04/2025	\$15.00
AMOUNT DUE IF PAID AFTER:	02/04/2025	\$15.75

NAME: POWELL COMMUNITY IMPROVEMENT CORPORATION | **SERVICE LOCATION:** 4630 W POWELL RD
 POWELL, OH 43065

SERVICE DESCRIPTION	SERVICE FROM	PERIOD TO	DAYS	READING TYPE	PRIOR READING	CURRENT READING	USAGE (GALLONS)	GALLONS PER DAY	CHARGES
Meter: 6620122942	12/03/2024	01/08/2025		Actual Read	803,400	803,400	0	0.00	
Water: Residential			36	TOTAL USAGE ALL METERS			0		\$15.00

Water Usage
(hundreds of gallons)



Apr May Jun Jul Aug Sep Oct Nov Dec Current

BALANCE	\$15.00
01/15/2025 PAYMENTS	-\$15.00
01/15/2025 CURRENT WATER CHARGES	\$15.00
AMOUNT DUE	\$15.00

IMPORTANT WATER NOTICE

Your 2023 Consumer Confidence Report is now available at <http://delcowater.org/waterquality>
 The report provides details and information regarding the quality of your drinking water. Del-Co will provide you with a papercopy upon your request by calling 740-548-7746 or email information@delcowater.com

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM (740) 548-7746 or (800) 521-6779

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION Page 1 of 2

RETURN STUB WITH PAYMENT



6658 Olentangy River Rd
 Delaware, OH 43015-9211

003309



AUTO**SCH 5-DIGIT 43064 3309 T7:11 3309 1 AV 0.540



POWELL COMMUNITY IMPROVEMENT CORPORATION
 47 HALL ST
 POWELL OH 43065-8357

TION

SERVICE LOCATION:	4630 W POWELL RD POWELL, OH 43065	
NAME:	POWELL COMMUNITY IMPROVEMENT CORPORATION	
ACCOUNT NO:	000019119802	LOCATION NO: 000000120005000
AMOUNT DUE IF PAID BY:	02/04/2025	\$15.00
AMOUNT DUE IF PAID AFTER:		\$15.75
AMOUNT PAID:	\$ _____	

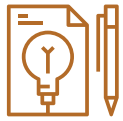
MAKE CHECKS PAYABLE AND REMIT TO:


 DELCO WATER COMPANY
 PO BOX 180133
 CHATTANOOGA TN 37401-7133

0000150030000157500019119802701200050006

DECEMBER 2024 ECONOMIC DEVELOPMENT REPORT

THE MONTH IN NUMBERS*



356 PROJECTS

The City's Economic Development team has managed 356 projects to date.



11 NEW BUSINESSES or STARTUPS

Economic Impact:
148 Full-Time Equivalents (FTEs)
\$5.1 million payroll
\$4.1 million capital investment



38 RETAINED or EXPANDED BUSINESSES

21 new FTEs
\$651,932 new payroll
\$115,785.20 grants committed created \$182,662 in investment (60.4% ROI)
\$15.4 million total capital investment
Tax Increment Financing (TIF) est. of \$2.5 million in pilots after 30 years (non-school)



\$5.75 MILLION NEW PAYROLL

Generating an estimated \$115,039 in new income taxes for City services annually.



118 BUSINESS RETENTION and EXPANSION (BRE) VISITS

We exceeded our BRE visit goal by 11.8%.



Chelsea Norris
Co-Owner, Kimberly's Diamond Corner



ECONOMIC DEVELOPMENT GOAL PROGRESS

GOAL 1: ALIGN LAND USE TO ACHIEVE ECONOMIC DEVELOPMENT GOALS

- Citizen led committee made recommendation on Village Green and Downtown Planning firm to City Council.
- Prepared 4630 Powell Rd. for development. Currently annexing and zoning to create a pad ready site.
- Built database of available buildings and sites through Zoom Prospector which also markets properties through crexi.com. Publicly viewable interface of Zoom Prospector may be seen on powellcic.org.
- Marketing properties weekly through LinkedIn, Facebook and emails to realtors, developers, bankers, business decision makers.
- Economic Development Administrator is a board member of the Mid Ohio Development Exchange and actively participates in the Economic Development Advisory Council to ensure that Powell is considered as a regional economic development partner.

GOAL 2: SUPPORT GROWING INDUSTRIES AND RELATED OPPORTUNITIES

- Working with regional partners, realtors and developers to market the City of Powell to target industry employers.
- Actively working with Jobs and Family Services, Olentangy Local Schools and Delaware Area Career Center on workforce development when needed. Some small area businesses have already applied for training programs such as TechCred.
- Working with Development Department, OneColumbus, the Building Industry Association and the Columbus Board of Realtors to monitor housing needs and housing development.

GOAL 3: ENHANCE POWELL'S VIBRANCY AND SENSE OF PLACE

- Working with Planning and Development on the Downtown Master Plan.
- Introduced Business Retention & Expansion Grant Program through Powell Development Corporation. Issued \$11,180 in grants.
- Actively marketing and facilitated \$104,605.20 in commercial facade grants through Powell Development Corporation.
- Worked with Downtown Powell businesses to establish Visit Powell which serves as the Downtown businesses' marketing, promotions and support entity.

GOAL 4: EXPAND CITY CAPACITY AND CAPABILITY

- Introduced business retention and expansion programming.
- Working with businesses to host monthly Powell Business Gathering to open communication between businesses and government.
- Developed Performance Based Business Attraction Grant.

GOAL 5: ENHANCE PDC CAPACITY (in progress)

*New jobs, payroll and investment for projects are not reported until businesses have taken occupancy of their new or expanded buildings.

Powell Community Improvement Corporation Commercial General Liability and Directors & Officers Liability Insurance Proposal

Policy Period: December 22, 2024- December 22, 2025

Carrier: Selective Insurance Company

Presented By: Melisa Russell
Account Executive



1200 Graham Road
Cuyahoga Falls, OH 44224
www.wichert.com

Disclaimer: This presentation represents a general description of proposed insurance coverage. This summary is necessarily brief and is meant only as a supplement to the actual policies. The information presented limits itself to the highlights of various coverages and cannot be applied as a substitute for the actual insurance policies. Further clarification of coverages, conditions, or exclusions may be obtained from the specific insurance policies and forms.

PREMIUM SUMMARY OPTION 1

Property	\$171.00
Crime	\$150.00
General Liability	\$273.00
Directors & Officers	\$993.00

ANNUAL PREMIUM OPTION 1: \$1,587

Property and Crime are optional coverages.

Carriers

Selective Insurance Company's
A.M. Best Rating: A XIII



COMMERCIAL PROPERTY

Selective Insurance Company's A.M. Best Rating.....A XIII

Business personal Property	\$5,000
Deductible	\$1,000
Business Income Actual Loss Sustained	Included

COMMERCIAL CRIME

Selective Insurance Company's A.M. Best Rating.....A XIII

Government Crime ElitePac Endorsement	
Inside The Premises - Theft of Money And Securities	\$25,000
Outside The Premises	\$25,000
Inside The Premises - Robbery Or Safe Burglary Of Other Property ...	\$25,000
Employee Theft - Per Loss (Blanket)	\$10,000
Deductible	\$500

COMMERCIAL GENERAL LIABILITY

Selective Insurance Company's A.M. Best Rating.....A XIII

General Aggregate Limit	\$2,000,000
Products and Completed Operations Aggregate Limit	\$2,000,000
Personal and Advertising Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000
Damage to Rented Premises.....	\$1,000,000
Medical Expense Limit	\$5,000

Major Exclusions:

- Medical, Psychological and Counseling Services
- Employment Practices
- ERISA
- Contractual Liability (except "insured contracts")
- Auto Liability



DIRECTORS & OFFICERS LIABILITY

Travelers Insurance Company's A.M. Best Rating:A+: XV

Directors & Officers Limit of Liability Each Wrongful Act	\$1,000,000
Aggregate	\$1,000,000
Retention	\$0
Retroactive Date	TBD
Defense Coverage	Included in Limits
Duty to Defend	Included

Wrongful Act is:

- Any actual or alleged act, error, omission, misstatement, misleading statement or breach of duty or neglect by an insured person in his or her capacity as such
- Any actual or alleged act, error, omission, misstatement, misleading statement or breach of duty or neglect by an insured person in his or her outside position
- Any actual or alleged act, error, omission, misstatement, misleading statement or breach of duty or neglect by, or asserted against the insured organization
- Any matter asserted against an insured person solely by reason of his or her status as such

Broad Definition of insured:

- Includes the insured Organization as well as past, present or future directors, officers, trustees, members of board of managers, members of board of regents, member of board of governors, or functional equivalent, employees, volunteers and committee members.

Major Exclusions:

- *Bodily Injury*
- *Medical, Psychological and Counseling Services*
- *Property Damage including loss of use thereof*
- *Employment Practices*
- *ERISA*
- *Contractual Liability*
- *No duty to pay any loss other than defense costs for any Claim based upon, directly or indirectly, any insured:*
 - *Committing any Intentionally dishonest or fraudulent act or omission*
 - *Willful violation of any statute, rule or law*
 - *Gaining any profit, remuneration or advantage to which an insured is not legally entitled.*



Powell Community Improvement Corporation
10/14/2024 – 10/14/2025



Quotation

ChargePoint, Inc.
Driving a Better Way™
chargepoint.com

Sales Representative: Rasiden Mammah
E-Mail: rasiden.mammah@ext.chargepoint.com
Telephone:

Quote Number: Q-511780-1
Date: 1/16/2025
Expires On: 2/15/2025

ChargePoint Org Name: City of Powell Ohio

Primary Contact: Rosa Ocheltree

ChargePoint Org: NA020000

ChargePoint Cloud Plans				
Product Name	Product Description	Quantity	End Date	Total Price (USD)
CPCLD-COMMERCIAL-DC-REN	Prepaid coterminous renewal DC, Commercial Cloud Plan. Includes Secure Network Connection, On-going Station Software updates, Station Inventory, 24x7 Driver Support, Host Support, Session Data and Analytics, Fleet Vehicle Management and Integration, Fleet Access Control, Valet Dashboard, Power Management (Circuit, Panel, Site Sharing), Scheduled Charging, Driver Access Control, Pricing and Automatic Funds Collection, Waitlist, Videos (on supported hardware).	2.0	05/28/2028	5,010.00

ChargePoint Assure Maintenance and Management				
Product Name	Product Description	Quantity	End Date	Total Price (USD)
CPE250-ASSURE-REN	Prepaid coterminous renewal of ChargePoint Assure for CPE250 stations. Includes Parts and Labor Warranty, Remote Technical Support, On-Site Repairs when needed, Unlimited Configuration Changes, and Reporting.	2.0	05/28/2028	20,710.00

Total : USD 25,720.00

Quote Acceptance

- + All invoices are: Net 30 days or prepaid.
- + The provision of cloud services described in this agreement is subject to the terms and conditions of the Master Services and Subscription Agreement between the parties.
- + All pricing confidential between Customer and ChargePoint.
- + Prices do not include tax where applicable. This quote is subject to sales tax based on the state or province in which the goods or services will be delivered. Sales tax will be included at time of invoice and is non-negotiable.
- + Purchaser confirms that the shipping and billing information provided in the Quotation is accurate for ChargePoint's shipping and invoicing purposes.
- + Customer to be invoiced at time of shipment
- + Additional purchase terms and conditions can be found at <http://www.chargepoint.com/termsandconditions>
- + Additional terms and conditions for ChargePoint Assure can be found at <http://www.chargepoint.com/legal/assure>

By signing this quote I hereby acknowledge that I have the authority to purchase the product detailed on this document on behalf of my organization. Furthermore, I agree to the terms and conditions set forth above and that this signed quote shall act as a purchase order.

Signature:

Accounts Payable Contact Name:

Name (Print):

Accounts Payable Contact E-Mail:

Title:

Bill To Address:

Company Name:

Date:

Name:

Street:

City:

State:

Postal Code:

Country:

Renewal Details

Cloud Plan Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
MURPHY PARK / DC #1	193802021546	356 Day Light Ln Powell Ohio 43065	CPCLD-COMMERCIAL-DC-REN	TKN1578562427943	06/09/2025	05/28/2028	2,530.00
MURPHY PARK / DC #2	193802021714	356 Day Light Ln Powell Ohio 43065	CPCLD-COMMERCIAL-DC-REN	TKN1578562427944	05/28/2025	05/28/2028	2,480.00

Assure Maintenance and Management Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
MURPHY PARK / DC #1	193802021546	356 Day Light Ln Powell Ohio 43065	CPE250-ASSURE-REN	XSJ1578562427939	06/09/2025	05/28/2028	10,580.00
MURPHY PARK / DC #2	193802021714	356 Day Light Ln Powell Ohio 43065	CPE250-ASSURE-REN	XSJ1578562427940	05/28/2025	05/28/2028	10,130.00



DONALD E. RANKEY, JR. - DELAWARE COUNTY TREASURER
 145 North Union Street
 PO BOX 8006
 Delaware, Ohio 43015-8006

Phone: (740) 833-2480
 treasurer@co.delaware.oh.us
 treasurer.co.delaware.oh.us

STATEMENT OF ACCOUNT

REAL ESTATE TAXES FOR 1ST HALF 2024

DUE DATE: 02/10/2025
PARCEL ID: 319-316-01-003-000
TAX DISTRICT: 25 LIBERTY TWP OLENTANGY
OWNER NAME: POWELL COMMUNITY IMPROVEMENT CORPORATION
LEGAL DESC: LANDS 19 3 3 13
PROPERTY ADDRESS: 4630 W POWELL RD POWELL OH 43065
EFFECTIVE TAX RATE: 58.329832 TAX RATE: 112.17

YNNNNN

13683 1 AV 0.545
 POWELL COMMUNITY 40 197
 IMPROVEMENT CORPORATION
 47 HALL ST
 POWELL OH 43065-8357

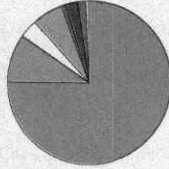


*10% PENALTY IF NOT PAID BY DUE DATE

For information on how to register to receive real estate tax bills via email: <https://treasurer.co.delaware.oh.us/ebill>

WHERE YOUR TAXES GO

School District	2,073.59	75.25%
Township	259.77	9.43%
Joint Vocational School	100.40	3.64%
County	168.68	6.12%
Library	26.56	0.96%
DD	66.53	2.41%
Park District	41.14	1.49%
911	19.35	0.70%



CAUV Recoupment	0.00
CAUV Savings	0.00
LAND	70,950 Acres
BUILDING	31,920 2.05
TOTAL	102,870

SEE REVERSE SIDE FOR PAYMENT INSTRUCTIONS
 OFFICE HOURS: MONDAY THROUGH FRIDAY 8:30 A.M. TO 4:30 P.M.

CALCULATION OF TAXES

	1ST HALF	FULL YEAR
Gross Real Estate Tax	5,769.46	11,538.92
- Reduction Amount	2,769.27	5,538.54
Sub Total	3,000.19	6,000.38
- Non-Bus. Credit	244.17	488.34
- Own-Occ. Credit	0.00	0.00
- Homestead - Incl. Veterans	0.00	0.00
Real Estate Net	2,756.02	5,512.04

RECEIVED

JAN 21 2025

HALF YEAR 2,756.02
 FULL YEAR BY: 5,512.04

PAY YOUR TAXES ONLINE! treasurer.co.delaware.oh.us

TO INSURE PROPER CREDIT, DETACH AND RETURN THIS PORTION IN THE ENCLOSED ENVELOPE

TAX DISTRICT
 25 LIBERTY TWP OLENTANGY



Treasurer
 QR
 Code

POWELL COMMUNITY
 IMPROVEMENT CORPORATION
 47 HALL ST
 POWELL OH 43065-8357

FULL YEAR	PARCEL NUMBER
5,512.04	319-316-01-003-000

DUE DATE	PAY THIS AMOUNT
02/10/2025	2,756.02

MAKE CHECK PAYABLE & REMIT TO

DONALD E. RANKEY, JR. - DELAWARE COUNTY TREASURER
 145 North Union Street
 PO BOX 8006
 Delaware, Ohio 43015-8006

DO NOT MARK BELOW THIS LINE FOR TREASURER'S OFFICE USE ONLY

Please DO NOT fold, staple, or paper clip your check or bill



Delaware County Auditor's Office

George Kaitsa Auditor

145 N Union

Delaware, OH 43015

POWELL COMMUNITY
IMPROVEMENT CORPORATION
47 HALL ST
POWELL, OH 43065

January, 2025

*****THIS IS NOT A TAX BILL*****

Due to one or more of the following events occurring in the tax year 2024 (payable in 2025), a change to your real estate value might have been made:

- an improvement to your property
- a demolition to your property
- a property split
- a correction from a prior tax year

Ohio law provides that property taxes are calculated on 35% of market value. The 35% value will show on your real estate tax bill for tax year 2024 payable 2025.

Parcel No.	319-316-01-003-000	Location	4630 W POWELL RD
	100% Market Value		
	Previous	Current	
Total Market -	385,000	293,900	

If you do not agree with the 2024 value, you may file a formal Complaint against Valuation with the Delaware County Board of Revision between January 1st and March 31st 2025 to contest your value.

Here is the link to the complaint form and information:

<https://auditor.co.delaware.oh.us/board-of-revision/>

Please direct any questions regarding this letter to the Delaware County Auditor's Office at (740) 833-2900 .

RECEIVED
JAN 23 2025

BY:



COMPLETE LANDSCAPE DESIGN,
CONSTRUCTION, CARE & MAINTENANCE

Proposal for:

**4630 W Powell Rd
4630 W Powell Rd
Powell, OH 43065**





PROPOSAL

Proposal No.	10389
Date	12/06/24

Client City of Powell	Project 10389
47 Hall Street Powell, OH 43065 Phone Email: GCrawford@cityofpowell.us	4630 W Powell Rd 4630 W Powell Rd Powell, OH 43065

Maintenance - 2025	Occurrences	Cost Per Occurrence	Total Cost
---------------------------	--------------------	----------------------------	-------------------

Mowing

Includes (28) mowings of all turf surfaces on a weekly basis, string trimming where necessary, edge walks and blowing debris from hard surfaces.

28

\$196.01

\$5,488.20

Turf Fertilization

Includes (4) applications of slow release fertilizer along with broadleaf weed and crabgrass control to all turf surfaces to address specific needs throughout the season. Will be performed as environmental factors dictate.

4

\$252.33

\$1,009.31

Multi-Year Agreement

Owner Initials: _____



PROPOSAL

Proposal No.	10389
Date	12/06/24

Client City of Powell	Project 10389
47 Hall Street Powell, OH 43065 Phone Email: GCrawford@cityofpowell.us	4630 W Powell Rd 4630 W Powell Rd Powell, OH 43065

Maintenance - 2025	Occurrences	Cost Per Occurrence	Total Cost
---------------------------	--------------------	----------------------------	-------------------

Multi-Year Agreement

2026 Price Increase - 4%	1		\$0.00
2027 Price Increase - 4% of previous year			

(These terms are with a 3-year signed contract)
Start Date: March 2025
End Date: December 2027

3 - Year Agreement Signature:

Declining the Multi-Year Agreement will renew services for One (1) year only.

Decline Multi-Year _____ (Int)

Increases listed above only apply if 3 - year agreement is signed. Prices subject to increase more than 4% on single year agreements

Sub Total	\$6,497.51
Tax	\$0.00
Total With Tax	\$6,497.51

Owner Initials: _____

Terms and Conditions

1. For the purpose of this agreement, Yard Solutions will be hereinafter referred to as "Yard".
2. This agreement shall in no way be construed as an extension of credit by Yard to Buyer(s).
3. All accounts not paid by Buyer(s) when due shall bear interest at the maximum rate permitted by law.
4. Yard shall retain title to all materials and equipment (goods) to be furnished to Buyer(s) until Buyer(s) has paid Yard the Project cost in full. If Buyer(s) has not paid the Project cost in full within (30) business days after Yard completes the Project and submits a final invoice to Buyer(s), Yard shall be authorized to enter upon Buyer(s) premises and take possession of and remove said materials, equipment (goods).
5. Without waiving its right to arbitrate any dispute arising out of this proposal or the work to be performed, Yard reserves the right to file a mechanic's lien to secure payment of any amount due herein, during any arbitration held as provided below and until final payment is made.
6. Any dispute arising out of or related to this Agreement shall be resolved by an arbitration proceeding in accordance with the then in effect Consumer Protocol of American Arbitration Association. The arbitrator shall award the arbitration cost to the prevailing party. Unless the parties agree otherwise, the arbitration proceedings shall be held in Columbus, Franklin County, Ohio....
7. If it becomes necessary for Yard to enforce collection of the amounts due and payable under this Agreement, Buyer(s) shall pay any and all reasonable collection costs and charges including attorney fees.
8. Fuel and landscape materials are a commodity and subject to supply and demand, which may be affected by weather, availability and marketplace demand. Prices are subject to change without notice. Yard Solutions Inc. reserves the right to add a surcharge or raise prices in the event of an increase to these costs.
9. The partial or complete invalidity of any one or more provisions of this Agreement shall not affect the validity or continuing force and effect of any other provision.

Yard's Responsibilities and Limited Warranties

1. Yard shall perform landscape maintenance services pursuant to the terms and conditions outlined in the contract. Contractors' duties shall be performed in a good, efficient, and workmanlike manner.
2. Yard carries general liability, auto liability, property, and workers compensation insurance and will provide a certificate of insurance upon request. The buyer agrees to indemnify, defend, and hold harmless Yard and its officers, employees, representatives, and agents (each an 'Indemnified Party') from and against any and all claims, losses, settlements, fines, liabilities, damages, costs or expenses (including reasonable attorney fees) suffered or required to be paid by any Indemnified Party and which arise from or in connection with performance of services under this agreement; the acts or omissions of the Buyer, its employees, agents, representatives, or clients; or enforcement of this paragraph. This paragraph will survive termination of this agreement.
3. Materials and Limited Warranties: Yard warrants all work to be substantially free from defects in material and workmanship for the warranty period of one year from the date of completion. This includes newly installed plant material and will cover each plant one time only. NOTE: Existing transplants are not covered in the one year warranty. All natural stone products have irregularities in them. We cannot guarantee any natural material to be consistent in color, size, texture and/or thickness. Patios, walls, walkways and steps may have varying gaps or joints because of these inconsistencies. All warranties are void if the final invoice is not paid in full within (30) days of job completion. Limited warranties extend only to the Buyer(s) and are non-transferable. If a defect in materials or workmanship covered by this limited liability occurs, Yard will, with reasonable promptness during normal business hours, remedy the defect. In no event shall Yard be held liable for damage caused by any delay in remedying a defect. Buyer's right to repair and replacement are the exclusive remedies and shall not be liable for special, incidental or consequential damages resulting from the materials provided for in this Agreement. This limited warranty is in lieu of other warranties, express or implied, including any warranties of fitness for a particular purpose. Yard is not responsible for work performed by or materials installed by others not a party to this Agreement. Yard is not responsible for defects and failures resulting from the mistreatment or neglect. This limited warranty is the only express warranty Yard gives. Nothing in this limited warranty is intended to negate or lessen the manufacturer's warranties applicable to the materials and equipment that have been used or installed during the course of this Agreement.
4. Utility Lines: Yard shall contact the Ohio Utilities Protection Services ("OUPS") to locate major utility lines at the Project site.
5. Yard will remove, at its own expense, all of its debris from the Project site upon completion of the work subject of the Agreement.
6. The date of completion of the services, if given, shall be deemed approximate and performance is subject to delays caused by weather, acts of God, strikes and for other reasons not under the control of Yard, as well as the availability of labor and materials at its time of delivery.

Buyer(s) Responsibilities

1. This Agreement is based upon a visual inspection of Buyer(s) premises. Yard is not responsible for concealed conditions or any problems or treatments related to concealed conditions. Buyer(s) shall be solely responsible for any and all underground and concealed conditions not identified by OUPS, and any and all underground concealed conditions not disclosed by Buyer(s) to Yard. Buyer(s) shall pay any additional costs incurred while completing the Project, which are associated with the assessment or repair of underground or concealed conditions.
2. Buyer(s) shall make the Project site available to Yard in a clean and workable manner, free from all debris.
3. Buyer(s) agrees to remove or protect any personal property, which may become damaged during installation. Yard shall not be held responsible for damage to personal property, real property or any improvements to real property caused by persons delivering materials and/or equipment, or for keeping gates and doors closed for children and animals.
4. Buyer(s) shall not interfere with or intrude upon Yard, or any of its employees and subcontractors, while Yard is completing the Project.
5. Buyer(s) shall notify Yard of any claims for property damage immediately upon discovery of said property damage but not later the (7) days after completion of the Project, or Buyer(s) waives said claims.
6. This Agreement represents the entire agreement between the parties. The parties are not bound by any oral expression or representation by any agent purporting to act for, or on the behalf, or by any commitment, or arrangement not set for the herein.
7. Nature of Agreement/Modifications: Buyer(s) acknowledges that upon executing this Proposal it shall become a legally binding contractual agreement ("Agreement") between the parties. Any alteration or deviation from the provisions, terms and conditions of the Proposal, which involves extra costs, will be completed only upon written change orders.
8. Acceptance: Buyer(s) acknowledges having read this Proposal and agrees to be bound by all of the provisions, terms and conditions hereinabove. If any of the work on the Project is done on behalf of a trust or business entity, the undersigned person(s) hereby personally, individually and severally guarantees payment of all sums due and owing to Yard Solutions, Inc. (Yard) herein.
9. Note: The estimated project cost contained in this proposal is valid for 30 days from the date of this agreement. Certain materials in this contract and fuel are commodities and are subject to supply and demand which may be affected by weather, availability, and demand in the market place and prices are subject to change without notice. Yard reserves the right to add a surcharge or raise prices in the event of an increase in materials.
10. Term and Termination: This agreement shall be effective for the term commencing _____ and terminating on _____. Property owner and/or its successors shall have the right to terminate this agreement, with cause and without remedy with 30 days prior written notice. As used herein, 'with cause' shall mean a default in the terms and conditions of this agreement by Yard. In the event the owner sells the property, the owner may cancel this agreement immediately upon written notice from the new owner to Yard. Yard shall have the right to cancel this agreement with 30 days written notice.

Yard Solutions Representative: Date

Proposal Accepted By: Date



GRANT AGREEMENT

Recipient Information: The Events and Tourism Community Partnership (ETCP), dba Visit Powell

Amount: \$35,000

Fund Name: Powell Development Corporation Promotions Grant

Purpose: 2025 Operating Year

Grant Date: February 2025

By accepting this grant, your organization certifies to the Powell Development Corporation that:

- 1) All funds not expended for the purposes agreed upon by the Grantee and the Powell Development Corporation must be returned. Funds also must be returned if the Grantee loses its 501(C) (3) tax exemption for the Internal Revenue Code of 19 54 as amended.
- 2) Funds are to be utilized for:
 - a. Marketing – The creation and implementation of marketing campaigns to promote visitation to and the businesses of Downtown Powell.
 - b. Downtown Powell Events – The planning and execution of events with the intent to create increased foot traffic and sales for Downtown Powell businesses.
 - c. Operations – Assistance with operational costs including but not exclusive to payment of staff.
- 3) No tangible benefit, goods or services were provided to anyone connected with the fund of the City of Powell.
- 4) This donation will not be used by you to satisfy the payment of any pledge or other financial obligation on behalf of the donor(s) per Section 6115 of the Internal Revenue Code.
- 5) No part of the grant funds will be used to carry on propaganda, or otherwise attempt to influence legislation or to influence the outcome of any specific public election, or to carry on, directly or indirectly, any voter registration drive, or for any purpose which is

not religious, charitable, scientific, or education.

- 6) Grantee will maintain records adequate to verify actions related to this grant.
- 7) We appreciate the Grantee acknowledging support from the Powell Development Corporation in its news releases, publicity, printed and electronic materials. Grantee agrees to provide photos of the project. We would appreciate receiving copies of any published information on the grant. Powell Development Corporation logos are available upon request.
- 8) The grant will be distributed quarterly to ETCP with a payment being made in February 2025, April 2025, July 2025 and October 2025.
- 9) Grantee will submit a **final report** by December 31, 2025 which will include an explanation of how grant funds were used. A late or incomplete report will negate grant requests for future programs. Copies of news releases, publicity photos, and video can be included in the report.

We agree to abide by the terms of this contract.

X

Andrielle Moore
ETCP Executive Director

X

ETCP Board of Directors Chair

X

Jim Hrivnak
PDC Chair of the Board of Directors



SMALL BUSINESS CONSTRUCTION MITIGATION GRANT

OVERVIEW

The Small Business Construction Mitigation Grant is designed to support the surrounding businesses affected by qualified construction sites by mitigating business challenges. This grant will provide funds to small, independent business merchants, targeted toward those in the restaurant, bar and retail space that have been impacted by the identified construction areas.

Independent businesses eligible for the grant program **must be located within the city limits of the City of Powell**. It is not necessary for the business owner to live in the City. Businesses must be located on the street directly under construction or within one-half block of the construction site to be eligible for the program. Businesses must operate out of a “brick-and-mortar” business location and be defined as in-person retail, restaurant, or bar.

ELIGIBILITY

- Businesses on the street directly under construction or within one-half block of the following 2024 and 2025 construction sites/projects are eligible to apply for a one-time grant.
 - 2024 Encore Park Project
 - North Depot Street Reconstruction (between Olentangy St. and Case Ave.)
 - Scioto Street Extension and Northeast Quadrant Parking Lot
 - At Grade Railroad Crossing Upgrades at Seldom Seen Road
- Small, for-profit, independent businesses with less than 50 employees who have been adversely affected by the above construction projects are eligible.
- Businesses must be located within the city limits of the City of Powell.
- Businesses should be in-person bricks and mortar retailers, restaurants or bars.

GRANT AMOUNT

Grants are available to cover up to 100% of an eligible businesses losses up to a maximum of the applicant business' two-years of income tax withholding from the prior two-year time period or \$50,000 whichever is lower. If the two-years of income tax withholding is close to the \$50,000 threshold, the grant amount may be rounded up to \$50,000 at the discretion of the PDC Board of Directors and if the PDC annual budget allows.

DECISION CRITERIA

If grant requests exceed available funding, PDC will rank the applications based on the criteria listed below in no particular order. PDC's final decision is not appealable by applicants. PDC reserves the right to reduce grant awards if project activities are ineligible or the amount of grant requests exceed available funding.

- Job and payroll creation and/or retention
- Applicant's demonstration of financial need
- Community impact
- Additional criteria as decided upon by the PDC Board of Directors



TERM

Grantees are required to stay in the City of Powell for two years and abide by the program requirements for two years following the disbursement of funds.

GRANT REQUIREMENTS

The applicant shall comply with all applicable provisions of the City of Powell Codified Ordinance, including being current on any tax bills, and Ohio Building Code. PDC retains the right to withhold reimbursements from the applicant until such violations are corrected to the satisfaction of City staff.

Items and services purchased by the grantee must be used within the City of Powell corporation limits. If the applicant leaves the project site, moves the purchased items outside of the City of Powell corporation limits or fails to adequately maintain the purchased items or services during the grant term, the applicant will be subject to a claw back of grant funds or the City's confiscation of items purchased with grant funds.

Applications and grant agreements are not transferrable without written consent from PDC.

GRANT PROCESS

Step 1 – Powell Performance Based Business Retention and Expansion Grant Application Submittal

The applicant shall submit the following to the City of Powell Economic Development staff:

- Completed PDC incentives application
- A copy of your profit & loss statement and the previous year's profit & loss state to show year-over-year loss during the same time period
- Documentation of payroll tax withholdings
- A completed W9 form

The Economic Development Administrator will review the information provided and make preliminary determinations as to whether the proposed project meets program requirements. If the Economic Development Administrator determines the initial information provided meets program criteria, the project will be allowed to continue to the PDC Board of Directors for approval.

Step 2 – Grant Approval Process

The PDC Board will vote on the grant request after the Economic Development Administrator determines project eligibility. If the project is approved by the PDC Board, the applicant will receive a letter of intent and grant agreement. If the project is denied, the applicant will receive notification of the PDC's decision and have the opportunity to discuss with Economic Development staff.

Step 3 –Grant Disbursement

PDC will disburse grant funds in accordance with the terms agreed upon in the grant agreement.



January 22, 2025

Nocterra Proposed Incentives

The owners of Nocterra have made application for financial assistance from the City of Powell and/or Powell Development Corporation. City staff has met several times to assist Nocterra in maintaining business during the construction of the Encore Park of Powell by Fischer Homes. We also recognize that Nocterra will be impacted by the upcoming Depot Street reconstruction and improvement project.

The following incentive package has been developed to assist Nocterra with the financial impacts of these construction projects by utilizing programs that can assist with specific things the company is trying to do. The Small Business Construction Mitigation Grant has been created specifically to assist with lost sales of adjacent businesses to a public infrastructure project.

We are proposing the Small Business Construction Mitigation Grant and the Performance Based Business Retention and Expansion Grant be passed during the January 28 board meeting due to this being a slower sales season for Nocterra and some work that Nocterra is doing to expand their distribution network. The immediate assistance will have a significant positive impact on the company's operations.

Nocterra Brewing Company Request

"Nocterra is requesting \$150,000 to offset loss of revenue caused from construction disruption and loss of parking lot that was improved and paid for by Nocterra. Nocterra improved the parking lot as it was required for appropriateness by the City of Powell" (*per Nocterra's incentives application*)

Project Commitment

- 3 new FTEs in 2025
 - Sales - 1
 - Powell General Manager – 1
 - Driver - 1
- \$150,000 new payroll in 2025
 - Sales - \$55,000
 - Powell General Manager - \$55,000
 - Driver - \$40,000
- 22.77 retained FTEs for a minimum of 10 years
- \$1,230,650.47 retained payroll for a minimum of 10 years
- Façade/outdoor improvement with a value of at least \$50,000 for the proposed \$25,000 Façade Grant in 2026
- Minimum investment of \$50,000 by the end of 2027 on machinery, equipment, fixtures, furniture, training, etc. for the proposed \$50,000 Performance Based Business Retention and Expansion Grant (proposed to be paid out in two installments - \$25,000 in 2026 and \$25,000 in 2027)
- Complete due diligence on new production brewery at the City's Home Road site. Additional incentives may be tied to the commitment of the new production brewery at the City's Home Road site.

Proposed Incentives

Staff recommends the following programs be explored to assist the company contingent upon passage from the respective public bodies:

- **Small Business Construction Mitigation Grant** – With this new grant, the Powell Development Corporation would provide a \$50,000 grant in 2025 that is equal to two years of payroll taxes from the company. This will be for mitigation of 2024 construction that removed the parking Nocterra was utilizing and for 2025 Depot Street construction.

2025 - \$50,000

- **Performance Based Business Retention and Expansion Grant** – The PDC would provide a Performance Based Business Retention and Expansion Grant of \$50,000 total over two years to help Nocterra pay for at least \$50,000 of improvements to the business including a new delivery van and costs associated with setting up a new distribution network for the Cleveland and Toledo markets.

2025 - \$25,000 (or 100% of the actual income taxes for 2025 payroll)

2026 - \$27,613 (or 100% of the actual income taxes for 2026 payroll)

- **Façade Grant** - The PDC would provide a Façade Grant of \$25,000 in 2026 for a minimum investment of \$50,000 in exterior improvements in 2026.

2026 - \$25,000. Staff recommends passing this grant in January of 2026.

- **Temporary Parking Lot** – The City is working with the owner of the 35 N. Liberty Lot (the former carryout site) to provide parking to Nocterra and COhatch for 2025 and until the owner of the parcel starts redeveloping the site. We anticipate redevelopment will not start until 2027.

2025 – \$30,000 in improvements to utilize the lot. Staff is not seeking any decision or PDC assistance on this component.

Total Proposed Incentive Package Estimated Value =

- 2025 - \$75,000 plus the \$30,000 in parking lot preparation by the City
- 2026 - \$52,613
- TOTAL - **\$157,613**

We believe the outlined incentives above will assist Nocterra in its continued growth in Downtown Powell. Thank you, again, for your consideration of these proposed incentives for Nocterra Brewing Co.

Thank you,

Sean K. Hughes, M.S., OhioCED
Economic Development Administrator
47 Hall Street, Powell, Ohio 43065

RECOMMENDED MOTION

"I motion to approve the Nocterra Brewing Co. Small Business Construction Mitigation Grant of \$50,000 and the Performance Based Business Retention and Expansion Grant totalling \$52,613 or the equivalent of two years of payroll taxes to be paid in 2025 and 2026 and payment of any invoice related to the same."



PROJECT INCENTIVES APPLICATION

In order to stimulate economic growth, the City of Powell, the Powell Development Corporation as well as many state resource providers may provide incentive support to companies creating new job opportunities and investing in the City of Powell. Most state and regional incentive programs require a need be demonstrated (i.e. another State/location being considered for the same project.) All City incentives MUST be passed by City Council and/or the Powell Development Corporation Board of Directors after a negotiation with the Incentives Negotiation Committee that includes the schools.

GENERAL	
Company Name	Legal Name: Nocterra Brewing Company LLC Dba: Nocterra Brewing Company
Legal structure (LLC, S-Corp, etc)	LLC
Parent Company (if applicable)	
Is parent company domestic or foreign?	
HQ Address	41 Depot St, Powell, OH 43065
Subsidiaries	
Description of products/services	Production Brewery & Taproom
Year founded	2019
Company website	www.nocterrabrewing.com
Company revenue from year prior:	Total Companywide: \$2,372,000 Total in Ohio: \$2,372,000.00
Key Customers	Kroger, Giant eagle, Meijer, Columbus Zoo, Nationwide Arena
Ohio Commercial Activity Tax Liability (prior year)	
Does the company Export, if so which markets	
Form of business of enterprise (corporation, partnership, proprietorship, or other).	Partnership
Name of principal owner(s) or officers of the business.	Bryan Duncan , Bruce Vivian
PROJECT SPECIFIC	
Project will begin (MM/DD/YYYY) and be completed by (MM/DD/YYYY) provided incentives are provided.	
If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred:	
Project description and primary functions of the proposed operation: <ul style="list-style-type: none"> Sales & marketing, manufacturing, assembly, HQ, back office, distribution, etc. New location, expansion, relocation, 	



consolidation, etc. <ul style="list-style-type: none"> Primary project drivers 	
Does the company currently have operations in Ohio? If so, please list municipality(ies) and all current FTEs and any active incentive agreements you have with that community.	Yes, Powell, OH – no current incentives Columbus, OH – no current incentives
What non-Ohio locations being considered for this project? Are there advantages to other locations?	
Company Project Lead	Name
	Title
	Address
	Phone
	Email
Other Project related contacts	Name
	Role
	Title
	Address
	Phone
	Email
Project site address (if available) or parcel number.	Street Address
	City
	County
	State
	Zip
JOBS & PAYROLL	
<i>*Note: "Jobs" - both retained and created - are calculated on a full time equivalent (FTE) basis, obtained by dividing the total number of hours for which employees were compensated for employment in the Project by two-thousand eighty.</i>	
State the enterprise's current employment level at the proposed project site:	
State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees): <ul style="list-style-type: none"> FTE is calculated by taking total hours worked/paid over most recent 12-month lookback and divide by 2,080 (40-hour work week) 	2024 Powell – 22.77 FTE Audubon – 8.96 FTE
State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:	



Estimate the number of new employees the property owner will cause to be created 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):	
State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):	
Will the project involve the relocation of employment positions or assets from one Ohio location to another?	No
If yes, state the locations, number of employees and type of employees from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:	
Total associated payroll exclusive of benefits for the existing retained employees at the local facility/site for the previous 12 months.	Powell - \$1,230,650.47 Audubon - \$463,736.47
Total associated payroll for the relocated employees above for the previous 12 months exclusive of benefits.	
Number of jobs (FTE) company will conservatively commit to creating within a three-year period <ul style="list-style-type: none"> Please segment into occupations/titles so job type is established Positions must work at the project location 	Powell – 3 FTE in 2025 Sales – 1 Powell GM -1 Driver - 1
Please indicate when hiring at the project site is expected to begin.	Q2 2025
Estimate the amount of annual payroll such new employees will add \$ (new annual payroll must be itemized by full- and part-time and permanent and temporary new employees.). Figure is exclusive of bonus pay, benefits, etc.	Sales – 55,000 Powell GM – 55,000 Driver – 40,000
Are benefits offered to employees? If so, please list:	Full time – Health Care, Vision, Dental, LT/STD
Will employee training be required?	Yes
If yes, how many employees will be trained? <ul style="list-style-type: none"> Please specify job type requiring training 	Sales Powell GM Driver
Does the Property Owner owe: <ol style="list-style-type: none"> Any delinquent taxes to the State of Ohio or a political subdivision of the state? Any monies to the State or a state agency for the administration or enforcement of any 	Nocterra Does not own the property 41 Depot St



environmental laws of the State?	
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?	
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).	
CAPITAL INVESTMENT TO ESTABLISH, EXPAND, RENOVATE OR OCCUPY A FACILITY	
What is the total investment required for this project?	
Real Estate Investment	
Site/Facility requirements	
Lease or Purchase	
Lease rate/ Purchase rate	
Lease term	(if applicable)
Land cost	(if applicable)
New Construction costs	(if applicable)
Tenant improvement costs (if TI paid for out of pocket by company, please indicate)	(if applicable)
Other Costs	\$150,000
Machinery and Equipment Investment (M&E)	
Describe type of equipment needed and associated cost (if applicable)	
Other Investment	
Technology	
Furniture & Fixtures (F&E)	
Other? Explain	Retention due to loss of parking access
TOTAL NEW PROJECT INVESTMENT	
OTHER	
Important Dates	Target company decision date: ASAP
	Target project completion date
What other sources of incentives and/or financial programs (loans, grants, crowdfunding, etc.) have been sought to assist with the project?	None



Business requests the following incentives:	Nocterra is requesting \$150,000 to offset loss of revenue caused from construction disruption and loss of a parking lot that was improved and paid for by Nocterra. Nocterra improved the parking lot as it was required for appropriateness by the City of Powell.
Business's reasons for requesting incentives (be quantitatively specific as possible):	<p>Nocterra has conducted an impact study on loss of revenue and reduced guest count caused by loss of parking asset. The parking lot north of 47 depot st was improved at Nocterra's expense and was connected with our 10 year lease. In 2024 alone Nocterra can associate more than \$160,000 loss of revenue to the loss of the parking lot. With 4 years remaining on our initial 10 year lease we estimate the total impact to be \$803,750 in lost revenue.</p> <p>Impact Study and Guest Count comparison has been shared with Sean Hughes and can be provided upon request.</p>
What other organizations, banks or incentives have you explored to help pay for this project?	

Submission of this application expressly authorizes the City of Powell to contact the Ohio Department of Taxation or other taxing entities to confirm statements contained within this application 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.

Name of Property Owner or Business Owner	Bryan Duncan
Date	12/27/2024
Signature	
Typed Name and Title	Bryan Duncan - Manager



January 9, 2025

RE: Kim and Ralph Renninger (Kimberly's Diamond Corner), 1 N. Liberty St. Façade Grant Recommendation

Dear Powell Development Corporation Board Member:

Owners Kim and Ralph Renninger would like to replace the entry door, awning, windows, and the fence behind the building. They also would like to remove the bushes and replace with gravel and seating, and paint the trim on the building.

They received estimates totalling \$36,599.62 for the work. They are working with our Planning Department on any necessary processes. I would recommend that the passage of any grant dollars for this project be contingent on the applicant's acquisition of permits for the work.

Kim and Ralph Renninger/Kimberly's Diamond Corner Request

Owners Kim and Ralph Renninger have requested an \$18,299.81 grant which is 50% of the project quoted at \$36,599.62 for all components.

Project Commitment

A capital investment of \$36,599.62

Staff Recommendation

Staff recommends an \$18,299.81 Façade Program Grant to Kim and Ralph Renninger for their project at 1 N. Liberty St. Per program guidelines, this grant will work as a reimbursement upon the company providing paid receipts for the work. Staff will do a visual inspection to make sure the work was completed and confirm that all permits were acquired and inspections completed. The grant agreement and any payments will be with Kimberly's Diamond Corner.

Thank you,

Sean K. Hughes, M.S., OhioCED
Economic Development Administrator
47 Hall Street, Powell, Ohio 43065
O: 614.885.5380, ext. 1043
C: 614-852-7982

RECOMMENDED MOTION

“I motion to approve Kimberly's Diamond Corner Façade Grant and payment of any invoice related to the same.”



DEVELOPMENT DEPARTMENT

Downtown Facade Improvement Program: Application

47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

Downtown Facade Improvement Grant Program Application Form

Property Owner Information:

Name: Kim + Ralph Renninger

Contact Information:

Property Address: 1 N. Liberty St. Powell, OH

Property Description (Commercial, Mixed-use, or Residential): commercial

Property Ownership Status (Owner, Tenant, Other): Owner

Project Details:

Proposed Facade Improvement Project Description:

Door Replacement, Awning Replacement, Paint trim, Replace fence in back, Window Replacement, Remove Bushes + add gravel w/ seating - Front + Back

Estimated Project Cost: 36,599.62

Amount Requested from the Grant Program: 18,299.81

Matching Investment Amount (Financial or In-kind Contribution): 18,299.81

Timeline for Project Completion: 6 months

Compliance with Downtown Architectural Guidelines:

How does your proposed facade improvement project align with the City of Powell Downtown Architectural Guidelines?

New clean awnings w/ loges - Historically Accurate doors, seating

Are there any historical features or elements that will be preserved or restored? If yes, please describe.

No

Demolition (if applicable):

Is your project planning to include demolition of any existing structures or elements? If yes, please provide details and explain the rationale for demolition.

No

Project Impact and Benefits:

How do you anticipate the proposed facade improvements will enhance the visual appeal of the downtown area?

Being the corner building, we are long overdue for an outdoor facelift. Hoping to add seating w/ Bush Removal

How will the project contribute to the economic vitality and development of the downtown area?

Create a more vibrant stop at the four corners.

Are there any anticipated positive effects on the community, such as increased foot traffic, job creation, or business attraction?

Small Bench seating

Project Feasibility:

Do you have any prior experience with similar facade improvement projects? If yes, please provide details.

No

Have you obtained any necessary permits or approvals required for the proposed project? If not, please describe your plan for obtaining them.

No but our contractors will get the appropriate permits

Do you have the financial resources or access to funding beyond the grant program to complete the proposed project?

Yes

Supporting Documentation: Please attach the following documents with your application:

1. Detailed project proposal, including design plans and specifications.
2. Cost estimates from contractors or suppliers.
3. Images or sketches of the existing facade and proposed improvements.
4. Any additional documentation supporting your application (e.g., letters of support, historic preservation approvals).

Declaration: By signing below, I acknowledge that the information provided in this application is true and accurate to the best of my knowledge. I understand that the grant award is subject to the availability of funds and the approval of the Powell Development Corporation.

Signature: [Signature] Date: 8/9/24

Please submit the completed application form and supporting documentation to:

City of Powell Community Development Department;
in care of Powell Development Corporation
47 Hall Street
Powell, Ohio 43065

For any questions or clarifications, please contact:
614.885.5380

Powell Development Corporation Application Process

1. Pre-application Meeting
 - a. Applicants are required to schedule a pre-application meeting with Powell Community Development staff to review the scope of work and project information, including drawings.
 - b. All requests for pre-application meetings, please contact:
City of Community Development Department in care of the Powell Development Corporation
47 Hall Street
Powell, Ohio 43065
614.885.5380
2. Downtown Façade Improvement Application Submittal
 - a. Applications will be accepted on an-on-going basis. Applicants are required to submit the following:
 - i. Completed Downtown Façade Improvement Program Application form.
 - ii. Estimated budget with detailed line items (including a contingency of up to 10% for each line item).
 - iii. Visual representations of the proposed improvements, to include but not limited to:
 - Site plan(s)
 - Building plan(s)
 - Elevation(s)
 - Architectural rendering(s)
 - Product cut sheets
3. Project Approval Process
 - a. Applications will be reviewed and accepted based on the complete submission and eligibility requirements.
 - b. Upon acceptance, applications will be reviewed by Powell Community Development staff based upon eligibility.
 - c. Projects that meet that are accepted for approval will be forwarded to the Powell Development Corporation for final approval.
 - d. Decision letters will be sent to all applicants following the Powell Development Corporation approval.
 - e. If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.

- f. Applicants must submit and gain any necessary zoning and building permit approvals prior to project start.
 - g. All projects are expected to commence within 60 days of the zoning and building permit approval and by completed within 180 days of commencement.
4. Project Completion and Grant Reimbursement
- a. Obtain all applicable City approvals and pass all zoning and building inspections related to the project.
 - b. Obtain a Certificate of Occupancy or Certificate of Completion, if applicable.
 - c. Resolve any city code violations, if applicable.
 - d. Submit a completed W-9 to the Powell Finance Department.
 - e. Submit all receipts or invoices that match the project description and final budget. If other building improvements were made in conjunction with the façade improvements, separate cost related to the façade improvements must be provided.
 - f. Receive the Powell Development Corporation verification of work.



Change Orders

Any additional work or modifications to the work listed in the attached scope of work shall require a change order. A change order is a formal document listing the materials and labor required for services not listed in the original home improvement contract, and must be signed by both the Homeowner and Hegg W&D.

Permits and Licensing

Hegg W&D shall obtain all required permits, including local residential construction permits. Hegg W&D will also pay any fees associated with licensing or inspection of completed work.

Insurance

Hegg W&D agrees to maintain workers' compensation and liability insurance, and agrees to provide a copy of the certificate for that insurance to the Homeowner prior to the project's commencement.

Unforeseen Circumstances

This home improvement contract is based on observations made during the Hegg's initial walk-through of the property. While every effort is made to provide complete and accurate pricing up-front, unforeseen conditions could lead to unexpected costs. Homeowner agrees to be held fully responsible for increased costs due to mold, insects, building code violations, or other discoveries which were not visible in the initial walk-through.

Deposit

A minimum deposit of 50% is required to begin the project. Deposit will only be refunded in the event Hegg Windows & Doors fails to provide the product to the homesite within 12 months of date of contract. If homeowner refuses delivery for any reason the deposit will not be refunded.

Dispute Resolution

Both parties agree to take reasonable measures to resolve any conflicts or issues before, during, and after the home improvement project. In the event that a satisfactory conclusion to any conflict cannot be reached, both the Homeowner and Hegg W&D agree to seek a resolution through a neutral arbitrator, and agree that the decision of any such arbitrator shall be considered final and unappealable.

PURCHASE AGREEMENT

Terms & Conditions:

Total Sell Price: \$11,716.10

QUOTE INFORMATION

Job: Norris, Chelsea
Order #12246542
Qty: 0

614-761-0890
4150 Tuller Road
Dublin, OH 43017

Dealer

Name (Print)

Name (Sign)

Date

Purchaser

Name (Print)

Name (Sign)

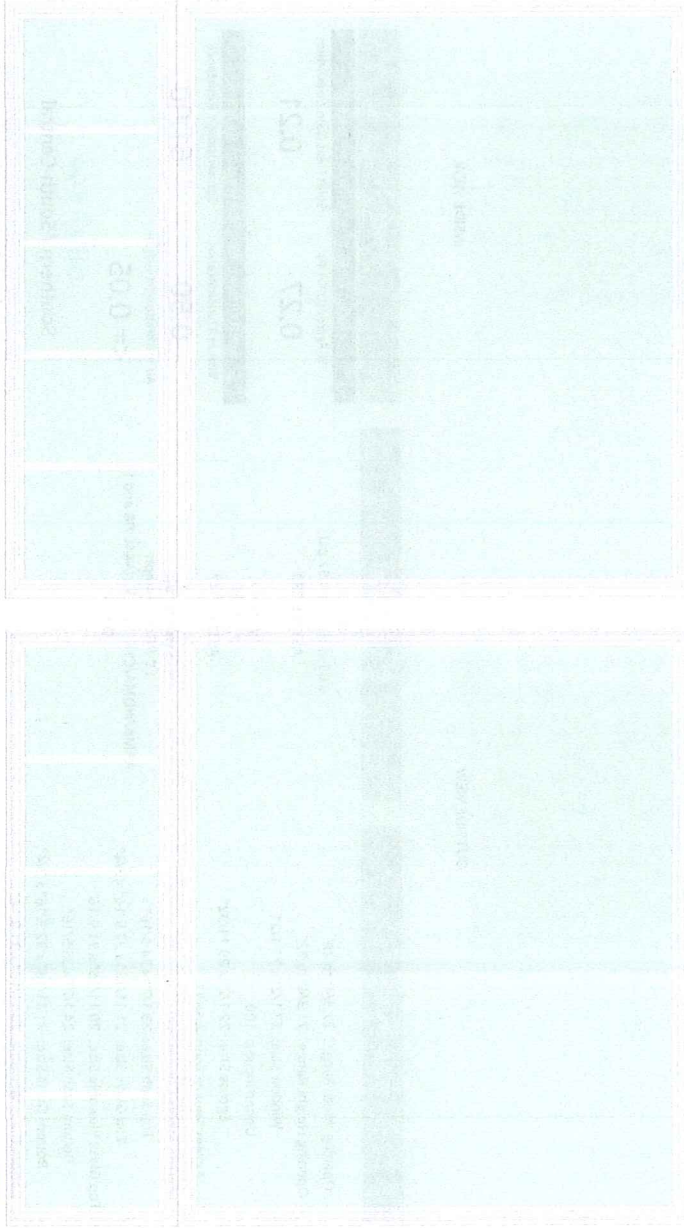
Date





YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series Mullled Unit



OUTSIDE VIEW

INSIDE VIEW

SIZING

Overall Unit Size: 67 1/2" x 77 1/2"
Opening Width Range: 67 3/4" to 68"
Opening Height Range: 77 3/4" to 78"
609 - Picture Window: 67 1/2" x 19 3/8"
609 - Picture Window: 67 1/2" x 58 1/8"

Air/Water/Structural

N/A

Installation Instructions



ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U, SI/P) Solar Heat Gain Coefficient

0.27

0.23

ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance Condensation Resistance

0.52

57.00

Air Infiltration (cfm/ft2)

<= 0.01

ENERGY STAR

Southern / South-Central

614-761-0890
4150 Tuller Road
Dublin, OH 43017

QUOTE INFORMATION

Job: Norris, Chelsea
Order #12246542-1
Qty: 4

DETAILS

Endure Window - EN600 Series

White
Opening Size: 68" x 78"
Two Down - Top = 1/4
Graphite Foam Insulation
Factory Mullled
Sill Extender

Window B1 - 609 - Picture Window

Unit Size: 67 1/2" x 19 3/8"
ComforTech DLA-UV
Single Strength Glass
3/4" IG Thickness
Colonial Contoured Grid - 4V x 0H
White Grids

Window A1 - 609 - Picture Window

Unit Size: 67 1/2" x 58 1/8"
ComforTech DLA-UV
Triple Strength Glass
3/4" IG Thickness

Sell Price: \$8,359.70 (\$2,089.93 per one)



YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung

614-761-0890
4150 Tuller Road
Dublin, OH 43017

QUOTE INFORMATION

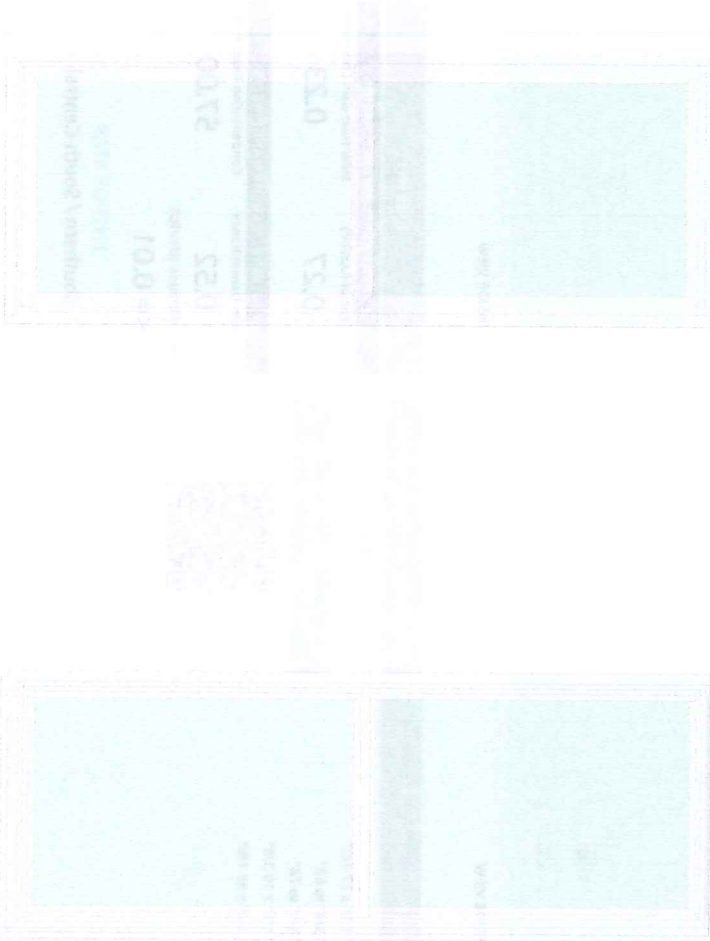
Job: Norris, Chelsea
Order #12246542-4
Qty: 4

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White
Opening Size: 28" x 72"
Unit Size: 27 1/2" x 71 1/2"
Compound Tension Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Extruded Bottom Screen (White) with BetterVue Screen Mesh
Graphite Foam Insulation
Sill Extender
ComforTech DLA-UV
Single Strength Glass
3/4" IG Thickness

Sell Price: \$3,356.40 (\$839.10 per one)

Installation Instructions



SIZING	Structural	ENERGY
Opening Width Range: 27 3/4" to 28" Opening Height Range: 71 3/4" to 72" Window Size: 27 1/2" x 71 1/2" United Inches: 100 Egress Size: 22 1/2" x 29 11/32" Egress Square Foot: 4.5897 Egress Meets Criteria: No Top Sash Size: 23 1/2" x 34 5/16" Top Glass Size: 21 11/16" x 32 9/16" x 3/4" Bottom Sash Size: 24 1/2" x 35 5/16" Bottom Glass Size: 21 11/16" x 32 9/16" x 3/4" Bottom Glass Viewable Size: 20 11/16" x 31 9/16" Size: Bottom Screen: 24" x 35 3/4"	Air: 0.05 cfm/ft ² @ 1.57 psf ASTM E 283 Water: 7.52 psf ASTM E 547 Structural: LC-PG45 134mph AAMA-WDMA/CSA 101/152/A440-08 and 11 DP 45	ENERGY PERFORMANCE RATINGS U-Factor (U5/I-P) 0.27 Solar Heat Gain Coefficient 0.21 ADDITIONAL PERFORMANCE RATINGS Visible Transmittance 0.50 Condensation Resistance 61.00 Air Infiltration (cfm/ft ²) <= 0.05 ENERGY STAR Southern / South-Central STC: 25; OITC: 22; Acoustic Test Report: P2964-01-113-11



YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Vented Lite



614-761-0890
4150 Tuller Road
Dublin, OH 43017

QUOTE INFORMATION

Job: Norris, Chelsea
Tag: Front
Order #11705029-1
Qty: 1



OUTSIDE VIEW

INSIDE VIEW

DETAILS

Legacy Single Entry Door in FrameSaver Frame

36" x 84" Nominal Size
Unit Size: 37 9/16" x 97 11/16"
Frame Depth: 4 9/16"
2" Standard Brickmold
Right Hand Inswing - Inside Looking Out

Entry Door

2 Panel 430 Style 20-Gauge Smooth Steel Door
Vented Lite
Snow Mist White Inside and Outside

Rectangular Transom

Custom Transom Size: 37 9/16" x 12"
ComforTech DC

Hardware

All Hardware in Black Finish
Accent/Addison Lockset
Addison Thumbturn Deadbolt

Frame

Textured Snow Mist White Aluminum Frame Cladding
Snow Mist White Inside Frame
FrameSaver Inside Mull Cover - Snow Mist White
Mill Finish ZAC Auto-Adjusting Threshold (5 5/8" Depth)
Black Ball Bearing Hinges
Security Plate

Sell Price: \$3,789.17

INFORMATION AND WARNINGS

A bronze threshold is available that would be a better compliment to the selected hardware.

Vented style trim is always white with a smooth finish.

Custom size rectangular transoms require additional lead time.

ENERGY

Energy rating information is not available for this product.

HANDING

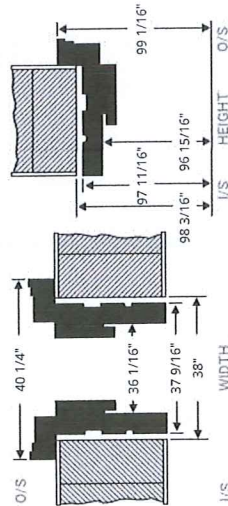
OUTSIDE

INSIDE

Installation Instructions



SIZING





YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Vented Lite



614-761-0890
4150 Tuller Road
Dublin, OH 43017

QUOTE INFORMATION

Job: Norris, Chelsea
Tag: Showroom Side
Order #11705029-4
Qty: 1



DETAILS

Legacy Single Entry Door in FrameSaver Frame

36" x 84" Nominal Size
Unit Size: 37 9/16" x 97 11/16"
Frame Depth: 4 9/16"
2" Standard Brickmold
Right Hand Inswing - Inside Looking Out

Entry Door

2 Panel 430 Style 20-Gauge Smooth Steel Door
Vented Lite

Snow Mist White Inside and Outside

Rectangular Transom

Custom Transom Size: 37 9/16" x 12"

Cornfortech DC

Hardware

All Hardware in Black Finish
Accent/Addison Lockset
Addison Thumbturn Deadbolt

Frame

Textured Snow Mist White Aluminum Frame Cladding
Snow Mist White Inside Frame
FrameSaver Inside Mull Cover - Snow Mist White
Mill Finish ZAC Auto-Adjusting Threshold (5 5/8" Depth)
Black Ball Bearing Hinges
Security Plate

Sell Price: \$3,789.17

INFORMATION AND WARNINGS

A bronze threshold is available that would be a better compliment to the selected hardware.

Vented style trim is always white with a smooth finish.

Custom size rectangular transoms require additional lead time.

ENERGY

Energy rating information is not available for this product.

HANDING

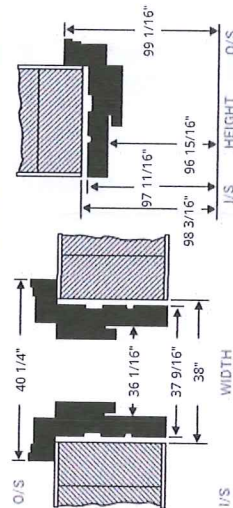
OUTSIDE

INSIDE

Installation Instructions



SIZING





YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass



614-761-0890
4150 Tuller Road
Dublin, OH 43017

QUOTE INFORMATION

Job: Norris, Chelsea
Tag: Office Side
Order #11705029-7
Qty: 1



OUTSIDE VIEW

INSIDE VIEW

DETAILS

Legacy Single Entry Door in Framesaver Frame

36" x 84" Nominal Size

Unit Size: 37 9/16" x 97 11/16"

Frame Depth: 4 9/16"

2" Standard Brickmold

Right Hand Inswing - Inside Looking Out

Entry Door

2 Panel 430 Style 20-Gauge Smooth Steel Door

ComforTech DC

Snow Mist White Inside and Outside

Rectangular Transom

Custom Transom Size: 37 9/16" x 12"

ComforTech DC

Hardware

All Hardware in Black Finish

Accent/Addison Lockset

Addison Thumbturn Deadbolt

Frame

Textured Snow Mist White Aluminum Frame Cladding

Snow Mist White Inside Frame

Framesaver Inside Mull Cover - Snow Mist White

Mill Finish ZAC Auto-Adjusting Threshold (5 5/8" Depth)

Black Ball Bearing Hinges

Security Plate

Sell Price: \$3,383.93

INFORMATION AND WARNINGS

A bronze threshold is available that would be a better compliment to the selected hardware.

Custom size rectangular transoms require additional lead time.

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./H-P) Solar Heat Gain Coefficient

0.30 0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.19

Air Infiltration (cfm/ft2)

<= 0.04

HANDING

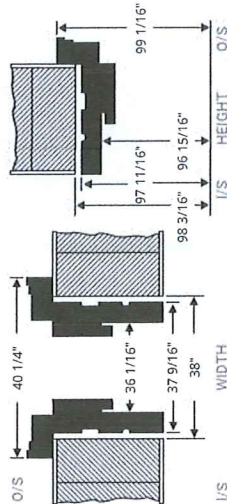
OUTSIDE

INSIDE

Installation Instructions



SIZING





YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass



614-761-0890
4150 Tuller Road
Dublin, OH 43017

QUOTE INFORMATION

Job: Norris, Chelsea
Tag: Office Side
Order #11705029-10
Qty: 1



DETAILS

Legacy Single Entry Door in FrameSaver Frame

36" x 84" Nominal Size
Unit Size: 37 9/16" x 97 11/16"
Frame Depth: 4 9/16"
2" Standard Brickmold
Right Hand Inswing - Inside Looking Out

Entry Door

2 Panel 430 Style 20-Gauge Smooth Steel Door
ComforTech DC

Rectangular Transom

Snow Mist White Inside and Outside
Custom Transom Size: 37 9/16" x 12"
ComforTech DC

Hardware

All Hardware in Black Finish
Accent/Addison Lockset
Addison Thumbturn Deadbolt

Frame

Textured Snow Mist White Aluminum Frame Cladding
Snow Mist White Inside Frame
FrameSaver Inside Mull Cover - Snow Mist White
Mill Finish ZAC Auto-Adjusting Threshold (5 5/8" Depth)
Black Ball Bearing Hinges
Security Plate

Sell Price: \$3,383.93

INFORMATION AND WARNINGS

A bronze threshold is available that would be a better compliment to the selected hardware.

Custom size rectangular transoms require additional lead time.

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./IP) Solar Heat Gain Coefficient

0.30 0.19

HANDING

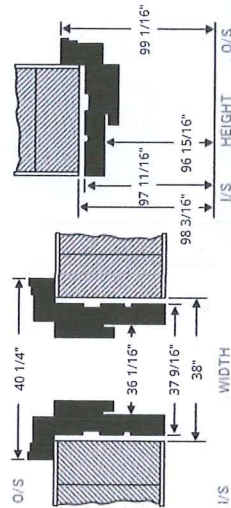
OUTSIDE

INSIDE

Installation Instructions



SIZING





YOUR PROFESSIONAL-CLASS PRODUCT

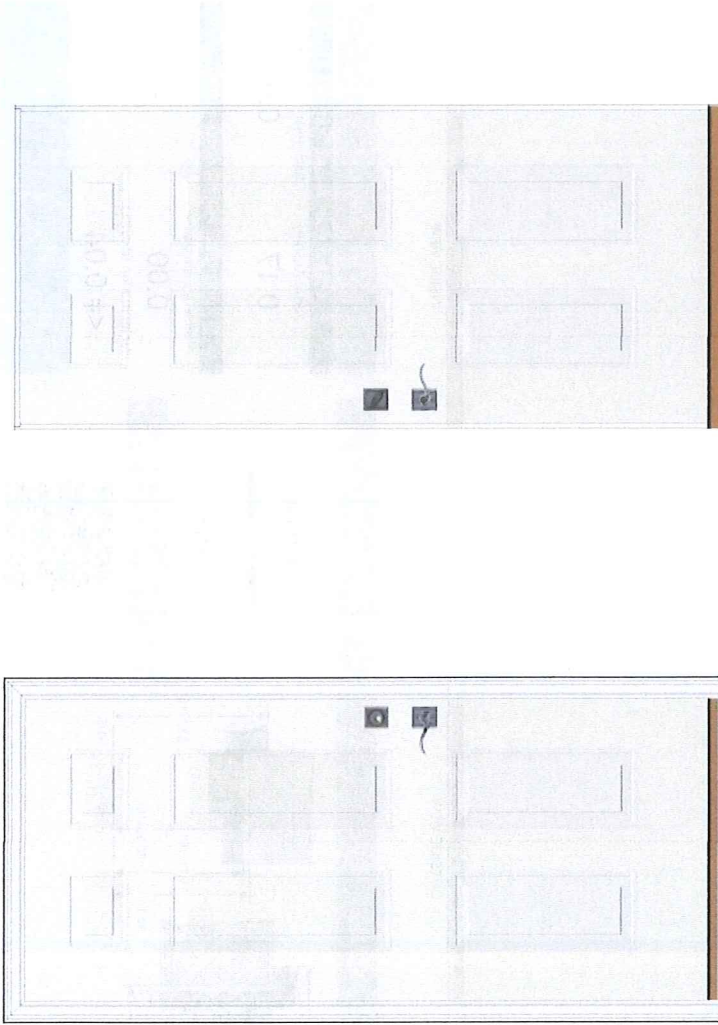
Legacy 20-Gauge Smooth Steel Entry Door



614-761-0890
4150 Tuller Road
Dublin, OH 43017

QUOTE INFORMATION

Job: Norris, Chelsea
Order #11705029-13
Qty: 1



DETAILS

Legacy Single Entry Door in FrameSaver Frame

32" x 80" Nominal Size
Unit Size: 33 9/16" x 81 11/16"
Frame Depth: 4 9/16"
2" Standard Brickmold
Left Hand Inswing - Inside Looking Out
006 Style 20-Gauge Smooth Steel Door
Snow Mist White Inside and Outside

Hardware

All Hardware in Black Finish
Accent/Addison Lockset (2 3/8" Backset)
Addison Thumbturn Deadbolt (2 3/8" Backset)

Frame

Textured Snow Mist White Aluminum Frame Cladding
Snow Mist White Inside Frame
Mill Finish ZAC Auto-Adjusting Threshold (5 5/8" Depth)
Black Ball Bearing Hinges
Security Plate

Sell Price: \$2,268.76

INFORMATION AND WARNINGS

A bronze threshold is available that would be a better compliment to the selected hardware.

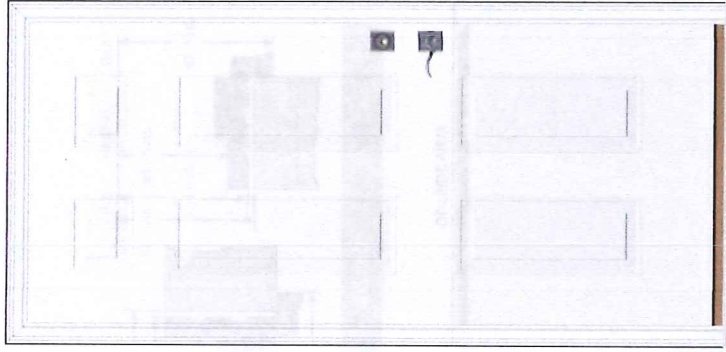
SIZING	HANDING	ENERGY						
		<table border="1"> <tr> <th colspan="2">ENERGY PERFORMANCE RATINGS</th> </tr> <tr> <td>U-Factor (U5/I-P)</td> <td>0.17</td> </tr> <tr> <td>Solar Heat Gain Coefficient</td> <td>0.01</td> </tr> </table>	ENERGY PERFORMANCE RATINGS		U-Factor (U5/I-P)	0.17	Solar Heat Gain Coefficient	0.01
ENERGY PERFORMANCE RATINGS								
U-Factor (U5/I-P)	0.17							
Solar Heat Gain Coefficient	0.01							
		<table border="1"> <tr> <th colspan="2">ADDITIONAL PERFORMANCE RATINGS</th> </tr> <tr> <td>Visible Transmittance</td> <td>0.00</td> </tr> <tr> <td>Air Infiltration (cfm/ft2)</td> <td><= 0.04</td> </tr> </table>	ADDITIONAL PERFORMANCE RATINGS		Visible Transmittance	0.00	Air Infiltration (cfm/ft2)	<= 0.04
ADDITIONAL PERFORMANCE RATINGS								
Visible Transmittance	0.00							
Air Infiltration (cfm/ft2)	<= 0.04							

STC: 25; OITC: 26; Acoustic Test Report: G0177.01

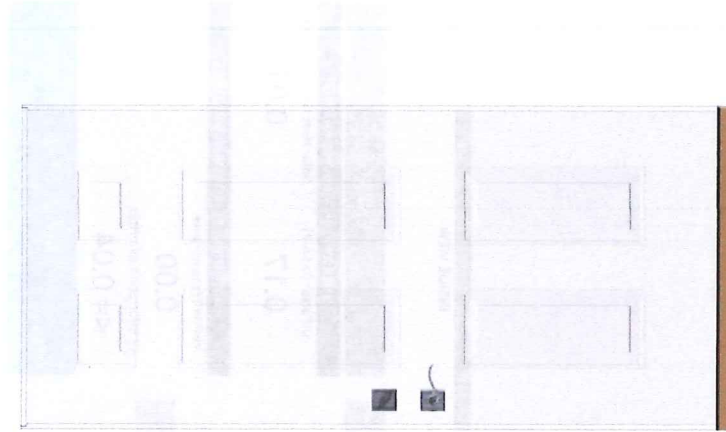


YOUR PROFESSIONAL-CLASS PRODUCT

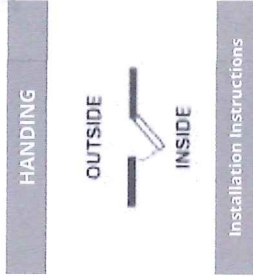
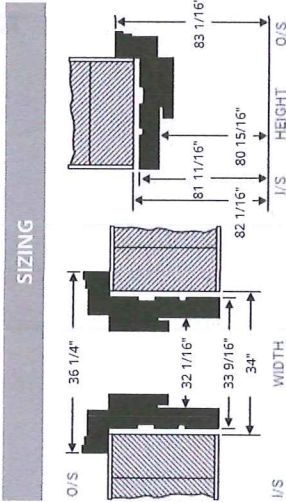
Legacy 20-Gauge Smooth Steel Entry Door



OUTSIDE VIEW



INSIDE VIEW



ENERGY	
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	0.17
Solar Heat Gain Coefficient	0.01
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	0.00
Air Infiltration (cfm/ft2)	<= 0.04



STC: 25; OITC: 26; Acoustic Test Report: G0177.01



614-761-0890
4150 Tuller Road
Dublin, OH 43017

QUOTE INFORMATION

Job: Norris, Chelsea
Order #11705029-14
Qty: 1

DETAILS

Legacy Single Entry Door in Framesaver Frame

- 32" x 80" Nominal Size
- Unit Size: 33 9/16" x 81 11/16"
- Frame Depth: 4 9/16"
- 2" Standard Brickmold
- Left Hand Inswing - Inside Looking Out
- 006 Style 20-Gauge Smooth Steel Door
- Snow Mist White Inside and Outside

Hardware

- All Hardware in Black Finish
- Accent/Addison Lockset (2 3/8" Backset)
- Addison Thumbturn Deadbolt (2 3/8" Backset)

Frame

- Textured Snow Mist White Aluminum Frame Cladding
- Snow Mist White Inside Frame
- Mill Finish ZAC Auto-Adjusting Threshold (5 5/8" Depth)
- Black Ball Bearing Hinges
- Security Plate

Sell Price: \$2,268.76
Subtotal: \$18,883.70
Past Customer - 5.0%: \$-944.19
Subtotal: \$17,939.52

INFORMATION AND WARNINGS

A bronze threshold is available that would be a better compliment to the selected hardware.





Change Orders

Any additional work or modifications to the work listed in the attached scope of work shall require a change order. A change order is a formal document listing the materials and labor required for services not listed in the original home improvement contract, and must be signed by both the Homeowner and Hegg W&D.

Permits and Licensing

Hegg W&D shall obtain all required permits, including local residential construction permits. Hegg W&D will also pay any fees associated with licensing or inspection of completed work.

Insurance

Hegg W&D agrees to maintain workers' compensation and liability insurance, and agrees to provide a copy of the certificate for that insurance to the Homeowner prior to the project's commencement.

Unforeseen Circumstances

This home improvement contract is based on observations made during the Hegg's initial walk-through of the property. While every effort is made to provide complete and accurate pricing up-front, unforeseen conditions could lead to unexpected costs. Homeowner agrees to be held fully responsible for increased costs due to mold, insects, building code violations, or other discoveries which were not visible in the initial walk-through.

Deposit

A minimum deposit of 50% is required to begin the project. Deposit will only be refunded in the event Hegg Windows & Doors fails to provide the product to the homesite within 12 months of date of contract. If homeowner refuses delivery for any reason the deposit will not be refunded.

Dispute Resolution

Both parties agree to take reasonable measures to resolve any conflicts or issues before, during, and after the home improvement project. In the event that a satisfactory conclusion to any conflict cannot be reached, both the Homeowner and Hegg W&D agree to seek a resolution through a neutral arbitrator, and agree that the decision of any such arbitrator shall be considered final and unappealable.

PURCHASE AGREEMENT



614-761-0890
4150 Tuller Road
Dublin, OH 43017

Terms & Conditions:

Total Sell Price: \$17,939.52

QUOTE INFORMATION

Job: Norris, Chelsea

Order #11705029

Qty: 0

Dealer

Name (Print)

Name (Sign)

Date

Purchaser

Name (Print)

Name (Sign)

Date





Quote awning

From mike pirwitz <revivemyhome@gmail.com>
Date Sun 9/1/2024 3:42 PM
To Chelsea Norris <info@kimberlysdiamondcorner.com>

1. Remove all old fence and put in new fence 3 foot black aluminum fence no gate.
2. Install new gravel and level off area and put down new pavers 24 inches X by 24 inches.
3. Install four canopies installed.

Total investment 6,944.00
Michael Install Manager revive remodeling
614-517-6350

10/10/20

10/10/20

10/10/20

10/10/20

10/10/20



Capital City Awning

569 N 4th St Columbus, OH 43215

Phone: 614-221-5404

Fax: 614-365-9420

Purchase Agreement

Date: 8/21/2024 Est. Install Date: Approx. 8-10 weeks
 Customer: Kimberlys Diamond
 Job Name: Awning Recovers
 Billing address: 1 N. Liberty St. Job Site: Same
 Powell, OH 43065
 Contact Person: Chelsea Norris Phone: 614-436-4653
 E-mail: info@kimberlysdiamondcorner.com

Scope of Work: Recover 4 shed awning frames Quantity: 4 - Recover existing frames

Awning Style: Existing shed style fabric awnings
 Width: 7'-0"
 Drop: 2'-8"
 Projection: 2'-0"
 Valance: 8"
 Valance Pattern: Rigid
 Binding: n/a
 Fabric: Sunbrella FR
 Fabric Color: Black
 Graphics: Included all awnings, painted on valance
 Lighting or Ceiling: Not Included
 Frame: Existing to be Recovered
 Paint Frame: Not Included
 Installation: Take down and install Included
 Permits/Engineering: Not Included- secured by client if needed
 Prevailing Wage: Not Included

***This price is based upon preliminary information and is subject to change after we conduct a site visit**

Contract Amount:		\$3,400.00
Sales Tax:	7.00%	\$238.00
Total:		\$3,638.00
Deposit:	50%	\$1,819.00
Balance Due:		\$1,819.00

*****Service fee of 3% will be assessed on all Debit and Credit Card transactions of \$3,000 or more*****

Designer:

John Osburn

Customer Signature & Date: _____

johnosburn@capitalcityawning.com

PAYMENT TERMS - 50% down, balance due upon receipt of invoice. This agreement will not obligate or become effective until Capital City Awning receives a deposit for the product in an amount of no less than 50% of the contract price, unless otherwise stated. We will honor this quote for 60 days.

LIMITED WARRANTY - Perfection in awning materials is not possible. Pin holes, dropped threads, minute lines or small wrinkles in the fabric cannot be prevented and are not valid causes for complaint. Materials are not guaranteed to be sunfast. Materials recommended by us are mildew resistant and water repellent. It is normal to experience leaking along the seams during the first few rains until the threads expand to fill the voids in the material. Our workmanship is guaranteed for 1 (one) year from date of installation. Fabric has a 10 (ten) year limited warranty from the manufacturer and is prorated on a use basis. It does not cover damage due to acts of God, nature, pests, wild animals, or vandalism.

TRANSFER OF PROPERTY - Customer agrees that the awning material and completed work remain the property of Capital City Awning Company until payment in full according to this Purchase Agreement is received by Capital City Awning Company. Upon receipt of payment in full, ownership shall be transferred to Purchaser. If payment is not made as agreed, or, within 30 (thirty) days of installation, whichever is later, customer agrees and hereby grants permission to Capital City Awning Company to remove all awnings and material installed and customer shall forfeit any payments made. If Capital City Awning Company has to remove awnings and material installed, it will not be responsible for the condition of the customer's property resulting from the removal of the awnings and material. Customer also agrees to pay any and all finance charges, collection fees, attorney and legal fees incurred in an attempt to collect this debt.

Capital City Award

For the year 2010, the City of Atlanta has been awarded the Capital City Award for its outstanding performance in the areas of economic development, public safety, and quality of life.

The City of Atlanta has achieved significant milestones in the past year, including the successful completion of the Olympic Games, the opening of the new Atlanta-Fulton County Stadium, and the implementation of the new city charter. These accomplishments have resulted in a record-breaking year for the city, with a record number of jobs created and a record level of investment in infrastructure.

The City of Atlanta has also made significant progress in the areas of public safety and quality of life. The city has implemented a comprehensive public safety strategy, which has resulted in a record low level of crime. The city has also made significant investments in parks, recreation, and cultural programming, which have resulted in a record level of participation in these activities.

The City of Atlanta's outstanding performance in these areas has earned it the Capital City Award for the year 2010. This award is a testament to the city's leadership and commitment to excellence. We are proud to be a part of the City of Atlanta and look forward to continuing our efforts to make the city an even better place to live, work, and play.

Category	Score
Economic Development	95
Public Safety	90
Quality of Life	85
Overall Score	90

The City of Atlanta's success in the Capital City Award is a result of the hard work and dedication of all city employees and residents. We are grateful for their contributions and look forward to continuing our efforts to make the city an even better place to live, work, and play.

The City of Atlanta is committed to excellence in all that we do. We will continue to work hard to improve the city and make it a better place for everyone. We are proud to be a part of the City of Atlanta and look forward to continuing our efforts to make the city an even better place to live, work, and play.



January 13, 2025

RE: Sun Olentangy Inc., 26 W. Olentangy St. (Huli Huli) Façade Grant Recommendation

Dear Powell Development Corporation Board Member:

Owner Sun Olentangy Inc. would like to enclose the rear patio at 26 W. Olentangy St. which is home to Huli Huli.

They received an estimate totaling \$483,000 for the full patio enclosure work. Their application indicates they are estimating the exterior work to be \$80,000 of that total. They are working with our Planning and Building Departments on any necessary processes. I would recommend that the passage of any grant dollars for this project be contingent on the applicant's acquisition of permits for the work.

Sun Olentangy Inc. Request

Owner Sun Olentangy Inc. has requested a \$40,000 grant which is 50% of the \$80,000 project.

Project Commitment

A capital investment of up to \$80,000 for exterior work and \$483,000 for the entire project.

Staff Recommendation

Staff recommends a Façade Program Grant up to \$25,000 or no more than 50% of the actual receipts to Sun Olentangy Inc. for its project at 26 W. Olentangy St. Per program guidelines, this grant will work as a reimbursement upon the company providing paid receipts for the work. Staff will do a visual inspection to make sure the work was completed and confirm that all permits were acquired and inspections completed. The grant agreement and any payments will be with Sun Olentangy Inc..

Thank you,

Sean K. Hughes, M.S., OhioCED
Economic Development Administrator
47 Hall Street, Powell, Ohio 43065
O: 614.885.5380, ext. 1043
C: 614-852-7982

RECOMMENDED MOTION

“I motion to approve Sun Olentangy Inc. Façade Grant and payment of any invoice related to the same.”

Huli Huli Enclosed Patio 26
W Olentangy Street Powell,
OH 43065

Budget Detail:

December 11, 2024



Mr. Dustin Sun
Huli Huli
26 W Olentangy Street Powell,
OH 43065

Project:

0 Design & Permit Allowance \$33,000.00 Architectural, MEP & structural engineering
Up to \$3,000 in permit costs
Pre construction coordination

1 General Conditions \$48,000.00 Site Supervision - Misc. Labor
Consumables
Dumpsters
Rentals
Cleaning
Printing

2 Sitework & Demolition \$44,000.00 Demo existing wood fencing
Temporarily remove Tiki Mat ceiling
Remove concrete slabs for new footers
Pour footers around patio for new walls
Dowell and pour back new slabs
Haul off spoils

3 Carpentry \$38,000.00 Frame new exterior walls with wood studs

Exterior sheathing
Interior drywall

8675 Memorial Drive, Plain City, OH 43064
P: 614-467-9910 F: 888-262-7385



- 4 **Thermal and Moisture** \$55,000.00 Spray foam underside of roof deck
Thermal insulation for new exterior walls
Add metal roofing to match existing as required to enclose patio area
Hardie board and baton siding to match
Caulking and sealing
- 5 **Openings** \$68,000.00 (2) Bifolding glass windows
Storefront door for new rear entrance
Up to (3) additional windows for exterior
- 6 **Finishes** \$45,000.00 Ardex feather finish to even out concrete
Furnish and install new LVT for enclosed area
Furnish and install new 4" vinyl base
Reinstall Tiki Mat ceiling
Interior and exterior paint
- 7 **Specialties** \$5,000.00 Code required tactile signage
Code required fire extinguishers
Additional Tiki décor or graphics
- 8 **HVAC** \$35,000.00 Furnish and install new ductless mini split system for enclosed patio area
Louver and/or DOAS for code
Start up and balance system
- 9 **Electrical** \$54,000.00 Branch wiring to convenience outlets in new exterior walls (roughly every 20 LF)
Provide up to (2) new exterior receptacles
Code required egress/exit lighting
New overhead electrical service (utility fees aid by Owner to AEP) CCS to rework existing panels as required for new service
Furnish and install new light fixtures
Power to new split system
- 10 **Plumbing** \$14,000.00 Run gas line to new split system for patio
Existing bar plumbing to remain

8675 Memorial Drive, Plain City, OH 43064
P: 614-467-9910 F: 888-262-7385



Excludes: Sub Total \$439,000.00 3rd party inspections
Cold weather protections Overhead \$26,440.00 Exterior Signage Profit \$17,560.00 ERRS
testing or systems Grand Total \$483,000.00 Any scope not specifically stated in proposal

8675 Memorial Drive, Plain City, OH 43064
P: 614-467-9910 F: 888-262-7385

Downtown Facade Improvement Grant Program for the City of Powell

Program Guidelines:

The Downtown Facade Improvement Grant Program for the City of Powell aims to enhance the visual appeal, economic vitality, and overall development of the downtown area. This program will be administered by the Powell Development Corporation. By offering matching funds for facade improvements, the program encourages property owners to invest in upgrading and enhancing the aesthetics of their buildings. To ensure compliance with the City of Powell Downtown Architectural Guidelines, the program will also permit demolition, when appropriate, while preserving the historic character of the downtown area.

Objectives:

- Enhance the visual appeal and attractiveness of the downtown area of Powell.**
- Stimulate economic development and attract new businesses to the downtown area.**
- Encourage private property owners to invest in facade improvements that align with the City of Powell Downtown Architectural Guidelines.**
- Preserve the historical character of the downtown area while permitting appropriate demolition when necessary to remove blight.**
- Foster community pride and engagement by revitalizing the downtown core.**

Program Guidelines:

- **Eligibility:**
 - a. Property owners within the designated downtown area of Powell are eligible to apply for the grant.**
 - b. Grant applications may include commercial, mixed-use, or residential (demolition only) buildings.**
- **Funding:**
 - **The grant program will offer a maximum grant amount of \$25,000, which will be matched by the property owner's investment.**
 - **Projects must have a minimum \$1,500 (\$3,000 total project cost).**
 - **The matching funds must include direct financial contributions, including design and construction fees.**
- **Facade Improvement Projects:**
 - **Ineligible Projects**
 - **Routine maintenance or repairs. An exception may be made in the case of repairs if they will support the health, safety and preservation of the structure.**

- **HVAC, plumbing and/or electrical (other than decorative lighting) repair or improvements**

- **Sidewalk improvements**

- **Projects that commenced before the Powell Development Corporation approval for the grant.**

- **Projects that commence prior to gaining the required zoning and building permit approval.**

- **Interior Improvements.**

- **Activities related to specific downtown promotional events.**

- **Design assistance.**

- **Eligible improvements may include, but are not limited to:**
 - **Exterior painting and siding that comply with the Architectural Design Standards.**

- **Restoration of historic facades, including the removal of inappropriate façade materials. Also includes the addition of appropriate detailing which leads to a substantially enhanced appearance.**
- **Storefront restoration or renovation.**
- **Repair or replacement of windows, doors, and awnings.**
- **Brick replacement / tuckpointing.**
- **Roof replacement that include additional façade improvements.**
- **Signage installation and improvements.**
- **Lighting enhancements.**
- **Landscaping and streetscape improvements.**
- **Parking improvements (i.e. striping, paving, signage), new parking additions and shared parking arrangements.**
- **Projects that increase accessibility.**

- **Projects that promote sustainability that are architecturally sensitive.**
- **Demolition projects that follow relevant regulations and guidelines to preserve the historical integrity of the downtown area.**
- **Application and Selection Process:**
 - **Property owners must submit a completed application form, including a detailed project proposal, cost estimates, and compliance with the City of Powell Downtown Architectural Guidelines.**
 - **The Powell Development Corporation will review applications on a rolling basis.**
 - **Selection criteria will include alignment with architectural guidelines, visual impact, economic benefits, feasibility, and overall quality of the proposal.**
 - **Grants will be awarded based on the availability of funds.**
 - **Property owners or tenants are eligible to apply.**

- **Tenants must have written approval by the property owner.**

- **Property owner/tenant must be current on all municipal taxes, City Codes and property maintenance or projects that bring their property maintenance into compliance.**

- **Compliance with Downtown Architectural Guidelines:**
 - a. **Facade improvement projects must adhere to the City of Powell Downtown Architectural Guidelines.**

 - b. **The guidelines will ensure that improvements maintain the historical character and overall aesthetic of the downtown area.**

- **Demolition:**
 - a. **In cases where demolition is deemed appropriate, the property owner must obtain the necessary permits and approvals from the City.**

 - b. **Demolition projects must follow relevant regulations and guidelines to preserve the historical integrity of the downtown area.**

- **Monitoring and Evaluation:**
 - a. **Grant recipients will be required to submit progress reports and final documentation upon project completion.**

b. The Powell Development Corporation may conduct periodic site visits to monitor project progress and compliance with grant requirements.

- **Public Recognition:**

- a. Grant recipients will be acknowledged and celebrated for their contributions to downtown revitalization efforts.**

- b. The Powell Development Corporation will promote the program and showcase successful facade improvement projects to encourage community engagement and further investment.**

Decision Criteria:

The Powell Development Corporation will rank the applications based on the criteria. The Powell Development Corporation's final decision is not appealable by applicants. The Powell Development Corporation reserves the right to reduce grant awards if project activities are ineligible or the amount of grant requests exceed available funding. Priority will be given to projects that result in comprehensive restoration, high visibility and impact on public streets and for projects. The criteria listed below (in no particular order) will be considered:

- **Instances where an immediate renovation would stop serious deterioration of the building's façade and where historic or architecturally significant features contributing to the building's character are in danger of being lost.**

- **Projects that would restore the historic features of a building.**
- **Projects that would improve the architectural integrity of a building.**
- **Projects that support new or existing businesses.**
- **Projects that would result in significant new investment and the creation of jobs in Downtown Powell.**
- **Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.**
- **Applicant's ability to complete the project in six months or less.**
- **Projects that resolve existing property maintenance issues.**

Conclusion:

The Downtown Facade Improvement Grant Program aims to revitalize and enhance the downtown area of Powell by encouraging property owners to invest in facade improvements that align with the City of Powell Downtown Architectural Guidelines. By offering matching funds up to \$25,000, the program will stimulate economic development, attract new businesses, and foster community pride. Through compliance with architectural guidelines and appropriate demolition when necessary, the program will preserve the

historical character of the downtown area while creating a visually appealing and vibrant environment for residents and visitors alike.

Downtown Facade Improvement Grant Program Application Form

Property Owner Information:

Name: ___Sun Olentangy Inc_____

Contact Information:

Property Address: _____26 W Olentangy Inc_____

Property Description (Commercial, Mixed-use, or Residential):

_____Commercial Restaurant_____

Property Ownership Status (Owner, Tenant, Other):

_____Tenant amd Owner_____

Project Details:

Proposed Facade Improvement Project Description:

_____To Enclose our patio area and bar so we can use it year round and make scioto more attactable for foot traffic

Estimated Project Cost: _____ \$80,000 _____

Amount Requested from the Grant Program: _____ \$40,000 _____

Matching Investment Amount (Financial or In-kind Contribution):
_____ 40,000 _____

Timeline for Project Completion: _____ 3 months _____

Compliance with Downtown Architectural Guidelines:

How does your proposed facade improvement project align with the City of Powell Downtown Architectural Guidelines?

_____ we will abide as we have in the past _____

Are there any historical features or elements that will be preserved or restored? If yes, please describe.

_____ NA _____

Demolition (if applicable):

Is your project planning to include demolition of any existing structures or elements? If yes, please provide details and explain the rationale for demolition.

No

Project Impact and Benefits:

How do you anticipate the proposed facade improvements will enhance the visual appeal of the downtown area?

_____remove or enclose trash dumspter, make scioto more usable and treat it more as a main road_____

How will the project contribute to the economic vitality and development of the downtown area?

_____It will generate more seats which will help us host events year round_____

Are there any anticipated positive effects on the community, such as increased foot traffic, job creation, or business attraction?

_____all of the above_____

Project Feasibility:

Do you have any prior experience with similar facade improvement projects? If yes, please provide details.

_____ **Yes, Rezone the whole buildinga and buildout**

Have you obtained any necessary permits or approvals required for the proposed project? If not, please describe your plan for obtaining them.

_____ **not yet** _____

Do you have the financial resources or access to funding beyond the grant program to complete the proposed project?

_____ **yes** _____

Supporting Documentation: Please attach the following documents with your application:

- **Detailed project proposal, including design plans and specifications.**
- **Cost estimates from contractors or suppliers.**
- **Images or sketches of the existing facade and proposed improvements.**
- **Any additional documentation supporting your application (e.g., letters of support, historic preservation approvals).**

Declaration: By signing below, I acknowledge that the information provided in this application is true and accurate to the best of my knowledge. I understand that the grant award is subject to the availability of funds and the approval of the Powell Development Corporation.



Signature: _____ **Date:** _____ 11/11/2024

Please submit the completed application form and supporting documentation to:

City of Powell Community Development Department in care of Powell Development Corporation

47 Hall Street

Powell, Ohio 43065

For any questions or clarifications, please contact:

614.885.5380

Powell Development Corporation Application Process

- **Pre-application Meeting**
 - **Applicants are required to schedule a pre-application meeting with Powell Community Development staff to review the scope of work and project information, including drawings.**
 - **All requests for pre-application meetings, please contact:**

City of Community Development Department in care of the Powell Development Corporation

47 Hall Street

Powell, Ohio 43065

614.885.5380

- **Downtown Façade Improvement Application Submittal**

- **Applications will be accepted on an on-going basis. Applicants are required to submit the following:**
 - **Completed Downtown Façade Improvement Program Application form.**

 - **Estimated budget with detailed line items (including a contingency of up to 10% for each line item).**

 - **Visual representations of the proposed improvements, to include but not limited to:**
 - **Site plan(s)**
 - **Building plan(s)**
 - **Elevation(s)**
 - **Architectural rendering(s)**
 - **Product cut sheets**

- **Project Approval Process**

- **Applications will be reviewed and accepted based on the complete submission and eligibility requirements.**
- **Upon acceptance, applications will be reviewed by Powell Community Development staff based upon eligibility.**
- **Projects that meet that are accepted for approval will be forwarded to the Powell Development Corporation for final approval.**
- **Decision letters will be sent to all applicants following the Powell Development Corporation approval.**
- **If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.**
- **Applicants must submit and gain any necessary zoning and building permit approvals prior to project start.**
- **All projects are expected to commence within 60 days of the zoning and building permit approval and by completed within 180 days of commencement.**
- **Project Completion and Grant Reimbursement**

- **Obtain all applicable City approvals and pass all zoning and building inspections related to the project.**
- **Obtain a Certificate of Occupancy or Certificate of Completion, if applicable.**
- **Resolve any city code violations, if applicable.**
- **Submit a completed W-9 to the Powell Finance Department.**
- **Submit all receipts or invoices that match the project description and final budget. If other building improvements were made in conjunction with the façade improvements, separate cost related to the façade improvements must be provided.**
- **Receive the Powell Development Corporation verification of work.**

Powell Development Corporation Policy for Facade Improvement Grant Program

- **Purpose:**

The Powell Development Policy for the Facade Improvement Grant Program aims to provide guidelines for the administration and implementation of the grant program. The policy ensures consistent and fair evaluation of applications, compliance with the City of Powell Downtown Architectural Guidelines, and the successful revitalization of the downtown area.

- **Program Administration:**
 - **The Powell Development Corporation will administer the Facade Improvement Grant Program and awarding grants.**
 - **Powell Community Development staff shall be responsible for reviewing grant applications and evaluating proposals.**
- **Eligibility:**
 - **Property owners within the designated downtown area of Powell are eligible to apply for the grant.**
 - **Tenants must have written approval by the property owner.**
 - **Property owner/tenant must be current on all municipal taxes, City Codes and property maintenance or projects that bring their property maintenance into compliance.**

- **Eligible properties may include commercial, mixed-use, or residential buildings.**

- **Grant Funding:**
 - **The grant program will provide matching funds for facade improvement projects.**

 - **The maximum grant amount per project shall be \$25,000, with the property owner/tenant required to provide a matching investment.**

 - **The matching funds must include direct financial contributions, including design and construction fees.**

 - **Projects must have a minimum \$1,500 (\$3,000 total project cost).**

- **Facade Improvement Projects:**
 - **Facade improvement projects shall align with the City of Powell Downtown Architectural Guidelines.**

 - **Ineligible Projects**

- **Routine maintenance or repairs. An exception may be made in the case of repairs if they will support the health, safety and preservation of the structure.**
- **HVAC, plumbing and/or electrical (other than decorative lighting) repair or improvements**
- **Sidewalk improvements**
- **Projects that commenced before the Powell Development Corporation approval for the grant.**
- **Projects that commence prior to gaining the required zoning and building permit approval.**
- **Interior Improvements.**
- **Activities related to specific downtown promotional events.**
- **Design assistance.**
- **Eligible improvements may include, but are not limited to:**

- **Exterior painting and siding that comply with the Architectural Design Standards.**
- **Restoration of historic facades, including the removal of inappropriate façade materials. Also includes the addition of appropriate detailing which leads to a substantially enhanced appearance.**
- **Storefront restoration or renovation.**
- **Repair or replacement of windows, doors, and awnings.**
- **Brick replacement / tuckpointing.**
- **Roof replacement that include additional façade improvements.**
- **Signage installation and improvements.**
- **Lighting enhancements.**
- **Landscaping and streetscape improvements.**

- **Parking improvements (i.e. striping, paving, signage), new parking additions and shared parking arrangements.**
 - **Projects that increase accessibility.**
 - **Projects that promote sustainability that are architecturally sensitive.**
 - **Demolition projects that follow relevant regulations and guidelines to preserve the historical integrity of the downtown area.**
-
- **Application and Selection Process:**
 - **Applicants must complete the designated application form, providing detailed project information and supporting documentation.**
 - **Applications will be accepted on a rolling basis.**
 - **Powell Community Development staff shall review applications and evaluate proposals based on criteria such as alignment with architectural guidelines, visual impact, economic benefits, feasibility, and overall quality.**

- **Grants will be awarded based on the availability of funds and the merit of the proposals.**
- **If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.**
- **Applicants will be notified of the committee's decision in writing.**

- **Decision Criteria:**

The Powell Development Corporation will rank the applications based on the criteria. The Powell Development Corporation's final decision is not appealable by applicants. The Powell Development Corporation reserves the right to reduce grant awards if project activities are ineligible or the amount of grant requests exceed available funding. Priority will be given to projects that result in comprehensive restoration, high visibility and impact on public streets and for projects. The criteria listed below (in no particular order) will be considered:

- **Instances where an immediate renovation would stop serious deterioration of the building's façade and where historic or architecturally significant features contributing to the building's character are in danger of being lost.**
- **Projects that would restore the historic features of a building.**

- **Projects that would improve the architectural integrity of a building.**
- **Projects that support new or existing businesses.**
- **Projects that would result in significant new investment and the creation of jobs in Downtown Powell.**
- **Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.**
- **Applicant's ability to complete the project in six months or less.**
- **Projects that resolve existing property maintenance issues.**
- **Compliance with Downtown Architectural Guidelines:**
 - **Facade improvement projects must comply with the City of Powell Downtown Architectural Guidelines.**
 - **The guidelines shall serve as a framework to ensure that improvements maintain the historical character and overall aesthetic of the downtown area.**
- **Monitoring and Evaluation:**
 - **Grant recipients will be required to submit progress reports and final documentation upon project completion.**

- **The Powell Development Corporation or its representatives may conduct site visits to monitor project progress and compliance with grant requirements.**

- **Public Recognition:**
 - **Grant recipients will be acknowledged and celebrated for their contributions to downtown revitalization efforts.**

 - **The Powell Development Corporation will promote successful facade improvement projects to encourage community engagement and further investment.**

- **Policy Review:**
 - **This policy shall be reviewed periodically to ensure its effectiveness and alignment with the goals of the City of Powell, the Powell Development Corporation and the Facade Improvement Grant Program.**

 - **Amendments to the policy may be made as necessary, with appropriate notification to stakeholders.**

By implementing this Powell Development Policy, the City aims to foster the revitalization of the downtown area, attract new businesses, and create an

aesthetically appealing and vibrant environment for residents and visitors alike.



DEVELOPMENT DEPARTMENT

Downtown Facade Improvement Program: Application

47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

Downtown Facade Improvement Grant Program Application Form

Property Owner Information:

Name: _____

Contact Information:

Property Address: _____

Property Description (Commercial, Mixed-use, or Residential): _____

Property Ownership Status (Owner, Tenant, Other): _____

Project Details:

Proposed Facade Improvement Project Description:

Estimated Project Cost: _____

Amount Requested from the Grant Program: _____

Matching Investment Amount (Financial or In-kind Contribution): _____

Timeline for Project Completion: _____

Compliance with Downtown Architectural Guidelines:

How does your proposed facade improvement project align with the City of Powell Downtown Architectural Guidelines?

Are there any historical features or elements that will be preserved or restored? If yes, please describe.

Demolition (if applicable):

Is your project planning to include demolition of any existing structures or elements? If yes, please provide details and explain the rationale for demolition.

Project Impact and Benefits:

How do you anticipate the proposed facade improvements will enhance the visual appeal of the downtown area?

How will the project contribute to the economic vitality and development of the downtown area?

Are there any anticipated positive effects on the community, such as increased foot traffic, job creation, or business attraction?

Project Feasibility:

Do you have any prior experience with similar facade improvement projects? If yes, please provide details.

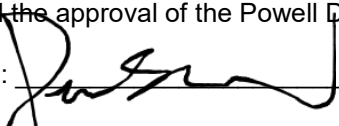
Have you obtained any necessary permits or approvals required for the proposed project? If not, please describe your plan for obtaining them.

Do you have the financial resources or access to funding beyond the grant program to complete the proposed project?

Supporting Documentation: Please attach the following documents with your application:

1. Detailed project proposal, including design plans and specifications.
2. Cost estimates from contractors or suppliers.
3. Images or sketches of the existing facade and proposed improvements.
4. Any additional documentation supporting your application (e.g., letters of support, historic preservation approvals).

Declaration: By signing below, I acknowledge that the information provided in this application is true and accurate to the best of my knowledge. I understand that the grant award is subject to the availability of funds and the approval of the Powell Development Corporation.

Signature:  Date: _____

Please submit the completed application form and supporting documentation to:

City of Powell Community Development Department;
in care of Powell Development Corporation
47 Hall Street
Powell, Ohio 43065

For any questions or clarifications, please contact:
614.885.5380

Powell Development Corporation Application Process

1. Pre-application Meeting
 - a. Applicants are required to schedule a pre-application meeting with Powell Community Development staff to review the scope of work and project information, including drawings.
 - b. All requests for pre-application meetings, please contact:
City of Community Development Department in care of the Powell Development Corporation
47 Hall Street
Powell, Ohio 43065
614.885.5380
2. Downtown Façade Improvement Application Submittal
 - a. Applications will be accepted on an-on-going basis. Applicants are required to submit the following:
 - i. Completed Downtown Façade Improvement Program Application form.
 - ii. Estimated budget with detailed line items (including a contingency of up to 10% for each line item).
 - iii. Visual representations of the proposed improvements, to include but not limited to:
 - Site plan(s)
 - Building plan(s)
 - Elevation(s)
 - Architectural rendering(s)
 - Product cut sheets
3. Project Approval Process
 - a. Applications will be reviewed and accepted based on the complete submission and eligibility requirements.
 - b. Upon acceptance, applications will be reviewed by Powell Community Development staff based upon eligibility.
 - c. Projects that meet that are accepted for approval will be forwarded to the Powell Development Corporation for final approval.
 - d. Decision letters will be sent to all applicants following the Powell Development Corporation approval.
 - e. If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.

- f. Applicants must submit and gain any necessary zoning and building permit approvals prior to project start.
- g. All projects are expected to commence within 60 days of the zoning and building permit approval and by completed within 180 days of commencement.

4. Project Completion and Grant Reimbursement

- a. Obtain all applicable City approvals and pass all zoning and building inspections related to the project.
- b. Obtain a Certificate of Occupancy or Certificate of Completion, if applicable.
- c. Resolve any city code violations, if applicable.
- d. Submit a completed W-9 to the Powell Finance Department.
- e. Submit all receipts or invoices that match the project description and final budget. If other building improvements were made in conjunction with the façade improvements, separate cost related to the façade improvements must be provided.
- f. Receive the Powell Development Corporation verification of work.

26 W Olentangy Street Powell,
OH 43065

Project:

December 13, 2024



Mr. Dustin Sun
Espresso22

Espresso22 Patio & Improvements

22 S Liberty Street
Powell, OH 43065

Budget Detail:

- 0 **Design & Permit Allowance \$30,000.00** Architectural, MEP & structural engineering
Up to \$3,000 in permit costs
Pre construction coordination

- 1 **General Conditions \$40,000.00** Site Supervision - Misc. Labor
Consumables
Dumpsters
Temp toilets & rentals
Cleaning
Printing

- 2 **Sitework & Demolition \$50,000.00** Remove landscaping, flag pole, and sign
Strip site and prepare sub base
Patio pavers roughly 20' x 45'
Demo bathroom and closets
Concrete pad for new walk in
Haul away spoils

- 3 **Carpentry \$32,000.00** Frame new restroom partitions
Sound batt insulation and wall blocking
Hang and finish new drywall & cement board

8675 Memorial Drive, Plain City, OH 43064
P: 614-467-9910 F: 888-262-7385



4 Openings \$26,000.00 Furnish and install (1) new storefront door in existing window opening for new patio
New restroom doors and hardware
Provide new pass thru windows

5 Finishes \$45,000.00 Restroom floor and wall tile
New trim and base for dining room
Painting and caulking

6 Specialties \$48,000.00 Extend bar for counter to patio
New restroom accessories
Walk in unit or additional cooler/freezers

7 HVAC \$18,000.00 Modify existing ductwork as required for new bathroom and exhaust fan
Start up and rebalance

8 Electrical \$35,000.00 Make safe for demolition
Branch wiring from existing panels
Provide power to new walk in cooler
Provide power to new restroom layout
Furnish and install new bathroom fixtures
String or landscape lighting for patio
Power to new sign location

9 Plumbing \$35,000.00 Rework plumbing for two restrooms
Furnish and install new bathroom fixtures
Replace existing 3comp with smaller unit
extend indirect drain to existing floor sink

Excludes: Sub Total \$359,000.00 3rd party inspections
Cold weather protections Overhead \$21,540.00 Furnishing new exterior signage Profit
\$14,360.00 ERRS testing or systems Grand Total \$394,900.00 Any scope not specifically
stated in proposal

8675 Memorial Drive, Plain City, OH 43064
P: 614-467-9910 F: 888-262-7385



January 10, 2025

RE: CSD Powell LLC dba COhatch, 60 E. Olentangy St. Façade Grant Recommendation

Dear Powell Development Corporation Board Member:

Owners CSD Powell LLC dba COhatch would like to remove the siding and install new siding, paint the exterior of the house, install a new sidewalk, patio, new deck with railing and new outdoor fireplace. They also would like to landscape the entire property.

They received estimates totalling \$263,000 for the work. They are working with our Planning Department on any necessary processes. I would recommend that the passage of any grant dollars for this project be contingent on the applicant's acquisition of permits for the work.

CSD Powell LLC dba COhatch

Owner CSD Powell LLC has requested a \$25,000 grant which is 9.5% of the project quote of \$263,000 for all components.

Project Commitment

A capital investment of \$263,000

Staff Recommendation

Staff recommends a \$25,000 Façade Program Grant to CSD Powell LLC dba COhatch for its project at 60 E. Olentangy St. Per program guidelines, this grant will work as a reimbursement upon the company providing paid receipts for the work. Staff will do a visual inspection to make sure the work was completed and confirm that all permits were acquired and inspections completed. The grant agreement and any payments will be with CSD Powell LLC.

Thank you,

Sean K. Hughes, M.S., OhioCED
Economic Development Administrator
47 Hall Street, Powell, Ohio 43065
O: 614.885.5380, ext. 1043
C: 614-852-7982

RECOMMENDED MOTION

“I motion to approve CSD Powell LLC’s Façade Grant and payment of any invoice related to the same.”



COHATCH POWELL
60 E OLENTANGY ST
DESIGN INTENT

ISSUED: NOVEMBER 12, 2024

60 EAST OLENTANGY

60 EAST OLENTANGY
PROPERTY REFERENCE



60 EAST OLENTANGY
FRONT BIRDSEYE



NEW COVERED PAVILION

**NEW DECKING
& RAILINGS**

**NEW PATIO
& LANDSCAPING**

**GAMES
(PONG, RING TOSS,
BOCCIE BALL & NAIL GAME)**

**NEW SIDEWALKS
& PARKING**

60 EAST OLENTANGY
FRONT PATIO EYE LEVEL



NEW COVERED PAVILION

TREX
COMPOSITE
DECKING
CLAM SHELL

SHERWIN
WILLIAMS
MIST GRAY
SW2844

SHERWIN
WILLIAMS
GRAYISH
SW6001

SHERWIN
WILLIAMS
GRAYISH
SW6001

EXISTING BUILDING,
NEW PAINT COLOR
& WINDOWS

NEW DECKING
& RAILINGS

NEW PATIO
& LANDSCAPING

GAMES
(RING TOSS,
BOCCIE BALL & NAIL GAME)

60 EAST OLENTANGY
BACK YARD BIRDSEYE 1



EXISTING BUILDING,
NEW PAINT COLOR
& WINDOWS

NEW COVERED PAVILION

NEW DECK
& RAILINGS

FIREPLACE

GAMES
(RING TOSS,
BOCCIE BALL & NAIL GAME)

NEW FLAGSTONE/STONE
PATIO & LANDSCAPING

60 EAST OLENTANGY
BACK YARD BIRDSEYE 2



EXISTING BUILDING,
NEW PAINT COLOR
& WINDOWS

NEW COVERED PAVILION

NEW DECK
& RAILINGS

FIREPLACE

GAMES
(RING TOSS,
BOCCIE BALL & NAIL GAME)

NEW FLAGSTONE/STONE
PATIO & LANDSCAPING

60 EAST OLENTANGY
PAVILION & DECK



NEW COVERED PAVILION

TV

**GAMES
(RING TOSS,
BOCCIE BALL & NAIL GAME)**

**EXISTING BUILDING,
NEW PAINT COLOR
& WINDOWS**

**NEW DECK
& RAILINGS**

**NEW FLAGSTONE/STONE
PATIO & LANDSCAPING**

60 EAST OLENTANGY
PAVILION & DECK



NEW COVERED PAVILION

**EXISTING BUILDING,
NEW PAINT COLOR
& WINDOWS**

FIREPLACE

**NEW DECK
& RAILINGS**

**GAMES
(RING TOSS,
BOCCIE BALL & NAIL GAME)**

**NEW FLAGSTONE/STONE
PATIO & LANDSCAPING**

60 EAST OLENTANGY
PAVILION SEATING & FIREPLACE



NEW COVERED PAVILION

NEW DECK
& RAILINGS

FIREPLACE

NEW FLAGSTONE/STONE
PATIO & LANDSCAPING

60 EAST OLENTANGY
GRILL AREA



EXISTING BUILDING,
NEW PAINT COLOR
& WINDOWS

GRILL

NEW DECK
& RAILINGS

NEW COVERED PAVILION

60 EAST OLENTANGY

COST ESTIMATES



- **FOUNDATION STABILIZATION AND TUCK POINTING - \$15,000**
- **BASEMENT CELLAR DOOR REPAIRS - \$5,000**
- **REMOVAL OF EXISTING SIDING (ABATEMENT) - \$8,500**
- **NEW SIDING - \$25,000**
- **GUTTERS AND DOWN SPOUTS - \$5,000**
- **PAINT EXTERIOR TRIM - \$7,500**
- **PORCH IMPROVEMENTS - \$8,000**
- **NEW ASPHALT SHINGLE ROOF/FLASHING - \$15,000**
- **REMOVE EXTERIOR STAIRCASE - \$1,500**
- **INFILL SECOND FLOOR DOOR - \$500**
- **HARDSCAPES - \$160,000**
- **SOFTSCAPES - \$12,500**

TOTAL PRELIM BUDGET - \$263,000

THANK YOU



DEVELOPMENT DEPARTMENT

Downtown Facade Improvement Program: Application

47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

Downtown Facade Improvement Grant Program Application Form

Property Owner Information:

Name: _____

Contact Information:

Property Address: _____

Property Description (Commercial, Mixed-use, or Residential): _____

Property Ownership Status (Owner, Tenant, Other): _____

Project Details:

Proposed Facade Improvement Project Description:

Estimated Project Cost: _____

Amount Requested from the Grant Program: _____

Matching Investment Amount (Financial or In-kind Contribution): _____

Timeline for Project Completion: _____

Compliance with Downtown Architectural Guidelines:

How does your proposed facade improvement project align with the City of Powell Downtown Architectural Guidelines?

Are there any historical features or elements that will be preserved or restored? If yes, please describe.

Demolition (if applicable):

Is your project planning to include demolition of any existing structures or elements? If yes, please provide details and explain the rationale for demolition.

Project Impact and Benefits:

How do you anticipate the proposed facade improvements will enhance the visual appeal of the downtown area?

How will the project contribute to the economic vitality and development of the downtown area?

Are there any anticipated positive effects on the community, such as increased foot traffic, job creation, or business attraction?

Project Feasibility:

Do you have any prior experience with similar facade improvement projects? If yes, please provide details.


Have you obtained any necessary permits or approvals required for the proposed project? If not, please describe your plan for obtaining them.

Do you have the financial resources or access to funding beyond the grant program to complete the proposed project?

Supporting Documentation: Please attach the following documents with your application:

1. Detailed project proposal, including design plans and specifications.
2. Cost estimates from contractors or suppliers.
3. Images or sketches of the existing facade and proposed improvements.
4. Any additional documentation supporting your application (e.g., letters of support, historic preservation approvals).

Declaration: By signing below, I acknowledge that the information provided in this application is true and accurate to the best of my knowledge. I understand that the grant award is subject to the availability of funds and the approval of the Powell Development Corporation.

Signature:  _____ Date: _____

Please submit the completed application form and supporting documentation to:

City of Powell Community Development Department;
in care of Powell Development Corporation
47 Hall Street
Powell, Ohio 43065

For any questions or clarifications, please contact:
614.885.5380

Powell Development Corporation Application Process

1. Pre-application Meeting
 - a. Applicants are required to schedule a pre-application meeting with Powell Community Development staff to review the scope of work and project information, including drawings.
 - b. All requests for pre-application meetings, please contact:
City of Community Development Department in care of the Powell Development Corporation
47 Hall Street
Powell, Ohio 43065
614.885.5380
2. Downtown Façade Improvement Application Submittal
 - a. Applications will be accepted on an-on-going basis. Applicants are required to submit the following:
 - i. Completed Downtown Façade Improvement Program Application form.
 - ii. Estimated budget with detailed line items (including a contingency of up to 10% for each line item).
 - iii. Visual representations of the proposed improvements, to include but not limited to:
 - Site plan(s)
 - Building plan(s)
 - Elevation(s)
 - Architectural rendering(s)
 - Product cut sheets
3. Project Approval Process
 - a. Applications will be reviewed and accepted based on the complete submission and eligibility requirements.
 - b. Upon acceptance, applications will be reviewed by Powell Community Development staff based upon eligibility.
 - c. Projects that meet that are accepted for approval will be forwarded to the Powell Development Corporation for final approval.
 - d. Decision letters will be sent to all applicants following the Powell Development Corporation approval.
 - e. If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.

- f. Applicants must submit and gain any necessary zoning and building permit approvals prior to project start.
- g. All projects are expected to commence within 60 days of the zoning and building permit approval and by completed within 180 days of commencement.

4. Project Completion and Grant Reimbursement

- a. Obtain all applicable City approvals and pass all zoning and building inspections related to the project.
- b. Obtain a Certificate of Occupancy or Certificate of Completion, if applicable.
- c. Resolve any city code violations, if applicable.
- d. Submit a completed W-9 to the Powell Finance Department.
- e. Submit all receipts or invoices that match the project description and final budget. If other building improvements were made in conjunction with the façade improvements, separate cost related to the façade improvements must be provided.
- f. Receive the Powell Development Corporation verification of work.



January 10, 2025

RE: Karla Woolley/Locust Table Restaurant, 16 Crossing St. Unit A Façade Grant Recommendation

Dear Powell Development Corporation Board Member:

Owner Karla Woolley of the Locust Table Restaurant would like to construct a pergola that carries over the design and color of the building in order to partially shade the patio without the use of patio umbrellas. The pergola would also include lighting and mounted heaters to enhance the atmosphere during the evening hours. She also would be purchasing new patio tables.

She received estimates totaling \$24,380.37 for the work. They are working with our Planning Department on any necessary processes. I would recommend that the passage of any grant dollars for this project be contingent on the applicant's acquisition of permits for the work.

Karla Woolley/Locust Table Restaurant

Karla Woolley owner of Locust Table Restaurant has requested a \$12,190 grant which is 50% of the project quote of \$24,380.37 for all components.

Project Commitment

A capital investment of \$24,380.37

Staff Recommendation

Staff recommends a \$12,190 Façade Program Grant to Locust Table Restaurant for its project at 16 Crossing St. Unit A. Per program guidelines, this grant will work as a reimbursement upon the company providing paid receipts for the work. Staff will do a visual inspection to make sure the work was completed and confirm that all permits were acquired and inspections completed. The grant agreement and any payments will be with Dream Catcher Hospitality LLC.

Thank you,

Sean K. Hughes, M.S., OhioCED
Economic Development Administrator
47 Hall Street, Powell, Ohio 43065
O: 614.885.5380, ext. 1043
C: 614-852-7982

RECOMMENDED MOTION

“I motion to approve Dream Catcher Hospitality LLC’s Façade Grant and payment of any invoice related to the same.”



3345 West Jefferson Kiousville Rd Se • West Jefferson, OH 43162 • Phone: 614-264-5654

Karla Woolley
Cell: +16149755579

16 Crossing Street
Powell, OH 43065

Print Date: 11-21-2024

Proposal for The Locust Table Pergola

Thank you for choosing Cedar & Stone to provide you with a proposal for your project. We would be proud to work with you in completing your project! We are #1 in Ohio for your timber structure needs, and we have a 100% customer satisfaction rating. We only build Pergolas & Pavilions, in Post and Beam and Timber frame methods. Please see the attached "Estimate Options", which details everything you need to know to make informed decisions for your project. You can also visit the website link [HERE](#) for the options, or [HERE](#) for the different wood species offered. Also be sure to see the attached renderings for a 3D perspective of your project.

This Proposal includes all materials, carpentry work & installation necessary for the structure detailed below.

PERGOLA DIMENSIONS

Overall Footprint (Length x Width x Height): 38' 8-5/16' X 19' 1/2' X 11' 3'

Lowest Beam Vertical Clearance from substrate: 9' 6-7/8"

Beam Orientation to Dwelling Main Rear Wall: Parallel

Rafter Overhang from Beam: 20'

Rafter Orientation to Dwelling Main Rear Wall: Perpendicular

PERGOLA DETAILS

Wood Species - Local Ohio White Pine

4 Post - 10"x10' Stub Tenon and through rod to Tie Beam and top plate. Attached to concrete with Simpson Strong Tie abu88rz post base with 1" standoff plate & concrete expansion anchor.

Post Bases trimmed with 2"x10".

3 Beam- 10"x10' Stub Mortise and through rod to tie beam and post.

13 Rafter - 3'x8' Attached to beam and ledger with two 3" exterior wood screws per connection. 35 11/16" on center spacing.

5 Knee Brace - 4"x6"x42" Attached with four 6" timber screws per brace.

5 Knee Brace - 3"x6"x42" Attached with four 6" timber screws per brace.

9 rows of Purlin - Attach with 3" exterior nail. 24" on center spacing.

PERGOLA FOUNDATION DETAILS

1 Concrete Slab - Attach to existing.

3 Footers - 18"x36" 4500 psi concrete (with air) footers. Excavation by hand. All excavation materials will be removed from site and properly disposed of.

INCLUDED PERGOLA OPTIONS - (See [Website Link](#) or [Estimate Options PDF](#) for further information)

- **Thick Beam** - Upgrade to single thick beam from double 2" thick beam.
- **Knee Braces Curved Profile** - Cut "slight curve" decorative profile into the underside of the knee braces.
- **Plugging Screw Holes** - Insert Pegs in all visible countersunk screw holes (beams, knees & post base trim)
- **Thick Rafter** - Upgrade to thick rafter from 2" thick rafter.
- **Stain** - Apply one coat of Solid or Semitransparent stain to all surfaces prior to assembly. Apply second coat to all exposed surfaces after the structure installation is complete. Color TBD

EXCLUDED PERGOLA OPTIONS - (See [Website Link](#) or [Estimate Options PDF](#) for further information)

- **Decorative Beam & Rafter Profile** - Any profile other than the standard Axis profile
- **Post Notches** - Half lap joint for post to bear full vertical load of structure on post end grain.
- **8"x8" Post** - Upgrade from standard 6"x6" post.
- **Beam & Rafter Notches** - Notch bottom of Rafter & top of Beam 1 1/4" each, for a total overlap of 2 1/2"
- **Western Red Cedar Only - Sand Entire Pavilion** - The sanding and brushing process brings the wood back to a fresh pre-weathered state. Not only does this greatly improve the appearance of the wood, but also lengthens the lifespan of oils, paints and stains applied. In summary, every 4 days wood sits outside exposed to the sun's UV damage it loses 1 year off the lifespan of the oil, paint or stain.
- **Oil** - Prior to assembly, apply 1 coat of Outlast Q8 Log Oil Wood Preservative with Insecticide to saturation point, remove excess. Touch up on site as needed.
- **Shou Sugi Ban Burn Treatment** - Burn, brush, clean and seal top horizontal surfaces of all wood components.
- **Shou Sugi Ban Burn Treatment** - Burn, brush, clean and seal all surfaces of all wood components.

NOTES TO CLIENT:



2000 - Preparation Preliminaries	
2000 - Preparation Preliminaries Total:	\$68.09
<hr/>	
3000 - Materials - Wood Structure	
3000 - Materials - Wood Structure Total:	\$2,595.12
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3500 - Hardware - Wood Structure	
3500 - Hardware - Wood Structure Total:	\$1,243.25
<hr/>	
6000 - Excavation & Foundations	
6000 - Excavation & Foundations Total:	\$1,600.31
<hr/>	
4000 - Carpentry Work Performed in Wood Shop	
4000 - Carpentry Work Performed in Wood Shop Total:	\$3,755.40
<hr/>	
4500 - Onsite Carpentry & Installation	
4500 - Onsite Carpentry & Installation Total:	\$3,338.63
<hr/>	
4700 - Decorative Profile Option	
4700 - Decorative Profile Option Total:	\$347.83
<hr/>	
4800 - Plug Screw Hole Option	
4800 - Plug Screw Hole Option Total:	\$290.62
<hr/>	
5200 - Stain	
5200 - Stain Total:	\$4,967.29
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8000 - Equipment

8000 - Equipment Total:

\$501.83

Total Price: \$18,708.37

Terms and Conditions:

This document is deemed a "proposal" until signed. Once signed, this document becomes a binding contract. Payment of the correct 50% deposit amount also makes this document a binding contract. All proposals are subject to approval by management. Management reserves the right to reject a contact for any reason. Any alteration or deviation of the specifications set fourth will only be done upon the execution of a written change order. Customer agrees to carry fire, tornado and other necessary insurance. If contractor discovers any hidden defects, upon notice to the customer, the job cost may increase. Contractor is not responsible for damages caused by vibrations due to work being performed. Customer is to remove all valuables from walls and shelves that might be damaged from vibrations. Unforeseen work to be billed on a time and material basis at a rate of \$75 / hours of work plus material cost. Contractor is not liable for failure to perform work due to weather, material shortages, or other unusual circumstances outside their control. The warranty is not in effect until final invoice is paid in full. Contractor reserves the right to place a lien on customer's property once a balance is past due. Any work expressed or otherwise stated except for written language in this agreement will not be accepted. The maximum liability the contractor holds is not to exceed that of the work being performed. Contractor is not responsible for faulty preexisting conditions, including concrete pad shifting or movement after a structure has been installed. By law the buyer has the right to cancel this transaction within three business days from the date of contract. All cancelations must be submitted in writing. A restocking fee of 15% will be charged for all canceled work where materials have been ordered. Contractor is not responsible for any damage to work performed by excessive wind, wind-driven rain, ice or hail during the period of this warranty. Excessive wind is 65 MPH. A final invoice will be provided to the customer when the work is complete. Customer will be notified in writing when the contract is fulfilled, and has 24 hours to report any punchlist items. Punchlist items will be resolved in a timely manner. Customer will incur a 25% fee on all remaining balances not fulfilled within 15 days of final project completion notice.

Payment Options: ACH Bank Transfer or Check - Free

Credit Card - Customer is responsible for the transaction fee. There is 2.95% fee for Visa, Discover & MasterCard. There is a 3.95% fee for American Express. If you would like to pay with a credit card we must be informed which card type you will be paying with prior to acceptance of this proposal. We will add the transaction fee as a line item on the estimate.

Payment Details:

50% Down Payment

50% Due Upon Completion

Accept, Sign & Pay Deposit if you agree to the proposal and terms. Please Decline if you do not accept.

I confirm that my action here represents my electronic signature and is binding.

A handwritten signature in black ink, appearing to be the initials 'KW' with a stylized flourish.

Signature:

Nov 21, 2024, 1:39 PM

Date:

Approved by:

Karla Woolley








Cart

< Continue Shopping





Empty Cart

ITEM	QTY	PRICE	TOTAL
 <p>Lancaster Table & Seating Excalibur 30" x 30" Cross Black Outdoor Table Base with 3" Standard Height Column <small>Arrives in 2 - 4 business days #4277B3030DN3 - EACH Save for Later</small> plus</p>	12	\$64.99	\$779.88 ✕
 <p>Holland Bar Stool EuroSlim 32" x 32" Greystone Indoor / Outdoor Table Top <small>#422E563232GR - EACH Save for Later</small> plus Usually Ships in 5 - 10 Bus. Days</p>	12	\$112.99	\$1,355.88 ✕
 <p>Schwank ES-1533-24 Electric Stainless Steel Outdoor Patio Heater - 240V, 1500W <small>#7101533240 - EACH Save for Later</small> plus Usually Ships in 3 Bus. Days Free Shipping</p>	6	\$466.99	\$2,801.94 ✕

Recommended Products

 <p>Holland Bar Stool EuroSlim 32" Round Black <small>\$258.00/Each</small> View Details</p>	<p>plus</p>	 <p>Holland Bar Stool OD211EB30BW 5" x 22" Black 3" <small>\$139.00/Each</small> 1 Add to Cart</p>	<p>plus</p>	 <p>Lancaster Table & Seating Cast Iron 30" x 30" Black 4" <small>\$57.99/Each</small> 1 Add to Cart</p>	<p>plus</p>	 <p>Lancaster Table & Seating Cast Iron 22" x 22" Black 4" <small>\$65.99/Each</small> 1 Add to Cart</p>	 <p>Grosfillex US637017 / US738017 Vogue <small>\$370.00/</small> View Details</p>	<p>plus</p>	 <p>Lancaster Table & Seating Alloy Series Onyx Black <small>\$53.99/Each</small> 1 Add to Cart</p>	<p>plus</p>	 <p>BFM Seating Lima Sand Black Steel Bar Height Chair <small>\$122.99/Each</small> 1 Add to Cart</p>
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Subtotal **\$4,937.70**

Pay with credit card    

[Continue to Checkout](#)

Quick Checkout

By placing your order, you agree to our [terms of sale](#) and [privacy policy](#).

Shipping Address
 241 Whitaker Ave N, Powell, OH 43...

Shipping Type
 Common Carrier \$345.27

Payment Method
 Karla Woolley **** 4017

Total **\$5,652.78**

Downtown Facade Improvement Grant Program for the City of Powell

Program Guidelines:

The Downtown Facade Improvement Grant Program for the City of Powell aims to enhance the visual appeal, economic vitality, and overall development of the downtown area. This program will be administered by the Powell Development Corporation. By offering matching funds for facade improvements, the program encourages property owners to invest in upgrading and enhancing the aesthetics of their buildings. To ensure compliance with the City of Powell Downtown Architectural Guidelines, the program will also permit demolition, when appropriate, while preserving the historic character of the downtown area.

Objectives:

1. Enhance the visual appeal and attractiveness of the downtown area of Powell.
2. Stimulate economic development and attract new businesses to the downtown area.
3. Encourage private property owners to invest in facade improvements that align with the City of Powell Downtown Architectural Guidelines.
4. Preserve the historical character of the downtown area while permitting appropriate demolition when necessary to remove blight.
5. Foster community pride and engagement by revitalizing the downtown core.

Program Guidelines:

1. Eligibility:
 - a. Property owners within the designated downtown area of Powell are eligible to apply for the grant.
 - b. Grant applications may include commercial, mixed-use, or residential (demolition only) buildings.
2. Funding:
 - a. The grant program will offer a maximum grant amount of \$25,000, which will be matched by the property owner's investment.
 - b. Projects must have a minimum \$1,500 (\$3,000 total project cost).
 - c. The matching funds must include direct financial contributions, including design and construction fees.

3. Facade Improvement Projects:

a. Ineligible Projects

- i. Routine maintenance or repairs. An exception may be made in the case of repairs if they will support the health, safety and preservation of the structure.
- ii. HVAC, plumbing and/or electrical (other than decorative lighting) repair or improvements
- iii. Sidewalk improvements
- iv. Projects that commenced before the Powell Development Corporation approval for the grant.
- v. Projects that commence prior to gaining the required zoning and building permit approval.
- vi. Interior Improvements.
- vii. Activities related to specific downtown promotional events.
- viii. Design assistance.

b. Eligible improvements may include, but are not limited to:

- i. Exterior painting and siding that comply with the Architectural Design Standards.
- ii. Restoration of historic facades, including the removal of inappropriate façade materials. Also includes the addition of appropriate detailing which leads to a substantially enhanced appearance.
- iii. Storefront restoration or renovation.
- iv. Repair or replacement of windows, doors, and awnings.
- v. Brick replacement / tuckpointing.
- vi. Roof replacement that include additional façade improvements.

- vii. Signage installation and improvements.
- viii. Lighting enhancements.
- ix. Landscaping and streetscape improvements.
- x. Parking improvements (i.e. striping, paving, signage), new parking additions and shared parking arrangements.
- xi. Projects that increase accessibility.
- xii. Projects that promote sustainability that are architecturally sensitive.
- xiii. Demolition projects that follow relevant regulations and guidelines to preserve the historical integrity of the downtown area.

4. Application and Selection Process:

- a. Property owners must submit a completed application form, including a detailed project proposal, cost estimates, and compliance with the City of Powell Downtown Architectural Guidelines.
- b. The Powell Development Corporation will review applications on a rolling basis.
- c. Selection criteria will include alignment with architectural guidelines, visual impact, economic benefits, feasibility, and overall quality of the proposal.
- d. Grants will be awarded based on the availability of funds.
- e. Property owners or tenants are eligible to apply.
- f. Tenants must have written approval by the property owner.
- g. Property owner/tenant must be current on all municipal taxes, City Codes and property maintenance or projects that bring their property maintenance into compliance.

5. Compliance with Downtown Architectural Guidelines:

- a. Facade improvement projects must adhere to the City of Powell Downtown Architectural Guidelines.
 - b. The guidelines will ensure that improvements maintain the historical character and overall aesthetic of the downtown area.
6. Demolition:
- a. In cases where demolition is deemed appropriate, the property owner must obtain the necessary permits and approvals from the City.
 - b. Demolition projects must follow relevant regulations and guidelines to preserve the historical integrity of the downtown area.
7. Monitoring and Evaluation:
- a. Grant recipients will be required to submit progress reports and final documentation upon project completion.
 - b. The Powell Development Corporation may conduct periodic site visits to monitor project progress and compliance with grant requirements.
8. Public Recognition:
- a. Grant recipients will be acknowledged and celebrated for their contributions to downtown revitalization efforts.
 - b. The Powell Development Corporation will promote the program and showcase successful facade improvement projects to encourage community engagement and further investment.

Decision Criteria:

The Powell Development Corporation will rank the applications based on the criteria. The Powell Development Corporation's final decision is not appealable by applicants. The Powell Development Corporation reserves the right to reduce grant awards if project activities are ineligible or the amount of grant requests exceed available funding. Priority will be given to projects that result in comprehensive restoration, high visibility and impact on public streets and for projects. The criteria listed below (in no particular order) will be considered:

- Instances where an immediate renovation would stop serious deterioration of the building's façade and where historic or architecturally significant features contributing to the building's character are in danger of being lost.
- Projects that would restore the historic features of a building.

- Projects that would improve the architectural integrity of a building.
- Projects that support new or existing businesses.
- Projects that would result in significant new investment and the creation of jobs in Downtown Powell.
- Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.
- Applicant's ability to complete the project in six months or less.
- Projects that resolve existing property maintenance issues.

Conclusion:

The Downtown Facade Improvement Grant Program aims to revitalize and enhance the downtown area of Powell by encouraging property owners to invest in facade improvements that align with the City of Powell Downtown Architectural Guidelines. By offering matching funds up to \$25,000, the program will stimulate economic development, attract new businesses, and foster community pride. Through compliance with architectural guidelines and appropriate demolition when necessary, the program will preserve the historical character of the downtown area while creating a visually appealing and vibrant environment for residents and visitors alike.

Downtown Facade Improvement Grant Program Application Form

Property Owner Information:

Name: [Karla Woolley](#)

Contact Information:

Property Address: [16 Crossing St. Unit A Powell, Ohio](#)

Property Description (Commercial, Mixed-use, or Residential):

[Mixed-use](#)

Property Ownership Status (Owner, Tenant, Other):

[Tenant](#)

Project Details:

Proposed Facade Improvement Project Description:

[Construct a pergola that carries over the design and color of the building in order to partially shade the patio without the use of patio umbrellas. The pergola would also include lighting and mounted heaters to enhance the atmosphere during the evening hours.](#)

Estimated Project Cost: [Pergola materials and construction: \\$18,708.37](#)

[New patio tables and heaters: \\$5,672](#)

Amount Requested from the Grant Program: [\\$12,190](#)

Matching Investment Amount (Financial or In-kind Contribution): [\\$12,190](#)

Timeline for Project Completion: [Late Winter/Spring 2025](#)

Compliance with Downtown Architectural Guidelines:

How does your proposed facade improvement project align with the City of Powell Downtown Architectural Guidelines?

This project will be a seamless continuation of the existing building in both design and tone. Assuming the existing building follows the City of Powell Downtown Architectural Guidelines, this project will as well.

Are there any historical features or elements that will be preserved or restored? If yes, please describe.

N/A

Demolition (if applicable):

Is your project planning to include demolition of any existing structures or elements? If yes, please provide details and explain the rationale for demolition.

No demolition required

Project Impact and Benefits:

How do you anticipate the proposed facade improvements will enhance the visual appeal of the downtown area?

The addition of the pergola will enhance the awareness of the location of The Locust Table as an eating establishment. The larger structure will draw the eye to the patio and the tables. The lighting feature will also bring more visibility and patrons to the patio during the new evening operating hours.

How will the project contribute to the economic vitality and development of the downtown area?

The increased visibility and use of the patio during the evening hours will increase the desirability of the downtown area making it more of a sought-after location for both patrons and businesses alike.

Are there any anticipated positive effects on the community, such as increased foot traffic, job creation, or business attraction?

The addition of the pergola will increase the desirability of eating on our patio, especially during the evening hours and increased traffic can be anticipated. It could also be assumed that this will increase business resulting in the need for additional staff. This will also improve nightlife in the downtown area, attracting other similar business to the area.

Project Feasibility:

Do you have any prior experience with similar facade improvement projects? If yes, please provide details.

While I do not have experience specifically with façade improvements and the installation of a pergola, I did initiate, design, bid, plan and oversee the construction of the interior of the restaurant from start to finish.

Have you obtained any necessary permits or approvals required for the proposed project? If not, please describe your plan for obtaining them.

I will connect Cory with Cedar & Stone with the appropriate city officials to complete the necessary permits required for the project.


Do you have the financial resources or access to funding beyond the grant program to complete the proposed project?

Yes

Supporting Documentation: Please attach the following documents with your application:

1. Detailed project proposal, including design plans and specifications.
2. Cost estimates from contractors or suppliers.
3. Images or sketches of the existing facade and proposed improvements.
4. Any additional documentation supporting your application (e.g., letters of support, historic preservation approvals).

Declaration: By signing below, I acknowledge that the information provided in this application is true and accurate to the best of my knowledge. I understand that the grant award is subject to the availability of funds and the approval of the Powell Development Corporation.

Signature:  Date: 11/21/2024

Please submit the completed application form and supporting documentation to:

City of Powell Community Development Department in care of Powell Development Corporation

47 Hall Street
Powell, Ohio 43065

For any questions or clarifications, please contact:
614.885.5380

Powell Development Corporation Application Process

1. Pre-application Meeting

- a. Applicants are required to schedule a pre-application meeting with Powell Community Development staff to review the scope of work and project information, including drawings.
- b. All requests for pre-application meetings, please contact:
City of Community Development Department in care of the Powell Development Corporation
47 Hall Street
Powell, Ohio 43065
614.885.5380

2. Downtown Façade Improvement Application Submittal

- a. Applications will be accepted on an on-going basis. Applicants are required to submit the following:
 - i. Completed Downtown Façade Improvement Program Application form.
 - ii. Estimated budget with detailed line items (including a contingency of up to 10% for each line item).
 - iii. Visual representations of the proposed improvements, to include but not limited to:
 - Site plan(s)
 - Building plan(s)
 - Elevation(s)
 - Architectural rendering(s)
 - Product cut sheets

3. Project Approval Process

- a. Applications will be reviewed and accepted based on the complete submission and eligibility requirements.
- b. Upon acceptance, applications will be reviewed by Powell Community Development staff based upon eligibility.

- c. Projects that meet that are accepted for approval will be forwarded to the Powell Development Corporation for final approval.
- d. Decision letters will be sent to all applicants following the Powell Development Corporation approval.
- e. If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.
- f. Applicants must submit and gain any necessary zoning and building permit approvals prior to project start.
- g. All projects are expected to commence within 60 days of the zoning and building permit approval and by completed within 180 days of commencement.

4. Project Completion and Grant Reimbursement

- a. Obtain all applicable City approvals and pass all zoning and building inspections related to the project.
- b. Obtain a Certificate of Occupancy or Certificate of Completion, if applicable.
- c. Resolve any city code violations, if applicable.
- d. Submit a completed W-9 to the Powell Finance Department.
- e. Submit all receipts or invoices that match the project description and final budget. If other building improvements were made in conjunction with the façade improvements, separate cost related to the façade improvements must be provided.
- f. Receive the Powell Development Corporation verification of work.

Powell Development Corporation Policy for Facade Improvement Grant Program

1. Purpose:

The Powell Development Policy for the Facade Improvement Grant Program aims to provide guidelines for the administration and implementation of the grant program. The policy ensures consistent and fair evaluation of applications, compliance with the City of Powell Downtown Architectural Guidelines, and the successful revitalization of the downtown area.

2. Program Administration:

- a. The Powell Development Corporation will administer the Facade Improvement Grant Program and awarding grants.
- b. Powell Community Development staff shall be responsible for reviewing grant applications and evaluating proposals.

3. Eligibility:

- a. Property owners within the designated downtown area of Powell are eligible to apply for the grant.
- b. Tenants must have written approval by the property owner.
- c. Property owner/tenant must be current on all municipal taxes, City Codes and property maintenance or projects that bring their property maintenance into compliance.
- d. Eligible properties may include commercial, mixed-use, or residential buildings.

4. Grant Funding:

- a. The grant program will provide matching funds for facade improvement projects.
- b. The maximum grant amount per project shall be \$25,000, with the property owner/tenant required to provide a matching investment.
- d. The matching funds must include direct financial contributions, including design and construction fees.

c. Projects must have a minimum \$1,500 (\$3,000 total project cost).

5. Facade Improvement Projects:

a. Facade improvement projects shall align with the City of Powell Downtown Architectural Guidelines.

b. Ineligible Projects

i. Routine maintenance or repairs. An exception may be made in the case of repairs if they will support the health, safety and preservation of the structure.

ii. HVAC, plumbing and/or electrical (other than decorative lighting) repair or improvements

iii. Sidewalk improvements

iv. Projects that commenced before the Powell Development Corporation approval for the grant.

v. Projects that commence prior to gaining the required zoning and building permit approval.

vi. Interior Improvements.

vii. Activities related to specific downtown promotional events.

viii. Design assistance.

c. Eligible improvements may include, but are not limited to:

i. Exterior painting and siding that comply with the Architectural Design Standards.

ii. Restoration of historic facades, including the removal of inappropriate façade materials. Also includes the addition of appropriate detailing which leads to a substantially enhanced appearance.

iii. Storefront restoration or renovation.

- iv. Repair or replacement of windows, doors, and awnings.
- v. Brick replacement / tuckpointing.
- vi. Roof replacement that include additional façade improvements.
- vii. Signage installation and improvements.
- viii. Lighting enhancements.
- ix. Landscaping and streetscape improvements.
- x. Parking improvements (i.e. striping, paving, signage), new parking additions and shared parking arrangements.
- xi. Projects that increase accessibility.
- xii. Projects that promote sustainability that are architecturally sensitive.
- xiii. Demolition projects that follow relevant regulations and guidelines to preserve the historical integrity of the downtown area.

6. Application and Selection Process:

- a. Applicants must complete the designated application form, providing detailed project information and supporting documentation.
- b. Applications will be accepted on a rolling basis.
- c. Powell Community Development staff shall review applications and evaluate proposals based on criteria such as alignment with architectural guidelines, visual impact, economic benefits, feasibility, and overall quality.
- d. Grants will be awarded based on the availability of funds and the merit of the proposals.
- e. If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.
- f. Applicants will be notified of the committee's decision in writing.

7. Decision Criteria:

The Powell Development Corporation will rank the applications based on the criteria. The Powell Development Corporation's final decision is not appealable by applicants. The Powell Development Corporation reserves the right to reduce grant awards if project activities are ineligible or the amount of grant requests exceed available funding. Priority will be given to projects that result in comprehensive restoration, high visibility and impact on public streets and for projects. The criteria listed below (in no particular order) will be considered:

- Instances where an immediate renovation would stop serious deterioration of the building's façade and where historic or architecturally significant features contributing to the building's character are in danger of being lost.
- Projects that would restore the historic features of a building.
- Projects that would improve the architectural integrity of a building.
- Projects that support new or existing businesses.
- Projects that would result in significant new investment and the creation of jobs in Downtown Powell.
- Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.
- Applicant's ability to complete the project in six months or less.
- Projects that resolve existing property maintenance issues.

8. Compliance with Downtown Architectural Guidelines:

- a. Facade improvement projects must comply with the City of Powell Downtown Architectural Guidelines.
- b. The guidelines shall serve as a framework to ensure that improvements maintain the historical character and overall aesthetic of the downtown area.

9. Monitoring and Evaluation:

- a. Grant recipients will be required to submit progress reports and final documentation upon project completion.

- b. The Powell Development Corporation or its representatives may conduct site visits to monitor project progress and compliance with grant requirements.

10. Public Recognition:

- a. Grant recipients will be acknowledged and celebrated for their contributions to downtown revitalization efforts.
- b. The Powell Development Corporation will promote successful facade improvement projects to encourage community engagement and further investment.

11. Policy Review:

- a. This policy shall be reviewed periodically to ensure its effectiveness and alignment with the goals of the City of Powell, the Powell Development Corporation and the Facade Improvement Grant Program.
- b. Amendments to the policy may be made as necessary, with appropriate notification to stakeholders.

By implementing this Powell Development Policy, the City aims to foster the revitalization of the downtown area, attract new businesses, and create an aesthetically appealing and vibrant environment for residents and visitors alike.



January 13, 2025

RE: McClurg Properties, 5 S. Liberty St. Façade Grant Recommendation

Dear Powell Development Corporation Board Member:

Owner McClurg Properties would like to install a new roof on their 5 S. Liberty St. building which currently houses Kraft House.

They received an estimate totaling \$38,879.58 for the work, however, due to some unforeseen components of the roof, they anticipate it will be closer to \$45,000. They are working with our Planning Department on any necessary processes. I would recommend that the passage of any grant dollars for this project be contingent on the applicant's acquisition of permits for the work.

McClurg Properties Request

Owner McClurg Properties has requested a \$22,500 grant which is 50% of the \$45,000 project.

Project Commitment

A capital investment of up to \$45,000

Staff Recommendation

Staff recommends a Façade Program Grant up to \$22,500 or no more than 50% of the actual receipts to McClurg Properties for its project at 5 S. Liberty St. Per program guidelines, this grant will work as a reimbursement upon the company providing paid receipts for the work. Staff will do a visual inspection to make sure the work was completed and confirm that all permits were acquired and inspections completed. The grant agreement and any payments will be with McClurg Properties.

Thank you,

Sean K. Hughes, M.S., OhioCED
Economic Development Administrator
47 Hall Street, Powell, Ohio 43065
O: 614.885.5380, ext. 1043
C: 614-852-7982

RECOMMENDED MOTION

“I motion to approve McClurg Properties’ Façade Grant and payment of any invoice related to the same.”



DEVELOPMENT DEPARTMENT

Downtown Facade Improvement Program: Application

47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

Downtown Facade Improvement Grant Program Application Form

Property Owner Information:

Name: McClurg Properties

Contact Information:

Property Address: 5. South Liberty St
Powell OH 43065

Property Description (Commercial, Mixed-use, or Residential): Commercial

Property Ownership Status (Owner, Tenant, Other): Owner

Project Details:

Proposed Facade Improvement Project Description: Install new roof on entire building

Estimated Project Cost: \$445,000.00

Amount Requested from the Grant Program: \$22,500.00

Matching Investment Amount (Financial or In-kind Contribution): \$22,500.00

Timeline for Project Completion: Spring/Summer 2025

Compliance with Downtown Architectural Guidelines:

How does your proposed facade improvement project align with the City of Powell Downtown Architectural Guidelines?

It fits the guidelines

Are there any historical features or elements that will be preserved or restored? If yes, please describe.

Roof will be replaced with same style as current

Demolition (if applicable):

Is your project planning to include demolition of any existing structures or elements? If yes, please provide details and explain the rationale for demolition.

No

Project Impact and Benefits:

How do you anticipate the proposed facade improvements will enhance the visual appeal of the downtown area?

This new roof will help maintain the beauty of this main building on the 4 corners

How will the project contribute to the economic vitality and development of the downtown area?

It will keep the building in great condition of Kraft House to continue their business

Are there any anticipated positive effects on the community, such as increased foot traffic, job creation, or business attraction?

Project Feasibility:

Do you have any prior experience with similar facade improvement projects? If yes, please provide details.

Yes, 77 W. Olentangy, 78 W. Olentangy, 87 W. Olentangy, 61 S. Liberty

Have you obtained any necessary permits or approvals required for the proposed project? If not, please describe your plan for obtaining them.

Not yet but we will as the project gets closer to starting

Do you have the financial resources or access to funding beyond the grant program to complete the proposed project?

Yes

Supporting Documentation: Please attach the following documents with your application:

1. Detailed project proposal, including design plans and specifications.
2. Cost estimates from contractors or suppliers.
3. Images or sketches of the existing facade and proposed improvements.
4. Any additional documentation supporting your application (e.g., letters of support, historic preservation approvals).

Declaration: By signing below, I acknowledge that the information provided in this application is true and accurate to the best of my knowledge. I understand that the grant award is subject to the availability of funds and the approval of the Powell Development Corporation.

Signature: _____

Date: _____

12/16/24

Please submit the completed application form and supporting documentation to:

City of Powell Community Development Department;
in care of Powell Development Corporation
47 Hall Street
Powell, Ohio 43065

For any questions or clarifications, please contact:
614.885.5380

500 Salem Ave.
Fredericktown, OH 43019



740-392-9450
1-877-895-ROOF
Fax 740-326-6973

Name: McClurg Properties
Address: 204 S Liberty St
Powell, OH 43065
Phone: 614-735-4636

Work Address: 5 S. Liberty Street
Powell, OH 43065
Project: Flat Roof Reno
Building: Kraft House No.5

We hereby propose to furnish all the materials and provide the labor necessary to complete the following:

SCOPE OF WORK: Project is Taxable with Standard Labor Rates

1) FLAT ROOF RENO: Install 60mil TPO single-ply membrane on the low slope roof to include (Excludes steep slope front porch shingle roof)... \$ **38,879.58**

- Install 3/8" EPS #1.25 Density Fan Fold over flat roof surface. Attach with plates and screws per approved manufacturer specs.
- Install 60mil TPO (Thermoplastic Polyolefin) Single-ply membrane, mechanically attached with plates and screws to existing wood deck per approved specs.
- Terminate membrane at penetrations and roof edge with approved manufacturer details and methods.
- Wrap membrane up and over all walls and terminate with Edge Tite.
- Terminate penetrations/chimneys with approved boots or termination bar.
- Install 24ga weldable Edge Metals (Color: WHITE)
- Project Includes: Manufacturer 20 year No Dollar Limit Material and Labor Warranty.

Project Terms: NET 30 Days

Estimated Cost: \$ 38,879.58

Wood Replacement:

Wood decking, blocking, purlins, fascia, and steel deck replacement is an expense above and beyond the cost of this proposal, unless noted in the contract. In the event that replacement/repair is necessary, it will be billed as follows: 1/2" Sheathing \$75.00 per 4x8' SHT, 3/4" plywood \$90 per 4x8' SHT, 1x6" pine \$4.50 LF, 2x4 treated blocking \$4.50 LF, 2x4 SPF blocking/fascia \$4.00 LF, 2x6" treated blocking \$5.50 LF, 2x6" SPF blocking/fascia \$5.00 LF, 2x8" treated blocking \$6.00 LF, 2x8" SPF blocking/fascia \$5.50 LF, 1x4" SPF blocking/fascia \$4.50 LF, 1x6" SPF blocking/fascia \$6.00 LF, 1x8" SPF blocking/fascia \$7.00 LF, 22 ga. A-Deck \$13.25 SF, 22 ga. B-Deck \$13.00 SF. Any other types of repairs that must be made in order to complete the work specified in the contract will be billed at \$55.00 per man hour plus the cost of materials/equipment. If the cost of the necessary repairs needed to complete the specified work is less than \$300.00 it will be executed without written authorization. Any alteration or deviation from the above specifications involving additional costs over \$300.00 above the original contract price will be executed only upon written approval and will become an additional expense over and above the contract price.

Respectfully submitted,
Per Robby Walters Date 12/12/2024

*Note: Proposal may be withdrawn if not accepted within 30 days.

ACCEPTANCE OF CONTRACT

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Authorized Signature _____ Date _____
McClurg Properties



January 15, 2025

RE: Liberty 88 LLC, 8 N. Liberty St. (Oishi) Façade Grant Recommendation

Dear Powell Development Corporation Board Member:

Owner Liberty 88 LLC would like to repaint the entire building with the same color as the building is today.

They received an estimate totaling \$15,930.00 for the work. They are working with our Planning and Building Departments on any necessary processes. I would recommend that the passage of any grant dollars for this project be contingent on the applicant's acquisition of permits for the work.

Sun Olentangy Inc. Request

Liberty 88 LLC has requested a \$7,965 grant which is 50% of the \$15,930 project.

Project Commitment

A capital investment of up to \$15,930 for painting

Staff Recommendation

Staff recommends a Façade Program Grant up to \$7,965 or no more than 50% of the actual receipts to Liberty 88 LLC for its project at 8 N. North Liberty St. Per program guidelines, this grant will work as a reimbursement upon the company providing paid receipts for the work. Staff will do a visual inspection to make sure the work was completed and confirm that all permits were acquired and inspections completed. The grant agreement and any payments will be with Liberty 88 LLC.

Thank you,

Sean K. Hughes, M.S., OhioCED
Economic Development Administrator
47 Hall Street, Powell, Ohio 43065
O: 614.885.5380, ext. 1043
C: 614-852-7982

RECOMMENDED MOTION

“I motion to approve the Liberty 88 LLC Façade Grant and payment of any invoice related to the same.”



DEVELOPMENT DEPARTMENT
Downtown Facade Improvement Program: Application
47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

Downtown Facade Improvement Grant Program Application Form

Property Owner Information:

Name: LIBERTY 88 LLC

Contact Information:

Property Address: 8 N LIBERTY ST
POWELL, OH 43065

Property Description (Commercial, Mixed-use, or Residential):
OWNER

Property Ownership Status (Owner, Tenant, Other):

Project Details:

Proposed Facade Improvement Project Description:
PAINTING SAME COLOR

Estimated Project Cost: \$15930.00

Amount Requested from the Grant Program: \$7965.00

Matching Investment Amount (Financial or In-kind Contribution): \$7965.00

Timeline for Project Completion: MAY, 31, 2025

Compliance with Downtown Architectural Guidelines:

How does your proposed facade improvement project align with the City of Powell Downtown Architectural Guidelines?
SAME COLOR

Are there any historical features or elements that will be preserved or restored? If yes, please describe.
NO

Demolition (if applicable):

Is your project planning to include demolition of any existing structures or elements? If yes, please provide details and explain the rationale for demolition.
NO

Project Impact and Benefits:

How do you anticipate the proposed facade improvements will enhance the visual appeal of the downtown area?
DOWNTOWN LOOK MORE BEAUTIFUL

How will the project contribute to the economic vitality and development of the downtown area?
DOWNTOWN BEAUTIFICATION

Are there any anticipated positive effects on the community, such as increased foot traffic, job creation, or business attraction?

INCREASE TRAFFIC

Project Feasibility:

Do you have any prior experience with similar facade improvement projects? If yes, please provide details.

YES

Have you obtained any necessary permits or approvals required for the proposed project? If not, please describe your plan for obtaining them.

SAME PAINT COLOR

Do you have the financial resources or access to funding beyond the grant program to complete the proposed project?

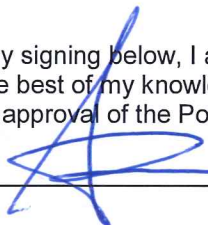
YES

Supporting Documentation: Please attach the following documents with your application:

1. Detailed project proposal, including design plans and specifications.
2. Cost estimates from contractors or suppliers.
3. Images or sketches of the existing facade and proposed improvements.
4. Any additional documentation supporting your application (e.g., letters of support, historic preservation approvals).

Declaration: By signing below, I acknowledge that the information provided in this application is true and accurate to the best of my knowledge. I understand that the grant award is subject to the availability of funds and the approval of the Powell Development Corporation.

Signature: _____



Date: _____

12-4-25

Please submit the completed application form and supporting documentation to:

City of Powell Community Development Department;
in care of Powell Development Corporation
47 Hall Street
Powell, Ohio 43065

For any questions or clarifications, please contact:
614.885.5380

- f. Applicants must submit and gain any necessary zoning and building permit approvals prior to project start.
 - g. All projects are expected to commence within 60 days of the zoning and building permit approval and by completed within 180 days of commencement.
4. Project Completion and Grant Reimbursement
- a. Obtain all applicable City approvals and pass all zoning and building inspections related to the project.
 - b. Obtain a Certificate of Occupancy or Certificate of Completion, if applicable.
 - c. Resolve any city code violations, if applicable.
 - d. Submit a completed W-9 to the Powell Finance Department.
 - e. Submit all receipts or invoices that match the project description and final budget. If other building improvements were made in conjunction with the façade improvements, separate cost related to the façade improvements must be provided.
 - f. Receive the Powell Development Corporation verification of work.

Powell Development Corporation Application Process

1. Pre-application Meeting
 - a. Applicants are required to schedule a pre-application meeting with Powell Community Development staff to review the scope of work and project information, including drawings.
 - b. All requests for pre-application meetings, please contact:
City of Community Development Department in care of the Powell Development Corporation
47 Hall Street
Powell, Ohio 43065
614.885.5380
2. Downtown Façade Improvement Application Submittal
 - a. Applications will be accepted on an on-going basis. Applicants are required to submit the following:
 - i. Completed Downtown Façade Improvement Program Application form.
 - ii. Estimated budget with detailed line items (including a contingency of up to 10% for each line item).
 - iii. Visual representations of the proposed improvements, to include but not limited to:
 - Site plan(s)
 - Building plan(s)
 - Elevation(s)
 - Architectural rendering(s)
 - Product cut sheets
3. Project Approval Process
 - a. Applications will be reviewed and accepted based on the complete submission and eligibility requirements.
 - b. Upon acceptance, applications will be reviewed by Powell Community Development staff based upon eligibility.
 - c. Projects that meet that are accepted for approval will be forwarded to the Powell Development Corporation for final approval.
 - d. Decision letters will be sent to all applicants following the Powell Development Corporation approval.
 - e. If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.



Xue Chen

8 North Liberty Street
Powell, Ohio 43065

Quote #27204

From Prim Painting
614.686.PRIM (7746)
primpainting@primpainting.com
primpainting.com
875 Gray Street
Columbus, Ohio, 43201

Client Phone (614) 806-8677

Bill To 8 North Liberty Street
Powell, Ohio 43065

Sent On Nov 01, 2024

Job Title Exterior Painting

Product/Service	Description	Total
Exterior Painting	<p>Pressure wash house. Prep as necessary with caulk, scraping, and spot priming. Paint all siding, trim, entry ceilings, previously painted utilities, bollards, and both sides of dumpster surround. Includes painting all 4 windows and entry door @ entry of unit 14 (windows are previously painted).</p> <p>Excludes all other windows and surfaces not mentioned above.</p> <p>Sherwin Williams - Super Paint Satin</p> <p>**Building to be painted by hand to avoid overspray on cars and nearby buildings**</p> <p>NO SPRAYING</p> <p>NOTE: All signage to be removed and re-installed by Owner.</p>	\$17,700.00
Quote Created By	Nathan Pratt pw 5	
Warranty - 5 Years	We provide an industry leading 5-year Warranty (90 days for decks and horizontal surfaces) against splitting, chipping, peeling, flaking or blistering.	

THIS IS FINE PRINT. NOT ALL DESCRIPTIONS BELOW APPLY TO EVERY JOB. If the surface is listed above, then the description below applies, unless specified differently above.

Discounts apply to \$1000 or more unless otherwise specified.

All paint and materials are provided by Prim Painting Ltd. unless otherwise specified above, or agreed to during our visit.

We prefer cash or check but we do accept credit cards. There is a 3% processing fee for any payment via credit card.

Subtotal	\$17,700.00
Discount (10.0%)	- \$1,770.00
Total	\$15,930.00



Quote #27204

From Prim Painting
614.686.PRIM (7746)
primpainting@primpainting.com
primpainting.com
875 Gray Street
Columbus, Ohio, 43201

Xue Chen

8 North Liberty Street
Powell, Ohio 43065

Client Phone (614) 806-8677

Bill To 8 North Liberty Street
Powell, Ohio 43065

Sent On Nov 01, 2024

Job Title Exterior Painting

Notes Continued...

Interior Painting –

Please Note - Closets are not included as part of a room unless we are specifically asked to add them. Please inquire with us about additional costs for closets if they have not already been added to your project.

If your project includes walls, walls will receive two coats of paint.

If your project includes trim or ceilings, trim and ceilings will receive one coat of paint, unless otherwise specified.

Any additional coats will include an increase in cost.

All quotes include up to 3 color choices for WALLS. Any additional colors can be added for \$100.00 per color choice. Changes in color can be made at any point, but if paint has been purchased and/or any labor has been performed with regard to the original color, charges will apply. Accent walls and striping are additional costs.

Specified Paints:

Walls - Sherwin Williams Cashmere or Super Paint

Ceilings - Sherwin Williams Promar Ceiling Paint

Woodwork/Cabinets - Benjamin Moore Advance

Alternative Sherwin Williams products can be specified by the customer, and the difference in price to the standard products will be reflected on the invoice

Interior Trim Painting -

In order to paint around windows and leave a clean line against the glass, tape must be used. In some rare cases tape will damage poorly installed or older interior window tinting. Prim Painting will use the correct tapes to guard the glass and will not be held responsible if the tint is damaged when the tape is removed.

General Prep –

General preparation for a standard paint job will include taping of baseboards and/or woodwork (backfilling with caulk if necessary), repairing minor imperfections (scratches, dents, nail holes). Floors will be covered, and any furniture in the vicinity will be covered.

Cracks - Cracks will be properly repaired, but cannot be guaranteed or warranted. Many cracks are caused by the house settling or movement in the structure of the house, which cannot be controlled by any work we perform.

Furniture and Refrigerator Moving

Customers should move all furniture/items to the center of the room. If customer does not/or is not able, Prim Painting will help move any furniture or large items from walls or other personal belongings needed but cannot be held liable for any damage incurred to the furniture or the property.

In order to paint behind a refrigerator we must move it. We will not be held responsible if your refrigerator has faulty wheels and scratches your floor.

Hardwood Floors -

When taping hardwood floors we use standard painters tape. Some times, if the hardwood floors were not clear coated properly, the polyurethane can pull up with the tape, bringing stain from the floor with it. Prim Painting is not liable for damage to hardwood floors when taped with painters tape. This does not happen with properly clear coated hardwood floors, only floors that are defective, improperly clear coated or extremely old floors with deteriorating polyurethane. Newly refinished hardwood floor require several weeks of dry time before it is safe to tape the floors. If a home owner requests for us to tape to a hardwood floor prior to proper dry time, determined by the hardwood floor refinishing company, Prim Painting will not be liable to damages to hardwood flooring.

Wallpaper Removal –

Priming and skimming of walls may be necessary after removal of wallpaper. Because the condition of the walls beneath the wallpaper is unknown, we cannot assess the amount of time/cost until the wallpaper is completely removed. Sometimes no work is necessary, but in



Quote #27204

From Prim Painting
614.686.PRIM (7746)
primpainting@primpainting.com
primpainting.com
875 Gray Street
Columbus, Ohio, 43201

Xue Chen

8 North Liberty Street
Powell, Ohio 43065

Client Phone (614) 806-8677

Bill To 8 North Liberty Street
Powell, Ohio 43065

Sent On Nov 01, 2024

Job Title Exterior Painting

Notes Continued...

older homes, or spaces where the wallpaper has been up for many years, it may require additional work to get the walls in paintable condition.

Exterior Painting and Pressure Washing

Pressure Washing -

Please note - Pressure washing will not remove all loose paint. Some hand scraping of remaining loose paint will need to be done when the painting portion of your exterior project takes place.

We ask that you move any breakable or fragile items that are on or around your home at least 20 feet from the house. We use biodegradable and pet safe cleaning agents.

Pressure washing will leave the windows looking dirty. We do not directly spray the windows with the pressure washer. We do not use the pressure washer as a means of stripping paint. Some paint may be removed, but we prefer to scrape loose paint after the wash (washer can cause damage to the surfaces). Please note that paint chips removed during the wash may not be picked up immediately, as it is difficult to pick up wet strips of paint. We prefer to rake the pieces when we return to paint.

Most aluminum siding homes should not be pressure washed. If aluminum has started to oxidize, color will wash away and lines may be left in the siding. Many times aluminum will look like it is dirty in areas where moisture evaporates slower (IE. Covered porches and eaves of homes). These areas are actually exposed areas of the aluminum that have started to rust due to the oxidation of the finish on the aluminum leaving spots exposed to the weather. The look of these areas can only be improved by painting of the siding.

Exterior Coatings -

Sherwin Williams Super Paint, Woodscapes, and Super Deck, or a comparable product are used for most exterior surfaces. We consult our Sherwin Williams rep if we are unsure of the best product to use for a particular surface. All surfaces receive 2 coats of paint unless otherwise specified. All necessary caulking is included. We can replace most wood at additional cost (ask for a quote).

Scheduling -

We do our best to estimate the time and manpower needed to complete jobs, but occasionally jobs take longer than expected, which forces us to change/reschedule job(s). We rarely have to make these adjustments, but when we do, it is in the best interest of everyone in order to ensure we can provide the best possible finished product for all of our clients. We always try to communicate about these changes as soon as they become evident.

5-Year Warranty -

We guarantee our work with an industry leading 5-year warranty. A copy of the warranty is available upon request. We guarantee work on decks and horizontal surfaces for 90 days.

Payment -

Most jobs do not require a down payment. We accept payment when we have finished and the customer is happy. If a portion of the job has been completed, and the rest of the job will be delayed, we may ask for payment of the portion completed. Payment is due immediately upon completion and submission of the invoice. We prefer payment in the form of cash or check. If credit card is your desired form of payment, please contact the office and we can run the card. A 3% processing fee will be added to the invoice for all credit card transactions.

Signature: _____ Date: _____



January 15, 2025

RE: Zenios Properties, 50 S. Liberty St. Building B Façade Grant Recommendation

Dear Powell Development Corporation Board Member:

Owner Zenios Properties would like to repaint building B of the 50 S. Liberty center. They also want to repair trim and flashing complete do some concrete and fencing work. They were awarded a \$25,000 grant in 2024 for repainting, trim, gutter and retaining wall work at building A of the center. We had to carryover the \$17,950 to 2025 because the painting had not been completed yet on building A. Some retaining wall work was completed from the original 2024 grant. That work was already reimbursed at \$7,050.

They received an estimate totaling \$67,234.00 for the work to building B. They are working with our Planning and Building Departments on any necessary processes. I would recommend that the passage of any grant dollars for this project be contingent on the applicant's acquisition of permits for the work.

Zenios Properties Request

Zenios Properties has requested a \$25,000 grant which is 37.2% of the proposed \$67,234 project.

Project Commitment

A capital investment of up to \$67,235 for painting, trim, flashing, concrete work and fencing

Staff Recommendation

Staff recommends a Façade Program Grant up to \$14,045 for the work to 50 S. Liberty St. building B. This grant will work as a reimbursement upon the company providing paid receipts for the work. This is the remaining amount in the grant fund after all other grant requests have been approved for 2025. Staff will do a visual inspection to make sure the work was completed and confirm that all permits were acquired and inspections completed. The grant agreement and any payments will be with Zenios Properties.

Thank you,

Sean K. Hughes, M.S., OhioCED
Economic Development Administrator
47 Hall Street, Powell, Ohio 43065
O: 614.885.5380, ext. 1043
C: 614-852-7982

RECOMMENDED MOTION

“I motion to approve the Zenios Properties Façade Grant and payment of any invoice related to the same.”



DEVELOPMENT DEPARTMENT
Downtown Facade Improvement Program: Application
47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

Downtown Facade Improvement Grant Program Application Form

Property Owner Information:

Name: Zenios Properties

Contact Information:

Property Address: 50 S. Liberty St Building B (South Building)

Property Description (Commercial, Mixed-use, or Residential): Mixed-Use

Property Ownership Status (Owner, Tenant, Other): Owner

Project Details:

Proposed Facade Improvement Project Description:

Exterior Trim Repairs, Painting, Flashing, Concrete Work, Fencing

Estimated Project Cost: \$50,000 plus

Amount Requested from the Grant Program: \$25,000

Matching Investment Amount (Financial or In-kind Contribution): \$25,000 plus

Timeline for Project Completion: September 2025

Compliance with Downtown Architectural Guidelines:

How does your proposed facade improvement project align with the City of Powell Downtown Architectural Guidelines?

Yes it does by upgrading the exterior look of the existing buildings but not changing the architectural elements

Are there any historical features or elements that will be preserved or restored? If yes, please describe.

No, all cosmetic enhancements of existing and will conform to historical

Demolition (if applicable):

Is your project planning to include demolition of any existing structures or elements? If yes, please provide details and explain the rationale for demolition.

No Demolition

Project Impact and Benefits:

How do you anticipate the proposed facade improvements will enhance the visual appeal of the downtown area?

Positive and Enhanced Visual that will match the downtown look better

How will the project contribute to the economic vitality and development of the downtown area?

Project refresh will help attract new business clients and retain the existing ones.

Are there any anticipated positive effects on the community, such as increased foot traffic, job creation, or business attraction?

This will give the building a fresh look revitalizing traffic flow, bring in more business and tenants

Project Feasibility:

Do you have any prior experience with similar facade improvement projects? If yes, please provide details.

Owner is a developer with a keen eye for design and detail

Have you obtained any necessary permits or approvals required for the proposed project? If not, please describe your plan for obtaining them.

Do you have the financial resources or access to funding beyond the grant program to complete the proposed project?

Yes

Supporting Documentation: Please attach the following documents with your application:

1. Detailed project proposal, including design plans and specifications.
2. Cost estimates from contractors or suppliers.
3. Images or sketches of the existing facade and proposed improvements.
4. Any additional documentation supporting your application (e.g., letters of support, historic preservation approvals).

Declaration: By signing below, I acknowledge that the information provided in this application is true and accurate to the best of my knowledge. I understand that the grant award is subject to the availability of funds and the approval of the Powell Development Corporation.

Signature: [Handwritten Signature] Date: 11-25-2024

AGENT FOR ZENOS PROPERTIES

Please submit the completed application form and supporting documentation to:

City of Powell Community Development Department;
in care of Powell Development Corporation
47 Hall Street
Powell, Ohio 43065

For any questions or clarifications, please contact:
614.885.5380

Powell Development Corporation Application Process

1. Pre-application Meeting
 - a. Applicants are required to schedule a pre-application meeting with Powell Community Development staff to review the scope of work and project information, including drawings.
 - b. All requests for pre-application meetings, please contact:
City of Community Development Department in care of the Powell Development Corporation
47 Hall Street
Powell, Ohio 43065
614.885.5380
2. Downtown Façade Improvement Application Submittal
 - a. Applications will be accepted on an on-going basis. Applicants are required to submit the following:
 - i. Completed Downtown Façade Improvement Program Application form.
 - ii. Estimated budget with detailed line items (including a contingency of up to 10% for each line item).
 - iii. Visual representations of the proposed improvements, to include but not limited to:
 - Site plan(s)
 - Building plan(s)
 - Elevation(s)
 - Architectural rendering(s)
 - Product cut sheets
3. Project Approval Process
 - a. Applications will be reviewed and accepted based on the complete submission and eligibility requirements.
 - b. Upon acceptance, applications will be reviewed by Powell Community Development staff based upon eligibility.
 - c. Projects that meet that are accepted for approval will be forwarded to the Powell Development Corporation for final approval.
 - d. Decision letters will be sent to all applicants following the Powell Development Corporation approval.
 - e. If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.

- f. Applicants must submit and gain any necessary zoning and building permit approvals prior to project start.
 - g. All projects are expected to commence within 60 days of the zoning and building permit approval and by completed within 180 days of commencement.
4. Project Completion and Grant Reimbursement
- a. Obtain all applicable City approvals and pass all zoning and building inspections related to the project.
 - b. Obtain a Certificate of Occupancy or Certificate of Completion, if applicable.
 - c. Resolve any city code violations, if applicable.
 - d. Submit a completed W-9 to the Powell Finance Department.
 - e. Submit all receipts or invoices that match the project description and final budget. If other building improvements were made in conjunction with the façade improvements, separate cost related to the façade improvements must be provided.
 - f. Receive the Powell Development Corporation verification of work.

Powell Development Corporation Application Process

1. Pre-application Meeting
 - a. Applicants are required to schedule a pre-application meeting with Powell Community Development staff to review the scope of work and project information, including drawings.
 - b. All requests for pre-application meetings, please contact:
City of Community Development Department in care of the Powell Development Corporation
47 Hall Street
Powell, Ohio 43065
614.885.5380
2. Downtown Façade Improvement Application Submittal
 - a. Applications will be accepted on an on-going basis. Applicants are required to submit the following:
 - i. Completed Downtown Façade Improvement Program Application form.
 - ii. Estimated budget with detailed line items (including a contingency of up to 10% for each line item).
 - iii. Visual representations of the proposed improvements, to include but not limited to:
 - Site plan(s)
 - Building plan(s)
 - Elevation(s)
 - Architectural rendering(s)
 - Product cut sheets
3. Project Approval Process
 - a. Applications will be reviewed and accepted based on the complete submission and eligibility requirements.
 - b. Upon acceptance, applications will be reviewed by Powell Community Development staff based upon eligibility.
 - c. Projects that meet that are accepted for approval will be forwarded to the Powell Development Corporation for final approval.
 - d. Decision letters will be sent to all applicants following the Powell Development Corporation approval.
 - e. If approvals are necessary from the Historic Downtown Advisory Commission and/or the Planning and Zoning Commission, all approvals will be pending the outcome of those approvals.

- f. Applicants must submit and gain any necessary zoning and building permit approvals prior to project start.
 - g. All projects are expected to commence within 60 days of the zoning and building permit approval and by completed within 180 days of commencement.
4. Project Completion and Grant Reimbursement
- a. Obtain all applicable City approvals and pass all zoning and building inspections related to the project.
 - b. Obtain a Certificate of Occupancy or Certificate of Completion, if applicable.
 - c. Resolve any city code violations, if applicable.
 - d. Submit a completed W-9 to the Powell Finance Department.
 - e. Submit all receipts or invoices that match the project description and final budget. If other building improvements were made in conjunction with the façade improvements, separate cost related to the façade improvements must be provided.
 - f. Receive the Powell Development Corporation verification of work.

ESTIMATE



Prepared For

3 Pillar Homes
50 S. Liberty st.
Powell , Oh 43065
(614) 596-6758

Ameer's Home Improvement

22 E. Hudson St.
Columbus , Oh 43202
Phone: (614) 483-0331
Email: aminrababah@gmail.com

Estimate # #335
Date 10/23/2024
Business / Tax # 83-4226123

Description	Total
Exterior repairs	\$0.00

This estimate covers a variety of exterior repairs aimed at improving and protecting your property. The scope of work includes siding and exterior trim repairs, installation of a weatherproof starter strip (minimum 10") along the perimeter of the siding, removal and reconstruction of a failing awning, and adding a gutter section to prevent further damage. Additionally, tuckpointing will be performed on stone areas as needed. The estimate includes all labor and materials necessary to complete the outlined repairs. Please note that roofing and painting services are not included in this proposal. Attached, you will find photos detailing the areas of concern and the damages to be addressed.



Scope of Work for Exterior Repairs: \$33,247.00

Siding and Exterior Trim Repairs:

Inspect and replace damaged siding and exterior trim as necessary.
Install weatherproof starter strip (minimum 10") along the perimeter of the siding to enhance durability and protection from the elements.

Awning Removal and Reconstruction:

Carefully remove the existing, failing awning structure.
Rebuild the awning to match the previous design, ensuring structural integrity and longevity.

Gutter Installation:

Add a new gutter section to divert water and prevent damage to the exterior, ensuring proper drainage.

Tuckpointing of Stone Surfaces:

Perform tuckpointing on stone areas where mortar has deteriorated, as needed, to maintain stability and appearance.

Exclusions:

Roofing repairs and painting are not included in this scope.

Additional Information:

All labor and materials required to complete the repairs are included in the estimate. Photos of the damaged areas are attached for reference.



Additional photos

\$0.00



Additional photos

\$0.00

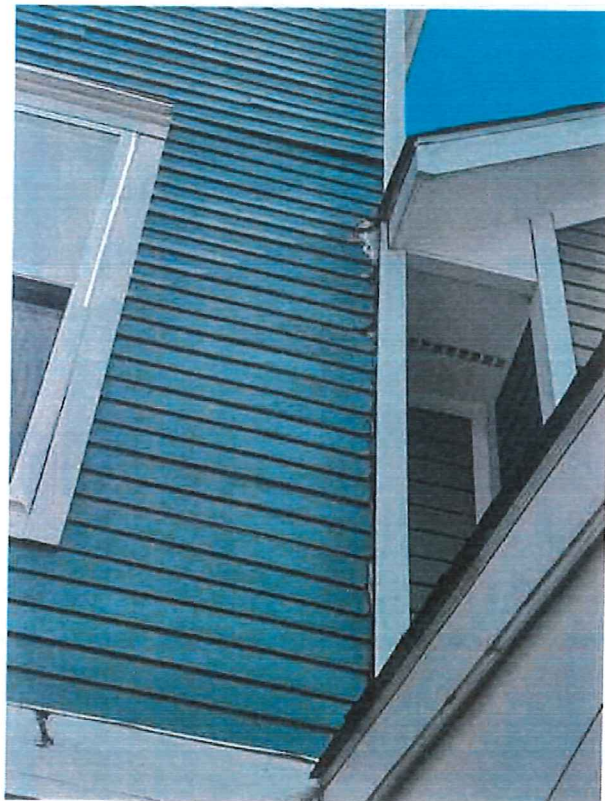


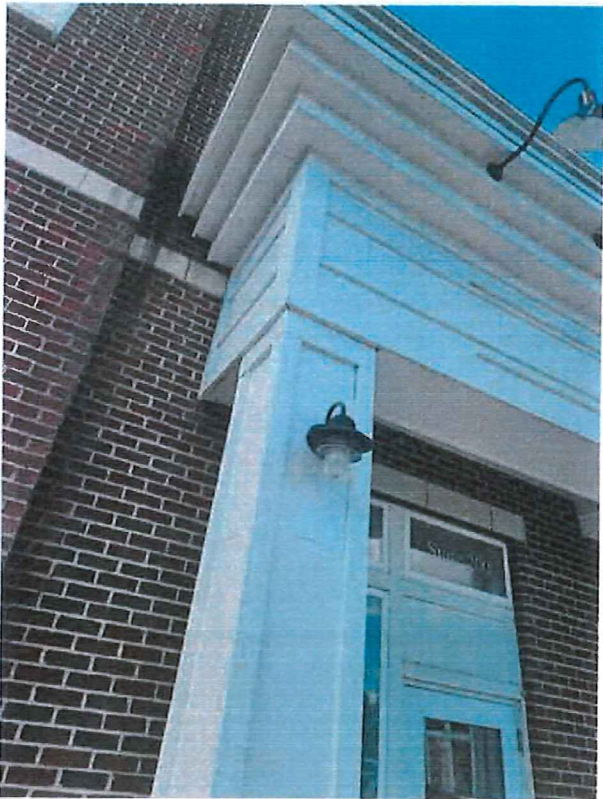
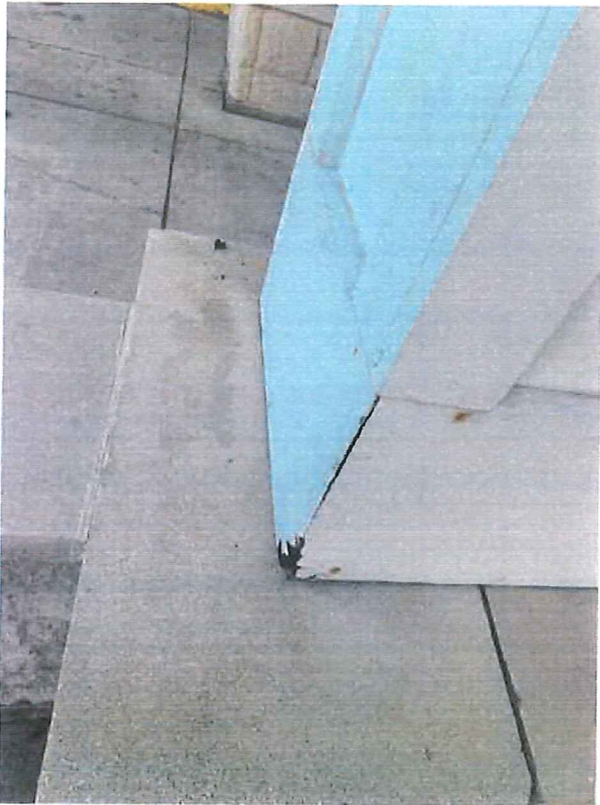
Additional photos

\$0.00

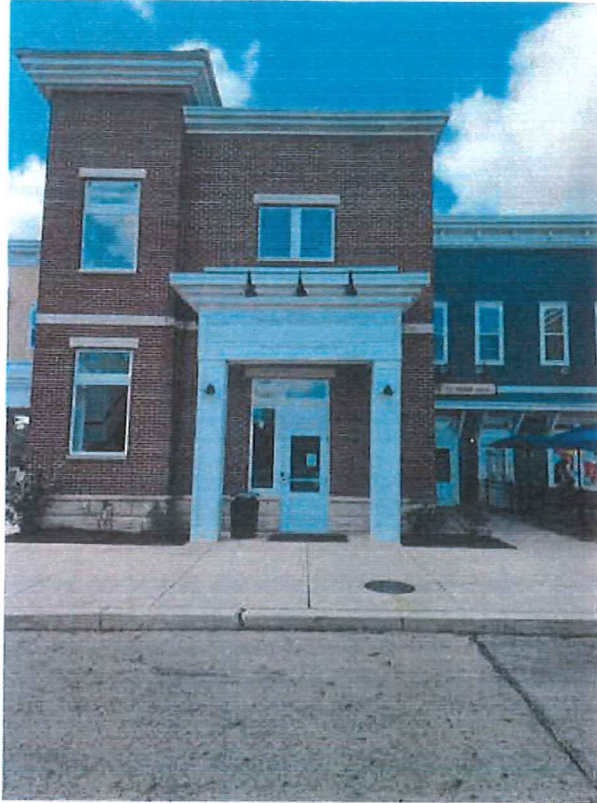


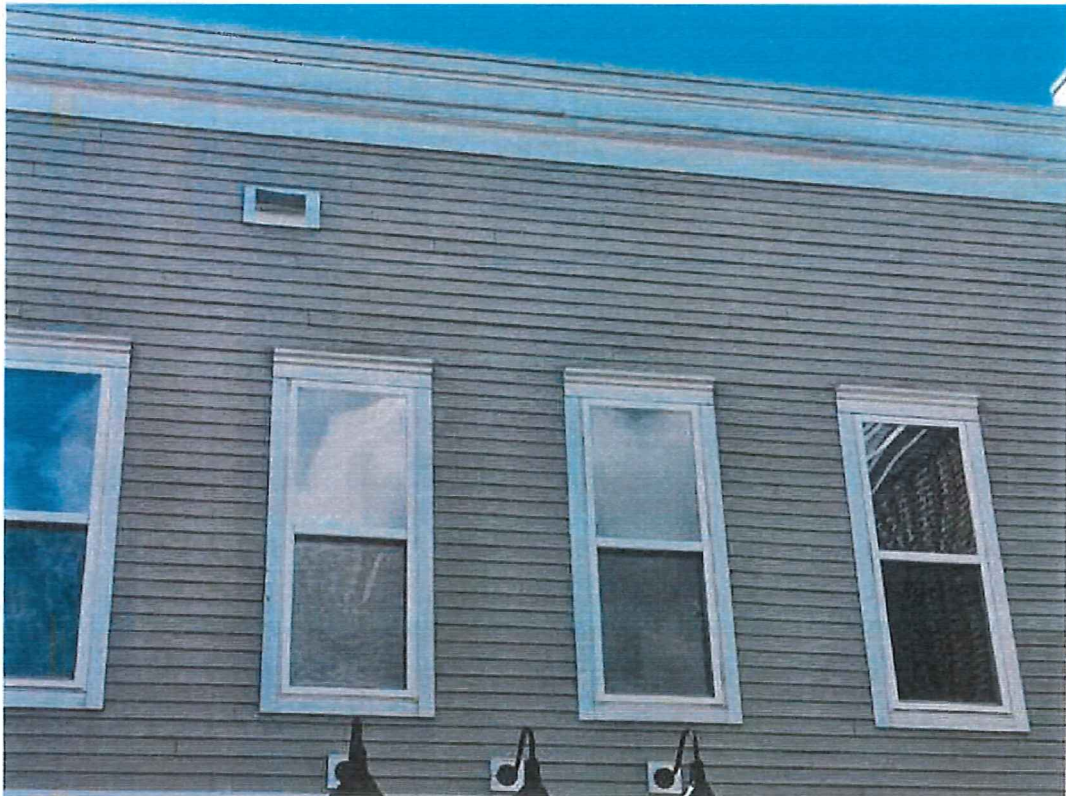
Subtotal	\$33,247.00
Total	\$33,247.00





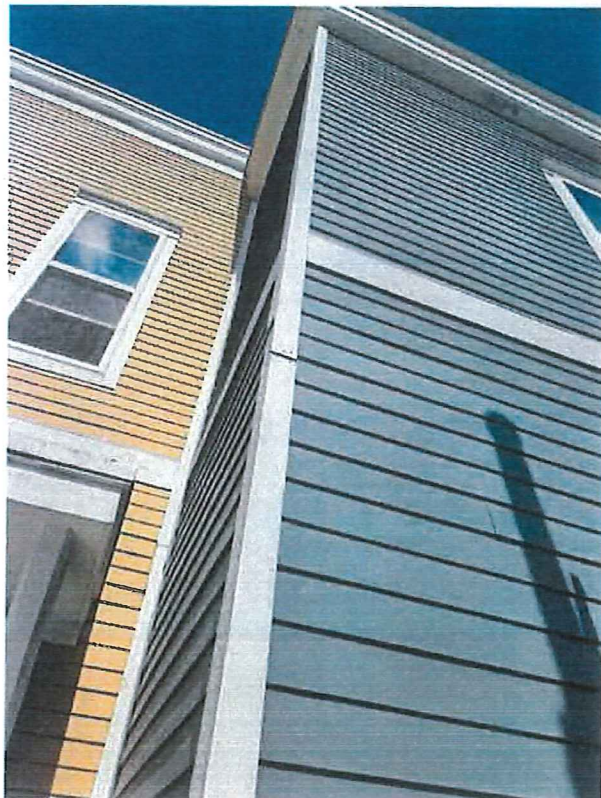


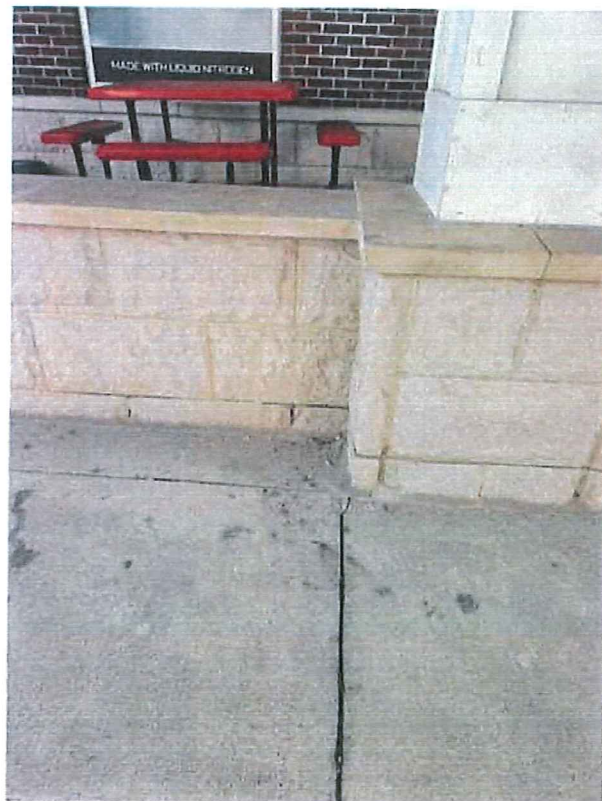














By signing this document, the customer agrees to the services and conditions outlined in this document.

3 Pillar Homes

ESTIMATE

Central American Painting LLC
 6090 Harrison Ln
 Canal Winchester, OH 43110

centralamericanpaintingllc@gmail.com
 m
 +1 (614) 783-0431
<https://www.centralamericanpainting.com/>



Bill to
 randy webb

Estimate details

Lot #: 50 s liberty paint exterior bui

Estimate no.: 1003

Estimate date: 03/06/2024

#	Product or service	Description	Qty	Rate	Amount
1.	exterior trim & siding doors & porch ceilings		1	\$0.00	\$0.00
2.		prep as needed caulk ,putty nail holes ,			\$0.00
3.		clean as needed			\$0.00
4.		paint two coats on existing colors			\$0.00
5.	Services	this estimate included labor and materials	1		\$0.00
6.	Services	paint building A	1	\$33,987.50	\$33,987.50
7.	Services	paint building B	1	\$33,987.50	\$33,987.50
Total					\$67,975.00

Accepted date

Accepted by



2008: B



B:06: B