

RESOLUTION NO. 13-22

**A RESOLUTION AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR, AS THE VILLAGE'S HOUSING OFFICER, TO EXECUTE A COMMUNITY REINVESTMENT AREA ABATEMENT AGREEMENT FOR THE PROPERTY LOCATED AT 114 WEST MAIN STREET**

WHEREAS, an application for a post-1994 community reinvestment area (CRA) property tax abatement under chapter 3735 of the Ohio Revised Code was received by the Village Housing Officer for the property located at 114 West Main Street and

WHEREAS, a review was conducted by the Village Housing Officer of the application and the Housing Officer finds that the application meets the guidelines and requirements established by the Village to grant a CRA tax abatement; and

WHEREAS, the Johnathan Alder Local School District Board of Education (the Board) was provided a copy of the application for its review and consent; and

WHEREAS, on June 27, 2022, the Board consented to the granting of said abatement as proposed in the CRA abatement agreement attached hereto as Exhibit A; and

WHEREAS, Chapter 3735 of the Ohio Revised Code requires the legislative authority of the Village to take action to approve said abatement.

NOW THEREFORE, THE MUNICIPALITY OF PLAIN CITY HEREBY RESOLVES:

Section 1. The Village Administrator, as the Village's Housing Officer, is hereby authorized and directed to execute a community reinvestment area abatement agreement for the property located at 114 West Main Street in general accordance with Exhibit A attached hereto.

Section 2. The Village Administrator is further authorized and directed to take subsequent action, upon execution of said agreement, to fulfill the Village's requirements under said agreement.

Section 3. This Resolution shall be effective from and after the earliest period provided by law.

Passed: August 8, 2022.

Attest: Renee Smnett  
Village Clerk

Jody Carney  
Mayor

First reading: July 25, 2022.

by: Renee Smnett

Second reading: August 8, 2022. Vote: 5 yea \_\_\_ nay \_\_\_ abstain

**CERTIFICATE**

The undersigned, Director of Finance of the Village of Plain City, Ohio, hereby certifies that the foregoing is a true and correct copy of Resolution Number \_\_\_\_\_, passed by the Council of the Village of Plain City, Ohio on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.



Director of Finance, Village of Plain City, Ohio

**PROPOSED AGREEMENT** for Community Reinvestment Area Tax Incentives between the Village of Plain City located in the County of Madison (and Union) and FMC Investments, LLC. (Managing Members, Rayce Robinson, Chris Miller & Chris Kerr).

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

FMC Investments, LLC  
Enterprise Name

Rayce Robinson  
Contact Person

11295 Converse Chapel Road  
Address

614.668.5312  
Telephone Number

- b. Project site:

McCune Building

Rayce Robinson  
Contact Person

114 W. Main Street  
Address

614.668.5312  
Telephone Number

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

Retail storefronts and residential mix use (as is today)

- b. List primary 6 digit North American Industry Classification System (NAICS) # 236220

Business \_\_\_\_\_ may \_\_\_\_\_ list \_\_\_\_\_ other \_\_\_\_\_ relevant \_\_\_\_\_ SIC numbers. \_\_\_\_\_

- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: \_\_\_\_\_

\_\_\_\_\_  
N/A  
\_\_\_\_\_

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

Limited Liability Company - Ohio

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

Rayce Robinson, Chris Miller, Chris Kerr

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

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b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes \_\_\_ No x

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

N/A

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

0

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

N/A

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

N/A

5. Does the Property Owner owe:

- a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?  
Yes \_\_\_ No x
- b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes \_\_\_ No x
- c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?  
Yes \_\_\_ No x
- d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description:

The McCune building has a rich history that our team would like to restore and bring back to the forefront of the building, highlighting its unique architectural characteristics. Today, there are existing storefronts, apartments and commercial space that we plan to renovate and restore to resemble its original state, which dates back to 1865. Upon completion, we have already identified tenants that will occupy the spaces and mimic its current uses.

114 W. Main Street will be completely overhauled – HVAC, electrical, plumbing, light fixtures, bathrooms, etc. The 2<sup>nd</sup> floor will tentatively remain as residential use. The 3<sup>rd</sup> floor will also remain as a single commercial space, with a planned tenant currently in discussions.

Local sub-contractors will be given the right of last refusal to complete the necessary improvements.

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7. Project will begin mid-2022 and be completed on or around June 30, 2023, provided a tax exemption is provided.

8. a. 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):

10-15 via each tenant

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b. State the time frame of this projected hiring: 1 yr.

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

It is assumed that as we place new businesses/tenants in the building upon completion of project and release to commercial tenants, the new tenants will be hiring their own required employee pools.

9. a. Estimate the amount of annual payroll such new employees will add N/A  
(new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

- b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ N/A

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A.	Acquisition of Buildings:	\$400,000.00
B.	Additions/New Construction:	\$0.00
C.	Improvements to existing buildings:	\$1,500,000.00
D.	Machinery & Equipment:	\$0.00
E.	Furniture & Fixtures:	\$100,000.00
F.	Inventory:	<u>\$0.00</u>
	<b>Total New Project Investment:</b>	\$2,000,000.00

11. a. Business requests the following tax exemption incentives: 100% for 12 years covering estate as described above. Be specific as to the rate, and term.

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

The Village of Plain City is on the cusp of major growth, which is incredibly exciting. But, the costs to purchase and properly restore and renovate this historic building to time period appropriateness subject to this application are cost prohibitive at this time. To allow the ability to invest necessary capital into reviving the property, tenant it, and create jobs and "downtown vibrancy", tax relief is necessary. As the Village grows and population metrics eventually meet the need of the real estate opportunity, the tax abatement will expire and the project will be self-sufficient in funding full tax liability in future years. Without the incentive, private re-investment in the Village is not possible nor practical.

Submission of this application expressly authorizes the Village of Plain City to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation or complete a waiver form allowing the Department of Taxation to release specific tax records to the local

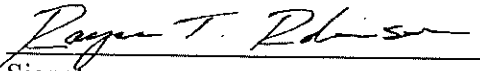
jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C) (1) and 2921.13(D) (1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

FMC Investments, LLC  
Name of Property Owner

4/25/2022  
Date

  
Signature

Rayce Robinson, Managing Member  
Typed Name and Title

\* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

\*\* Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.