



**TROY CITY COUNCIL
COMMITTEE MEETING
COUNCIL CHAMBERS, CITY HALL
100 S. Market Street, Troy, Ohio**

Revised 4-24-2023 to change item from Streets & Sidewalks Committee to Community & Economic Development Committee; change proposed order of committees.

MONDAY, APRIL 24, 2023; 6:00 P.M.

Finance Committee

(Severt [Chm.], Phillips, Rozell)

1. Provide a recommendation to Council regarding the recommendation of the Loan Review Committee that a CDBG ED RLF loan to A. M. Scott Distillery, LLC in the amount of \$300,000 be approved. Consideration of emergency legislation is requested so the loan can be closed without delay.

Law & Ordinance Committee

(Snee [Chm.], Phillips, Severt)

1. Provide a recommendation to Council regarding the TREX application of Aldi Inc. Ohio for C-1 and C-2 permits for the store to be located at 50 Troy Town Drive, Troy, Ohio.

Community Partnerships Committee

(Rozell [Chm.], Schilling, Severt)

1. Provide a recommendation to Council regarding the 2023 Troy Strawberry Festival – agreement, Notwithstanding Legislation, activate a portion of the DORA Temporary Activation Boundary. Consideration of emergency legislation is requested so that the temporary liquor permit can be submitted.

Community & Economic Development Committee

(Schilling [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding the recommendation of the Troy Planning Commission that a small area of right-of-way be vacated at West Main Street and Stanfield Road.

Recreation & Parks Committee

(Whidden [Chm.], Rozell, Schilling)

1. Provide a recommendation to Council regarding consideration of authorizing the Community Improvement Corporation of Troy, Ohio to act on behalf of the City to execute a Building Lease and Ground Lease with Busted Brick Realty Group, Inc. related to the construction of public restrooms, and to further authorize the transfer of \$150,050 to the Community Improvement Corporation of Troy, Ohio, for funding related to the construction of the public restrooms. Consideration of emergency legislation is requested so that documents can be executed and the project commence, subject to the CIC being agreeable to the arrangements.

Other Committees/Items may be added.

~~4-21-2023~~ 4-24-2023

cc: Mayor
Mr. Titterington
Mr. Kerber
Mr. Frigge, Departments, Media

FINANCE COMMITTEE



MEMORANDUM

TO: Mr. Lutz, President of Council

FROM: Patrick E. J. Titterington, Director of Public Service and Safety 

DATE: April 17, 2023

SUBJECT: **CDBG ED RLF LOAN APPLICATION – A. M. Scott Distillery, LLC – 9 W. Main Street**

RECOMMENDATION:

That Troy City Council accepts the recommendation of the Loan Review Committee for a new loan from the CDBG Economic Development Revolving Loan Fund (ED RLF) to Anthony Scott and Jessica Nielsen, on behalf of A. M. Scott Distillery, LLC, for funds to finance the purchase of restaurant equipment for a new location at 9 W. Main Street and to authorize a CDBG ED RLF application to be filed with the Ohio Department of Development, Office of Community Development (ODOD, OCD).

BACKGROUND:

A. M. Scott Distillery, LLC currently operates as a blender and bottler of fine spirits including vodka, gin, and bourbon. The business operation also includes Provisions Co., which is a retail store selling home/kitchen, barware/cocktails, apparel, and other Ohio inspired items.

For this project, the applicant is seeking a loan as follows:

- Total project costs of approximately \$347,000
- Loan principal of \$300,000, exclusive of the closing fees which will be paid directly by the applicant
- Loan repayment term of 84 months
- 7.25% interest, with six months of interest only payments
- Collateral will be a UCC lien on all of the business assets
- A personal guarantee from Anthony Scott and Jessica Nielson
- Language will be included to provide for the City to recall the loan if stated equipment is not purchased and installed
- Expedited approval is requested so that the City of Troy can move forward with submitting the full CDBG ED RLF application to the State of Ohio for project approval; and the business can begin the purchasing equipment.

The Loan Review Committee reviewed this loan application on April 13, 2023 and recommended it be approved with the above terms. Information considered by the Loan Review Committee is attached.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of the CDBG ED RLF loan to A. M. Scott Distillery, LLC as outlined above so that legislation can be authorized for the application to be filed with ODOD, OCD. Consideration of emergency legislation is requested so that a CDBG ED RLF application can be submitted to the ODOD, OCD and the loan can be closed without delay.

encl.



TO: Members of the Loan Review Committee

FROM: Tim Davis, Development Director

DATE: April 13, 2023

SUBJECT: Loan Request - A. M. Scott Distillery, LLC

Anthony Scott and Jessica Nielsen, on behalf of A. M. Scott Distillery, LLC, have submitted a CDBG Economic Development Revolving Loan Fund (ED RLF) application requesting \$300,000 to finance equipment for a new location at 9 W. Main Street. A. M. Scott Distillery, LLC is seeking a term of seven years at 7.25% APR, which amounts to approximately \$4,835 monthly payments. A request of interest only payments for the first six months is requested by the applicant. This is intended to allow the equipment to be installed and put into operation. It also allows for production to begin and result in sales and a positive cash flow. That cash flow, in turn, will allow the company to begin to make full payments of principal and interest, as well as increase employment.

A. M. Scott Distillery, LLC, currently operates as a blender and bottler of fine spirits including vodka, gin, and bourbon. The business operation also includes Provisions Co., which is a retail store selling home & kitchen, barware, and cocktails, apparel, and other Ohio inspired items.

The total investment of \$346,872 in equipment is expected with a result of twenty-six new jobs (full and part-time). The CDBG ED RLF Program requires at least 12 full time employees to be hired with 7 of the 12 employees being low -to moderate income. The loan request is submitted because the commercial banks that the business owner sought out did not want to provide a loan for just the equipment alone. A. M. Scott Distillery, LLC will provide \$46,872 in equity (14% of the project cost).

Staff recommends approval of the loan with the following terms:

- Total project costs of \$346,872
- Loan principal of \$300,000
- Loan repayment term of 84 months
- 7.25% simple APR
- Six months of interest only payments (\$1,812.50/month)
- Collateral will be a UCC lien on all of the business assets
- A personal guarantee from Anthony Scott and Jessica Nielson
- Expedited approval is requested so that the City of Troy can move forward with submitting the full CDBG ED RLF application to the State of Ohio for project approval; and the business can begin the purchase of equipment.

**Office of Community Development
CDBG Revolving Loan Fund Pre-Application**

Please fill out all boxes and lines filled with blue. Green boxes contain drop-down selections. Ensure entire form is filled before submission.

GRANTEE INFORMATION

Grantee: City of Troy, Ohio
Contact Person: Nikki Reese
Contact Organization: Troy Development Department
Telephone: 937-339-9601
E-mail: nikki.reese@trovohio.gov

Current RLF Balance: \$ 432,532
Review Status with RLF Board: Under Review

BUSINESS DESCRIPTION

Business Name: A M Scott Distillery, LLC
Name of Borrower: Anthony M. Scott
NAICS Code: 424820

Site Address: 9 W. Main St.
City: Troy
County: Miami
ZIP: 45373

Business Explanation

A M Scott Distillery, LLC is converting the downtown building at 9 W. Main St. Troy, Ohio into a restaurant and entertainment venue. A M Scott Distillery, LLC is expecting to increase employment with 8 full-time positions and 26 part-time positions within three years. The owners of A M Scott Distillery, LLC has signed a lease with the building owner of 9 W. Main St. in February 2023. The owners have submitted a CDBG ED RLF Loan application requesting \$300,000 to purchase restaurant equipment and supplies for the expansion of their business at 9 W. Main St., Troy Ohio.

PROJECT DESCRIPTION

Select one option: ☒ Fixed Asset Loan
If loan: ☐ Retention ☒ Expansion ☐ New Business ☐ Other
New Square Footage to be built or leased:

Project Overview

A M Scott Distillery, LLC will be using the CDBG ED RLF monies to purchase restaurant equipment and supplies. The CDBG ED RLF monies will not be used for the installation of any of this equipment.

Fixed Assets

Resturant equipment, furniture, and supplies. Refer to the equipment cost estimate spreadsheet for A M Scott Distillery, LLC.

NATIONAL OBJECTIVE DETERMINATION

Job Creation (in FTEs)		LMI Verification
Total Jobs Created	12	Agency to verify LMI Job Creation: Grantee
LMI Jobs Created	7	Agency name (if applicable):
Total Jobs Retained	0	
LMI Jobs Retained	0	
% LMI Jobs Created/Retained	58%	

COMPLIANCE STANDARDS

Environmental Review

ER level of review: Categorical Exclusion Subject to 58.5
Expected ROF date: 5/31/2023

Labor Standards

If project includes purchase of machinery and/or equipment, include the total installation cost: \$ 0%
Installation as percent of equipment cost:

Acquisition/Relocation

Does the project include?

☐ Acquisition of Land, Building, and/or Easements
☐ Rehabilitation of an existing building
☐ Demolition
☒ None of the above apply to this project

Value determined by:
Use of structure:

BUDGET AND UNDERWRITING

Gap Financing Narrative

This project was introduced in the expansion discussion in 2022 to encourage A M Scott Distillery, LLC to enter into a lease agreement to secure the location of 9 W. Main St. Troy, Ohio. The City of Troy is partnering with A M Scott Distillery, LLC to provide additional financing to the project to free up working capital of the business. The City proposes to finance 78% of the equipment purchase. The City has a long-established working relationship with the owner and has partnered together on several other successful economic development projects in the past.

Underwriting Narrative

The City worked with the applicant to determine reasonable financing terms to secure the loan and move the project forward. The City requires 100% collateral coverage and personal guarantees from all business owners who hold ownership of 20% or more of the business. The financial structure (loan amount, rate, term) provided have been consistent with previous terms acceptable by the Loan Review Committee and City Council.

USES OF FUNDS

Fixed Costs	Total	CDBG RLF	New Equity	Private Lender	Other Private	Other Public
Machinery / Capital Equipment	\$ 346,872	\$ 300,000	\$ 46,872			
	\$ -					
	\$ -					
	\$ -					
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total Fixed Costs	\$ 346,872	\$ 300,000	\$ 46,872	\$ -	\$ -	\$ -
Working Capital	\$ -					
Total Project Costs	\$ 346,872	\$ 300,000	\$ 46,872	\$ -	\$ -	\$ -

SOURCES OF FUNDS

Finance Source	Amount	% of Total	Rate	Financing Term (years)	Collateral Position L&B	M&E
CDBG RLF	\$ 300,000	86%	7.25%	7 years		
Equity	\$ 46,872	14%				
Total Project Costs	\$ 346,872	100%				

Financing Eligibility Thresholds	Yes/No or Amount
Loan	
Fixed Asset Equity ($\geq 5\%$)	Yes
Fixed Asset Leverage Ratio (≥ 1)	No
Fixed Asset Private Investment ($\geq 15\%$)	No
CDBG Cost per Job ($\leq \$25,000$)	\$ 25,000
Infrastructure Grant	
Assistance Amount	
On-site Private Investment?	
Fixed Asset Private Investment ($\geq 15\%$)	
CDBG Cost per Job ($\leq \$9,999$)	

Loan Requirements	Yes/No
Personal Guaranty	Yes
Corporate Guaranty	No
Keyman Life Insurance	No
Private Funds Maximized	Yes
All Private Funds Committed	No
Owner Equity Maximized	No
The borrower has agreed to financing terms in writing:	Yes

A. M. Scott Distillery, LLC**9 W. Main St. – The Mayflower****Troy OH 45373**

A. M. Scott Distillery, LLC is converting the downtown building at 9 W. Main St. Troy, Ohio, known as the Mayflower, into a restaurant and entertainment venue. A. M. Scott Distillery, LLC is expecting to increase employment with 8 full-time positions and 26 part-time positions within three years. The owners of A. M. Scott Distillery, LLC has signed a lease with the building owner of 9 W. Main St. in February 2023. The owners have submitted a CDBG ED RLF Loan application requesting \$300,000 to purchase restaurant equipment and supplies for the expansion of their business at 9 W. Main St., Troy Ohio.

Troy CDBG ED RLF Request: \$300,000**Owner Equity: \$46,872**

A. M. Scott Distillery, LLC Equipment Cost Estimate	
Kitchen and Bar Equipment	\$147,505
Tables and Chairs	\$99,325
Sound and Music	\$100,042
Total	\$346,872

Equipment Cost Estimate Spreadsheet

4/6/2023

Applicant Name: Mayflower- A M Scott Distillery

Total Loan Applied: \$300,000.00

Kitchen and Bar Equipment

COMPONENT	Cost	Quantity
Kitchen Equipment		
Walk in Cooler	\$38,143	1
Ice Maker	\$7,532	2
Expo Line Cooler	\$2,620	1
Metal Shelves	\$4,919	1
Meat Slicer	\$429	1
Hand Washing Sink	\$1,440	4
Smallwares - Trimark	\$10,615	1
Free Standing Mixer	\$2,349	1
Three Compartment Sink	\$879	1
Prep Sink	\$800	1
Four Compartment Sink	\$3,520	2
Food Processor	\$1,000	1
Stainless Steel Floor Fryer	\$900	1
Gas Convection Oven	\$2,200	1
Conveyor Oven	\$8,760	2
Heat Lamps	\$1,620	4
Flat Top	\$4,237	1
Dishwasher	\$14,946	1
Clean Dish Table	\$350	1
Dirty Dish Table	\$780	1
Prep Refrigerator	\$5,240	1
Steam Table	\$1,098	1
Under Counter Refrigerator	\$1,400	1
Work Tables	\$644	3
Subtotal	\$116,421	35
Bar Equipment		
Kegerator	\$5,600	2
Bar Refrigerator 2 Door	\$6,525	2
Glass Washer Under Counter	\$5,625	1
Wine Chiller	\$1,400	1
Ice Bins	\$1,207	2
Ice bin/Roof Top	\$699	1
Speed Racks	\$1,300	5
Equipment Stand	\$7,628	1
Ice Maker	\$1,100	1
Subtotal	\$31,084	16
Total for both Equipment	\$147,505	

Chairs/Tables/Barstools

COMPONENT	Cost	Quantity	Total
Venue			
Tables (24x48)	\$245	18	\$4,410
Chairs	\$295	75	\$22,125
Speakeasy			
Chairs	\$295	40	\$11,800
Tables (24x30)	\$140	12	\$1,680
Barstools	\$290	12	\$3,480
Venue Mezz			
Tables (24x24)	\$110	6	\$660
Chairs	\$295	32	\$9,440
Barstools	\$290	12	\$3,480
Speakeasy Mezz			
Tables (24x24)	\$110	4	\$440
Chairs	\$295	18	\$5,310
Roof Deck			
Chairs	\$295	100	\$29,500
Tables (36x36)	\$350	20	\$7,000
Total			\$99,325

Sound and Music

COMPONENT	Cost	Quantity
Main Auditorium		
Audio System	\$61,159.62	1
Lighting System	\$17,692.88	1
Network Control	\$5,393.99	1
Subtotal Total	\$84,246.49	
Speakeasy Bar		
Audio System	\$6,049.30	1
Video System	\$6,591.84	1
Network Control	\$3,154.00	1
Subtotal Total	\$15,795.14	
Combined Total	\$100,041.63	



CITY OF TROY
SBD REVOLVING LOAN FUND
LIST OF EXHIBITS and SBD APPLICATION

Completed application form plus \$100.00. Additionally, a loan closing fee of 1.5%, plus any accumulated title search and legal fees are due at closing.

Financial: (Attach as Exhibit A)

- ☐ Detailed business plan for the expansion project;
- ☐ Personal financial statement for each individual with at least twenty percent interest in the company;
- ☐ Financial statements from prior three years (Balance Sheet and Profit and Loss statements);
- ☐ Schedule of Accounts Payable and Receivables;
- ☐ Interim financial statement to the nearest quarter;
- ☒ Proforma of financial projections on a quarterly basis for the first two years following the loan closing;
- ☐ Letter of recommendation or acknowledgement from existing debt-holder(s) regarding this application;
- ☐ Statement of the anticipated draw down schedule of SBD funds.

Collateral: (Attach as Exhibit B)

- ☐ Recent appraisal or county tax records of any real estate which will be offered as collateral;
- ☐ Listing of outstanding liens and mortgages on the property/assets proposed as security;
- ☒ Evidence of authority to make improvements such as a deed, qualifying lease, or notarized authorization from the property owner;
- ☐ Personal Guaranty;
- ☐ If real estate is used as collateral then a recent title exam is required.

Project: (Attach as Exhibit C)

- ☐ Detailed estimates for each projected expense of the business expansion;
- ☒ Verification of the costs/value of the assets to be funded as part of the total financing package;
- ☒ Construction plans for any proposed building improvements;
- ☐ Written cost estimates or contracts for building improvements.



City of Troy, Ohio
Small Business Development Revolving Loan Fund
Application

APPLICANT: A M Scott Distillery LLC 937-400-8625
Name Phone Number Fax Number
scott.kinney@scottdistillery.com 87-4192478
Email Address Federal I.D.#:

BUSINESS:
(Borrower Name) Name Phone Number Fax Number
Email Address Federal I.D.#:

CURRENT ADDRESS 214 S Mulberry Street Troy Ohio 45373
Street City State Zip Code

NEW ADDRESS
(if relocating): Street City State Zip Code

TYPE OF BUSINESS: PARTNERSHIP SOLE PROPRIETOR S CORPORATION C CORPORATION ☒ LIMITED LIABILITY COMPANY

NAMES AND ADDRESSES OF OTHER OWNERS WITH 5% OR MORE OWNERSHIP INTEREST:

Name	Address	City	State	Zip Code	Phone Number
Anthony Scott	214 S Mulberry St.	Troy	Ohio	45373	
Jessica Nielsen	Same as above				
Vance Vair	Same as above				

Description Of Current Operation:

A M Scott Distillery LLC currently operates as a blender and bottler of fine spirits including Vodka, Gin, and Bourbon. Operations also include Provisions Co. which is a retail store selling home & kitchen, barware & cocktails, apparel, and other Ohio inspired items.

Description Of Proposed Project

A M Scott Distillery LLC is converting the existing Mayflower building in downtown Troy into a restaurant/speakeasy/entertainment venue. Current plans call for a Provisions Co. retail shop, a speakeasy seating 85, a restaurant/entertainment venue seating 125, and a rooftop bar seating 100.

FINANCIAL PACKAGE REQUESTED: *All applicants MUST provide 10% of the SBD Loan Amount.*

SOURCES	AMOUNT (\$)	USES
SBD Loan Requested:	\$300,000	Purchase furniture, fixtures, and equipment
Equity Provided:	<u>\$46,872.</u>	<u>personal equity</u>
Other Loans:	Bank:	
	Bank L.O.C.:	
	Supplier:	
	Other:	
TOTAL:	<u>\$ 346,872</u>	

INDICATE THE STATUS OF OTHER FINANCING AND WHEN IT WILL BE AVAILABLE.

NONE				
LENDER:	Name	Address	Contact	Phone Number
DATE:				
LENDER:	Name	Address	Contact	Phone Number
DATE:				
CURRENT DEBT:				
LENDER:	Name	Address	Contact	Phone Number
Original Loan:	Term:	Payment:		
Remaining Balance:				
LENDER:	Name	Address	Contact	Phone Number
Original Loan	Term:	Payment:		
Remaining Balance:				
LENDER:	Name	Address	Contact	Phone Number
Original Loan	Term:	Payment:		
Remaining Balance:				
LENDER:	Name	Address	Contact	Phone Number
Original Loan	Term:	Payment:		
Remaining Balance:				

PROPOSED PROJECT START DATE: April 1, 2023

ESTIMATED DATE RLF LOAN IS NEEDED May 1, 2023

TOTAL NUMBER OF CURRENT EMPLOYEES: 0 Full Time 0 Part Time

PROPOSED NEW JOBS
(Enter for each year "new jobs"
without totaling the previous year)

1st YEAR	2nd YEAR	3rd YEAR	TOTAL
(6)	(1)	(1)	(8)
New Full Time	New Full Time	New Full Time	New Full Time
(20)	(3)	(3)	(26)
New Part Time	New Part Time	New Part Time	New Part Time

STARTING WAGE RATE FOR NEW EMPLOYEES:

JOB TITLE	# HIRES	WAGE RATE
Bartender	5	\$7.00/hr + tips
Server	11	\$5.00/hr + tips
Cook	7	\$16.00/hr
Retail	2	\$10.00/hr
Managers	1	\$50,000/year

Less than ten years = 0.5% below current
Prime Rate

SBD Loan Terms
Ten to fifteen years = current
Prime Rate,

Fifteen to twenty years =
current Prime Rate plus 1%.

Requested Loan Term:
i.e. 5 years at 2.75%

7yrs (7.25% Interest) - Current Prime Rate 7.75%
at the time this application was received.

BY SIGNING THIS FORM, I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE
OF
APPLICANT:



DATE

2/24/23

MAYFLOWER

			Year 2		Year 3		Year 4
Income							
Alcohol Sales	\$7.5 k/seat/yr	Speak	637,500		637,500		637,500
	\$5.5 k/seat/6 mo.	Roof	275,000		275,000		275,000
	\$5.5k/seat/year	Theater	687,500		687,500		687,500
Merch & Apparel Sales			360,000		360,000		360,000
Food Sales	\$6.5k/seat/year	speak	552,500		552,500		552,500
	\$3.5 k/seat/6 mo.	Roof	175,000		175,000		175,000
	\$3.5k/seat/year	theater	437,500		437,500		437,500
DORA sales							
Private Events							
Taproom Sales			3,125,000		3,125,000		3,125,000
Cost of Goods Sold							
Alcohol supplies		25%	400,000	25%	400,000	25%	400,000
Taproom Supplies			45,000		45,000		45,000
Merchandise & Apparel		50%	180,000	50%	180,000	50%	180,000
Food Raw Material		30%	349,500	30%	349,500	30%	349,500
Labor - Production			11,000		11,000		11,000
Labor- Management			105,000		128,000		134,000
Labor- FOH			200,000		128,000		128,000
Labor Kitchen			240,000		150,000		150,000
Labor Marketing			45,000		50,000		50,000
Payroll Taxes			72,120		56,040		56,760
Sales Tax		7%	218,750		218,750		218,750
Total Cogs			1,866,370		1,716,290		1,723,010
Sales less COGS			1,258,630		1,408,710		1,401,990
Operating Expenses (includes a 5% escalator in years 3 and 4)							
Advertising & Promotion			\$25,000		\$26,250		\$27,563
Bank Service charges			\$500		\$525		\$551
Credit Card Merchant Services		3%	\$78,125	3%	\$82,031	3%	\$86,133
Music or entertainment acts			\$300,000		\$315,000		\$330,750
Education			\$3,000		\$3,150		\$3,308
Dues & Subscriptions			\$7,500		\$7,875		\$8,269
Insurance Expense			\$22,500		\$23,625		\$24,806
Meals & Entertainment			\$2,400		\$2,520		\$2,646
Interest Expense			\$15,000		\$15,750		\$16,500
Licenses & Permits			\$6,500		\$6,825		\$7,166
Office Supplies			\$2,500		\$2,625		\$2,756
Kitchen Supplies			\$12,000		\$12,600		\$13,230
Printing & Reproduction			\$3,500		\$3,675		\$3,859
Professional Fees			\$6,000		\$6,300		\$6,615
Rent Expense			\$214,200		\$214,200		\$232,200
Repairs & Maintenance			\$9,000		\$9,450		\$9,923
Small Equipment less than \$2500			\$5,500		\$5,775		\$6,064
Shipping Expense			\$200		\$210		\$221
Taxes - CAT			\$6,325		\$6,641		\$6,973
Travel			\$6,000		\$6,300		\$6,615
Utilities			\$28,000		\$29,400		\$30,870
Depreciation			\$43,000		\$43,000		\$43,000
Total Operating Expense			\$796,750		\$823,728		\$869,266
Total Spend			\$2,663,120		\$2,540,018		\$2,592,276
Total Sales			\$3,125,000		\$3,125,000		\$3,125,000
Net Income			\$461,880.00		\$584,982.50		\$532,723.63
Gross Profit Margin %			15%		19%		17%

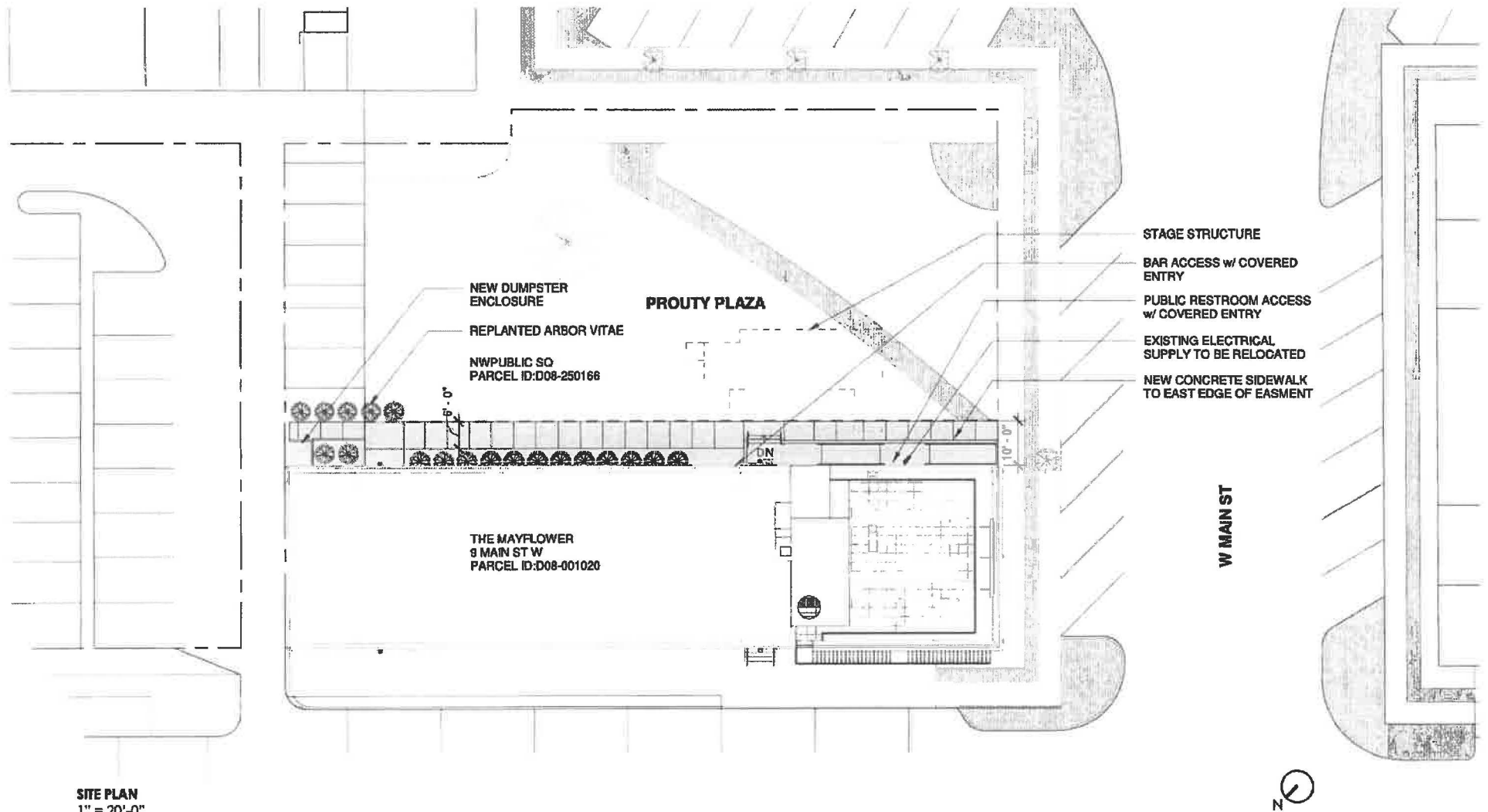
MAYFLOWER

BY A.M. SCOTT DISTILLERY





- A101



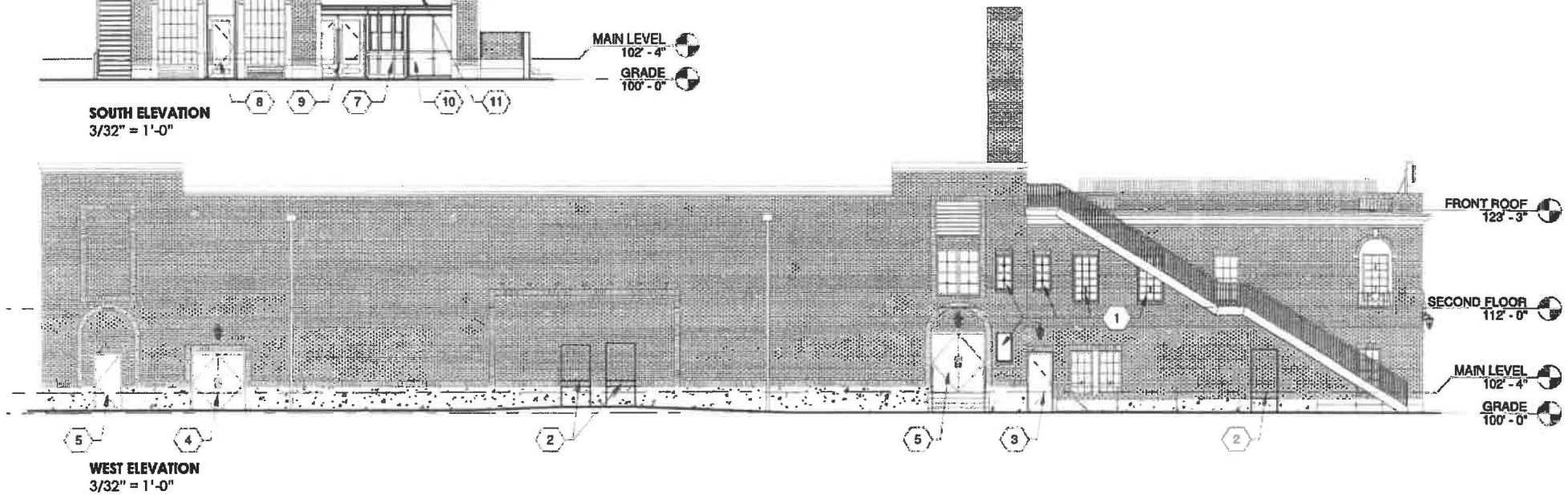
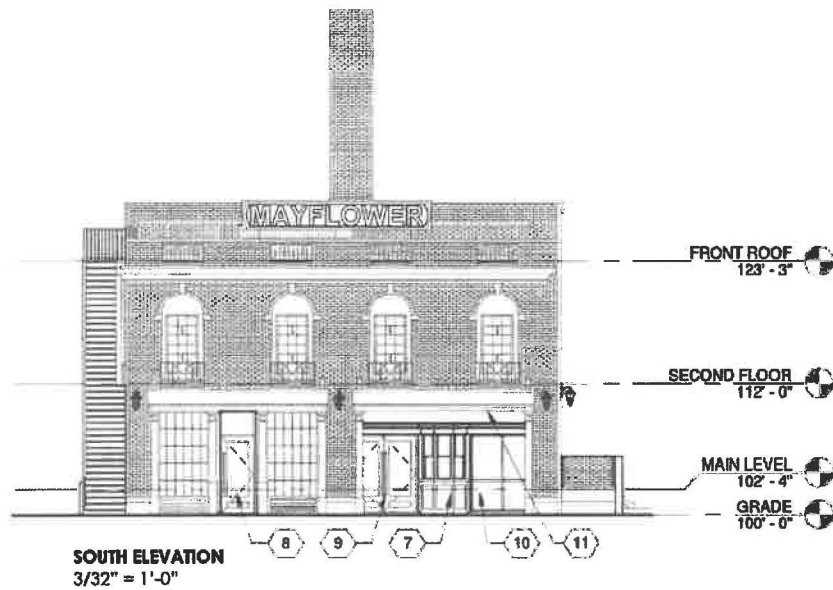
MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373
FACADE UPDATES
02/21/23



AO ANDREW
CIRCLE
ARCHITECT

REVISD ELEVATION NOTES

1. NEW DOUBLE HUNG WINDOW TO MATCH EXISTING.
2. NEW BRICK INFILL ON CMU WALL w/ PRE-CAST CONC BAND BELOW, TOOTH IN BRICK @ JAMB. LEAVE LINTEL IN PLACE.
3. NEW ENTRY / EGRESS DOOR IN EXIST FRAME
4. EXIST DOOR TO REMAIN. PAINT
5. EXIST STEEL DOOR TO REMAIN
6. NOT USED
7. NEW RECESSED BAR ENTRY, NEW WOOD FRAMED TICKET BOOTH w/ TRANSACTION WINDOW
8. NEW ALUM ENTRY DOOR w/ FIXED TRANSOM WINDOW
9. NEW ALUM ENTRY DOOR
10. NEW ALUM STOREFRONT
11. ORIGINAL MARQUEE LIGHTING



MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373
FACADE UPDATES
02/21/23

AO ANDREW
CIRCLE
ARCHITECT

	TRICORN BLACK
	SW 6258
	URBANE BRONZE
	SW 7048
	ROOKWOOD ANTIQUE GOLD
	SW 2814



SOUTH ELEVATION
NTS

MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373
FACADE UPDATES
02/21/23

AO ANDREW
CIRCLE
ARCHITECT



WEST ELEVATION
NTS

MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373
FACADE UPDATES
02/21/23

AO ANDREW
CIRCLE
ARCHITECT



SOUTH ELEVATION PERSPECTIVE

MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373
FACADE UPDATES
02/21/23

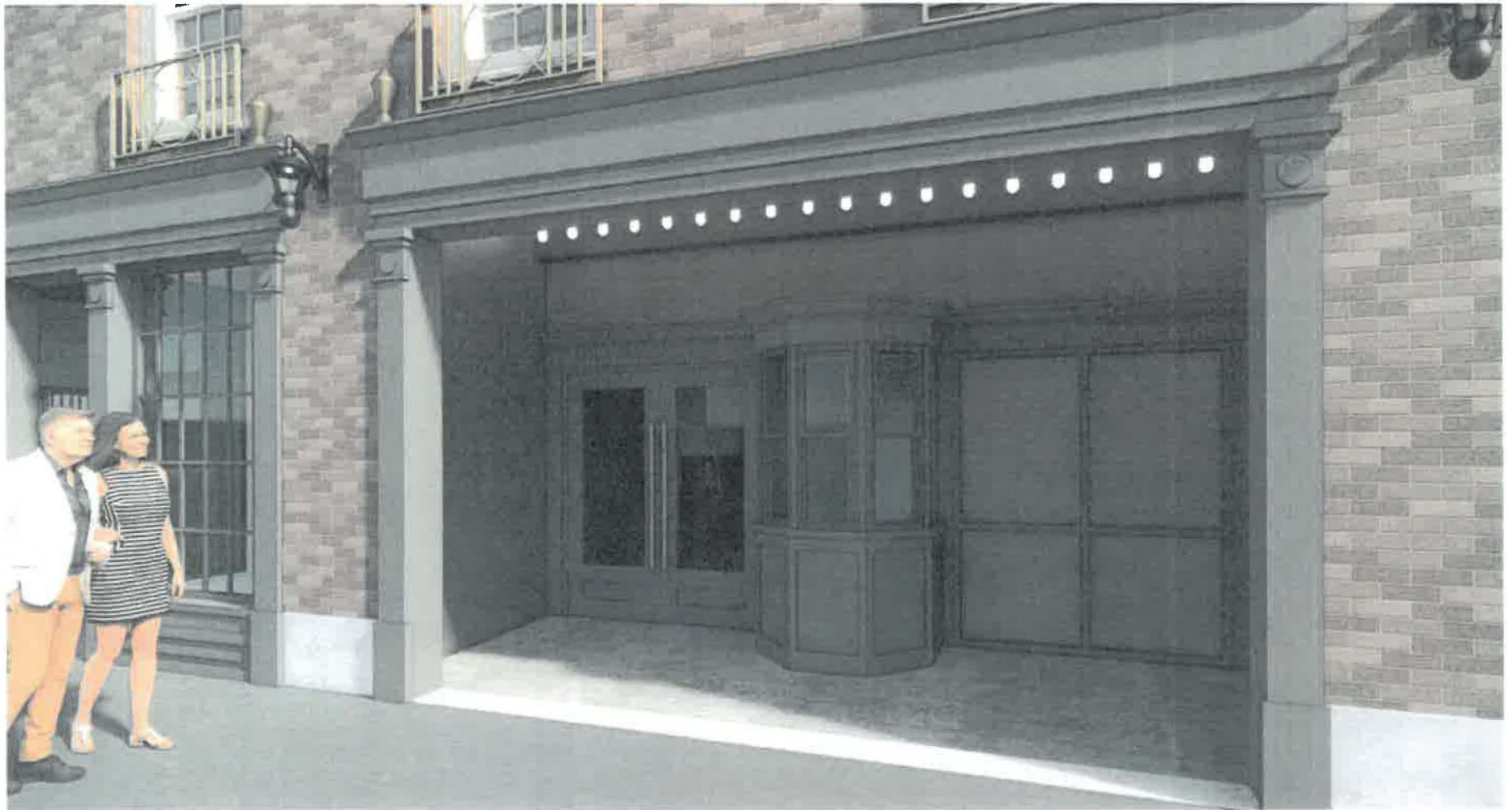
AO ANDREW
CIRCLE
ARCHITECT



RETAIL ENTRY

MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST. TROY OH 45373
FACADE UPDATES
02/21/23

AO ANDREW
CIRCLE
ARCHITECT



TICKET BOOTH ENTRY

MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373
FACADE UPDATES
02/21/23

AO ANDREW
CIRCLE
ARCHITECT



PLAZA PERSPECTIVE

MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373
FACADE UPDATES
02/21/23

AO ANDREW
CIRCLE
ARCHITECT

Interest-Only Loan Calculator

Borrower: AM Scott Distillery LLC
9 W. Main St.
Troy, OH 45373

City of Troy
100 S. Market St.
Troy, OH 45373

Loan Information	
Loan Amount	300,000.00
Annual Interest Rate	7.250%
Term of Loan (years)	7
First Payment Date	6/1/2023
Payment Frequency	Monthly
Compound Period	Monthly
Interest-Only Period (years)	0.5
Payment Type	End of Period
Rounding On	Yes

Summary	
Rate (per period)	0.604%
Number of Payments	84
Years to Pay Off	7
Total Payments	387,982.71
Total Interest	87,982.71
Est. Interest Savings	(4,560.06)

Traditional Loan Payment 4,564.56
Interest-Only Payment 1,812.50
Payment After IO Period 4,834.72

Amortization Schedule

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
						300,000.00
1	6/1/23	1,812.50		1,812.50	0.00	300,000.00
2	7/1/23	1,812.50		1,812.50	0.00	300,000.00
3	8/1/23	1,812.50		1,812.50	0.00	300,000.00
4	9/1/23	1,812.50		1,812.50	0.00	300,000.00
5	10/1/23	1,812.50		1,812.50	0.00	300,000.00
6	11/1/23	1,812.50		1,812.50	0.00	300,000.00
7	12/1/23	4,834.72		1,812.50	3,022.22	296,977.78
8	1/1/24	4,834.72		1,794.24	3,040.48	293,937.30
9	2/1/24	4,834.72		1,775.87	3,058.85	290,878.45
10	3/1/24	4,834.72		1,757.39	3,077.33	287,801.12
11	4/1/24	4,834.72		1,738.80	3,095.92	284,705.20
12	5/1/24	4,834.72		1,720.09	3,114.63	281,590.57
13	6/1/24	4,834.72		1,701.28	3,133.44	278,457.13
14	7/1/24	4,834.72		1,682.35	3,152.37	275,304.76
15	8/1/24	4,834.72		1,663.30	3,171.42	272,133.34
16	9/1/24	4,834.72		1,644.14	3,190.58	268,942.76
17	10/1/24	4,834.72		1,624.86	3,209.86	265,732.90
18	11/1/24	4,834.72		1,605.47	3,229.25	262,503.65
19	12/1/24	4,834.72		1,585.96	3,248.76	259,254.89
20	1/1/25	4,834.72		1,566.33	3,268.39	255,986.50
21	2/1/25	4,834.72		1,546.59	3,288.13	252,698.37
22	3/1/25	4,834.72		1,526.72	3,308.00	249,390.37
23	4/1/25	4,834.72		1,506.73	3,327.99	246,062.38
24	5/1/25	4,834.72		1,486.63	3,348.09	242,714.29
25	6/1/25	4,834.72		1,466.40	3,368.32	239,345.97

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
26	7/1/25	4,834.72		1,446.05	3,388.67	235,957.30
27	8/1/25	4,834.72		1,425.58	3,409.14	232,548.16
28	9/1/25	4,834.72		1,404.98	3,429.74	229,118.42
29	10/1/25	4,834.72		1,384.26	3,450.46	225,667.96
30	11/1/25	4,834.72		1,363.41	3,471.31	222,196.65
31	12/1/25	4,834.72		1,342.44	3,492.28	218,704.37
32	1/1/26	4,834.72		1,321.34	3,513.38	215,190.99
33	2/1/26	4,834.72		1,300.11	3,534.61	211,656.38
34	3/1/26	4,834.72		1,278.76	3,555.96	208,100.42
35	4/1/26	4,834.72		1,257.27	3,577.45	204,522.97
36	5/1/26	4,834.72		1,235.66	3,599.06	200,923.91
37	6/1/26	4,834.72		1,213.92	3,620.80	197,303.11
38	7/1/26	4,834.72		1,192.04	3,642.68	193,660.43
39	8/1/26	4,834.72		1,170.03	3,664.69	189,995.74
40	9/1/26	4,834.72		1,147.89	3,686.83	186,308.91
41	10/1/26	4,834.72		1,125.62	3,709.10	182,599.81
42	11/1/26	4,834.72		1,103.21	3,731.51	178,868.30
43	12/1/26	4,834.72		1,080.66	3,754.06	175,114.24
44	1/1/27	4,834.72		1,057.98	3,776.74	171,337.50
45	2/1/27	4,834.72		1,035.16	3,799.56	167,537.94
46	3/1/27	4,834.72		1,012.21	3,822.51	163,715.43
47	4/1/27	4,834.72		989.11	3,845.61	159,869.82
48	5/1/27	4,834.72		965.88	3,868.84	156,000.98
49	6/1/27	4,834.72		942.51	3,892.21	152,108.77
50	7/1/27	4,834.72		918.99	3,915.73	148,193.04
51	8/1/27	4,834.72		895.33	3,939.39	144,253.65
52	9/1/27	4,834.72		871.53	3,963.19	140,290.46
53	10/1/27	4,834.72		847.59	3,987.13	136,303.33
54	11/1/27	4,834.72		823.50	4,011.22	132,292.11
55	12/1/27	4,834.72		799.26	4,035.46	128,256.65
56	1/1/28	4,834.72		774.88	4,059.84	124,196.81
57	2/1/28	4,834.72		750.36	4,084.36	120,112.45
58	3/1/28	4,834.72		725.68	4,109.04	116,003.41
59	4/1/28	4,834.72		700.85	4,133.87	111,869.54
60	5/1/28	4,834.72		675.88	4,158.84	107,710.70
61	6/1/28	4,834.72		650.75	4,183.97	103,526.73
62	7/1/28	4,834.72		625.47	4,209.25	99,317.48
63	8/1/28	4,834.72		600.04	4,234.68	95,082.80
64	9/1/28	4,834.72		574.46	4,260.26	90,822.54
65	10/1/28	4,834.72		548.72	4,286.00	86,536.54
66	11/1/28	4,834.72		522.82	4,311.90	82,224.64
67	12/1/28	4,834.72		496.77	4,337.95	77,886.69
68	1/1/29	4,834.72		470.57	4,364.15	73,522.54
69	2/1/29	4,834.72		444.20	4,390.52	69,132.02
70	3/1/29	4,834.72		417.67	4,417.05	64,714.97
71	4/1/29	4,834.72		390.99	4,443.73	60,271.24
72	5/1/29	4,834.72		364.14	4,470.58	55,800.66
73	6/1/29	4,834.72		337.13	4,497.59	51,303.07
74	7/1/29	4,834.72		309.96	4,524.76	46,778.31
75	8/1/29	4,834.72		282.62	4,552.10	42,226.21
76	9/1/29	4,834.72		255.12	4,579.60	37,646.61
77	10/1/29	4,834.72		227.45	4,607.27	33,039.34
78	11/1/29	4,834.72		199.61	4,635.11	28,404.23
79	12/1/29	4,834.72		171.61	4,663.11	23,741.12
80	1/1/30	4,834.72		143.44	4,691.28	19,049.84

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
81	2/1/30	4,834.72		115.09	4,719.63	14,330.21
82	3/1/30	4,834.72		86.58	4,748.14	9,582.07
83	4/1/30	4,834.72		57.89	4,776.83	4,805.24
84	5/1/30	4,834.27		29.03	4,805.24	0.00

LAW & ORDINANCE COMMITTEE



TROY
OHIO

Patrick E. J. Titterington
City Director
Patrick.Titterington@TroyOhio.gov

MEMORANDUM

TO: Mr. Lutz, President of Council

FROM: Patrick Titterington, Director of Public Service and Safety 

DATE: April 19, 2023

SUBJECT: **TREX LIQUOR LICENSE APPLICATION – ALDI INC. OHIO, 50 TROY TOWN DRIVE**

RECOMMENDATION:

That City Council considers the C-1 and C-2 TREX liquor permit application of Aldi Inc. Ohio for the store to be located at 50 Troy Town Drive, Troy, Ohio.

BACKGROUND:

TREX is the liquor permit process established under Ohio statutes that allows an applicant to request a transfer of a permit from an over-permitted area to an area where the quotas for a license category have been met provided that the license is for an economic development project. Council has approved prior TREX applications.

Aldi Inc. Ohio, Fuel Seven, LLC, by Eric Riegger, Secretary/Treasurer, has submitted the attached request, which states that 18 jobs would be created by the applicant's economic development project of a new Aldi store to be located at 50 Troy Town Drive. A C-1 permit is defined as beer only in original sealed container for carry out only. A C-2 permit is defined as wine and mixed beverages in sealed containers for carry out. The Ohio Department of Liquor Control website shows that there are no C-1 or C-2 permits available within the City of Troy. The TREX permits are being obtained from current permits in another county.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council the consideration of the TREX liquor permit application of Aldi Inc. Ohio for C-1 and C-2 permits for the store to be located at 50 Troy Town Drive, Troy, Ohio. The procedure has been that if the request is supported by a Council Committee, that Committee Report is then accepted by Council by a motion, second and roll call vote.

encl. Copy of Application





Department
of Commerce

Division of Liquor Control

Division Use Only

Check #: _____	Permit # _____
# of Checks: _____	
Check Amt: _____	

ECONOMIC DEVELOPMENT TRANSFER FORM (TREX)

Ohio Revised Code 4303.29(B)(2)(b)

READ BEFORE YOU START THIS APPLICATION

Certain permits in Ohio are subject to a quota based upon a formula that factors in the total population of the city, village, or township where the permit will be issued and a ratio, specific to particular permit classes, as set forth in Ohio law (Learn more in our [Quota Resource Guide](#)). When transferring a specific quota permit (i.e., D-1, D-2, etc.) that will move locations to a NEW city, village, or township from where it is currently issued, there must be available spots in that new quota before the Division can process the transfer. If, for a particular quota permit class, there are **NO** spots available in the new quota, then the applicant has a few choices as discussed in our [Trex Resource Guide](#). This form covers the specific permit classes that can be TREX'd under the Ohio law provision noted at the top of this application. A few things to understand before proceeding with the TREX option are that:

- The Division can **ONLY** process the TREX transfer application if the city, village, or township where the permit will transfer to **APPROVES** the transfer as an economic development project. The city, village, or township can document its approval by signing our form below in Section E.
- **ONLY** after we receive this completed form with the transfer application will the Division Superintendent review it for processing.
- The city, village, or township, despite approving the TREX transfer can still object to the issuance of your permit at the applied for location and the applicant must still be WET ([Review our Local Option Election Guide](#) for more information) for the requested sales at that address and meet all other rules and regulations before the permit(s) can be issued at that new location.

For this form to be deemed complete, you must fully and legibly complete this application, including:

- Answering all required questions ("*" indicates a required field);
- Submitting this application with your Transfer Application; and
- Securing signatures from the appropriate local government officials listed below.

SECTION A – Issued Permit Holder Information (i.e. Seller)

* This section **MUST** be completed.

* Issued Permit Holder's Business Name as on File with the Division:

ALDI INC. OHIO

* Issued Permit Holder #:

0100778

SECTION B – New Business Owner's Information (i.e., Buyer) ☒ N/A-Seller **REMAINS** the owner and is **ONLY** moving locations.

* **ONLY** fill out this section if the **ownership and location** is changing.

* Business Entity or Sole Proprietor Name ("Applicant") (**MUST** match name listed on transfer application):

ALDI #68

Section C – New Permit Premises Address Information

* This section **MUST** be completed.

* New Permit Premises Address:

50 TROY TOWN DRIVE

* New Township (if outside city limits):

* New City:
TROY

* New County:

MIAMI

SECTION D – Transferred Permits subject to TREX

* This section identifies the permit classes that are being transferred into a **NEW** city, village, or township, consistent with the Transfer Application, that **REQUIRE** TREX sign-off from the local government official that signed below.

* Select the Permit Type(s) being transferred that need to be TREX'd:

☒ C-1 ☒ C-2 ☐ D-1 ☐ D-2 ☐ D-3 ☐ D-5

* Note – there may be other permit types, like a C-2X, D-3A, or D-6, that are also part of your transfer that are not listed above. Your complete transfer listing needs to be identified on your transfer application (DLC 4120) that you must send with this signed TREX form.

Remember this form is **ONLY** for those permit classes that are subject to the quota and would require TREX sign-off because there are no permits available for the given class in the NEW locality when the transfer is filed. For example, you can be transferring a D-1, D-2, D-3 permit from City A to City B. In City B, there are D-1 and D-3 permits available, but no D-2 permits. In this situation, the only permit class that would REQUIRE TREX sign-off is the D-2.

Section E – Information that MAY be Used to Determine If the Transfer is an Economic Development Project

[R.C. 4303.29\(B\)\(2\)\(b\)\(iii\)](#) lists several factors the local legislative authority (City, Village or Township) can use when determining if it should approve this transfer as an Economic Development Project. While the law provides broad discretion to the legislative authority when making this decision, **SOME** factors that may be useful to the legislative authority in making its decision, include the:

- Total amount invested in this project: \$ 5,000,000
- Total number of jobs that will be created by this project: 18
- Existing or estimated Tax Revenue generated by this project:
 - Ohio Unemployment Tax \$ 4,500
 - Property Tax \$ 45,000
 - Sales Tax \$ 135,000
 - State Withholding Tax \$ 12,000
 - Other: _____ \$ _____

You may also be asked to provide a projected earnings statement (brand new business), or a profit and loss statement (existing business), or a copy of building plans/drawings outlining any construction plans.

Section F – Applicant Signature

* This section **MUST** be signed by either the applicant in:

- Section A if the seller **REMAINS** the owner of the permit and is **ONLY** moving the permit address to a **NEW** city, village, or township from where it is currently issued; **OR**
- Section B if the ownership of the permit is changing **AND** the new permit address will be in a **NEW** city, village, or township from where the permit is currently issued.

By signing below, I certify and understand that:

- I have authority to execute this document;
- The information provided is true, correct, and complete to the best of my knowledge and belief;
- Failing to complete this form, consistent with the above listed instructions, will result in this form and/or transfer application being returned to me, unprocessed, until a corrected, complete application is received by the Division;
- During the review of this form and/or my transfer application, further documentation may be needed, and I agree to comply timely and understand that failure to comply could delay the processing of my application;
- Even if the city, township, or village approves my TREX transfer application, the Division **MUST** still notify the applicable legislative authority about your transfer application and that legislative authority has the right to object to the issuance of the permit even for those permit classes that it approved as part of this TREX process; **AND**
- If this TREX form is required, the Division **CANNOT** process the transfer application until it is submitted with this completed (in its entirety) and signed form.

(Signature of Individual, Partner, Officer, Managing Member, or 5% or more Shareholder or Member)

Eric Riegger

Sec/Treasurer

4/12/23

(Please Print Name)

(Title)

(Date)

1200 N. Kirk Rd., Batavia, IL 60510

630-879-8100

(Street Address, City, State, Zip Code)

(Telephone with Area Code)

SECTION G – NEW City, Village, or Township Signature

* This section MUST be completed by the City, Village or Township in which this Economic Development Project (TRES) will be located. Legislative officials who can sign this section are, as applicable, the/a:

- Mayor,
- City Council Member,
- Law Director,
- Clerk of Council,
- Township Fiscal Officer,
- County or Township Trustee Board Member; or
- Other legislative office holder not specified with the authority to act on behalf of the applicable jurisdiction where the permit will be located.

THE APPLICANT MUST PROVIDE AN EXECUTED COPY OF THIS FORM WITH ITS TRANSFER APPLICATION.

The City, Village or Township of _____ has considered the above-named applicant's TRES application consistent with the factors outlined in R.C. 4303.29(B)(2)(b) and hereby agrees and accepts that this transfer will be an economic development project within its jurisdiction.

By signing this form, I, the city, village, or township official listed below, acknowledges and understands that:

- I have the authority on behalf of my local government to sign this form;
- My signature, on behalf of my jurisdiction, means the Division can continue to process the applicant's transfer application for the applicable TRES'd permit classes;
- The city, village, or township will still be notified about the potential issuance of this permit and that it retains the right to object to this transfer for any and all permit classes applied for by the applicant;
- Once the applied for permit classes are transferred to the applicant within the city's, village's, or township's jurisdiction, the permit can then be transferred to other owners at the same location or to other locations within the city, village, or township by either the current or future owners subject to notice and hearing provisions under R.C. 4303.26;
- The TRES process ONLY contemplates the Division's ability to start processing the applicant's transfer application for the affected permit classes, the applicant MUST still meet any rules and regulations before the permit can be issued and the new location must also be wet for the type of permit classes that the applicant seeks to operate at the new location; and
- It is within the city, village, or township's sole discretion, consistent with Ohio law, to decide whether to approve the applicant's TRES application as an economic development project.

(Signature of Local Official specified above)

(Please Print Name)

(Title)

(Date)

(Government Email Address)

(Telephone with Area Code)

Applicant MUST submit the transfer application, this TRES form, and any other required forms to:

Ohio Department of Commerce – Division of Liquor Control
c/o Licensing New & Transfer Section
6606 Tussing Road
Reynoldsburg, OH 43068-9005

For Questions call (614) 644-3155
Or email fileinquiry@com.ohio.gov

Office Hours: 8:00 a.m. - 5:00 p.m. EST

**COMMUNITY
PARTNERSHIPS
COMMITTEE**



MEMORANDUM

TO: Mr. Lutz, President of Council

FROM: Patrick E. J. Titterington

DATE: April 20, 2023

SUBJECT: **2023 TROY STRAWBERRY FESTIVAL – AGREEMENT AND NOTWITHSTANDING LEGISLATION;
ACTIVATION OF AREA OF DORA TEMPORARY BOUNDARY**

RECOMMENDATION:

That the Director of Public Service and Safety is authorized to enter into an agreement with the Troy Area Chamber of Commerce for the 2023 Troy Strawberry Festival to be held in the downtown area and the levee area on June 2, 3, and 4, 2023; enact associated Notwithstanding Legislation; and activate a portion of the DORA Temporary Activation Boundary for the three days of the Festival.

BACKGROUND:

Representatives of the Troy Strawberry Festival, Inc. (TSF) requested holding an event for 2023 that would be very similar to the 2022 Festival venue, that would incorporate 2021 and 2022 Troy Strawberry Jam elements for Friday, June 2, and temporarily activate areas of the DORA for the three days. The 2023 event would provide an opportunity for the downtown businesses to be open and be involved; continue the TSF mission to provide an opportunity for local non-profits to raise funds for community purposes; and provide an opportunity for residents and visitors to come downtown to enjoy a variety of bands, support local businesses, and support the local non-profit organizations who will be located downtown and on the levee. Details include:

- Downtown venue area would be the Public Square/Quadrants/Prouty Plaza, S. Market Street to Franklin Street, N. Market Street to Water Street, E. Main Street to Mulberry Street, and W. Main Street to Plum Street, with the closing of some side streets (i.e., North and South Cherry, Walnut Street) to store vehicles associated with the event, and close parking lots (i.e., north of the REC, North and South Cherry Street).
- The roadways would close to traffic at 6:00 p.m. on Thursday, June 1, with the roadways open no later 7:00 a.m., Monday, June 5.
- In addition, for safety, N. Market Street would be closed from Water Street to Staunton Road commencing at noon on Friday, June 2. There would be access to the Senior Citizens Center and the parking lot of the N. Market Street Ballfield. That area of N. Market Street would reopen by midnight, June 4
- Event hours would be Friday, June 2, 6:00 p.m. – 9:00 p.m.; Saturday, June 3, 10:00 a.m. – 9:00 p.m.; Sunday, June 4, 10:00 a.m. - 6:00 p.m.
- The Chamber has requested that a portion of the DORA Temporary Activation Boundary be activated for the Festival during DORA hours. The Chamber will have one point of sales for alcohol, which will be on the lower levee in the general area of the walkway located south of the Stadium to the top of the levee. The Chamber will not have a point of sales for alcohol in the downtown venue, leaving the sale of DORA beverages to the downtown businesses. The Chamber does not plan to sell alcohol on Friday, but the DORA would be activated so that persons with DORA beverages could also access the N. Market Street Bridge to visit levee vendors. The Temporary Activation has been recommended by the Board of Park Commissioners.
- The Chamber will provide a payment to reflect the adjusted average amount funded by the City.
- Two maps are attached:
 - One shows the total DORA Temporary Activation Boundary, with the requested activation area shown in gold. The requested area includes the N. Market Street Bridge and a portion of the levee.
 - The second map shows the barricades, signage and additional trash containers that will be required. These items, including the emptying of the trash containers, are the responsibility of the Chamber.



Consideration of emergency legislation is requested so that the agreement can be finalized and TSF file an application for a F2 permit with the Ohio Division of Liquor Control.

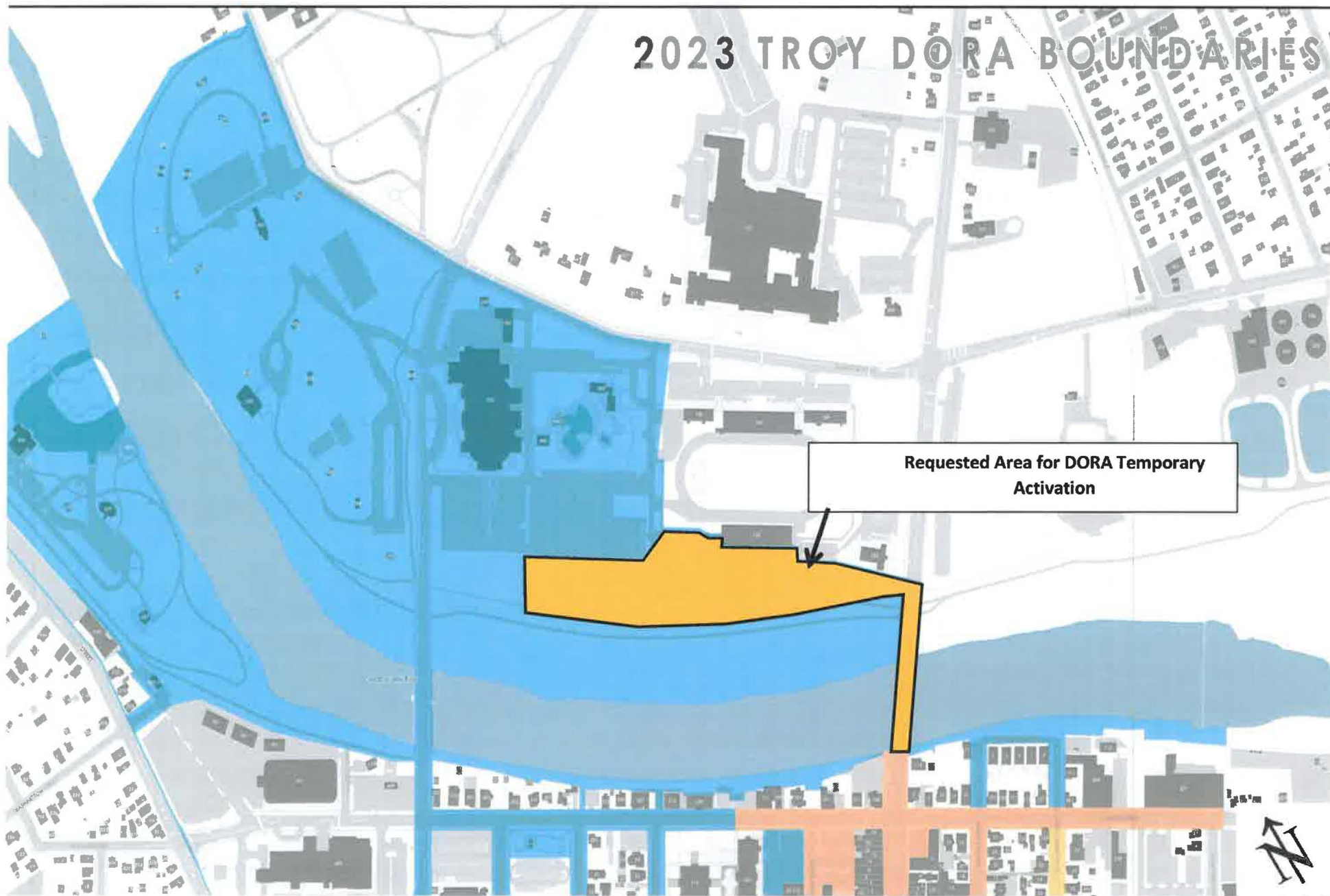
REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the agreement associated with the Troy Strawberry Festival, the Notwithstanding Legislation, and activation of a portion of the DORA Temporary Activation Boundary.

Encl.

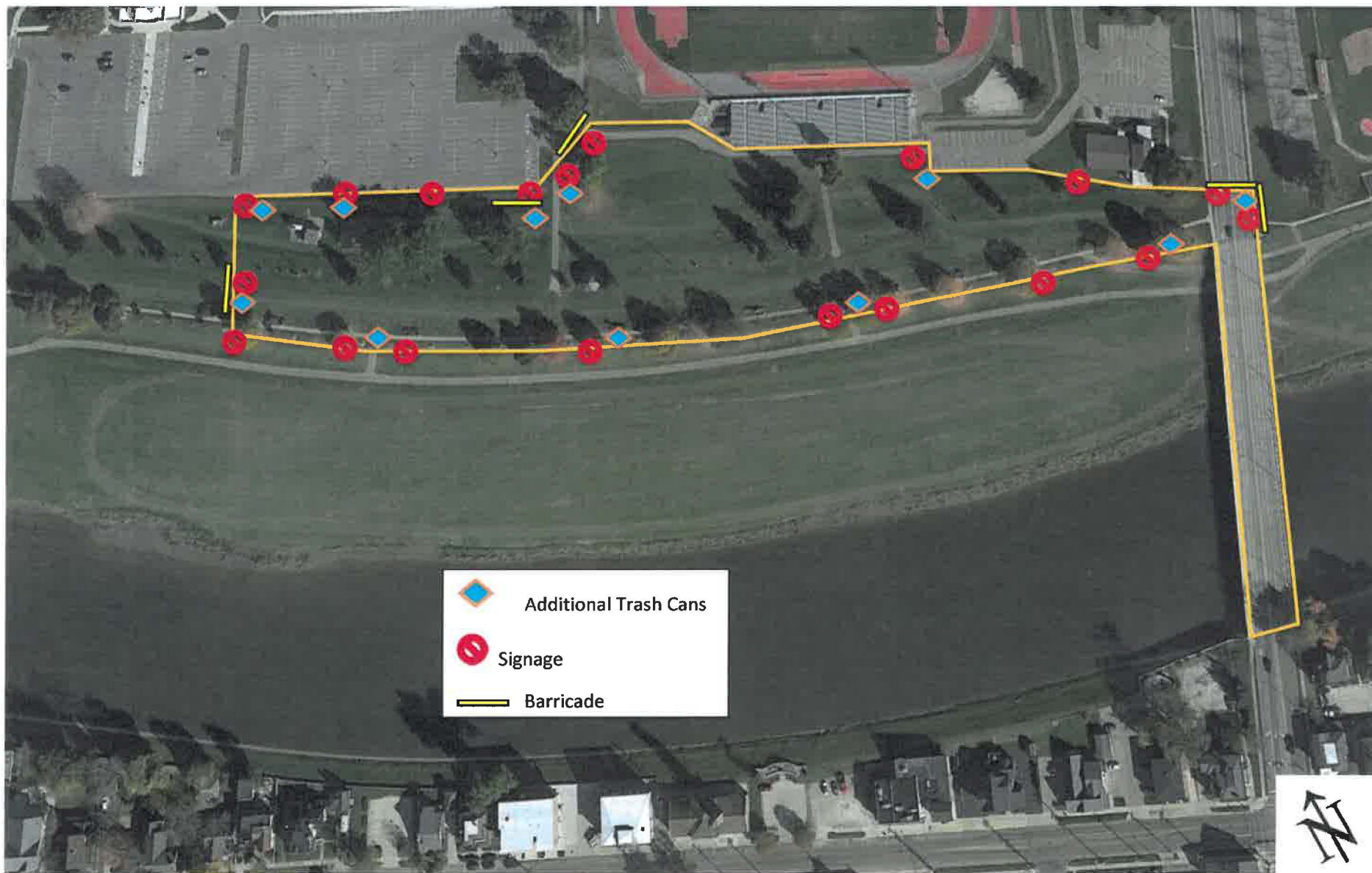
Troy Strawberry Festival 2023 – DORA – Temporary Activation Boundary

2023 TROY DORA BOUNDARIES



Trash cans shown are in addition to what's normally placed for festival.

Additional Signs will likely be added once Vendors are staged to ensure visibility.



**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**



REPORT OF THE TROY PLANNING COMMISSION

TO: Mr. Lutz, President of Council

FROM: Sue Knight, for the Troy Planning Commission

DATE: April 20, 2022

SUBJECT: **VACATION OF 0.0408 ACRES OF RIGHT-OF-WAY, WEST MAIN STREET & SOUTH STANFIELD RD.**

At the April 12, 2023, meeting of the Troy Planning Commission, the Commission considered a request for the vacation of 0.0408 acres of Right-of-Way at the southwest corner of the intersection of West Main Street and South Stanfield Road. This will allow Chick-fil-A to incorporate this parcel in their property for proposed improvements.

The vacation of this small portion of South Stanfield Road will not adversely impact any of the neighbors or any future Right-of-Way needs at this intersection. The City does have existing buried infrastructure of a storm sewer crossing through the vacated portion of the Right-of-Way. All easements shall remain in accordance with Chapter 723.041 of the Ohio Revised Code and as previously recorded and stated on this plat.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council approval of the vacation of 0.0408 acres of the Right-of-Way at the southwest corner of the intersection of West Main Street and South Stanfield Road.

This is forwarded herewith for consideration of Troy City Council. A copy of the information reviewed by the Commission is attached.

encl.

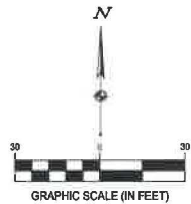
RIGHT-OF-WAY VACATION PLAT

SECTION 18, TOWN 5, RANGE 6
CITY OF TROY, MIAMI COUNTY, OHIO
BEING THE VACATION OF
0.0408 ACRES OF RIGHT-OF-WAY

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S PLAT RECORDS

LEGEND

- VACATION BOUNDARY
- PROPERTY LINE
- ROAD CENTERLINE
- IRON PIPE AS NOTED
- ⊙ IRON PIN AS NOTED
- ⊗ 5/8"X30" IRON REBAR
- ⊕ SET WITH C&SO INC. CAP
- ⊖ MAG NAIL AS NOTED



PERTINENT DOCUMENTS USED

REC 21-136
REC 25-86

SURVEYORS NOTES:

1. NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY C&SO IN AUGUST OF 2022. SCALED TO GROUND AT A LAT. 40°03'11.2323" N, LONG. 84°14'30.80168" W AT A PROJECT HEIGHT OF 897.045 FEET AND A SCALE FACTOR OF 1.00005427187093.
2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MIAMI COUNTY RECORDERS OFFICE LOCATED IN TROY, OHIO, UNLESS NOTED OTHERWISE.
3. SURVEY PREPARED FROM FIELDWORK PERFORMED IN AUGUST OF 2022. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN AUGUST OF 2022, AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS, O.A.C. 4733-37.

DATE OF PLAT OR MAP: 3/23/2023

SEAN T. BROOKS, P.S.
OHIO PROFESSIONAL SURVEYOR # 8828

DATE

VACATION BOUNDARY
PROPERTY LINE
ROAD CENTERLINE
IRON PIPE AS NOTED
IRON PIN AS NOTED
5/8"X30" IRON REBAR
SET WITH C&SO INC. CAP
MAG NAIL AS NOTED

PRIVATE ACCESS
C&SO INC. ROAD

WATERLINE
ELECTRICITY
2016C&SO

REPLAT OF INLOT 6740
MEIJER PROPERTY
REC 25-86
INLOT 10582
PARCEL D08-101177
SOTERIA TROY II, LLC
2019CR-03759

REPLAT OF INLOT 6740
MEIJER PROPERTY
REC 25-86
INLOT 10583
PARCEL D08-101177
SOTERIA TROY II, LLC
2019CR-03759

REPLAT OF INLOT 6740
MEIJER PROPERTY
REC 25-86
INLOT 10584
PARCEL D08-101179
AM CLUB ALLIANCE INC.
2016CR-03844

CENTERLINE
WEST MAIN STREET (S.R. 41)
VARIABLE WIDTH RIGHT-OF-WAY
(REC 21-136)

NON-EXCLUSIVE HIGHWAY &
UTILITY RIGHT-OF-WAY EASEMENT.
D.B. 285-457
D.B. 285-571

EXISTING RIGHT-OF-WAY
0.0408 ACRES TO BE VACATED

STANFIELD ROAD
VARIABLE WIDTH RIGHT-OF-WAY
(REC 21-136)

CENTERLINE

1/4 ACROSS
#1002035

REVISIONS		
NO.	DATE	DESCRIPTION

THE CITY COUNCIL OF THE CITY OF TROY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NUMBER _____

MAYOR _____ PRESIDENT OF COUNCIL _____
CLERK _____

THE CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN _____ SECRETARY _____

RIGHT-OF-WAY VACATION DESCRIPTION

SITUATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO, SECTION 18, TOWN 5, RANGE 6, AND BEING PART OF STANFIELD ROAD AND WEST MAIN STREET (S.R. 41), AS RECORDED IN RECORD PLAT BOOK 21-136.

BEGINNING FOR REFERENCE, AT A FOUND 1" IRON PIPE STAMPED "ADVANCED 7861" AT THE SOUTHEAST CORNER OF INLOT 10583, AS SHOWN ON THE REPLAT OF INLOT 6740 MEIJER PROPERTY, RECORDED IN RECORD PLAT BOOK 25-86, AND CONVEYED TO SOTERIA TROY II, LLC, AS RECORDED IN 2019CR-03759, AND ON THE WEST RIGHT-OF-WAY LINE OF STANFIELD ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AS RECORDED IN SAID RECORD PLAT BOOK 21-136;

THENCE WITH THE EAST LINE OF SAID INLOT 10583, AND SAID WEST RIGHT-OF-WAY LINE OF STANFIELD ROAD, NORTH 00°31'17" WEST, A DISTANCE OF 117.84 FEET TO A POINT REFERENCED BY A FOUND 5/8" IRON PIN STAMPED "WOODLPERT" FOUND AT S 72°09'40" EAST, A DISTANCE OF 0.11 FEET) AND BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING WITH THE EASTERLY LINE OF SAID INLOT 10583, NORTH 28°54'28" WEST, A DISTANCE OF 151.10 FEET TO A FOUND 1" IRON PIPE STAMPED "ADVANCED 7861" AT THE SOUTHEAST CORNER OF INLOT 10582, AS RECORDED IN SAID RECORD PLAT BOOK 25-86;

THENCE ALONG A NEW RIGHT-OF-WAY LINE, THE FOLLOWING COURSES:
• NORTH 63°09'32" EAST, A DISTANCE OF 13.98 FEET TO A SET IRON PIN;
• SOUTH 20°47'21" EAST, A DISTANCE OF 105.15 FEET TO A SET IRON PIN;
• SOUTH 10°43'52" EAST, A DISTANCE OF 23.15 FEET TO A SET IRON PIN;
• SOUTH 09°47'20" EAST, A DISTANCE OF 24.84 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.0408 TOTAL ACRES MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED STRIP OF LAND. ALL IRON PINS CALLED TO BE SET ARE 5/8"X30" IRON REBAR WITH A C&SO INC. CAP.

BEARINGS BASED UPON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM (NAD 83), COORDINATES SCALED TO GROUND AT LATITUDE 40°03'11.2323" N, LONGITUDE 84°14'30.80168" W AT A HEIGHT OF 897.045 FEET, WITH A GROUND SCALE FACTOR OF 1.00005427187093, BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY C&SO INC. IN AUGUST OF 2022.

BEING A VACATION OF 0.0408 ACRES OF PUBLIC RIGHT-OF-WAY WITHIN STANFIELD ROAD AND WEST MAIN STREET (S.R. 41) AS SHOWN ON REC 21-136 AND ADJOINING CITY INLOT 10583.

RIGHT-OF-WAY VACATION PLAT

STANFIELD ROAD

1810 W. MAIN ST. CITY OF TROY		SEC. 18, T5, R6 MIAMI COUNTY, OHIO
SCALE: 1" = 30'	DATE: 3/23/2023	
DESIGN: N/A	PREPARED BY:	JOB NO.: 761429-01
DRAWN: RSL		SHEET NO.:
CHECKED: JKH		1 OF 1



RECREATION & PARKS COMMITTEE



TROY
OHIO

Patrick E. J. Titterington
City Director
Patrick.Titterington@TroyOhio.gov

MEMORANDUM

TO: Mr. Lutz, President of Council

FROM: Patrick Titterington, Director of Public Service and Safety 

DATE: April 20, 2023

SUBJECT: **AUTHORIZING COMMUNITY IMPROVEMENT CORPORATION OF TROY, OHIO TO EXECUTE A BUILDING LEASE AND GROUND LEASE ON BEHALF OF THE CITY, RELATED TO ESTABLISHING PUBLIC RESTROOMS WEST OF PROUTY PLAZA; TRANSFER FUNDS TO THE CIC RELATED TO THE CONSTRUCTION OF THE RESTROOMS**

RECOMMENDATION:

That City Council considers authorizing the Community Improvement Corporation of Troy, Ohio (CIC), on behalf of the City, to enter into a Building Lease and Ground Lease with Busted Brick Realty Group, Inc. associated with the construction of public restrooms west of Prouty Plaza, and to transfer funds to the CIC to provide funding for the restrooms. The Ground Lease is for a small portion of Prouty Plaza to provide access to the restrooms.

BACKGROUND:

Providing public restrooms for downtown patrons has been a long-term goal for the City of Troy that has been supported by Troy Main Street, and was listed as a recommended improvement in the 2017 Troy Downtown Riverfront Strategic Development Study. With the renovation of the Mayflower Building (9 -11 W. Main Street), there is an opportunity to create public restrooms within the east side of the Mayflower Building, located directly off of Prouty Plaza. The original discussion involved a 10' public access easement along the west side of Prouty Plaza. However, it is now suggested that the 10' access easement on the west side of Prouty Plaza, an area of 110 Square Feet, be leased to the property owner. This can best be accomplished by authorizing the CIC, on behalf of the City, to enter into a 50-year Building Lease and Ground Lease with the owner, Busted Brick Realty Group, Inc.

Further, the City would need to transfer \$150,050 to the CIC, which the CIC would then pay to the property owner, to fund the cost of the restrooms.

The Board of Park Commissioners met on April 19 and approved a motion to recommend to Troy City Council approval of the Ground Lease for 110 Square Feet of Prouty Plaza adjacent to the Mayflower Building, subject to the CIC agreement to be a party of the Building Lease and Ground Lease (attached). A CIC meeting is being scheduled.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council the consideration of authorizing the Community Improvement Corporation of Troy, Ohio to act on behalf of the City to execute a Building Lease and Ground Lease with Busted Brick Realty Group, Inc. related to the construction of public restrooms, and to further authorize the transfer of \$150,050 to the Community Improvement Corporation of Troy, Ohio, for funding related to the construction of the public restrooms. Consideration of emergency legislation is requested so that documents can be executed and the project commence, subject to the CIC being agreeable to the arrangements.

encl.

