



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

MONDAY, JULY 29, 2024, 6:00 PM

Community & Economic Development Committee

(Schilling [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding the acceptance of the Final Plat of The Reserves at Cliff Oaks Subdivision – Phase One and the dedication of Right-of-Way, subject to the approval and recommendation of the Troy Planning Commission on July 31, 2024. This subdivision is located along Fenner Road, north of the Edgewater Subdivision.
2. Provide a recommendation to Council regarding two petitions filed for the annexation of roadway on South County Road 25 A at WACO. The petitioner is Waco Historical Society, Inc. One petition is for 2.300 acres of roadway (WACO – A ANNEXATION) and the other is for 0.129 acres of roadway (WACO – B ANNEXATION). For each petition, recommendations are required regarding:
 - A. Statement of municipal services to be provided to the area proposed for annexation,
 - B. Statement of buffering related to incompatible uses,
 - C. Acceptance

As the City is required to provide the above to the County within 20 days of the filing of the annexation with the County, consideration of emergency legislation is requested.

Finance Committee

(Severt [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding the recommendation of the Loan Review Committee that Council approve a \$200,000 Small Business Economic Development Revolving Loan Fund (SBD RLF) to Andy Routson and Luke Stull, on behalf of Fermentum Enterprises LLC, for funds to finance the purchase of additional restaurant equipment to expand the kitchen at their location at 8 S. Market Street. Consideration of emergency legislation is requested so that the loan can be closed without delay and the business can proceed with the purchase of additional equipment.

Streets & Sidewalks Committee

(Phillips [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the South Stanfield Road Reconstruction Project Phase 2 at a total cost not to exceed \$1,795,000.

Other Committees/Items may be added.

7-26-2024

Cc: Council
Mayor
Mr. Titterington, Mr. Kerber
Mr. Frigge, Departments, Media



MEMORANDUM

TO: Mr. Rozell, President of Council
FROM: Patrick E. J. Titterington
DATE: July 26, 2024
SUBJECT: FINAL PLAT APPROVAL, THE RESERVES AT CLIFF OAKS – PHASE ONE AND DEDICATION OF RIGHT-OF-WAY

RECOMMENDATION:

That Council considers Final Plat Approval for The Reserves at Cliff Oaks – Phase One, including the dedication of Right-of-Way, subject to the approval and recommendation of the Troy Planning Commission on July 31, 2024.

BACKGROUND:

The July 24 meeting of the Troy Planning Commission had to be rescheduled to July 31 based on the availability of Commission members to attend the meeting. The developer of the subdivision known as The Reserves at Cliff Oaks had submitted Phase One for Final Plat Approval for the Planning Commission agenda. The developer has asked if there could be a review of the Final Plat by a Committee of Council ahead of the August 5 meeting of Council, assuming that the Final Plat is approved and recommended by the Planning Commission on July 31. Otherwise, consideration of the Final Plat would be held until the August 12 Committee meeting and the Council agenda of August 19. As a Council Committee session has been scheduled for July 29, staff is asking that this Final Plat be assigned for Committee consideration, subject to a positive recommendation for approval by the Troy Planning Commission on July 31.

Details regarding the Final Plat of the Reserves at Cliff Oaks – Phase One include:

- This development is located along Fenner Road, north of the Edgewater Subdivision. The developer is Bogle Investments, LLC; Doug Ernst, sole member.
- The Planning Commission approved the Preliminary Plan of this Subdivision on March 13, 2024.
- City staff has reviewed Phase One in detail and has recommended that the Final Plat of The Reserves at Cliff Oaks – Phase One and the dedication of Right-of-Way be approved by the Troy Planning Commission and recommended for approval to City Council.
- The Final Plat of Phase One is in general conformance with the approved Preliminary Plan.
- The subdivision will be developed in four sections.
- Phase One is an area of 21.301 acres with 54 buildable lots.
- There will be 3.599 acres of new right-of-way to be dedicated – Hoying Drive, Netherfield Circle, Cliff Trail, and Longbourn Lane. There is also .369 acres of existing street right-of-way in Phase One.
- The approved zoning is R-4, Single-Family Residential District, which requires a minimum lot size of 9,000 square feet. Actual lot sizes range from .207 acres (9,016 square feet) to .478 acres (20,821 square feet).
- The developer will be providing private open space for this subdivision, which will be maintained by the future HOA; however, no private open space is included in Phase One. The open space will be a part of future Phase Three.

A copy of the plat map is attached.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of the Final Plat of The Reserves at Cliff Oaks – Phase One and the dedication of Right-of-Way, subject to the approval and recommendation of the Troy Planning Commission on July 31, 2024.

encl.

THE RESERVES AT CLIFF OAKS-PHASE ONE

21.301 ACRES PT 11560 & PT 11561 TROY CITY MIAMI OHIO
INL 5 CITY COUNTY STATE

PLAT BOOK _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 21.301 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE RESERVES AT CLIFF OAKS-PHASE ONE AND ALL OF THE RESTRICTIVE COVENANTS AS INTERFERED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADSWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED, THE TITLE ACQUIRED BY US AS RECORDED BY 202408-22665.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, PIPES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINAGE, PIPES FOR SUPPLYING GAS, WATER, SEWAGE, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO ACCESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO:

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SURFACES OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, GAS, TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS DIRECTLY ON ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF BUSINESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

EASEMENTS ON SAID PLAT, DESIGNATED AS ROWAY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION AND MAINTENANCE OF THE SUBSET AND ROADWAY IMPROVEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER.

OWNER: BOOLE INVESTMENTS, LLC
BOOLE INVEST, SOLE MEMBER

SIGNATURE

STATE OF _____, COUNTY OF _____, B.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME _____, SOLE MEMBER OF BOOLE INVESTMENTS, LLC, WHOSE ONLY KNOWN NAME THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DECLARATION EITHER AS OWNERS OR AS LEND HOLDERS, HAVE UNITED IN THIS DECLARATION.

IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO

OWNER'S STATEMENT

STATE OF _____, COUNTY OF _____, S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME _____, SOLE MEMBER OF BOOLE INVESTMENTS, LLC, WHOSE ONLY KNOWN NAME THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DECLARATION EITHER AS OWNERS OR AS LEND HOLDERS, HAVE UNITED IN THIS DECLARATION.

BOOLE INVEST, SOLE MEMBER

IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO

SURVEY REFERENCES

BOOLE INVEST 8 PAGE 31
LAND SURVEY 12 PAGE 175
LAND SURVEY 27 PAGE 175
LAND SURVEY 42 PAGE 38
LAND SURVEY 43 PAGE 180
LAND SURVEY 45 PAGE 130
LAND SURVEY 46 PAGE 14
LAND SURVEY 81 PAGE 58
RECORD PLAT 10 PAGE 68
RECORD PLAT 14 PAGE 69
RECORD PLAT 20 PAGE 135
RECORD PLAT 31 PAGE 5
RECORD PLAT 32 PAGE 72
RECORD PLAT 33 PAGE 14
RECORD PLAT 34 PAGE 38
RECORD PLAT 30 PAGE 39
RECORD PLAT 30 PAGE 45

LOT ACREAGE

PRELIM. LOT	LOT	SECTION 30	SECTION 31	TOTAL ACRES
142		0.955	0.668	1.623
32		0.549	0.067	0.616
33		0.304	0.002	0.306
R/W		2.804	0.773	3.578

AREA SUMMARY

54 BUILDING LOTS 13,885 ACRES
3 OPEN SPACE LOTS 3.201 ACRES
EXISTING STREET R/W 0.386 ACRES
NEW STREET R/W 0.389 ACRES
TOTAL 21.301 ACRES

DEED

DEED 10800-20.017 ACRES
DEED 11561-32.831 ACRES
BOOLE INVESTMENTS, LLC
202408-22665



VICINITY MAP
S.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT. CONTRACTORS, MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO RESPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREBY AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPERS, LOT OWNER OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING ORALLY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO TAKE IMMEDIATE ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASIN AREAS AND DRAINAGE FACILITIES. PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST MAKE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION, ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, ADJUSTED AMONGST LOT OWNERS. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNED INTERESTS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

MINIMUM STORMWATER PIPE SIZE IS 12", ANY PIPE SMALLER THAN 12" SHALL BE PRIVATELY OWNED.

NOTES

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.
- 2.) FENCES AND STRUCTURES ARE NOT PERMITTED IN THE DRAINAGE AND UTILITY EASEMENTS.
- 3.) ALL COMMON LOT LINES ARE SUBJECT TO A 9' DRAINAGE EASEMENT ON EACH SIDE, BOUND 10' TOTAL.
- 4.) ALL DRAINAGE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 5.) STORMWATER DETENTION BASIN AND CHANNELS ARE THE RESPONSIBILITY OF THE DEVELOPER, ASSOCIATION, AND/OR PROPERTY OWNER.
- 6.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 7.) MAILBOX EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CITY OF TROY-CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS _____ DAY OF _____, 20____.

ALLAN J. BENTLEY, P.E.

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

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED BY ORDINANCE NO. C-____-20____, EFFECTIVE _____, 20____.

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS _____ OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 21.301 ACRES BEING 17.883 ACRES BEING PART OF DEED NUMBER 11561 AND BEING 3.418 ACRES BEING PART OF DEED NUMBER 11561, OWNED BY BOOLE INVESTMENTS, LLC, RECORDED BY 202408-22665.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREIN PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. S/T/W 20" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

ALLAN J. BENTLEY, P.S. #6670

DATE



PREPARED BY:
ChoiceOne Engineering
BRYCE DODD 10/10/2020
LUTHER L. DODD 10/10/2020

DATE: 07-03-2024
DRAWN BY: MFL
JOB NUMBER: MATRO2317
SHEET NUMBER: 1 OF 4

THE RESERVES AT CLIFF OAKS-PHASE ONE

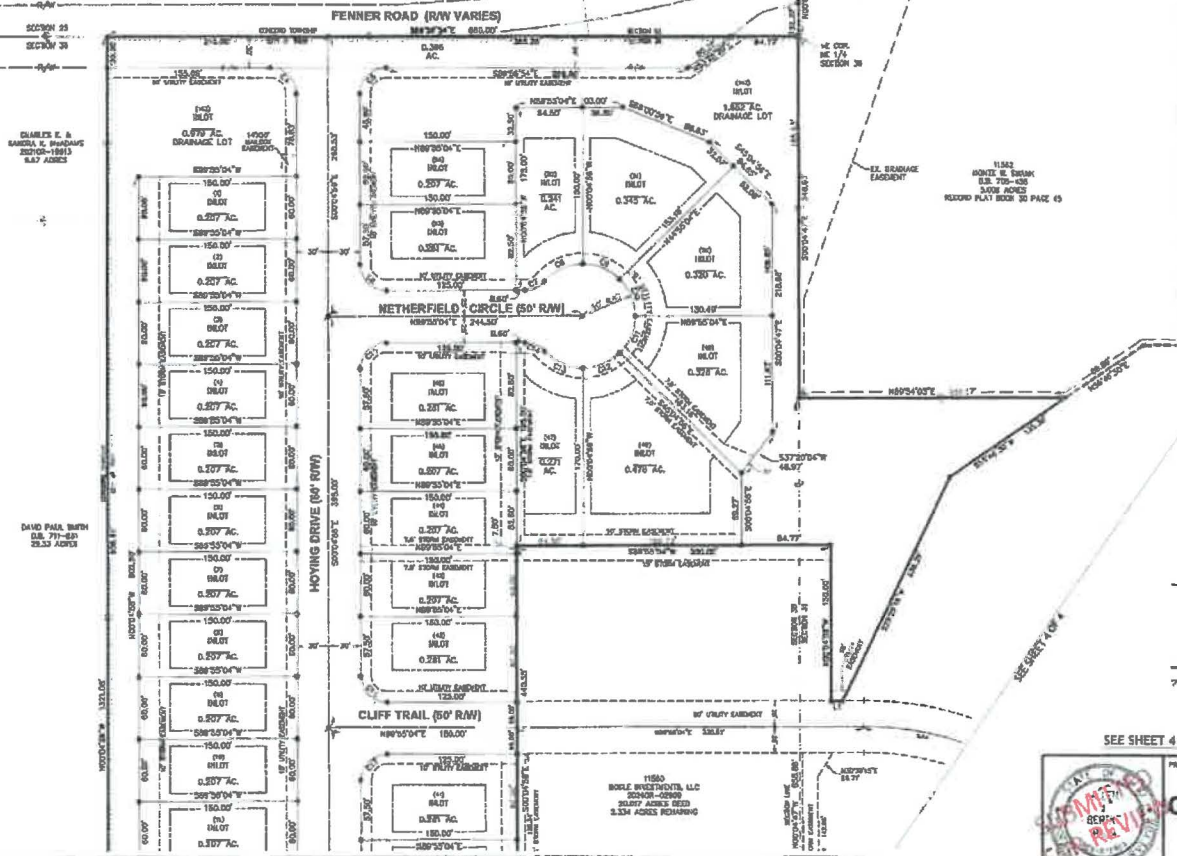
21.301 ACRES PT. 11560 & PT. 11561 TROY MIAMI OHIO
ACRES INLD'S CITY COUNTY STATE

PLAT BOOK _____ PAGE _____ A
MAHON COUNTY RECORDER'S RECORD OF PLATS

SEE SHEET 4 OF 4

VAUGHN A. JACKSON
REGISTERED
S.D. 145-747
D.B. 145-718
D.B. 790-238
D.B. 800-1326
D.B. 800-1327

MARK A. B.
DANIELLE A. B.
REGISTERED



THE BEARING SHOWN HEREON ARE
BASED ON NAD 83 (GCS 2011)
ADJUSTMENTS, OHIO SOUTH ZONE,
GOUT VRS CORN METHOD
SCALE 1" = 60'

0 30 60 120

LEGEND

- 8 5/8" x 3/8" REBAR
- 1/2" CAP TO BE SET
- 1/2" REIN. P.W. FOUND
- 1/2" HAD NAIL SET
- 1/2" HAD NAIL FOUND
- 1/2" RAILROAD SPWZ FOUND
- 1/2" PORT FOUND
- 1/2" CONCRETE MONUMENT FOUND
- 1/2" STONE FOUND
- 1/2" UTILITY EASEMENT LINE
- 1/2" FRONT-10'
- 1/2" ALL OTHER EASEMENTS ARE AS SHOWN
- 1/2" BUILDING SETBACK LINE
- 1/2" FRONT-10' - BUILDING OVERLAP SHOWN
- 1/2" REAR-10'
- 1/2" SIDE-10'
- 1/2" EXISTING SUBDIVISION LINE
- 1/2" CORPORATION LINE
- 1/2" C&G NUMBER
- 1/2" L&C NUMBER

SEE SHEET 4 OF 4 FOR CURVE AND LINE DATA

	DATE:	07-03-2024
	DRAWN BY:	MPL
	JOB NUMBER:	MIAT02317
	SHEET NUMBER:	2 of 4

THE RESERVES AT CLIFF OAKS-PHASE ONE

21.301 ACRES PT. 11560 & PT. 11561 TROY MIAMI OHIO
INLOTS CITY COUNTY STATE

PLAT BOOK PAGE
MIAMI COUNTY RECORDER'S RECORD OF PLATS

LEGEND

- 1/4" x 30" REBAR
- W/CAP TO BE SET
- IRON PIN FOUND
- △ IRON NAIL SET
- ▽ IRON NAIL FOUND
- BALTIMORE BRICK FOUND
- △ POST FOUND
- △ CONCRETE MONUMENT FOUND
- STONE FOUND
- UTILITY EASEMENT LINE
- FRONT LOT ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING 14'-10" CH. LINE
- FRONT LOT - UNLESS OTHERWISE SHOWN
- REAR LOT - UNLESS OTHERWISE SHOWN
- SECT. 7-20
- EXISTING BOUNDARY LINE
- COMPARISON LINE
- CURVE NUMBER
- LOT LINE NUMBER

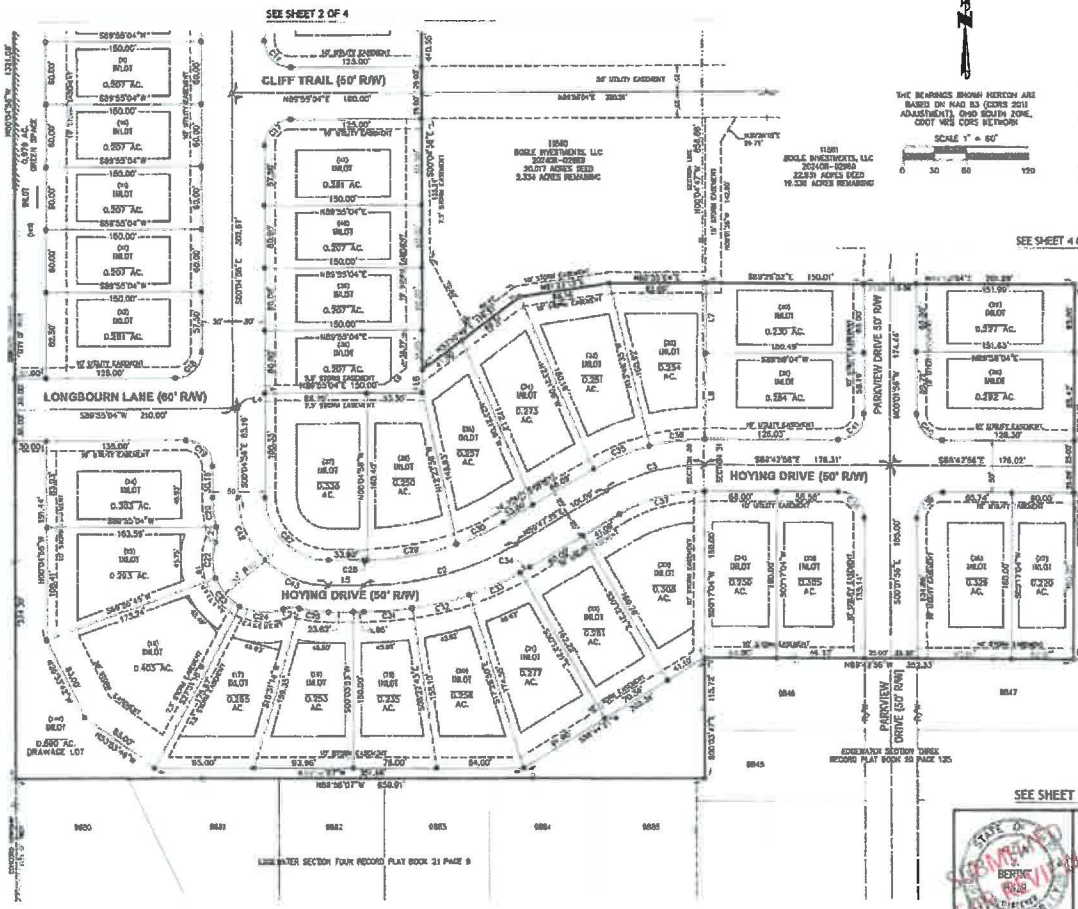
THE DIMENSIONS SHOWN HEREON ARE BASED ON THE 1/4" x 30" REBAR ADJUSTMENTS AND SOUTH ZONE COORDINATE CORRS NETWORK
SCALE 1" = 60'

SEE SHEET 4 OF 4

SEE SHEET 4 OF 4 FOR CURVE AND LINE DATA

DATE: 07-03-2024
DRAWN BY: MPL
JOB NUMBER: M14TR02317
SHEET NUMBER: 3 OF 4

ChoiceOne Engineering



DATE: 07-03-2024
JOB: M14TR02317
SHEET: 3 OF 4

VACANT A. JACKSON
TRUCK
2000-2000
53.606 ACRES

LINE WATER SECTION FOUR RECORD PLAT BOOK 21 PAGE 9



MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington

DATE: July 26, 2024

SUBJECT: ANNEXATION FROM CONCORD TOWNSHIP, WACO - A ANNEXATION, 2.300 ACRES, MORE OR LESS; ANNEXATION OF ROADWAY OF SOUTH MARKET STREET (SOUTH COUNTY ROAD 25 A)

An annexation petition from Concord Township was filed with the Miami County Commissioners on July 19, 2024, and with the Clerk of Council on July 26, 2024, by William J. Fulker, agent on behalf of Waco Historical Society, Inc. The annexation petition is for a total of 2.300 acres, more or less, of roadway of South Market Street (South County Road 25 A). A copy of the annexation plat is attached. This annexation was filed under the Type 2 Expedited Procedure, which has requirements of:

1. Twenty days from the date of filing with the County, the City is required to approve a statement of what municipal services will be provided to the area proposed for annexation and a time frame for providing those services.
2. Twenty days from the date of filing with the County, the City is required to approve legislation that the City will require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the Township.
3. Twenty-five days from the date of filing with the County, the City is to enact legislation consenting to or objecting to the annexation. Failure to do so shall be considered consent by the City when reviewing the annexation petition.

Based on the Statutory time frame, we ask for consideration of emergency legislation.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of the WACO - A Annexation (2.300 acres). Copies of the appropriate statements are attached.

encl.

MUNICIPAL SERVICES

ANNEXATION OF: 2.300 ACRES, MORE OR LESS, CONCORD TOWNSHIP
WACO – A ANNEXATION (2.300 ACRES)
Annexation of Roadway of South Market Street (South County
Road 25 A)

PETITIONER: Waco Historical Society, Inc.
1865 S. County Road 25A
Troy, OH 45373

AGENT FOR PETITIONER: William J. Fulker
Attorney at Law
12 S. Cherry Street
Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating what services the municipal corporation will provide, and an approximate date by which it will provide them, to the territory proposed for annexation, upon annexation. Under the ORC Section that the WACO - A Annexation (2.300 acres) was filed, the statement of services must be approved by Council and filed with the County not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

That immediately upon the effective date of the annexation of the 2.300 acre territory, the City of Troy, Ohio will provide to the entire annexed territory such services as are otherwise provided to incorporated areas under the Code of Ordinances of the City of Troy, Ohio in accordance with applicable contemporary law, practice, custom, regulation, rates and resources. The services of the City of Troy currently include, but are not limited to: police, fire, emergency medical service, refuse collection, repair and maintenance of publicly dedicated streets, access to existing municipal sewer and water lines, municipal zoning, municipal parks, municipal recreation, and general municipal government.

7-26-2024

MUNICIPAL ZONING REQUIRING BUFFERING

ANNEXATION OF: 2.300 ACRES, MORE OR LESS, CONCORD TOWNSHIP
WACO – A ANNEXATION (2.300 ACRES)
Annexation of Roadway of South Market Street (South County
Road 25 A)

PETITIONER: Waco Historical Society, Inc.
1865 S. County Road 25A
Troy, OH 45373

AGENT FOR PETITIONER: William J. Fulker
Attorney at Law
12 S. Cherry Street
Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating that the municipal corporation shall require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the township. Under the ORC Section that the WACO – A Annexation (2.300 acres) was filed, this statement must be approved by City Council not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

If the 2.300 acres known as the WACO – A Annexation (2.300 acres) is annexed and becomes subject to zoning by the City of Troy and that City of Troy zoning permits uses in the annexed area that the City of Troy determines are clearly incompatible with the uses permitted under current Miami County or Concord Township Zoning Regulations in the adjacent land remaining within Concord Township from which the territory was annexed, the Troy City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. For the purposes of this statement, "buffer" shall include open spaces, landscaping, fences, walls, and other structured elements; streets and street rights-of-way; and bicycle and pedestrian paths and sidewalks.

7-26-2024

MIAMI COUNTY COMMISSIONERS
THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS ____ DAY OF _____, 20__

GREGORY A. SIMMONS, PRESIDENT

TED S. MERCER, VICE-PRESIDENT

WADE H. WESTFALL, MEMBER

MIAMI COUNTY ENGINEER
THIS PLAT WAS INSPECTED AND APPROVED BY
US THIS ____ DAY OF _____, 20__

MIAMI COUNTY ENGINEER

CITY OF TROY COUNCIL
THIS PLAT WAS REVIEWED AND ACCEPTED BY THE CITY OF TROY
COUNCIL THIS ____ DAY OF _____, 20__ BY
ORDINANCE NO. _____

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

ANNEXATION TO THE CITY OF TROY

5 6 34
TOWN RANGE SECTION
2.300 CONCORD TROY MIAMI, OHIO
ACRES TOWNSHIP CITY COUNTY

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
CHIO SOUTH ZONE,
ODOT VRS CORS NETWORK

SCALE: 1"=100'

0 100 200

LEGEND

- L.P.S. 5/8" X 30" REBAR W/CAP SET
- L.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⚡ RAILROAD SPIKE FOUND
- ▨ EXISTING CORP. LIMITS

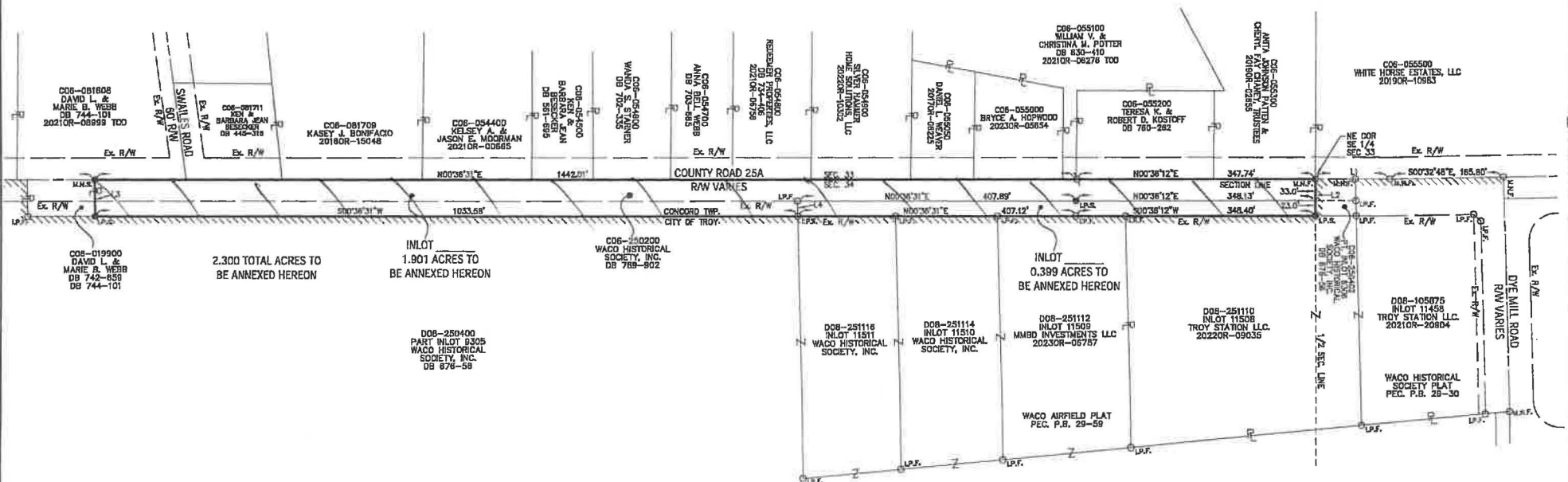
VOLUME ____ PAGE ____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE \$ ____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____, 20__

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



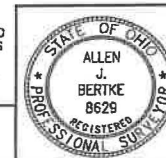
LINE CHART		
LINE	BEARING	DIST.
L1	S00°36'12\"W	107.84'
L2	N89°56'12\"E	58.00'
L3	S88°15'46\"W	56.02'
L4	S88°41'26\"W	23.01'

SURVEY REFERENCE
LAND SURVEY 17, PAGE 131
LOT SURVEY 24, PAGE 98
REC. P.B. 19, PG. 28
REC. P.B. 20, PG. 54
REC. P.B. 22, PG. 30
REC. P.B. 26, PG. 73
REC. P.B. 29, PG. 30
REC. P.B. 29, PG. 59

CERTIFICATION
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH
O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO
CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS
CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL
FIELDWORK PERFORMED IN DECEMBER, 2022. ALL MEASUREMENTS ARE
CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

ALLEN J. BERTKE, P.S. #8629

DATE



PREPARED BY:

Choice One
Engineering

SIDNEY, OHIO 937.477.0200
LOVELAND, OHIO 513.235.6554
www.CHOICEONEENGINEERING.com

DATE:
06-18-2024

DRAWN BY:
RMF

JOB NUMBER:
MIATRO2231

SHEET NUMBER

1 OF 1

EXHIBIT "B"

WACO – A ANNEXATION (2.300 ACRES)





MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington

DATE: July 26, 2024

SUBJECT: ANNEXATION FROM CONCORD TOWNSHIP, WACO - B ANNEXATION, 0.129 ACRES, MORE OR LESS; ANNEXATION OF ROADWAY OF SOUTH MARKET STREET (SOUTH COUNTY ROAD 25 A)

An annexation petition from Concord Township was filed with the Miami County Commissioners on July 19, 2024, and then refiled on July 24, 2024 to correct the legal description, and filed with the Clerk of Council on July 26, 2024, by William J. Fulker, agent on behalf of Waco Historical Society, Inc. The annexation petition is for a total of 0.129 acres, more or less, of roadway of South Market Street (South County Road 25 A). A copy of the annexation plat is attached. This annexation was filed under the Type 2 Expedited Procedure, which has requirements of:

1. Twenty days from the date of filing with the County, the City is required to approve a statement of what municipal services will be provided to the area proposed for annexation and a time frame for providing those services.
2. Twenty days from the date of filing with the County, the City is required to approve legislation that the City will require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the Township.
3. Twenty-five days from the date of filing with the County, the City is to enact legislation consenting to or objecting to the annexation. Failure to do so shall be considered consent by the City when reviewing the annexation petition.

Based on the Statutory time frame, we ask for consideration of emergency legislation.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of the WACO - B Annexation (0.129 acres). Copies of the appropriate statements are attached.

encl.

MUNICIPAL SERVICES

ANNEXATION OF: 0.129 ACRES, MORE OR LESS, CONCORD TOWNSHIP
WACO – B ANNEXATION (0.129 ACRES)
Annexation of Roadway of South Market Street (South County
Road 25 A)

PETITIONER: Waco Historical Society, Inc.
1865 S. County Road 25A
Troy, OH 45373

AGENT FOR PETITIONER: William J. Fulker
Attorney at Law
12 S. Cherry Street
Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating what services the municipal corporation will provide, and an approximate date by which it will provide them, to the territory proposed for annexation, upon annexation. Under the ORC Section that the WACO - B Annexation (0.129 Acres) was filed, the statement of services must be approved by Council and filed with the County not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

That immediately upon the effective date of the annexation of the 0.129 acre territory, the City of Troy, Ohio will provide to the entire annexed territory such services as are otherwise provided to incorporated areas under the Code of Ordinances of the City of Troy, Ohio in accordance with applicable contemporary law, practice, custom, regulation, rates and resources. The services of the City of Troy currently include, but are not limited to: police, fire, emergency medical service, refuse collection, repair and maintenance of publicly dedicated streets, access to existing municipal sewer and water lines, municipal zoning, municipal parks, municipal recreation, and general municipal government.

7-26-2024

MUNICIPAL ZONING REQUIRING BUFFERING

ANNEXATION OF: 0.129 ACRES, MORE OR LESS, CONCORD TOWNSHIP
WACO – B ANNEXATION (0.129 ACRES)
Annexation of Roadway of South Market Street (South County
Road 25 A)

PETITIONER: Waco Historical Society, Inc.
1865 S. County Road 25A
Troy, OH 45373

AGENT FOR PETITIONER: William J. Fulker
Attorney at Law
12 S. Cherry Street
Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating that the municipal corporation shall require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the township. Under the ORC Section that the WACO – B Annexation (0.129 acres) was filed, this statement must be approved by City Council not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

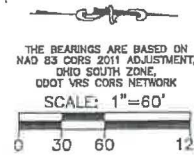
If the 0.129 acres known as the WACO – B Annexation (0.129 acres) is annexed and becomes subject to zoning by the City of Troy and that City of Troy zoning permits uses in the annexed area that the City of Troy determines are clearly incompatible with the uses permitted under current Miami County or Concord Township Zoning Regulations in the adjacent land remaining within Concord Township from which the territory was annexed, the Troy City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. For the purposes of this statement, "buffer" shall include open spaces, landscaping, fences, walls, and other structured elements; streets and street rights-of-way; and bicycle and pedestrian paths and sidewalks.

7-26-2024

ANNEXATION TO THE CITY OF TROY

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

5 6 34
TOWN RANGE SECTION
0.129 CONCORD TROY MIAMI, OHIO
ACRES TOWNSHIP CITY COUNTY



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- ▨ EXISTING CORP. LIMITS

FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED _____, 20____

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS ____ DAY OF _____, 20____

GREGORY A. SIMMONS, PRESIDENT

TED S. MERCER, VICE-PRESIDENT

WADE H. WESTFALL, MEMBER

MIAMI COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY
US THIS ____ DAY OF _____, 20____

MIAMI COUNTY ENGINEER

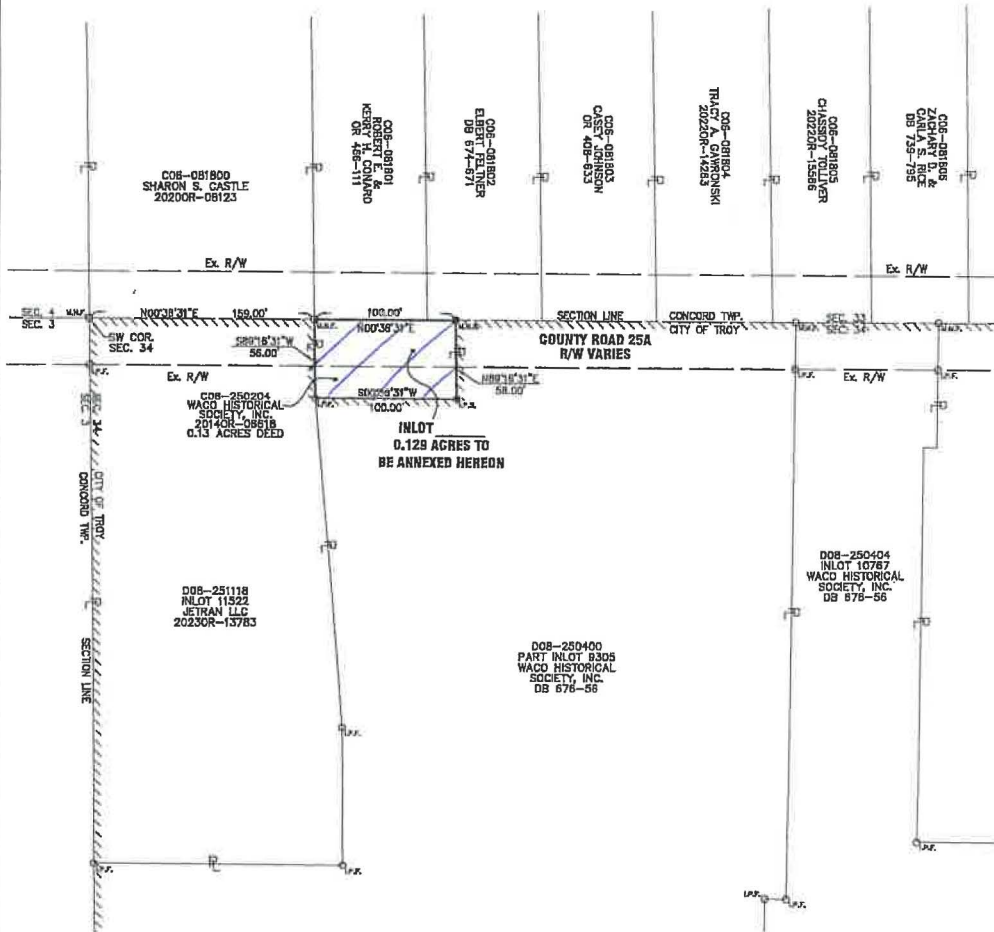
CITY OF TROY COUNCIL

THIS PLAT WAS REVIEWED AND ACCEPTED BY THE CITY OF TROY
COUNCIL THIS ____ DAY OF _____, 20____, BY
ORDINANCE NO. _____

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL



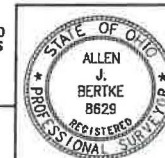
SURVEY REFERENCE
LAND SURVEY 17, PAGE 131
LOT SURVEY 24, PAGE 96
REC. P.B. 19, PG. 25
REC. P.B. 20, PG. 94
REC. P.B. 22, PG. 30
REC. P.B. 26, PG. 73
REC. P.B. 29, PG. 30
REC. P.B. 29, PG. 59
REC. P.B. 29, PG. 78

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH
O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO
CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS
CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL
FIELDWORK PERFORMED IN DECEMBER, 2022. ALL MEASUREMENTS ARE
CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

ALLEN J. BERTKE, P.S. #8629

DATE



PREPARED BY:

ChoiceOne
Engineering

3300 N. OHIO 977.477.0200
LOVELAND, OHIO 513.339.5554

www.CHOICEONEENGINEERING.com

DATE:

07-12-2024

DRAWN BY:

RMF

JOB NUMBER:

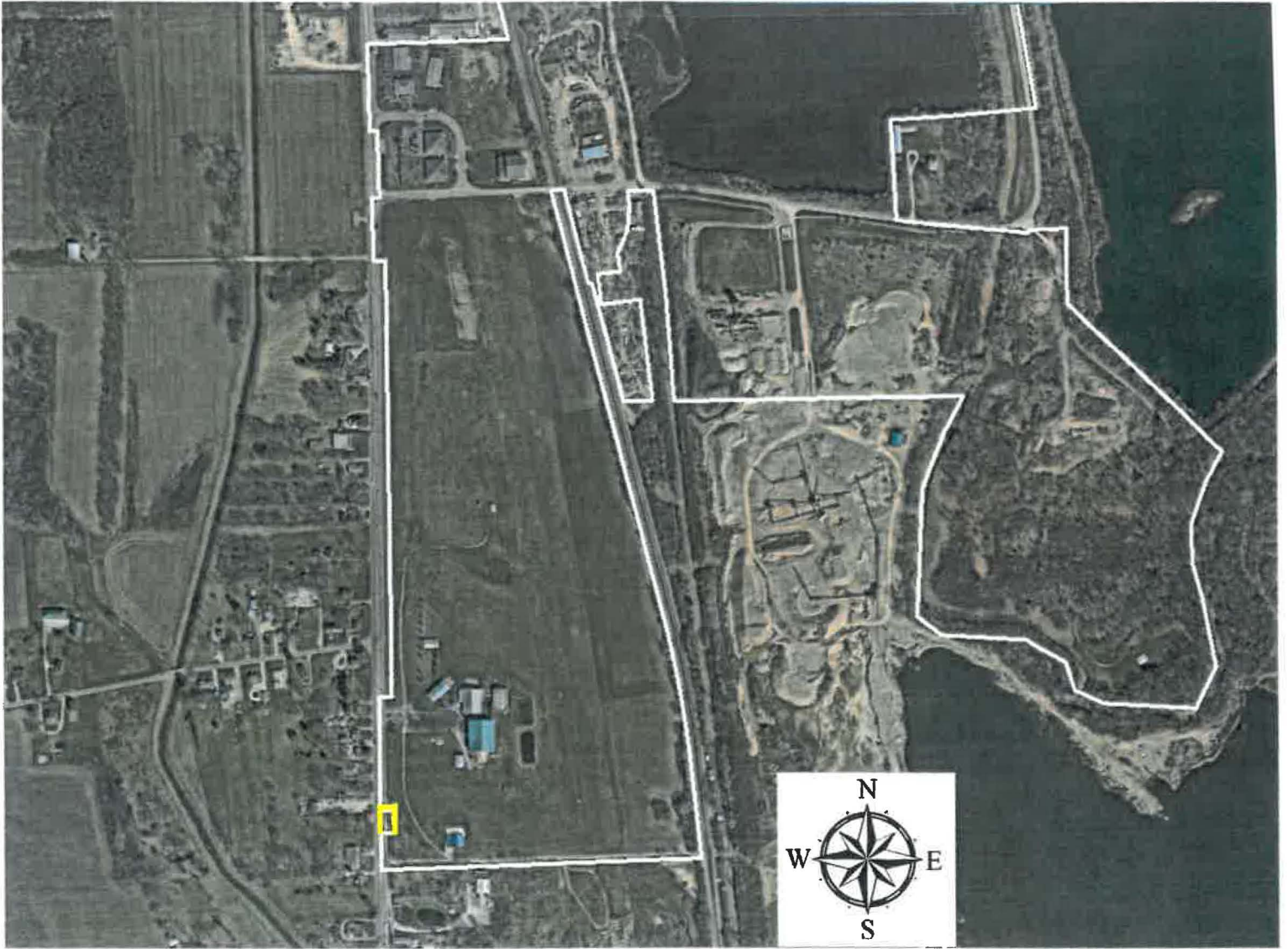
MIATRO2231

SHEET NUMBER

1 OF 1

EXHIBIT "B"

WACO – B ANNEXATION (0.129 ACRES)





MEMORANDUM

[Handwritten signature]

TO: Mr. Rozell, President of Council

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

DATE: July 23, 2024

SUBJECT: **SBD RLF LOAN APPLICATION – FERMENTUM ENTERPRISES LLC – 8 S. MARKET STREET**

RECOMMENDATION:

That Troy City Council accepts the recommendation of the Loan Review Committee for a new loan from the Small Business Economic Development Revolving Loan Fund (SBD RLF) to Andy Routson and Luke Stull, on behalf of Fermentum Enterprises LLC, for funds to finance the purchase of additional restaurant equipment to expand the kitchen at their location at 8 S. Market Street.

BACKGROUND:

In 2023, Fermentum Enterprises LLC, received a SBD RLF of \$150,000 to finance equipment for their new location at 8 S. Market Street. Crafted & Cured offers charcuterie, sixty (60) tap beers, ciders, meads, boutique wines, champagnes, cocktails, whiskeys, bourbons, artisanal meats, cheese, and accoutrement.

The owners have recently purchased the building and now seek a SBD RLF loan in the amount of \$200,000, with a term of 9.5-years at 4.25% APR. The loan will improve and expand the kitchen to increase the food menu that will complement their existing offerings. Collateral will be a second position on the building behind Abbey Credit Union's loan of \$1.4MM. The building was recently appraised at \$1.8MM and was purchased for \$1.75MM. The applicants estimate that a total of 13 new jobs (8 full-time and 5 part-time) will be created over a three-year period after completion of the project. Fermentum Enterprises LLC will provide \$1,750,000 in equity (90% of the project cost).

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

- Total project costs of approximately \$1,950,000
- Loan principal of \$200,000, exclusive of the closing fees which will be paid directly by the applicant
- Loan repayment term of 114 months (9.5 years)
- 4.25% simple APR
- Collateral will be a second position on the building
- A personal guarantee from Andy Routson and Luke Stull
- Language will be included to provide for the City to recall the loan if kitchen equipment is not purchased and installed

Expedited approval is requested so that the business can proceed with the purchase of additional equipment.

The Loan Review Committee reviewed this loan application on July 18, 2024, 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 SBD RLF loan to Fermentum Enterprises LLC as outlined above. Consideration of emergency legislation is requested so that the loan can be closed without delay and the business can proceed with the purchase of additional equipment.

encl.



TO: Members of the Loan Review Committee

FROM: Tim Davis, Development Director

DATE: April 20, 2022

SUBJECT: Loan Request (Crafted & Cured)

Andy Routson and Christian Alvarez, owners and operators of Fermentum Enterprises LLC, are requesting a \$150,000 Small Business Development (SBD) Loan. The loan will be used to purchase equipment to operate Crafted & Cured at 8 South Market Street.

Crafted & Cured started in 2016, originally located at Wayne Avenue in downtown Dayton, and offers: charcuterie, sixty (60) tap beers, ciders, meads, boutique wines, champagnes, cocktails, whiskeys, bourbons, artisanal meats, cheese & accoutrement. In addition, lunch offerings including: soups, salads, & sandwiches will be available for dine-in & carry out.

The applicants have worked with US Bank to secure a \$150,000 loan and are investing \$40,000 of private funding, bringing the total project cost to \$340,000. The project breakdown is 44% City of Troy, 44% US Bank, 12% private equity. The applicants are offering a 1st position lien on the equipment (attached) and qualify for a 2.75% interest rate based on a nine and one-half (9.5) year term, with the first six months interest-only. The interest rate is based upon the revised SBD program guidelines recommended by the SBD loan committee and approved by council earlier this year.

Attached you will find the completed application, business plan, equipment list, and projected employment figures. The applicants project that a total between 10-15 jobs will be created after project completion.

Staff recommends the Loan Review Committee provide a positive recommendation to City Council, noting the following terms and conditions:

- Total project costs of \$340,000
- Loan principal of \$150,000
- Loan repayment term of 114 months (9.5 years)
- 2.75% interest rate, with six months interest-only payments
- Collateral will be 1st position lien on the equipment
- Personal Guarantees will be provided by Mr. Routson & Mr. Alvarez
- Expedited approval is requested so that the business can purchase equipment and close on the loan



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

APPLICANT:

Fermentum Enterprises LLC 937-572-4777 n/a
Name Phone Number Fax Number
craftedncured@gmail.com 47-3217511
Email Address Federal I.D.#:

BUSINESS:
(Borrower Name)

Fermentum Enterprises LLC 937-572-4777 n/a
Name Phone Number Fax Number
craftedncured@gmail.com 47-3217511
Email Address Federal I.D.#:

CURRENT ADDRESS

8 South Market Street Troy, OH 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:

Andy Routsen 131 E Third St, Unit 102 Dayton, OH 45402 937-572-4777
Name Address City State Zip Code Phone Number
Christian Alvarez 3463 Shakertown Rd Beavercreek, OH 45430 937-623-6171
Name Address City State Zip Code Phone Number

Name Address City State Zip Code Phone Number

Description Of Current Operation:

Crafted & Cured offers charcuterie, hot tap wall with craft beer, ciders
and meads. Crafted & Cured offers retail craft beer, ciders, meads
and boutique estate owned champagne and wine, not distributed
to grocers and markets. A cocktail bar with an emphasis on bourbon
will be offered. Packaged food retail; charcuterie, sandwich,
Description Of Proposed Project salads will also be offered.

Crafted and Cured will lease 8 South Market Street and invest approx.
\$400k in improvements to finish the kitchen for assembly, convert
existing bar to a charcuterie bar, build a walk-in cooler with tap
system and bar with countertop, and a bar for cocktail/bourbon
service. Necessary improvements to finish dining
room seating and special event space.

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

SOURCES	AMOUNT (\$)	Uses
SBD Loan Requested:	\$150,000	Equipment/Furniture
Equity Provided:	\$40,000	Coolers/Beer taps
Other Loans: Bank:	\$150,000.00	Bar, Shelving, Signage
Bank L.O.C.:		
Supplier:		
Other:		
TOTAL:	\$340,000.00	

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

LENDER:

DATE:	Name	Address	Contact	Phone Number
LENDER:	US Bank Huber Heights		Anthony Rohlik	800-328-5371
DATE:	Name	Address	Contact (ASAP)	Phone Number

CURRENT DEBT:

LENDER:

Name	Address	Contact	Phone Number
Original Loan:	Term:	Payment:	

Remaining Balance: 1-800-415-6319

LENDER:

Name	Address	Contact	Phone Number
Original Loan:	Term:	Payment:	

Original Loan: \$30,900.00 Term: 60-months Payment: \$722.68

Remaining Balance: \$7,434.30

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:

march 1, 2022

ESTIMATED DATE RLF LOAN IS NEEDED:

march 1, 2022

TOTAL NUMBER OF CURRENT EMPLOYEES:

10 full-time
Full Time

10+ part-time
Part Time

PROPOSED NEW JOBS:

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

1st YEAR	2nd YEAR	3rd YEAR	TOTAL
(4)	(2)	(2)	(8) full-time
New Full Time	New Full Time	New Full Time	New Full Time
(4)	(2)	(2)	(8) part-time
New Part Time	New Part Time	New Part Time	New Part Time

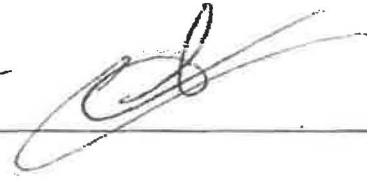
STARTING WAGE RATE FOR NEW EMPLOYEES:

JOB TITLE	# HIRES	WAGE RATE
<u>General Manager</u>	<u>1</u>	<u>\$45,000 /year</u>
<u>Bartenders</u>	<u>5</u>	<u>#12/hour + tips</u>
<u>Charcutier</u>	<u>5</u>	<u>#12/hour + tips</u>
<u>Front of House</u>	<u>5</u>	<u>#12/hour + tips</u>
<u>Back of House</u>	<u>5</u>	<u>#12/hour + tips</u>
SBD Loan Terms		
Less than ten years = 0.5% below current Prime Rate	Ten to fifteen years = current Prime Rate;	Fifteen to twenty years = current Prime Rate plus 1%.

Requested Loan Term: 9.5 years
i.e. 5 years at 2.75%

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

SIGNATURE
OF
APPLICANT:

DATE:

3/3/22



Crafted & Cured Business Plan

**Lockbox 290 Development 2022
8 South Market Street
Troy, OH**

Andy Routson Co-Owner
andy@craftedncured.com

Christian Alvarez, Co-Owner
christian@craftedncured.com

I. Executive Summary

- a. Vision & Mission
- b. Background
- c. Purpose

II. Market Analysis

- a. Industry
- b. Market
- c. Competition

III. Products & Services

- a. Hours of Operation
- b. Core Products
- c. Menus
- d. Additional Services

IV. The Organization

- a. Organizational Structure
- b. Key Players
- c. Counter-Service Culture

V. Marketing & Sales

- a. Location Strategy
- b. Marketing Tools
- c. Marketing Tactics

I. Executive Summary

a. Vision & Mission

At *Crafted & Cured*, our mission is to serve our community and patrons with the most unique selection of craft beer, boutique wines, champagnes, cured meats and artisanal cheeses. At *Crafted & Cured*, we strive to provide a service that is memorable in a setting that is a tribute to history. We look to educate and be educated on all things crafted and cured both regionally and worldwide.

Our 60+ tap system showcases rare offerings of craft beer, ciders, and meads along with many of the classic favorites. Our cured elements deliver a unique mix of charcuterie boards consisting of meats, cheeses, oils, vinegars, fruits, vegetables and select seafood to culture our patron's palette.

The *Crafted & Cured* team aims to always be a beacon of service and an anchor in the community as an integral part of the City of Troy and the greater Dayton community.

b. Background

Crafted & Cured was conceptualized and launched by co-owners and co-operators, Andy Routson and Christian Alvarez. Andy and Christian met at *Eby-Brown*, one of the largest convenience distributors in the United States. *Eby-Brown* has served as a leader in convenient store distribution for over 125-years; serving over 8,700 retail locations and producing over \$6 billion in sales.

Andy served as the Account Representative of *Speedway*, one of the largest private convenient store accounts in the U.S., a client of *Eby-Brown*. For three years, Andy oversaw the food and beverage for *Speedway* exclusively. Christian, a trained Chef, served as the primary research and development in-house Chef for *Eby-Brown* for five years. Christian led research, development, procurement and launch of any new proprietary product lines or food service café's for *Eby-Brown* clients and company-operated café's within thousands of convenient stores.

During their tenure as co-workers, Andy and Christian both discovered their love and passion for food and beverage; both at work and as a hobby. At the time, Andy deeply immersed himself into the craft beer industry; learning the attraction, popularity and following of unique craft beers, growing at rapid pace. Diving deeper into the sub-cultures of craft beer, Andy witnessed exclusive craft beer release parties that attracted 20,000+ attendees (*for one beer!*).

According to the [Brewer's Association](#):

"Overall U.S. beer volume sales were down 2% in 2019, whereas, craft brewer sales continued to grow at a rate of 4% by volume, reaching 13.6% of the U.S. beer market by volume. Craft production grew the most for taprooms. Retail dollar sales of craft increased 6% up to \$29.3 billion, and now account for more than 25% of the \$116 billion U.S. beer market."

Both Andy and Christian enjoyed time outside of work traveling and exploring the unknown through food and beverage. While Andy was on the quest to “never drink the same thing twice,” Christian, was on a similar voyage exploring how ingredients can shift profile, experience and composition interpreted by cultures around the world. In sharing their unique passions, Andy and Christian quickly realized that their desire to discover the unfamiliar, to experience the new and adventurous, often led them to explore outside of Dayton, OH.

The idea was born, for Andy and Christian to take the industry knowledge of retail food and beverage sales, matched with their never-ending quest to discover the unknown, the new, and the exciting, and make it accessible to their neighbors.

In 2016, *Crafted & Cured* opened their first retail food and beverage location in District Provisions, near the Oregon District, in Dayton, OH.

c. Purpose

During the first four years, *Crafted & Cured* experienced an average 32% YOY growth. From 2016-2019, we recognized an increasing demand from our customers to dine-in; the desire to navigate the 60+ tap wall in-person and to explore our selection and variety of meats and cheeses through charcuterie. Located in an independently-owned development, District Provisions, *Crafted & Cured* operated as the sole tenant for three years, validating the concept’s foot traffic and growth as self-sustainable.

From 2016-2019, we focused on amplifying the dine-in experience; turning over our dining room of roughly 32-seats at least three to four times for service on Thursday, Friday and Saturday nights. During this time, we learned an increasing demand for the following services:

- large group dining; the ability to serve multiple date nights, parties of 6-8 people and 10-20 people at the same time within a given night, we also noticed customers leaving due to a lack of space and accommodation,
- the interest of charcuterie and craft beer as the precursor to a community-shared meal; due to the lack of “entrée-style” dining, *Crafted & Cured* served as a before or after dinner destination
- during the Fall/Winter of 2018, while *Glasz Bleu Oven* was opened and operating within District Provisions, we saw a 56% increase that year; our customers were coming to District Provisions for the whole meal; the craft beer, boutique wines, champagnes, ciders and meads, charcuterie and wood-fire shared entrees
- the increase and growing demand for special events, catering and group orders, which never seemed as a reality for us due to limited space for preparation and assembly, and an extremely limited capacity issue in the dining room

- while trialing the marketing of carry-out retail and charcuterie boards, we noticed a 28% increase in carry-out business while accommodating in-house service (with appropriate space, we could execute dine-in, carry-out, special events and catering at once)
- while *Crafted & Cured* quickly became a destination for highly sought-after craft beer, wine, ciders, meads and champagnes, we learned that to accommodate group dining, the ability to appeal to all drinkers is a requirement to keep larger groups in your space longer; with proper bar planning we can introduce craft cocktails and a house liquor selection

During 2020, in response to Ohio's shutdown due to COVID-19, *Crafted & Cured* launched online ordering and implemented the use of Social Media; primarily Facebook and Instagram to share messaging. Additionally, due to the increase utilization of our space, we launched sandwiches and salads to drive revenue opportunities.

During the shut-down of COVID-19, *Crafted & Cured* was open 6-days per week, during regular business hours. While most businesses were struggling for customer engagement, on average, we were able to maintain ~40% of our overall sales.

Our goal to expand and reopen in the Lockbox 290 development located at 8 S. Market St. in Troy, OH is to fulfill the customer demand for an expanded in-house experience. The ability to accommodate date-nights, large groups, and special events in the same dining room on a given night, the ability to operate prep and assembly space for carry-out, online ordering, and catering without interfering with the in-house guest experience, and the opportunity to evolve our menu into an expanded lunch, dinner, and more inclusive bar experience for our guests.

By the 2nd year of operations, our goal is to launch a cocktail bar with a bourbon-centric program. Our goal is to partner with notable bourbon producers regional to Troy, OH and curate a bourbon selection that is sought-after and unique. This would allow us to appeal to customers who prefer cocktail service over beer or wine. This would additionally attract bourbon enthusiasts throughout the state and beyond.

II. Market Analysis

a. Industry

*Industry > Restaurant >
Hybrid*

- counter-service
- upscale fare
- bar & pub
- dine-in/carry-out
- lunch/dinner
- online ordering
- catering/events

*Industry > Craft Beer >
Bar*

- bar & pub
- dine-in/carry-out
- retail selection
- regional sourcing
- liquor & cocktail

*Industry > Food &
Beverage Retail*

- deli & café
- grocer/market
- retail carry-out

III. Products & Services

a. Hours of Operation

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 AM	11 AM	11 AM	11 AM	11 AM	11 AM	11 AM
10 PM	10 PM	10 PM	11 PM	11 PM	1:30 AM	1:30 AM

B. Core Products

Category	Features	Price Point	Service Notes
BAR	<i>60+ tap wall; craft beer, ciders, meads, wine bottle or by the glass service, champagne service, craft cocktail, house liquor service, bourbon-centric bar program</i>	<i>\$ - \$\$</i>	<i>Dine-in counter-service, table-service during peak hours.</i> <i>Craft Beer; 5oz pour, 10oz pour, 16oz pour, 32oz Howler, 64oz Growler, 32oz Crowler</i> <i>Specialty Cocktails</i>
CHARCUTERIE	<i>Signature boards (serves 3-4), bar bites (serves 2-3), a la carte (individual), cured enhancements</i>	<i>\$ - \$\$</i>	<i>Dine-in counter-service, online ordering, carry-out service, lunch, sandwiches, and salads, dinner, and dessert.</i>
RETAIL	<i>Craft Beer, Cider, Mead, Boutique Wine, Champagne, Specialty Food and Beverage, Deli Grab and Go</i>	<i>\$ - \$\$</i>	<i>In-house consumption, carry-out, online ordering, lunch, dinner service, dessert, breakfast, lunch, dinner, retail carry-out, grocer/market</i>
CATERING & SPECIAL EVENTS	<i>Semi-private to private rentals, Mezzanine rentals</i>	<i>\$\$ - \$\$\$\$</i>	<i>6-8 person group dining, 10-12 person group dining, up to groups of 20 reservations, private meeting rooms or event rooms, semi-private mezzanine rental</i>

C. Menus

BAR BITES

- **WOLFS**
 - **BALUTED** - Gervai Olives (considered the queen of Olives in Spain) & Marcona Almonds finished w/ Sweet Pick
 - **CURED** - French Contribution, Peppercorn Peppers (Sweaty Drops) & a seasonal Cured Egg
 - **SQUARED** - House made Chocolate Bark, Peanut Brittle and finished with dried Figs & Prosciutto by G-Hi
 - **CHIPS** - Perfectly crisped carbohydrates
 - **STUFFED** - Our lovely Gervai Olives (considered the best in Spain) stuffed w/ roasted garlic, green onion relish & gorgonzola
 - **STUFFED VANANON TUNA** - Known as one of the best Dorito publishers we stuff perfectly ripe D'Arigo pears w/ creamy Gorgonzola cheese finished w/ aged balsamic reduction
- **PIZZAS**
 - House made Marg - plenty pepper
 - finished las pinacola - anchovy - the roasted pepper
 - Biquisinos - sweet drop relish - olive oil
 - Cured mushrooms lower - shrimp
 - Peaches Brieux - Calabrian chili puree - chili
- **GRABOUTHERE MENU (LUNCH)**
 - **BRAND BOARD** - House baguette paired perfectly w/ Volaged Lamb, Toluca Olive Oil w/ Aged Balsamic & seasonal compound butter
 - **GRABOUTAL PATE/TERRINE/ENTLATE** - We search for interesting & unique choices that are available seasonally. We pair these items with a savory spread & a sweet spread, finished w/ baguette. **1 OR MEAT PIECE**
 - **"BOARD FOR CHIPS"** We scour the country to find those unique and sought-after items you won't find anywhere else. Ask the Cheeser for this week's choice. All boards are served with characteristic & cheese paired with baguette & house made accompaniments

LUNCH MENU

SANDWICHES \$10

Hot or Cold on your choice of bread: Chabette, New Dough Bakery, Peral White

JUSTUS - Grilled on your choice of bread, Sweaty drop chili, Bacon jam, Pickled Red Onion, Spicy Kimchi, Smoked Sau Simon, 5 yr Cheddar & Aged white cheddar

DIETZ BLOCK - Prosciutto, Pickoline Tapenade, Roasted Red Peppers, House Cured Pear! Red Onions & Goat Cheese

BOCCO - Squaresata, Hot Calabrese, House-Made N'Duja, Roasted Garlic Mayo, Chopped Charoliers, Garlic Gouda

TOYO - Squaresata, Peppercorn Salami, Peppercorn Relish, Pickled Red Onion, Sweaty Drop Chili, 5yr cheddar & Aged White Cheddar, Arugula

THE LAMBON - Serrano, Calabrese, San Simon Smoked Cheese, House Cured Avocado, Arugula

KIDS GRILLED CHEESE - Your choice of bread grilled with our In-house Cheddar Blend

SALADS \$18 full size \$6 half

Choice of dressing: Bagua Canada Vinaigrette, Lemon Dijon Vinaigrette, Blue Cheese or Ranch

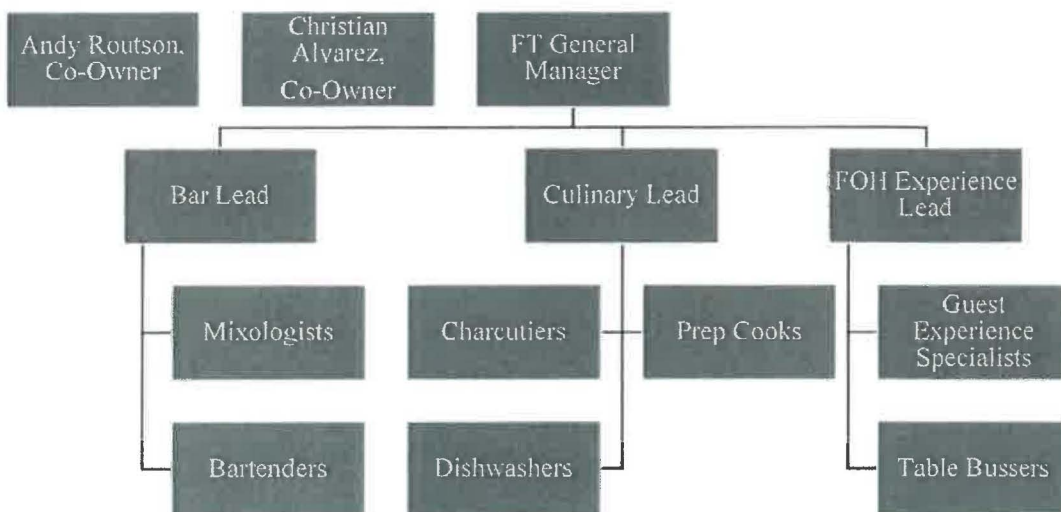
GRABOUTHERE SALAD - Serrano, Chorizo, Peppercorn Salami Shaved Parmesan, Snap Peas, Watermelon Radish, Green Onion, Peznel, Spring Mix & Dried Figs

O & O CURED SALAD - Heirloom Tomato, House Cured Egg, House Cured Avocado, Gorgonzola, House Cured Mushrooms, Sweaty Drops, House Croulons & Spring Mix



IV. The Organization

a. Organizational Structure



b. Key Players

Andy Routson – Co-Owner of Crafted & Cured. Oversees Craft Beer, Cider, Meads, Boutique Wine and Champagne sourcing, purchasing and supplier relationships. Oversees the construction and on-going maintenance of tap system and keg system. Serves as accounts payable/receivable, prepares staff schedules and manages payroll. For the past four years, Andy has been a part of training Zach, Beto and staff, as well as operating and managing the floor daily. Collaborates with Christian for executive leadership, strategic planning and roll-out, pairing the food and beverage to a cohesive program.

Christian Alvarez – Co-Owner of Crafted & Cured. Oversees Charcuterie; meats, cheeses, house-made cure production. Responsible for menu research and development, product sourcing, purchasing and supplier relationships. Oversees inventory management, par levels and production with staff. Manages labor for food preparation, assembly and production. For the past four years, Christian has been a part of training Zach, Beto and staff, as well as operating and managing the floor daily. Collaborates with Andy for executive leadership, strategic planning and roll-out, pairing the food and beverage to a cohesive program.

Zach Lentz – Bartender and Charcutier at Crafted & Cured. Zach Lentz has been a team member for two years and is committed to our team upon re-opening. Zach is fully cross-trained between bar service and charcuterie service. Zach is also familiar with many of the processes and procedures of the daily and weekly operations of Crafted & Cured, to our standards. Zach is trusted to assist in opening, shift change and closing procedures. He has experience training our team members as bartender or charcutiers. Zach will seamlessly transition into a Bar Lead, Culinary Lead, or Front of House Lead role. In fact, it would be best to schedule him Bar Lead and Front of House Lead to start to maintain consistency in customer expectations to open and launch the concept.

Beto Cardenas – Charcutier at Crafted & Cured. Beto Cardenas has been a team member for one year and remains committed to our team upon re-opening. Beto has 20+ years-experience as a back of house, culinary team member; line-cook, prep-cook and dish with a variety of cuisine. Beto is a master Charcutier and understands our cost of goods management practices in real-time. He focuses on inventory management, par levels, prep, assembly and consistent charcuterie standards. Outside of Crafted & Cured, Beto has full-kitchen experience and a wide range of skill. Beto is poised as the Culinary Lead for re-opening and will be included to launch, train and manage the team between charcuterie, the back-prep kitchen and the wood-fire oven.

c. Counter-Service Culture

At our previous location, we operated counter-service for the 60+ tap bar, charcuterie and retail. We believe that scaling this model to fit the adventurous nature, and exploration of the dining experience at the Lockbox 290 development in Troy, OH, is instrumental to the guest experience.

This culture promotes movement within the dining experience and allows guests to see and experience the preparation and assembly of their food and beverage. Additionally, this promotes

To invest our knowledge and to grow and scale for the future, we will invest in a General Manager within the first-year operating. The General Manager will be responsible for scheduling, inventory, ordering, managing cost of goods and labor to sales forecasting, and be the lead liaison for the team. The General Manager will rely on full-time team leads for each service aspect of the business; a full-time Bar Lead, a full-time Culinary Lead, and a full-time Front of House Lead.

Our Guest Experience Specialists are a hybrid of customer service and front of house operations; roles and responsibilities shift according to volume. Within any given week, Guest Experience Specialists will be cross trained to serve as hosts for seating and reservation management, team members to expedite sales at the point of sales, educators on the floor to assist customers to navigate the menu and ordering processes, assist to expedite sales processing on the floor with handhelds, assist as food runners and to help clean and turn the dining room for service.

FT Bartender 1	1,680	1,680	1,680	1,680	1,680	1,680	1,680	11,760
FT Bartender 2	1,680	1,680	1,680	1,680	1,680	1,680	1,680	11,760
FT Mixologist 1	2,100	2,100	2,100	2,100	2,100	2,100	2,100	14,700
FT Charcutier 1	1,680	1,680	1,680	1,680	1,680	1,680	1,680	11,760
FT Charcutier 2	1,680	1,680	1,680	1,680	1,680	1,680	1,680	11,760
FT Prep/Busser 1	1,680	1,680	1,680	1,680	1,680	1,680	1,680	11,760
FT Prep/Busser 2	1,680	1,680	1,680	1,680	1,680	1,680	1,680	11,760
PT Hourly Labor	5,928	5,435	5,027	5,960	6,573	7,061	8,276	44,259
General Manager (salary)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	26,250
Events Coordinator	500	500	500	500	500	500	500	3,500
Employer Tax	1,702	1,702	1,702	1,702	1,702	1,702	1,702	11,916
Workman's Comp	80	80	80	80	80	80	80	560
Payroll Services	250	250	250	250	250	250	250	1,750

[illegible]

2024 Labor Summary (January 1, 2024 – December 31, 2024)

FT Bartender 1	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
FT Bartender 2	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
FT Mixologist 1	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200
PT Mixologist 2	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
FT Charcutier 1	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
FT Charcutier 2	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
FT Prep/Busser 1	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
FT Prep/Busser 2	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
PT Hourly Labor	3,996	4,511	5,797	7,365	10,959	9,819	4,998	6,558	7,745	9,048	9,955	11,418	92,170
General Manager (salary)	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	52,000
Assistant Manager (salary)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
Events Coordinator	800	800	800	800	800	800	800	800	800	800	800	800	9,600
Employer Tax	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	21,896
Workman's Comp	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Payroll Services	275	275	275	275	275	275	275	275	275	275	275	275	3,300

2025 Labor Summary (January 1, 2025 – December 31, 2025)

FT Bartender 1	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
FT Bartender 2	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
FT Mixologist 1	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200
PT Mixologist 2	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
FT Charcutier 1	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
FT Charcutier 2	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
FT Prep/Busser 1	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
FT Prep/Busser 2	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160
PT Hourly Labor	4,455	5,062	6,728	8,110	12,271	10,784	5,668	7,221	8,571	5,767	10,984	13,001	98,620
General Manager (salary)	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	52,000
Assistant Manager (salary)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
Events Coordinator	800	800	800	800	800	800	800	800	800	800	800	800	9,600
Employer Tax	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	27,523
Workman's Comp	120	120	120	120	120	120	120	120	120	120	120	120	1,440
Payroll Services	300	300	300	300	300	300	300	300	300	300	300	300	3,600

V. Marketing & Sales

b. Marketing Tools

Social Media/ Marketing – we’ve budgeted \$800/month (\$1200/month with ad spend) to hire a Social Media Coordinator that will assist with social media strategy, product photography for social media, social media advertisement and oversee our Facebook, Instagram, Google and Yelp engagement with followers, our Social Media coordinator will target new customers and engage current customers focusing on acquisition and retention

Google – register business page and complete business profile with contact information, menu, services, website, etc. On average, Google Business drives ~560 users per week to our location through direction services, website and service click-through, or new customer discovery and acquisition through service, reviews, etc.

Facebook & Instagram – with the announcement of our closure in the Oregon District, our closure posts reached over 50K users on Facebook, our engagement measured at 14.1K users in total. During the transition, we will continue to utilize our audience on Facebook (7,554 followers) and Instagram (3,259 followers) through visual story-telling. Our goal is to hit 10K followers on Facebook and 5K followers on Instagram upon our re-opening.

Yelp – a social platform for users to rank and review businesses nearby; location-based search. On Yelp, we receive over 250+ users per week (every 7-days) via checking our hours, menu and website, which leads to users clicking for directions directly to our establishment. Additionally, we have high user engagement for photographs of our bar design and our charcuterie boards.

UnTappd – a social drinking platform where users can share ratings and reviews on bars, micro-breweries, or restaurants/bars that focus on craft beer. At our original location, we received over 12K customer attractions and reviews, simply by keeping our craft beer menu up to date and constantly seeking to supply the extra-ordinary for craft beer enthusiasts to seek out.

Location/Word of Mouth – the new Crafted & Cured location at 8 S. Market St. in Troy, OH serves as a historical landmark for the community. Located within the town's main square, we are centrally located among the main business district with high foot traffic and engagement. Additionally, the restoration of original architecture and the grand appearance of the exterior and interior will make this location worth sharing by shared photography, social media, and word of mouth marketing. We plan to excite customers with visuals of the space and show customers how the space can be used on social media, our website and through monthly direct email marketing.

Direct Email Marketing -

c. Marketing Tactics

Media Relations – *Crafted & Cured* will utilize all major news networks 30-days out to tease and announce the grand opening of the new location. During the first five months, we will continue feeding stories via Press Release of new menu items, menu expansion and service expansion to get the word out to the City of Troy, surrounding neighborhoods, the greater Dayton community, and state-distributed media vehicles. We will additionally partner with regional and state-wide magazines to offer exclusive sneak peeks and articles to highlight *Crafted & Cured's* new location as a travel destination.

Blogger Relations – Our menu attracts meet, cheese, wine and beer enthusiasts. We've identified a select group of food and beverage bloggers, each with a unique following to offer first looks, and blogger curated events to strategically share menu updates and new releases for the first six months of business at our new location.

Cross Promotion Collaborations – To engage craft beer enthusiast, we plan to release a series of *Crafted & Cured* collaborations with regional breweries to release exclusive brews to be cross-promoted between the brewery and our users. We plan to release a new batch each month with a different brewery to attract audiences into our space. These batches will only be available from our tap wall to strategically drive business to our new space with one of our most loyal customer bases.

Dayton Ale Trail – A passport program for beer enthusiasts to travel around Dayton visiting the various taprooms, microbreweries, breweries and restaurants and bars that offer craft selections.

This program issues 15,000 passports to participants every year. We have always served as the final destination to turn in passports, and plan to continue our participation at our new location.

Location & Design – Our goal with unique historic aesthetic is for photo-taking opportunities, our bar layout and design include a hand-painted Crafted & Cured design with apothecary style bottles to peak our customer's interest in photographable moments. Our theory from our first location will be carried to this location. In addition to the hand-painted signage, and the historic aesthetic. We will create multiple pockets for photographable moments, and of course, you can't leave without documenting that beautiful charcuterie board like no other.

Our location at 8 S. Market St. is the original home of The First Troy National Bank & Trust Company, founded in 1888. The building was erected in 1929 in Troy's Main Square.



This historical landmark has been renovated by Four Sons Development, our landlord. The renovation includes restoration of original architecture and design details, while modernizing areas for the purposes of gathering and hosting people in the space. Our tenant finish construction will include the following additions to the recent renovations:

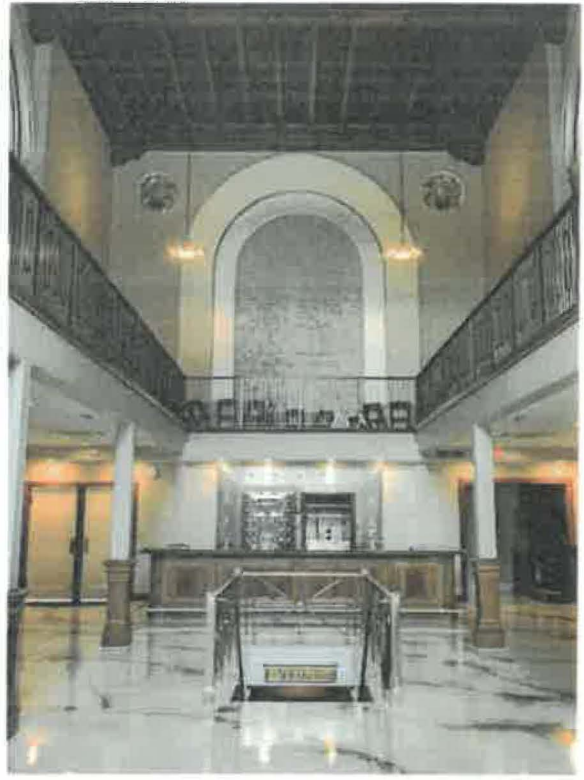
Phase 1 (to be completed by June 1, 2022):

- utilize the existing bar on the first floor for our Charcuterie bar
- construct a walk-in, 80-key cooler, and Craft Beer bar to highlight our 60+ tap system
- build retail shelving for bottled craft beers, boutique wines, ciders, and meads
- bring the existing kitchen space up to health code for prep and assembly
- furnish semi-private/private meeting rooms in the basement for private events

Phase 2 (to be completed and launched by March 1, 2023):

- construct an additional bar with seating, shelving, and the necessary equipment for a cocktail bar to highlight the bourbon program on the second floor, mezzanine
- add technology for presentations (TV's, audio, and visual equipment) to semi-private/private meeting rooms in the basement for private events

The goal is to bring everyday use to a historical landmark in the Troy community, that will welcome the community for lunch, dinner, libations, semi-private, and private booking of special events. As well as draw regional and state-wide attraction as a destination.



Fermentaum Enterprises LLC			
SBD Loan - Summary of Expenses			
Anticipated Draw	Expense Description	Cost	Source of Funding
4/15/2022	Kitchen Refrigerators	\$10,900.00	City of Troy SBD Loan
4/15/2022	Covection Oven	\$3,000.00	City of Troy SBD Loan
4/15/2022	Sous Vide Machine	\$300.00	City of Troy SBD Loan
4/15/2022	Dish Machine	\$5,000.00	City of Troy SBD Loan
4/15/2022	Food Warmer	\$300.00	City of Troy SBD Loan
4/15/2022	Ice Machine	\$2,000.00	City of Troy SBD Loan
4/15/2022	Cacuum Sealer	\$2,000.00	City of Troy SBD Loan
4/15/2022	Meat Grinder	\$600.00	City of Troy SBD Loan
4/15/2022	Grease Trap	\$1,000.00	City of Troy SBD Loan
4/15/2022	Inductions Ranges	\$1,000.00	City of Troy SBD Loan
4/15/2022	Counter Top Oven	\$1,000.00	City of Troy SBD Loan
4/15/2022	Panini Press	\$500.00	City of Troy SBD Loan
4/15/2022	Undercounter Refrigerator	\$7,000.00	City of Troy SBD Loan
4/15/2022	Dump Sink	\$350.00	City of Troy SBD Loan
4/15/2022	Hand Sinks	\$500.00	City of Troy SBD Loan
4/15/2022	Produce Sinks	\$500.00	City of Troy SBD Loan
4/15/2022	Stainless Steel Prep Tables	\$1,500.00	City of Troy SBD Loan
4/15/2022	Wire Shelving	\$1,500.00	City of Troy SBD Loan
4/15/2022	Spped Racks	\$600.00	City of Troy SBD Loan
4/15/2022	Indgredient Tables	\$10,000.00	City of Troy SBD Loan
4/15/2022	Curing Chambers	\$10,000.00	City of Troy SBD Loan
4/15/2022	Bar Stools	\$11,000.00	City of Troy SBD Loan
4/15/2022	Tables & Chairs	\$25,000.00	City of Troy SBD Loan
4/15/2022	Display Coolers	\$19,450.00	City of Troy SBD Loan
4/15/2022	Printer	\$2,000.00	City of Troy SBD Loan
4/15/2022	Computers	\$3,000.00	City of Troy SBD Loan
4/15/2022	Walk in Cooler	\$30,000.00	City of Troy SBD Loan
		\$150,000.00	City of Troy SBD Loan
3/30/2022	Beer Bar	\$100,000.00	US Bank Loan
3/30/2022	Retail Shelving	\$20,000.00	US Bank Loan
3/30/2022	Signage	\$15,000.00	US Bank Loan
3/30/2022	POS Equipment	\$5,000.00	US Bank Loan
3/30/2022	Audio & Security Equipment	\$10,000.00	US Bank Loan
		\$150,000.00	US Bank Loan
Currently Own	Refrigerator	\$2,000.00	Owner Equity
Currently Own	Deli Cooler	\$8,000.00	Owner Equity
Currently Own	Deli Slicer	\$5,000.00	Owner Equity
Currently Own	Beer Tap System	\$23,000.00	Owner Equity
Currently Own	Crowler Maching	\$2,000.00	Owner Equity
		\$40,000.00	Owner Equity
	Total Project	\$340,000.00	

Year 1	Employment	# of position	Annual Pay for Position	
General Manager	full-time	1	\$	45,000.00
Lead Charcutier	full-time	1	\$	21,000.00 plus tips
Lead Bartender (Craft Beer)	full-time	1	\$	21,000.00 plus tips
Charcutiers	full-time	2	\$	21,000.00 plus tips
Bartenders	full-time	2	\$	21,000.00 plus tips
Social Media Specialist	full-time	1	\$	10,000.00
Events Coordinator	full-time	1	\$	10,000.00
Dishwasher/ Busser	full-time	1	\$	20,000.00 plus tip out
		10		

Charcutiers	part-time	2	\$	10,000.00 plus tips
Bartenders	part-time	2	\$	10,000.00 plus tips
Dishwasher/Busster	part-time	2	\$	10,000.00 plus tip out
Food Runner	part-time	2	\$	10,000.00 plus tip out
		8		

Year 2	Employment	# of position	Annual Pay for Position	
General Manager	full-time	1	\$	45,000.00
Lead Charcutier	full-time	1	\$	21,000.00 plus tips
Lead Bartender (Craft Beer)	full-time	1	\$	21,000.00 plus tips
Lead Mixologists	full-time	1	\$	25,200.00
Charcutiers	full-time	2	\$	21,000.00 plus tips
Bartenders	full-time	2	\$	21,000.00 plus tips
Social Media Specialist	full-time	1	\$	10,000.00
Events Coordinator	full-time	1	\$	10,000.00
Dishwasher/ Busser	full-time	1	\$	20,000.00 plus tip out
		11		

Charcutiers	part-time	3	\$	10,000.00 plus tips
Bartenders	part-time	3	\$	10,000.00 plus tips
Dishwasher/Busster	part-time	2	\$	10,000.00 plus tip out
Food Runner	part-time	3	\$	10,000.00 plus tip out
		11		

Year 3	Employment	# of position	Annual Pay for Position	
General Manager	full-time	1	\$	45,000.00
Lead Charcutier	full-time	1	\$	21,000.00 plus tips
Lead Bartender (Craft Beer)	full-time	1	\$	21,000.00 plus tips
Lead Mixologists	full-time	1	\$	25,200.00
Charcutiers	full-time	2	\$	21,000.00 plus tips
Bartenders	full-time	2	\$	21,000.00 plus tips
Social Media Specialist	full-time	1	\$	10,000.00
Events Coordinator	full-time	1	\$	10,000.00

Dishwasher/ Busser	full-time	1	\$	20,000.00	plus tip out
		11			
Charcutiers	part-time	4	\$	10,000.00	plus tips
Bartenders	part-time	4	\$	10,000.00	plus tips
Dishwasher/Busster	part-time	3	\$	10,000.00	plus tip out
Food Runner	part-time	4	\$	10,000.00	plus tip out
		15			

Interest-Only Loan Calculator

Borrower: Fermentum Enterprises LLC

8 South Market St.
Troy, OH 45373

City of Troy

100 S. Market St.
Troy, OH 45373

Loan Information

Loan Amount	150,000.00
Annual Interest Rate	2.750%
Term of Loan (years)	9.5
First Payment Date	7/1/2022
Payment Frequency	Monthly
Compound Period	Monthly
Interest-Only Period (years)	0.5
Payment Type	End of Period
Rounding On	Yes

Summary

Rate (per period)	0.229%
Number of Payments	114
Years to Pay Off	9 6/12
Total Payments	171,560.87
Total Interest	21,560.87
Est. Interest Savings	(944.11)

Traditional Loan Payment	1,496.64
Interest-Only Payment	343.75
Payment After IO Period	1,569.43

Amortization Schedule

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
						150,000.00
1	7/1/22	343.75		343.75	0.00	150,000.00
2	8/1/22	343.75		343.75	0.00	150,000.00
3	9/1/22	343.75		343.75	0.00	150,000.00
4	10/1/22	343.75		343.75	0.00	150,000.00
5	11/1/22	343.75		343.75	0.00	150,000.00
6	12/1/22	343.75		343.75	0.00	150,000.00
7	1/1/23	1,569.43		343.75	1,225.68	148,774.32
8	2/1/23	1,569.43		340.94	1,228.49	147,545.83
9	3/1/23	1,569.43		338.13	1,231.30	146,314.53
10	4/1/23	1,569.43		335.30	1,234.13	145,080.40
11	5/1/23	1,569.43		332.48	1,236.95	143,843.45
12	6/1/23	1,569.43		329.64	1,239.79	142,603.66
13	7/1/23	1,569.43		326.80	1,242.63	141,361.03
14	8/1/23	1,569.43		323.95	1,245.48	140,115.55
15	9/1/23	1,569.43		321.10	1,248.33	138,867.22
16	10/1/23	1,569.43		318.24	1,251.19	137,616.03
17	11/1/23	1,569.43		315.37	1,254.06	136,361.97
18	12/1/23	1,569.43		312.50	1,256.93	135,105.04
19	1/1/24	1,569.43		309.62	1,259.81	133,845.23
20	2/1/24	1,569.43		306.73	1,262.70	132,582.53
21	3/1/24	1,569.43		303.83	1,265.60	131,316.93
22	4/1/24	1,569.43		300.93	1,268.50	130,048.43
23	5/1/24	1,569.43		298.03	1,271.40	128,777.03
24	6/1/24	1,569.43		295.11	1,274.32	127,502.71
25	7/1/24	1,569.43		292.19	1,277.24	126,225.47

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
26	8/1/24	1,569.43		289.27	1,280.16	124,945.31
27	9/1/24	1,569.43		286.33	1,283.10	123,662.21
28	10/1/24	1,569.43		283.39	1,286.04	122,376.17
29	11/1/24	1,569.43		280.45	1,288.98	121,087.19
30	12/1/24	1,569.43		277.49	1,291.94	119,795.25
31	1/1/25	1,569.43		274.53	1,294.90	118,500.35
32	2/1/25	1,569.43		271.56	1,297.87	117,202.48
33	3/1/25	1,569.43		268.59	1,300.84	115,901.64
34	4/1/25	1,569.43		265.61	1,303.82	114,597.82
35	5/1/25	1,569.43		262.62	1,306.81	113,291.01
36	6/1/25	1,569.43		259.63	1,309.80	111,981.21
37	7/1/25	1,569.43		256.62	1,312.81	110,668.40
38	8/1/25	1,569.43		253.62	1,315.81	109,352.59
39	9/1/25	1,569.43		250.60	1,318.83	108,033.76
40	10/1/25	1,569.43		247.58	1,321.85	106,711.91
41	11/1/25	1,569.43		244.55	1,324.88	105,387.03
42	12/1/25	1,569.43		241.51	1,327.92	104,059.11
43	1/1/26	1,569.43		238.47	1,330.96	102,728.15
44	2/1/26	1,569.43		235.42	1,334.01	101,394.14
45	3/1/26	1,569.43		232.36	1,337.07	100,057.07
46	4/1/26	1,569.43		229.30	1,340.13	98,716.94
47	5/1/26	1,569.43		226.23	1,343.20	97,373.74
48	6/1/26	1,569.43		223.15	1,346.28	96,027.46
49	7/1/26	1,569.43		220.06	1,349.37	94,678.09
50	8/1/26	1,569.43		216.97	1,352.46	93,325.63
51	9/1/26	1,569.43		213.87	1,355.56	91,970.07
52	10/1/26	1,569.43		210.76	1,358.67	90,611.40
53	11/1/26	1,569.43		207.65	1,361.78	89,249.62
54	12/1/26	1,569.43		204.53	1,364.90	87,884.72
55	1/1/27	1,569.43		201.40	1,368.03	86,516.69
56	2/1/27	1,569.43		198.27	1,371.16	85,145.53
57	3/1/27	1,569.43		195.13	1,374.30	83,771.23
58	4/1/27	1,569.43		191.98	1,377.45	82,393.78
59	5/1/27	1,569.43		188.82	1,380.61	81,013.17
60	6/1/27	1,569.43		185.66	1,383.77	79,629.40
61	7/1/27	1,569.43		182.48	1,386.95	78,242.45
62	8/1/27	1,569.43		179.31	1,390.12	76,852.33
63	9/1/27	1,569.43		176.12	1,393.31	75,459.02
64	10/1/27	1,569.43		172.93	1,396.50	74,062.52
65	11/1/27	1,569.43		169.73	1,399.70	72,662.82
66	12/1/27	1,569.43		166.52	1,402.91	71,259.91
67	1/1/28	1,569.43		163.30	1,406.13	69,853.78
68	2/1/28	1,569.43		160.08	1,409.35	68,444.43
69	3/1/28	1,569.43		156.85	1,412.58	67,031.85
70	4/1/28	1,569.43		153.61	1,415.82	65,616.03
71	5/1/28	1,569.43		150.37	1,419.06	64,196.97
72	6/1/28	1,569.43		147.12	1,422.31	62,774.66
73	7/1/28	1,569.43		143.86	1,425.57	61,349.09
74	8/1/28	1,569.43		140.59	1,428.84	59,920.25
75	9/1/28	1,569.43		137.32	1,432.11	58,488.14
76	10/1/28	1,569.43		134.04	1,435.39	57,052.75
77	11/1/28	1,569.43		130.75	1,438.68	55,614.07
78	12/1/28	1,569.43		127.45	1,441.98	54,172.09
79	1/1/29	1,569.43		124.14	1,445.29	52,726.80
80	2/1/29	1,569.43		120.83	1,448.60	51,278.20

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
81	3/1/29	1,569.43		117.51	1,451.92	49,826.28
82	4/1/29	1,569.43		114.19	1,455.24	48,371.04
83	5/1/29	1,569.43		110.85	1,458.58	46,912.46
84	6/1/29	1,569.43		107.51	1,461.92	45,450.54
85	7/1/29	1,569.43		104.16	1,465.27	43,985.27
86	8/1/29	1,569.43		100.80	1,468.63	42,516.64
87	9/1/29	1,569.43		97.43	1,472.00	41,044.64
88	10/1/29	1,569.43		94.06	1,475.37	39,569.27
89	11/1/29	1,569.43		90.68	1,478.75	38,090.52
90	12/1/29	1,569.43		87.29	1,482.14	36,608.38
91	1/1/30	1,569.43		83.89	1,485.54	35,122.84
92	2/1/30	1,569.43		80.49	1,488.94	33,633.90
93	3/1/30	1,569.43		77.08	1,492.35	32,141.55
94	4/1/30	1,569.43		73.66	1,495.77	30,645.78
95	5/1/30	1,569.43		70.23	1,499.20	29,146.58
96	6/1/30	1,569.43		66.79	1,502.64	27,643.94
97	7/1/30	1,569.43		63.35	1,506.08	26,137.86
98	8/1/30	1,569.43		59.90	1,509.53	24,628.33
99	9/1/30	1,569.43		56.44	1,512.99	23,115.34
100	10/1/30	1,569.43		52.97	1,516.46	21,598.88
101	11/1/30	1,569.43		49.50	1,519.93	20,078.95
102	12/1/30	1,569.43		46.01	1,523.42	18,555.53
103	1/1/31	1,569.43		42.52	1,526.91	17,028.62
104	2/1/31	1,569.43		39.02	1,530.41	15,498.21
105	3/1/31	1,569.43		35.52	1,533.91	13,964.30
106	4/1/31	1,569.43		32.00	1,537.43	12,426.87
107	5/1/31	1,569.43		28.48	1,540.95	10,885.92
108	6/1/31	1,569.43		24.95	1,544.48	9,341.44
109	7/1/31	1,569.43		21.41	1,548.02	7,793.42
110	8/1/31	1,569.43		17.86	1,551.57	6,241.85
111	9/1/31	1,569.43		14.30	1,555.13	4,686.72
112	10/1/31	1,569.43		10.74	1,558.69	3,128.03
113	11/1/31	1,569.43		7.17	1,562.26	1,565.77
114	12/1/31	1,569.36		3.59	1,565.77	(0.00)



MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: July 25, 2024

SUBJECT: **BIDDING AUTHORIZATION – SOUTH STANFIELD ROAD RECONSTRUCTION PROJECT PHASE 2**

RECOMMENDATION:

That the Director of Public Service and Safety is authorized to advertise for bids and enter into a contract for the South Stanfield Road Reconstruction Project Phase 2 at a total cost not to exceed \$1,795,000.

BACKGROUND:

Previously, the Council authorized the submittal of an Ohio Public Works Commission (OPWC) grant application in the amount of \$600,000 to partially fund the South Stanfield Road Reconstruction Project Phase 2. The project area is approximately 1,400 lineal feet along South Stanfield Road from West Stanfield Road to the North property line of 20 S. Stanfield Road (Tractor Supply), with an alternate bid design to include further north to the Meijer Shopping Center entrance. This project is a reconstruction of the current four-lane cross-section to a three-lane cross-section (as in Phase 1) creating a center turn lane; constructing missing gap sidewalks and shared-use path; with curb, gutter, and sidewalk replacement. These improvements will provide a better roadway, and connect pedestrians from the neighborhood to the south to the commercial business district to the north. This project is anticipated to begin by the end of the 2024 calendar year.

The current engineer's estimate is \$1,560,863. Due to the recent bidding climate, staff is requesting a 15% contingency over the engineer's estimate, which is \$1,795,000.

This does exceed the budgeted amount of \$1,500,000 as shown below.

Fund	Budget Estimate	Current Estimate	Difference
Capital Improvement/ OPWC (441/442)	\$1,134,500	\$ 1,357,618.33	\$ 223,118.33
Stormwater (709)	\$ 300,000	\$ 359,000.00	\$ 59,000.00
Water (710)	\$ 25,500	\$ 30,515.00	\$ 5,015.00
Sewer (711)	\$ 40,000	\$ 47,866.67	\$ 7,866.67
Total Project Estimate	\$1,500,000	\$ 1,795,000.00	\$ 295,000.00

The additional funding is proposed to be taken from the fund balances of the shown funds. This would then become part of a future reappropriation, which has been reviewed with the City Auditor. The majority of sidewalk costs will be collected through the assessment process, previously approved by Council.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the South Stanfield Road Reconstruction Project Phase 2 at a total cost not to exceed \$1,795,000.

