

April

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 6:15 pm Tech & Comm Committee- canceled 7:00 pm City Council	8 4:30 pm BZA 5:00 pm Planning Commission - canceled	9	10	11	12
13	14 6:00 pm Muni Prop. Comm. 6:30 pm Electric Comm. - canceled 6:30 pm BOPA- canceled 7:00 pm Water and Sewer Comm. - canceled	15	16	17	18 GOOD FRIDAY OFFICE WILL BE CLOSED	19
20	21 6:00 pm Tree Commn. 6:00 pm Parks & Rec Comm. 7:00 pm City Council	22	23	24 4:0 pm Civil Service	25	26
27	28 6:00 Finance & Budget Comm. 7:30 Safety & Human Resources Comm.	29	30 6:30 pm Parks & Rec Board			



City of **NAPOLEON**, Ohio

255 West Riverview Avenue • P.O. Box 151

Napoleon, Ohio 43545-0151

Phone: (419) 592-4010 • Fax: (419) 599-8393

Web Page: www.napoleonohio.com

Memorandum

Mayor
Joseph Bialorucki

Members of Council
J. Ross Durham –President
Brittany Schwab–President Pro-Tem
Kenneth Haase
Dr. David Cordes
Robert L. Weitzel
Tom Weaver
Jordan McBride

City Manager
J. Andrew Small

Finance Director
Kevin L. Garringer

Law Director
Billy D. Harmon

To: Chad Lulfs, P.E., P.S. - Director of Public Works
Members of Council
Joe Bialorucki, Mayor
Kevin Garringer, Finance Director
Billy Harmon, City Law Director
All Department/Divisions Heads

From: J. Andrew Small, City Manager

Date: April 10, 2025

Subject: Acting City Manager- Assigned to Chad Lulfs

Please be informed I will be out of the office from Tuesday, April 15 through Thursday, April 17.

During this period I appoint the following person as Acting City Manager:

Chad Lulfs, Acting City Manager

This person is hereby delegated all such power and authority of the City Manager for the period so listed as authorized by the City Charter and Code.

Please direct all requests through Mr. Lulfs during this period. We will be in direct communication as needed.

Thank you.

J. Andrew Small,
City Manager

City of Napoleon, Ohio
Municipal Properties, Buildings, Land Use and Economic Development Committee
Special Meeting Agenda
Monday, April 14, 2025, at 6:00 PM

Location: Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio

- 1) Approval of Minutes: February 10, 2025 (in the absence of any objections or corrections, the minutes shall stand approved).
- 2) New CRA-Woodland Homes
- 3) State Championship Policy
- 4) Any Other Matters to Come Before the Committee
- 5) Adjournment



Mikayla Ramirez, Clerk

City of Napoleon, Ohio
Municipal Properties, Buildings, Land Use and Economic Development Committee
Special Meeting Minutes
Monday, February 10, 2025, at 6:00 pm

Present

Council Members	Robert Weitzel-Chair, Brittany Schwab, Ross Durham, Joe Bialorucki
City Manager	Andy Small
Clerk of Council	Mikayla Ramirez
Others	Tony Cotter, News-Media

Call to Order

Chairman Weitzel called the Municipal Properties, Building, Land Use and Economic Development Committee meeting to order at 6:00 pm.

Approval of Minutes

In the absence of any objections or corrections, the minutes from the August 12, 2024, meeting were approved as presented.

Review of Cemetery Rates and Fees

Small said, a few weeks ago Tony came to me about the form he uses to pass along to mortuaries for indigent burials and he made some recommendations to change it. It caused me to look at the ordinances for the cemeteries and I realized the rates, fees and charges have not been updated for over 20 years. I asked Tony to do some research on area cemeteries to see how we compare rates relative to those cemeteries and we found out we were low. I ran numbers what if we applied the effects of inflation over the last 20 years and I came up with some numbers. So, Tony and I came up with new rates for burial lots and opening/closing fees. We want our rates to be in line with the costs we incur out there. Cotter said, I've done research and spoke with some funeral homes. It is certainly time to increase the rates. Regarding expenditure, we've been able to keep them fairly low because we had trustees from CCNO to help with maintenance, but we no longer have that luxury. We have two older gentlemen that mow and it's a lot for a few people. Weitzel said, the plot revenues that went into the trust, is that correct. Cotter said, 50% goes into the trust and 50% goes into the general fund. Weitzel said, so there is no direct feedback to your cemetery crews for that. Cotter said, yes. The main expenditure comes out of the general fund, but we have the ability to appropriate money out of that trust fund and each year we do \$6,000. Weitzel said, is that an emergency fund. Cotter said, we use that for purchases like lumber or equipment. Weitzel said, was that the intent to maintain grounds. Cotter said, the intent was to have additional money to upkeep both cemeteries. Weitzel said, operation's maintain the roads. Cotter said, we have been maintaining it but we are going to look into getting assistance from them. I think we should have bumped these rates up gradually over the years instead of a big jump, but I think these numbers are in line with other local cemeteries. Weitzel said, are we only servicing our area or do people come farther away because of the low rates. Cotter said, we primarily sell lots for residents and we define residents that own/live property in city limits. I'd say 2 out of 3 lots are Napoleon residents. Weitzel said, how often do you think we should review rates. Cotter said, every 3 years. Small said, I hear from residence often about the grass needing trimmed, the conditions of the drive and other things to maintain the cemetery. Weitzel said, I know somethings that are more pressing but is there any documents stating when rates should be changed just in case leadership were to change. Cotter said, in the Parks and Recreation department we try to review every September so this certainly could be added to that annual review. Weitzel said, for future reference this will be on a list to be reviewed. Cotter said, yes. Durham said, do you recall when you spoke to previous city managers about changing the rates. Cotter said, yes, in 2012 and 2016. Durham said, on the revenues and expenditures page the operating numbers, is that including salaries. Cotter said, yes. Schwab said,

do you have an average percentage of inflation. Small said, I used an inflation calculator. In each case it is slightly below the inflation number.

Motion: Bialorucki Second: Weitzel
to recommend to Council to direct the Law Director to draft legislation

Roll call on vote on the above motion:
Yea- Durham, Bialorucki, Weitzel, Schwab
Nay-
Yeas- 4, Nays- 0. Motion passed.

Adjournment

Motion: Schwab Second: Durham
to adjourn the Municipal Properties, Building, Land Use and Economic Development Committee meeting
at 6:19 pm

Roll call on vote on the above motion:
Yea- Durham, Bialorucki, Weitzel, Schwab
Nay-
Yeas- 4, Nays- 0. Motion passed.

Approved

Robert Weitzel-Chairman

DRAFT

2025 COMMUNITY REINVESTMENT AREA
AGREEMENT

between

CITY OF NAPOLEON,
OHIO

and

WOODLAND CUSTOM HOME
HUDSON STREET

Dated

as of

XXX

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Appendix “A” – Application of the Enterprise for Exemptions

Appendix “B” – Improvements

Appendix “C” – The Real Property

Appendix “D” – Property Plat

This Community Reinvestment Area Agreement (the "Agreement") is made and entered into by and between the City of Napoleon, Ohio, a municipal corporation located at 255 W. Riverview Avenue, Napoleon, Ohio 43545 (the "City") and Woodland Custom Home Builders, LLC., a limited liability corporation organized under the laws of Ohio, located at 2892 N. Reynolds Road, Toledo, Ohio 43615 (the "Enterprise"), under the circumstances summarized under the following recitals (capitalized words and terms used in the recitals and not otherwise defined shall have the meanings assigned to such words and terms in Section I of this Agreement):

WHEREAS, the City by Resolution adopted on October 1, 2001 designated an area (CRA 7) as a Community Reinvestment Area pursuant to Ohio Revised Code Chapter 3735; and,

WHEREAS, the Director of Development determined that the area so designated by the City contained the characteristics set forth in Ohio Revised Code Section 3735.66; and,

WHEREAS, the Director of Development on November 20, 2001, certified the area as a community reinvestment area known as Zone No 7 (the "Area"); and,

WHEREAS, the City encourages the development of real property in the Area; and,

WHEREAS, the Enterprise desires to construct and install a Project at the Facility in the Area if incentives are available to support the economic viability of the Project; and,

WHEREAS, the City has the authority to exempt the Project from the real property taxes in accordance with Ohio Revised Code Chapter 3735; and,

WHEREAS, the Enterprise has submitted an application to the City through the City's agent for economic development, the Community Improvement Corporation of Henry County, Ohio (the "CIC"), for such tax exemptions, a copy of which is attached as Appendix "A" and is incorporated as part of this Agreement; and,

WHEREAS, the Housing Officer for Community Reinvestment Area No. 7 for the City has investigated the application of the Enterprise and has recommended the same to the City of Napoleon Council on the basis that the Enterprise is qualified by financial responsibility and business experience; further, that in granting the CRA Agreement, new construction or remodeling will be made in CRA # 7 which will serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and,

WHEREAS, the determination of the tax incentive is calculated on the investment made in the construction of a residential real estate development. The value of the improvements being determined by the Henry County Auditor; and,

WHEREAS, the Project is located in the Napoleon Area City School District and within Four County Career Center District; and,

WHEREAS, the Board of Education of the appropriate School District(s) required to be notified has been notified in accordance with Sections 3735.671 and 5709.83 of the Ohio Revised Code and has been given a copy of the Application with the stated percentages of the value of the real property to be exempted, an estimate of the true value of that property, and the number of years that property will be exempted; and,

WHEREAS, the Board of Township Trustees has been notified in accordance with Sections 3735.671 of the Ohio Revised Code and has been given a copy of the Application with the stated percentages of the value of the real property to be exempted, an estimate of the true value of that property, and the number of years that property will be exempted; and,

NOW, THEREFORE, on the basis of the foregoing recitals and in consideration of the representations, agreements and covenants of the Board and the Enterprise contained in this Agreement, the Board and the Enterprise agree as follows:

Section 1. Definitions. In addition to words and terms defined elsewhere in this Agreement:

"Application" means an Application for Real Property Tax Exemption and Remission (Form DTE 24) and any successor form to that form.

"Area" means Community Reinvestment Area Zone 069-53550-02 Napoleon #7 located in the City as certified by the Director of Development.

"City" means the City of Napoleon, Ohio

"County" means Henry County, Ohio.

"County Auditor" means the Auditor of Henry County, Ohio.

"Department of Development" means the Department of Development created pursuant to Ohio Revised Code Section 121.02.

"Director of Development" means the Director of the Department of Development.

"Enterprise" means the entity named in the application seeking the CRA Agreement, including its approved assigns and transferees.

"Facility" means the Enterprise's facilities located on the Real Property.

"Four County" means the Four County Career Center, a Joint Vocational School District under Ohio law whose school district boundaries encompass the Facility.

"Housing Officer" means the person or entity designated as the Housing Officer by the City for the Area.

"Improvements" means the improvements to the real property resulting from the Project, as more fully described in Appendix "B", incorporated into the Agreement by reference thereto.

"Lessee" [if applicable] means generally, the person, business, corporation, or other entity, that leases the facility from the Enterprise;

"Plat" means the plot of land on which the Project will be developed that is divided into separate lots as outlined in Appendix "D";

"Project" means the development of the Facility through the construction, acquisition, and installation of the Improvements.

"Project Completion Date" means December 31, 2025, even though the actual completion date may be earlier.

“Real Property” means the real property described in Appendix "C", incorporated into the Agreement by reference thereto.

“School Board” means the Board of Education of the School District.

“School District” means the Napoleon Area City School District.

“TIRC” means the Tax Incentive Review Council created pursuant to Ohio Revised Code Section 5709.85 and Napoleon City Council Resolution Numbers 106-00 and 119-00.

Section 2. Interpretation. Any reference in this Agreement to the City, or to other public bodies or entities, or their members, officers or employees, shall include those who succeed to their functions, duties or responsibilities by operation of law and those who at the time may legally act in their place.

Any reference to a section, chapter, division, paragraph or other provision of the Ohio Revised Code shall include that section, chapter, division, paragraph or other provision as from time to time amended, modified, supplemented, revised, or superseded.

Unless the context clearly otherwise indicates, words importing the singular number shall include the plural number, and vice versa; the terms "hereof", "hereby", "herein", "hereto", "hereunder" and similar terms refer to this Agreement; and the term "hereafter" means after, and the term "heretofore" means before the date of this Agreement. Words of any gender include the correlative words of the other genders. Reference to a "Section" or an "Appendix" is a reference to a Section of or an Appendix to this Agreement. All Appendix(s) is/are part of this Agreement.

The captions and headings in this Agreement are solely for convenience of reference and in no way define, limit or describe the scope or the intent of any Section.

Section 3. The Project. The Project will involve a total capital investment in real property currently estimated at \$598,720.00, plus or minus 10% in new construction of three (3) single-family residential houses between 1,378 and 1,648 square feet each located on lots 8 & 9 on parcel #: 41-009151.0122 and lot 10 on 41-009151.0123, Hudson Street, Napoleon, Ohio.

(a) A description of all the investments to be made at the facility including: value of new real property shall be as in Appendix(s) "A" and "B", incorporated into this Agreement by attachment hereto.

(b) The Project will commence by May 1, 2025 and all acquisition, construction, and installation of the Project will be completed by December 31, 2025.

(c) The total investment of this construction project is greater than the (10%) of market value of the facility assets already owned at the site prior to such expenditures.

Section 4. Enterprise's Representations. The Enterprise certifies that:

(a) The Project, being residential real-estate development, is to draw a residential interest in the Project and therefore sell said Project developed lots. Total creation of jobs is unavailable as it is dependent on contracting and sub-contracting for the duration of construction of the Project.

(b) The Enterprise currently has approximately five (5) full-time permanent employees, no part-time permanent employees and no temporary employees within the State of Ohio.

(c) It does not owe any delinquent real or tangible personal property taxes to any taxing authority or in the State of Ohio, and does not owe any delinquent taxes for which it is liable under Ohio Revised Code Chapters 5733, 5735, 5739, 5741, 5743, 5747 or 5753, or, if such delinquent taxes are owed, it currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against it. For purposes of this paragraph "delinquent taxes" are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 5. City Obligations.

(a) The City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

(b) If for any reason the City revokes the designation of the Area, the City shall continue to grant the entitlements under this Agreement for the number of years specified under this Agreement, unless the Enterprise materially fails to fulfill its obligations under this Agreement and the City terminates or modifies the exemptions from taxation pursuant to this Agreement.

Section 6: Enterprise's Covenants & Agreements. The Enterprise covenants and agrees that:

(a) Regarding the construction and renovations, the Enterprise will make a minimum investment of \$598,720.00, plus or minus 10%.

(b) The Enterprise shall use its best efforts to employ, or cause the employment of, residents of the County for any new job opportunities created by the subcontractors assigned to the Project during the duration of this Agreement.

(c) The Enterprise shall provide, or cause to be provided, to the TIRC any and all information requested by the TIRC that is reasonably necessary for the TIRC to evaluate the applicant's compliance with the Agreement, including returns filed pursuant to Section 5711.02 of the Ohio Revised Code if requested by the TIRC.

(d) The Enterprise shall pay such real and tangible personal property taxes on property located in the County that are not exempt pursuant to this Agreement, other tax abatement agreements, or by law. The Enterprise shall file all tax reports and returns required by law.

(e) The Enterprise shall file two copies of the Application with the County Auditor prior to the first year for which real property taxes on the Improvements would be taxable if the Improvements were not exempt from taxation pursuant to this Agreement. The Enterprise acknowledges that exemptions from real property taxes granted by this Agreement are not effective until an Application has been filed with the County Auditor and forwarded to the Ohio Department of Taxation.

(f) The Enterprise will perform such other acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain the exemptions granted by this Agreement, including, without limitation, executing documents and providing certifications required in connection with those exemptions.

(g) The Enterprise has made no false statements to the City, the School District, or the State of Ohio in the process of obtaining the exemptions granted by this Agreement.

Section 7. Exemptions.

(a) The City, upon notification to the School District and to the Four County, hereby grants the Enterprise a 50% exemption, pursuant to Section 3735.67 of the Ohio Revised Code for eligible real property, from real property taxes for a period of 10 years for the Improvements.

(b) The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption shall commence after January 1, 2027, nor shall extend beyond December 31, 2037. The maximum investment for the Improvements to qualify for the exemption granted in this paragraph is \$598,720.00.

(c) The description of the specific real property to be exempted is as described in Appendix(s) "A", "B" and "C".

(d) The Enterprise shall pay such real and tangible personal property taxes as are not exempted under this Agreement and are charged against such property and shall file all tax reports and returns as required by law.

(e) The exemption shall only be transferable to the first new property owner of the developed lot and shall be reviewed and approved by the Housing Officer before or at the time of transfer. The Project shall be reviewed by the TIRC as one Project CRA Agreement, not as the individual owner as the lot is sold and the exemption is transferred. The exemption shall be terminated and non-transferable to a second or future owner if the project is sold within the ten (10) years of this agreement. The exemption shall also not apply to any lease of the property.

Section 8. Annual Fee.

(a) The Enterprise shall pay an annual fee of \$500 which is supportive of a CIC membership, supporting monitoring, and administration of the agreement for the duration of the Project until sold to a new owner.

(b) The City or its agent shall mail an invoice for the fee to the Enterprise on or before September 1st of each year within which any taxes are abated pursuant to this Agreement. The invoice shall be paid by the Enterprise to the City or its agent within the thirty (30) days immediately following the invoice date.

(c) An Annual Fee shall apply to the first new developed property owner as a fixed amount of fifty-dollars (\$50.00) and The City or its agent shall mail an invoice for the fee to the property owner on or before September 1st of each year within which any taxes are abated pursuant to this Agreement. The invoice shall be paid by the Owner to the City or its agent within the thirty (30) days immediately following the invoice date.

Section 9. Events of Default and Remedies. The occurrence of any of the following shall be considered an Event of Default by the Enterprise under this Agreement.

(a) If the Enterprise materially fails to fulfill its obligations under this Agreement, or if the City determines that the certification as to delinquent taxes required by this Agreement is fraudulent, the City may terminate or modify the exemptions from taxation granted under this Agreement, and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this Agreement; further, the City may, at its option, secure repayment of such taxes by a lien on the exempted property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on the real property.

(b) Exemptions from taxation granted under this Agreement shall be revoked if it is determined that the Enterprise, any successor enterprise, or any related member (as those terms are defined in Section 3735.671 of the Ohio Revised Code) has violated the prohibitions against entering into this Agreement under Division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections.

(c) If the Enterprise fails to pay such taxes or files such returns and reports as required by law concerning this exemption, exemptions from taxation granted under this Agreement shall be rescinded beginning with the year for which such taxes are charged or such reports are required to be filed and thereafter.

(d) If the Enterprise fails to provide information requested by the TIRC or to file copies of all Applications with the TIRC, then this Agreement may be terminated.

(e) If the Enterprise fails to invest and construct in the Project as stated in Section 3, or not created in the periods specified in the Section, then this Agreement may be terminated.

(f) The minimum investment for the Improvements is less than that stated in Section 6 after the Project completion date, then this Agreement may be terminated.

(g) The Enterprise made material false statements to the City in the process of obtaining the exemptions granted by this Agreement, then this Agreement may be terminated.

(h) The Enterprise fails to pay the annual fee required by Section 8, then this Agreement may be terminated.

Section 10. Notices & Payments. All notices required by this Agreement shall be in writing and either mailed by first class U.S. mail, postage prepaid, addressed to the person or persons to be so notified or delivered by personal delivery to such person. Notice shall be deemed given on the earlier of the day the notice is mailed or personally delivered.

Payments must be received by the person entitled to payment on or before the date specified in this Agreement.

All notices and applicable payments shall be delivered to the following addresses; original payments from Enterprise to the City shall be mailed to the Henry County CIC:

- (a) To the City: City of Napoleon, Ohio
c/o City Manager
255 West Riverview
Napoleon, Ohio 43545

- With a Copy to: Henry County CIC
c/o Executive Director
104 East Washington St.
Suite 301
Napoleon, Ohio 43545

- (b) To the Enterprise: Woodland Custom Home Buildings
Mr. Jon Nissen
2892 N. Reynolds Rd.
Toledo, OH 43615

- (c) To the County Auditor: Auditor
County of Henry, Ohio
660 N. Perry St.
Napoleon, Ohio 43545

- (d) To the School District: Napoleon Area City School District
c/o Treasurer
701 Briarheath Ave.
Napoleon, Ohio 43545

- (e) To Four County: Four County Career Center
c/o Superintendent
22-900 State Route 34
Archbold, Ohio 43502

- (f) To the TIRC: Henry County CIC
c/o Executive Director
104 East Washington St.
Suite 301
Napoleon, Ohio 43545

Section 11. Miscellaneous.

(a) The Enterprise shall provide to the proper tax incentive review council any information reasonably required by the TIRC to evaluate the applicant's compliance with the Agreement, including returns filed pursuant to Section 5711.02 of the Ohio Revised Code if requested by the TIRC.

(b) If for any reason the Area designation expires, or the Director of Development revokes the certification of the Area, or the City revokes the designation of the Area, the exemptions granted by this Agreement shall continue as provided in this Agreement.

(c) No individual shall be denied employment at the Facility on the basis of race, religion, gender, disability, color, national origin, or ancestry.

(d) This Agreement is not transferable or assignable without the written consent of the City; however, the exemptions provided in this Agreement may be applicable and assignable (upon notice to the City) to only the first homeowner purchased from the developer/Enterprise.

(e) This Agreement may be executed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

(f) This Agreement shall be deemed to be a contract made under the laws of the State of Ohio and for all purposes shall be governed by and in accordance with the laws of the State of Ohio.

(g) Any legal action regarding this Agreement shall be filed in the Court of Common Pleas of Henry County, Ohio, or, in case of Bankruptcy, the appropriate Bankruptcy Court.

(h) The Enterprise acknowledges that this Agreement must be approved by formal action of the City Council of Napoleon, Ohio as a condition for the Agreement to take effect. This Agreement takes effect upon such approval and upon execution by the parties.

(i) In the event that any part or provision of this Agreement is held invalid or void by a court of competent jurisdiction, only that part or provision shall be invalid or void and the parts or provisions not held invalid or void shall remain in full force.

(j) This Agreement shall be construed as mutually drafted by the parties.

(k) Time is of the essence.

(l) The Enterprise expressly agrees to waive and forego its rights to appeal the Auditor's determination on the value of the investment stated in this Agreement.

(m) The preamble of this Agreement shall be incorporated into this Agreement as part thereof.

(n) Any obligation of the City to pay money under this Agreement is subject to appropriation of funds by the City.

IN WITNESS WHEREOF, the City and the Enterprise have caused this Agreement to be executed on their behalf by their respective duly authorized officer or representative, all as of and effective upon the date printed on the cover page of this Agreement.

AGREED TO:

CITY OF NAPOLEON, OHIO

By _____
City Manager

WOODLAND CUSTOM HOME BUILDERS

By: _____
Jon Nissen, Owner

APPROVED AS TO FORM AND CORRECTNESS:

Prosecuting Attorney

Appendix "A"

APPLICATION CRA

(POST-1994)

Appendix "B"

THE IMPROVEMENTS

The Project will involve a total capital investment in real property currently estimated at \$598,720.00, plus or minus 10% in new construction of three (3) single-family residential houses between 1,378 and 1,648 square feet each located on lots 8 & 9 on parcel #: 41-009151.0122 and lot 10 on parcel #: 41-009151.0123, Hudson Street, Napoleon, Ohio.

		Investment	Square Footage	Style	Bedrooms	Baths	Garage	Foundation	
Lot 8	Scott Pine	\$ 220,229.00	1,648 Sq. Ft.	2 Story	3	2.5	2	Basement	41-009151.0122
Lot 9	Oakridge	\$ 166,456.00	1,166 Sq. Ft.	Ranch	3	2	1	CrawlSpace	41-009151.0122
Lot 10	Harefoote	\$ 212,035.00	1,378 Sq. Ft.	Ranch	3	2	2	Basement	41-009151.0123
		\$ 598,720.00							

Appendix "C"

REAL PROPERTY DESCRIPTION

Containing: .20 Acres
Lot: 8
Tax Parcel # 41-009151.0122
Township: Napoleon
BK: 0336 PG: 4085

Containing: .20 Acres
Lot: 9
Tax Parcel # 41-009151.0122
Township: Napoleon
BK: 0336 PG: 4085

Containing: .20 Acres
Lot: 10
Tax Parcel # 41-009151.0123
Township: Napoleon
BK: 0336 PG: 1181



Appendix "D"

Property Plat



City of Napoleon, Ohio

*255 West Riverview Avenue, P.O. Box 151
Napoleon, OH 43545
Telephone: (419) 592-4010 Fax: (419) 599-8393
www.napoleonohio.com*

Memorandum

To: Electric Committee
cc: Mayor and City Council, City Manager,
City Finance Director, Law Director,
Department Supervisors, News Media
From: Mikayla Ramirez, Clerk
Date: April 11, 2025
Subject: Electric Committee-Cancelation

The regularly scheduled meeting of the Electric Committee for Monday, April 14, 2025, at 6:30 pm has been **CANCELED** due to lack of agenda items.



City of Napoleon, Ohio

*255 West Riverview Avenue, P.O. Box 151
Napoleon, OH 43545
Telephone: (419) 592-4010 Fax: (419) 599-8393
www.napoleonohio.com*

Memorandum

To: Board of Public Affairs
cc: Mayor and City Council, City Manager,
City Finance Director, Law Director,
Department Supervisors, News Media
From: Mikayla Ramirez, Clerk
Date: April 11, 2025
Subject: Board of Public Affairs-Cancelation

The regularly scheduled meeting of the Board of Public Affairs for Monday, April 14, 2025, at 6:30 pm has been **CANCELED** due to lack of agenda items.



City of Napoleon, Ohio

*255 West Riverview Avenue, P.O. Box 151
Napoleon, OH 43545
Telephone: (419) 592-4010 Fax: (419) 599-8393
www.napoleonohio.com*

Memorandum

To: Water, Sewer, Refuse, Recycling and Litter Committee
cc: Mayor and City Council, City Manager,
City Finance Director, Law Director,
Department Supervisors, News Media
From: Mikayla Ramirez, Clerk
Date: April 11, 2025
Subject: Water, Sewer, Refuse, Recycling and Litter Committee -
Cancelation

The regularly scheduled meeting of the Water, Sewer, Refuse, Recycling and Litter Committee for Monday, April 14, 2025, at 7:00 pm has been **CANCELED** due to lack of agenda items.