

Exhibit B

Historic Property Investment Agreement

ZANE-ZENITH DRD ECONOMIC DEVELOPMENT PLAN

Exhibit C

Historic Property Investment Agreement

Description of Rehabilitation Activities

Zane-Zenith Building
Rehabilitation Activities

<u>Rehabilitation Activities Currently being Performed</u>	<u>Estimated Timeframe</u>
Remodel 2500 square feet for bank branch including new electric service and HVAC	Completion by 9/15/18
<u>Estimated Future Rehabilitation Activities to be Performed</u>	
Remodel 4500 square feet for office space for future tenants	To be determined by market conditions

ORDINANCE NO. 2020 - 14

AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO ENERGY SAVINGS CONTRACTS WITH ABM TECHNICAL SOLUTIONS, LLC.

WHEREAS, The City of Zanesville's City Council (the "Council"), is authorized under Ohio Revised Code ("ORC") Section 717.02 to select a vendor for the purpose of developing an energy conservation report; and,

WHEREAS, Ordinance No. 19-77 authorized and directed the Mayor to enter into an agreement with the firm of ABM Technical Solutions, LLC for the provision of an energy conservation report; and,

WHEREAS, as a result of the energy conservation report, the Council has determined to undertake capital projects consisting of, but not limited to, all or some of the following: a guaranteed energy savings and conversion project, including the planning, design, purchase, acquisition, installation, construction, equipping and furnishing of energy savings repairs, renovations, upgrades and improvements to buildings and facilities operated by the City of Zanesville as funds are available to undertake and complete (the "Project"); and,

WHEREAS, in order to implement the Project, the Council proposes to enter into an Energy Savings Contract and an Energy Equipment Installation Contract with ABM Technical Solutions, LLC (the "Contracts"); and,

WHEREAS, the City is authorized under the Constitution and laws of the State of Ohio (the "State"), to enter into financing agreements (including lease obligations) to finance capital improvements for the governmental and miscellaneous functions of the City if so desired; and

WHEREAS, pursuant to the Contracts, the City Council desires to acquire certain equipment with a cost not to exceed \$11,800,000, constituting improvements at the various City facilities, and water metering infrastructure; and,

WHEREAS, the proposed improvements will result in an estimated savings in energy, maintenance, voided capital costs, opportunity cost, and operating expense of \$19,756,469 over twenty (20) years.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Zanesville, State of Ohio, that:

SECTION 1. That the Mayor be and hereby is authorized and directed to enter into agreements with the firm of ABM Technical Solutions, LLC for the provision of the aforementioned services.

SECTION 2. That the City Council finds that the amount of money to be spent on the Energy Conservation Measures is not likely to exceed the amount of money the City will save in energy, operating, maintenance, opportunity cost and voided capital costs over the average system life of the measures as specified in the energy conservation report.

ORDINANCE NO. 2020 - 14

SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication according to law.

PASSED: _____, 2020

ATTEST: _____
SUSAN CULBERTSON,
Clerk of Council

DANIEL M. VINCENT,
President of Council

APPROVED: _____, 2020

**THIS LEGISLATION APPROVED
AS TO FORM**

DONALD MASON,
Mayor



LAW DIRECTOR'S OFFICE

ORDINANCE NO. 2020 - 15

AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A TAX-EXEMPT MUNICIPAL LEASE FOR THE FUNDING OF ENERGY CONSERVATION MEASURES IN THE CITY PROVIDED BY ABM TECHNICAL SOLUTIONS, LLC.

WHEREAS, Ordinance No. 2020-14 authorized and directed the City to enter into an agreement with ABM Technical Solutions, LLC in an amount not to exceed \$11,800,000 for the implementation of energy conservation measures throughout the City; and,

WHEREAS, the City is authorized under the laws of the State of Ohio, to enter into financing agreements, including lease obligations, to fund capital improvements for the governmental and miscellaneous functions of the City if so desired.

NOW BE IT ORDAINED, by the City Council of the City of Zanesville, State of Ohio, that:

SECTION 1. The Mayor is hereby authorized and directed to enter into a municipal lease agreement in order to fund the implementation of energy conservation measures provided by ABM Technical Solutions, LLC.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication according to law.

PASSED: _____, 2020

ATTEST: _____
SUSAN CULBERTSON,
Clerk of Council

DANIEL M. VINCENT,
President of Council

APPROVED: _____, 2020

**THIS LEGISLATION APPROVED
AS TO FORM**

DONALD MASON,
Mayor



LAW DIRECTOR'S OFFICE

Auditor Andrew Body

ORDINANCE NO. 2020-16
INTRODUCED BY COUNCIL

AN ORDINANCE AUTHORIZING THE CITY AUDITOR TO PAY THE INVOICES OF VARIOUS DEPARTMENTS USING 2020 MONEY FOR 2019 INVOICES AND DECLARING AN EMERGENCY.

WHEREAS, at the beginning of the year, final bills of 2019 cannot be estimated thus causing various purchase orders that need council approval; and,

WHEREAS, an ordinance is needed at the beginning of each year to approve a list of purchase orders; and,

WHEREAS, an emergency exists so that all vendors can be paid on a timely basis whereby diverting a possible power outage which could risk the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Zanesville, Ohio, that:

SECTION ONE: That the City Auditor is hereby authorized to pay the following invoices listed below:

American Electric Power	31,748.10	Street Lighting
American Electric Power	7,107.95	Jail
American Electric Power	5,356.94	Police

SECTION TWO: For the reasons stated in the preamble hereto, this ordinance is declared to be an emergency measure. Provided it receives the affirmative votes of six or more members of Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor. Otherwise, this ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED _____, 2020

ATTEST: _____
Susan Culbertson
Clerk of Council

Daniel M. Vincent
President of Council

APPROVED: _____, 2020

Mayor Donald Mason

This legislation approved as to form:



Law Director's Office

Ann Gildow
Ways and Means Committee

ORDINANCE NO. 20-05
INTRODUCED BY COUNCIL

AN ORDINANCE AUTHORIZING THE PROPER CITY OFFICIAL TO
DISPOSE OF CITY PROPERTY

WHEREAS, the City of Zanesville purchased an iPad 5th Generation, Apple iMac and Apple MacBook Pro for Judge Joseph use during his tenure, which will end on 12/31/2019; and

WHEREAS, Judge Joseph has requested to purchase the City issued devices; and

WHEREAS, Judge Joseph received valuations of said used equipment from the Muskingum County I.S. Department (attached hereto as Exhibit A) and said values having been verified by the City's Information Technology supervisor; and

WHEREAS, the City Auditor feels the valuations attached are an appropriate amount to charge for the devices.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Zanesville, Ohio, that:

SECTION ONE: The proper City Official is hereby authorized to dispose of the iPad 5th Generation, Apple iMac and Apple MacBook Pro.

SECTION TWO: The disposal method shall be by selling the property for the amount of \$1,450.00 as quoted in Exhibit A attached hereto.

SECTION THREE: This ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2020


Sue Culbertson
Clerk of Council

Daniel M. Vincent
President of Council

APPROVED: _____, 2020

This legislation approved as to form:

Donald Mason, Mayor



Law Director's Office

Attachment to Ordinance No. 2020-05

401 Main Street
Zanesville, Ohio 43701
Phone: (740) 252-1351
Fax: (740) 455-7198
Email: dalong@muskingumcounty.org
Website: www.muskingumcounty.org



Dan Long
MIS Director

Robert Moore
Systems Administrator

Christian Stone
Desktop Administrator

Greg Hutchinson
Desktop Administrator

Muskingum County I.S. Dept. Valuation of used equipment from Zanesville Municipal Court.

Items For valuation are for the following;

IPad 5th generation, 64GB, 9.7 inch..... \$150.00
Apple iMac with apple keyboard and magic mouse - Core i5 2.7 GHz - 8 GB - 1 TB - LED 21.5"
Mfg. Part#: ME086LL/A..... \$400.00
Apple MacBook Pro 8GB Ram, 128GB hard drive, Mfg. Part#: MPXQ2LL/A..... \$900.00

Dan Long, Director of I.S.

No repetition of remarks shall be permitted nor speaking on the same subject matter will be allowed at more than three meetings, unless there has been a substantive change to the legislation or situation as determined by the President.

To accommodate special needs or circumstances that are in the best interest of the City, Council may temporarily suspend any of these rules, by motion, second and 2/3 majority vote (6 votes), which includes the opportunity to address Council without written notice.

If a speaker does not speak on a matter concerning the legislative or administrative responsibilities of city government, the President may terminate the right to speak and refer the speaker to more appropriate public forum.

Signs and banners are not permitted in Council Chambers. This prohibition does not apply to charts, diagrams, enlarged photographs, or other demonstrative exhibits or visual media utilized by a speaker in presenting testimony to Council.

Any variance or waiver of these rules shall be by a 2/3 majority vote (6 votes) of Council.

PETITION TO ADDRESS COUNCIL

IT IS ADVISED THAT YOU READ AND FAMILIARIZE YOURSELF WITH THE ABOVE-LISTED RULES AS WELL AS ALL RULES SET FORTH IN CHAPTER 111 OF THE CODIFIED ORDINANCES OF THE CITY OF ZANESVILLE PRIOR TO SPEAKING BEFORE COUNCIL.

Those desiring to address Council must complete a "Petition to Address Council." These Petitions are available in the Clerk's office, online, by email request, and in Council Chambers. To speak on a non-agenda item, the completed Petition must be provided to the Clerk of Council by noon on Wednesday the week prior to the Council meeting to be eligible to speak at the meeting. To address Council on an item that is on the agenda, the Petition must be provided to the Clerk of Council fifteen minutes prior to beginning of the meeting. Council will not consider an incomplete Petition to Address Council, which requires the following: Name, Organization Representing (if any), Address, Telephone Number, Email Address (optional), Ordinance/Resolution Number and if For or Against the legislation, and if not speaking on an agenda item list the Subject. Also required is a Signature and Date to indicate "I Have read the restrictions and guidelines regarding speaking before Council, including those set forth in Chapter 111 of Zanesville's Codified Ordinances. I understand and agree to abide by these rules and acknowledge that my failure to abide by these rules may result in my request to speak being denied or terminated". It is recommended that any available supporting documentation be submitted with the Petition to ensure that Council and City Administration have the information necessary to effectively respond to the concern. All documents submitted to Council become public documents, so please ensure that all personal and private information is redacted (deleted or removed).

NAME: Joe Temple

REPRESENTING AN ORGANIZATION (IF YES, PLEASE LIST): _____

ADDRESS: 533 Merrick Ave

TELEPHONE: 740 8192508

EMAIL (OPTIONAL): _____

COMMUNICATION/RESOLUTION/ORDINANCE #: 101 FOR OR _____ AGAINST

IF YOU ARE NOT SPEAKING ON AN AGENDA ITEM, YOU MUST INDICATE YOUR SUBJECT BELOW:

SPEAK ABOUT CITY CODE PEOPLE

RECEIVED

JAN 09 2020
10:32 am

CLERK OF COUNCIL

I HAVE READ THE RESTRICTIONS AND GUIDELINES REGARDING SPEAKING BEFORE COUNCIL, INCLUDING THOSE SET FORTH IN CHAPTER 111 OF ZANESVILLE'S CODIFIED ORDINANCES. I UNDERSTAND AND AGREE TO ABIDE BY THESE RULES AND ACKNOWLEDGE THAT MY FAILURE TO ABIDE BY THESE RULES MAY RESULT IN MY REQUEST TO SPEAK BEING DENIED OR TERMINATED.

Joe Temple
SIGNATURE

1-9-2020
DATE



City of Zanesville

401 Market Street
Zanesville, OH 43701
www.coz.org

Case Number: **CDM-HS-2291-2019**

Repair Notice

Case Type: **Housing**

Date Case Established: **08/12/2019**

Compliance Deadline: **12/02/2019**

Owner: EVELYN TEMPLE

Mailing Address

EVELYN TEMPLE
533 MERRICK AVE
ZANESVILLE, OH 43701

Notice of Violation for the following location:

Address

533 MERRICK AVE

An inspection of the above-referenced property reveals that it does not meet the minimum requirements of the Building or Property Maintenance Code of the City of Zanesville.

Our records show that you are an owner or person responsible for said property. If this is not the case, please call us at your earliest convenience. Code inspections are conducted under the authority of the City Codified Ordinances in order to protect public health, safety and welfare and to preserve and maintain all structures within the City of Zanesville.

A list of violations found to exist at the above referenced property is detailed below and a copy is on file in the office of the Building and Code Enforcement Division. The City of Zanesville hereby respectfully orders you to repair, make safe and sanitary, and otherwise correct the violations contained in the below list within the number of days to comply stated on the list of violations. If you are unable to comply within the time limits, please contact us immediately and the inspector may grant an extension provided any immediate dangers or unsanitary conditions are corrected. **All extensions granted shall be issued in writing from this office.**

Violation: 1114 - Final Notice - This is your final notice an affidavit will be filed with the Municipal Court of the City of Zanesville if you fail to correct all violations due or if you fail to communicate your reason for not complying prior to due dates.
Final Notice

Corrective Action: Remediate as Indicated

Compliance Date: 12/02/2019

Violation: 2605 - Columns - Repair or replace any columns on the porch/deck/balcony where rotted, broken, missing, loose or otherwise deteriorated.
PM304.10; PM304.4

Corrective Action: Remediate as Indicated

Compliance Date: 04/30/2020

Violation: 2608 - Roof Structure - Repair or replace any roof rafters or sheathing on the porch/deck/balcony where rotted, broken, sagging, missing, or otherwise deteriorated.
PM304.4; PM304.7

Corrective Action: Remediate as Indicated

Compliance Date: 04/30/2020

Violation: 2609 - Covering - Repair or replace any roof covering on the porch/deck/balcony where rotted, worn, damaged, leaking, missing, or otherwise deteriorated.
PM304.1; PM304.7

Corrective Action: Remediate as Indicated

Compliance Date: 04/30/2020



City of Zanesville

401 Market Street
Zanesville, OH 43701
www.coz.org

Case Number: **CDM-HS-2291-2019**

Repair Notice

Case Type: **Housing**

Date Case Established: **08/12/2019**

Compliance Deadline: **12/02/2019**

Violation: 2616 - Porch Storage - No bagged, boxed or loose storage shall be permitted on porches or decks with the exception that trash storage containers may be kept on rear or interior side porches.
PM302.1.3

Corrective Action: Remediate as Indicated

Compliance Date: 12/02/2019

Violation: 2908 - Trash - Maintain all exterior premises free of all litter, rubbish, garbage, or building materials. Building materials must be stored in a completely enclosed structure. ****Affidavits filed for trash will no longer be dismissed if trash has not been cleaned up by compliance date.
PM302.1; PM308.1

Corrective Action: Remediate as Indicated

Compliance Date: 01/06/2020

Violation: 2926 - Vehicles - Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept, or stored on any premises, or be in a state of major disassembly or disrepair or be in the process of being dismantled unless in a completely enclosed structure. All vehicles must be parked on a properly prepared surface not in yards, on curbs or sidewalks.
PM302.8; ORD331.37

Corrective Action: Remediate as Indicated

Compliance Date: 01/15/2020

If you are not satisfied, or desire information regarding the authority of procedures of Code Enforcement, or wish to appeal this order please contact the Building Inspector within **thirty days** of receipt of this letter.

Building Code Email - buildingcode@coz.org
Building Code Phone - 740-617-4890

Sincerely,

Mari Grant