



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151

Napoleon, OH 43545

Kevin Schultheis Code Enforcement / Zoning Administrator

Telephone: (419) 592-4010 Fax: (419) 599-8393

www.napoleonohio.com

COMMERCIAL ZONING PERMIT

Issued Date: September 8, 2022

Expiration Date: September 8, 2022

Permit Number: P-22-173

Job Location: 720 Independence Drive

Owner: Keller Napoleon Industrial Properties, LLC
24862 Elliott Road
Defiance, OH 43512

Contractor: Spyker Contracting, Inc.
Phone: 419-576-0018

Zone: I2- Open Industrial

Set Backs: Principle Building
Front: 40 ft. Rear: None Side: None
Maximum Building Height: 100 ft.

Comments: Construction of a 150,000 sq. ft. Spec Building

Permit Type: Zoning, Water and Sewer Tap

Fee: \$0.00

Status: Waived

Amount Due: \$0.00

Kevin Schultheis
Code Enforcement/Zoning Administrator



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151

Napoleon, OH 43545

Kevin Schultheis Code Enforcement / Interim Zoning Administrator

Telephone: (419) 592-4010 Fax: (419) 599-8393

www.napoleonohio.com

Commercial Zoning Permit Application

Date 9/1/22 Job Location 720 Independence Drive Napoleon, Ohio 43545

Owner Keller Napoleon Industrial Properties, LLC Telephone # 419-980-7909

Owner Address 24862 Elliott Road Defiance, Ohio 43512

Contractor Spyker Contracting, Inc Cell Phone # 419-576-0018

Description of Work to be Performed: Construction of a 150,000 ft2 Spec Building

Estimated Completion Date July, 2023 Estimated Cost \$9,250,000.00

Demo Permit - \$100.00 – See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$50.00	(MZON 100.1700.46690)	\$ <i>Waived</i>
Fence - \$25.00	(MZON 100.1700.46690)	\$
Garage and Shed 120 SF or less (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Parking lot /Driveway/Sidewalk/Curbing - \$0.00	(MZON 100.1700.46690)	\$
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.47300)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.47300)	\$
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(MBLDG 510.0000.47300)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.47300)	\$
1 1/2" Water Tap and Larger - See Operations Superintendent (<i>Pending</i>)		\$
1" Meter, Copper Setter and Transmitter Without Tap - \$525.00	(MBLDG 510.0000.44730)	
3/4" Meter, Copper Setter and Transmitter Without Tap - \$440.87	(MBLDG 510.0000.44730)	
5/8" Meter, Copper Setter and Transmitter Without Tap - \$350.00	(MBLDG 510.0000.44730)	
Sewer Tap for All Commercial and Industrial Uses - \$600.00 (<i>Waived</i>)	(MBLDG 510.0000.44730)	\$ <i>30,000.00</i>
Sewer Tap Inspection Fee, M.F., Comm., Indust. 50 L.F. or Less - \$100.00	(MBLDG 510.0000.44730)	
Sewer Tap, M.F., Comm., Indust, 51 L.F. or More - \$100.00 + \$10.00 for each 50 L.F.	(MBLDG 510.0000.44730)	\$
Manufactured Home Court - \$87.00 Per Dwelling	(MBLDG 510.0000.44730)	
Sewer Main Extension in Right of Way Inspection – 2% of Construction Cost	(MBLDG 510.0000.44730)	\$
Inspection Fee Outside the Corporation Limits – Increase 50%	(MBLDG 510.0000.44730)	
TOTAL FEE:		\$

I FULLY UNDERSTAND THAT NO EXCAVATION, CONSTRUCTION OR STRUCTURAL ALTERATION, ELECTRICAL OR MECHANICAL INSTALLATION OR ALTERATION OF ANY BUILDING STRUCTURE, SIGN, OR PART THEREOF AND NO USE OF THE ABOVE SHALL BE UNDERTAKEN OR PERFORMED UNTIL THE PERMIT APPLIED FOR HEREIN HAS BEEN APPROVED AND ISSUED BY THE CITY OF NAPOLEON ZONING DEPARTMENT.
I hereby certify that I am the Owner of the named property, or that the proposed work is authorized by the Owner of record and that I have been authorized by the Owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of the jurisdiction. In addition, if a permit for Work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

SIGNATURE OF APPLICANT:

DATE:

BATCH #	CHECK #	DATE
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KUHLMAN CORP.

Since 1901, Your Source for:
Ready Mixed Concrete/K-Krete Mixes
Brick & Architectural Stone/ Building Materials
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1845 Indian Wood Circle
Maumee, Ohio 43537-4072
419/897-6000
800/669-3309
Fax: 419/897-6061
www.kuhlman-corp.com
info@kuhlman-corp.com

QUOTATION & SUPPLY CONTRACT

Customer Copy

Number	146184
Date	09/05/2022
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BILL TO: 061300	CITY OF NAPOLEON FINANCE / ACCOUNTS PAYABLE P.O. BOX 151 NAPOLEON, OH 43545	SHIP TO: 1	CITY OF NAPOLEON WATER DEPARTMENT 1775 INDUSTRIAL DR. NAPOLEON, OH 43545
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QUOTED TO: BRIAN OKULEY	419-592-4379	QUOTED BY: JLO
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REFERENCE #	EXPIRES	SLSP	TERMS	WHSE	SHIP VIA
	09/30/2022	JLO	NET 30 DAYS	04	BEST WAY

ITEM	DESCRIPTION	ORDERED	UM	PRICE	EXTENSION
3J	FAST-1440-10-MJ 14.00-14.40	1.000	EA	1799.250	1799.25
362GL10	SSMJ OUTLET TAPPIN SLEEVE AC				
	10" A-2362-23 LN MJ GATE Valve	1	EA	2459.250	2459.25
3410883	BLACK NUT Open LEFT 316 C-509				
	Type D CI valve box complete	1	EA	328.250	328.25
	6860 lid/26T/30B/#6 45-66"				
3M	FS1-1144-125-CC7 REPAIR CLAMP	1.000	EA	284.500	284.50
325008E	10" DI x 12 x 2" CC 1104-1144				
	2" B-25008N CC x Compression	1	EA	390.250	390.25
	Ball Corparation Stop				
325209E	2" B-25209N Compression	1	EA	572.750	572.75
	Ball Curb Valve				
310314Q	4'6" H-10314-20 907 1" ID	1	EA	50.500	50.50
	Arch Pattern Curb Box				
3880550	88055SS 29" SS Curb Box Rod	1	EA	23.250	23.25
	1" ID Upper Section Curb Box				
3367643	CI curb box enlarged base 6500	1	EA	24.750	24.75
	for 1-1/2" and 2" curb valves				
3104506	10" MJ 45 Bend C-153	4	EA	270.250	1081.00
	Less Accessories DOMESTIC				
3104517	10" MJ plug C-153	1	EA	176.250	176.25
	Less Accessories DOMESTIC				
3104513	10" MJ Cap C-153	1	EA	146.750	146.75
	Less Accessories DOMESTIC				

CONTINUED

Thank you for the opportunity to submit this quotation, subject to the Terms and Conditions above and on the reverse side hereof. Separate Purchase Orders must be approved in advance and incorporate these terms. Prices do not include sales tax.

ACCEPTED FOR: _____

KUHLMAN CORP.

BY: _____ TITLE _____

ORIGINAL



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REFERENCE #	EXPIRES	SLSP	TERMS	WHSE	SHIP VIA
	09/30/2022	JLO	NET 30 DAYS	04	BEST WAY

ITEM	DESCRIPTION	ORDERED	UM	PRICE	EXTENSION
3121100	10" EBAA PVC C-900/IPS Pipe	10	EA	115.500	1155.00
	MEGALUG RED 2010PV				
3122010	10" MJ gasket	10	EA	6.850	68.50
	DOMESTIC				
3121555	3/4" x 4" COR-BLUE ANTI-ROTATION T-BOLT & NUT NATB40	4	EA	9.250	37.00
3121552	3/4" x 4" COR-BLUE T-BOLT and NUT TTB40	84	EA	5.750	483.00
3013110	10" C-900 DR-18 PVC pipe 20'L PC 235 11.10 OD	40	LF	35.490	1419.60
3020100	2" x 100' Blue HDPE 4710 DR 9 CTS tubing NSF 250 psi	100	LF	1.840	184.00
300055Q	2" FORD Stainless Steel Insert 1.653 ID INSERT-55-Q	2	EA	4.725	9.45
				TOTAL	10693.30

JLO

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ACCEPTED FOR: _____

KUHLMAN CORP.

BY: _____ TITLE _____

ORIGINAL

Section 3735.65, *et seq.* The Company agrees that the City will coordinate with the CIC to process the real property tax exemption.

Section 3. Utility Services. The City agrees that it will finance and construct and/or install any municipal electric service that is reasonably determined by the City to be necessary to provide utility service to the Property; *provided* that any connection required to provide service from the City owned portion of the utilities to the Building shall be financed and constructed by the Company detailed in the following paragraph. In addition, the City shall finance and install one pad mount electric transformer and other associated underground electric utility lines, conduit, meter(s), connections and related appurtenances on the Property and shall be and remain as owned by the City.

The Company agrees that it will finance and construct and/or install any utility connections and related appurtenances within the Property (the "*Onsite Utility Connections*") which are necessary to provide service from the City's main service lines to the Building, which Onsite Utility Connections and related appurtenances shall be installed and inspected pursuant to plans and specifications approved by the City in accordance with City's standard requirements. The City agrees that it will waive any fees or charges customarily levied by the City and related to the connection of the Building's Onsite Utility Connection Lines to the City's municipal electric, sanitary sewer and water systems; *provided* that the Company has otherwise complied with this Section III.3.

Please inform
Chad, Rathge,
Kevin S., &
Kevin G.

Section 4. Napoleon Golf Club and Aquatic Center Corporate Memberships. Corporate memberships to the Napoleon Golf Club and Napoleon Aquatic Center will be provided to the Company for 3 years starting in the calendar year of 2022. This allows all employees of the Company memberships to these facilities, which include free greens fees for individual employees of the Company and family memberships to the Napoleon Aquatic Center for the families of the employees of the Company for 3 years starting in calendar year 2022.

Section 5. Additional Economic Incentives. The Company is satisfied with the economic viability of the proposed Building, including but not limited to the Company's receipt of certain grants and other economic incentives which it intends to seek from the State of Ohio. Should the Company fail to receive satisfactory economic incentives from the State of Ohio during the Inspection Period, or otherwise determine during the Inspection Period that the proposed building is not economically viable, the Company may terminate this Agreement by delivering written notice of such intent to the City.

ARTICLE IV REAL ESTATE CONVEYANCE

Section 1. Sale of Real Property. The City hereby agrees to sell the Property to the Company, and the Company hereby agrees to purchase the Property from the City, upon the terms and conditions of this Agreement for the sum of Thirty Thousand Three Hundred and 00/100 Dollars (\$30,300.00) (the "*Purchase Price*").

Section 2. Consideration to City. The Company agrees to construct on or before October 31, 2023, evidenced by the issuance of a certificate of occupancy permit for One Hundred