



City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE - (419) 592-4010
NAPOLEON, OHIO 43545-0151

1800 Oakwood

August 26, 1992

Mayor
Steven Lankenau

Mr. Allan L. Forsythe
ALCA Associates
12 Westerville Square
Suite 348
Westerville, Ohio 43081

Members of Council
Terri A. Williams, President
John E. Church
Michael J. DeWit
Dennis L. Filgor
Robert G. Heft
James Hershberger

Re: Oakwood Village Apartments
Phase II

Dear Mr. Forsythe:

We have as per your request, attached your completed "Water/Sewer System Questionnaire" regarding future expansion of Mr. Swack's complex.

City Manager
Terry Dunn

Also enclosed is a Memo from our Building/Zoning Administration regarding future expansion. Any questions regarding this should be directed to Brent Damman.

Finance Director
Rupert W. Schweinhagen

Regarding the water and sewer services tap and/or charges, the Developer Mr. Swack has installed both utilities onto his property to handle the Phase II project, but the City will change the customary tap/inspection fees to cover our cost for plan review and inspections.

Law Director
Michael J. Wesche

If you have any questions, please call.

Prosecuting Attorney
Thomas L. Bischoff

Respectfully,

Marc S. Gerken, P.E.
City Engineer

MSG:rw

Enclosure

cc: Terry Dunn
Brent Damman

ALCA ASSOCIATES

WATER/SEWER SYSTEM QUESTIONNAIRE

CITY/TOWN/TOWNSHIP City of Napoleon

SITE LOCATION Oakwood Avenue just south of Independence Drive

PROPOSED METER SIZE - 3" (one meter for entire complex)

WATER SERVICE

Water Source(s): City of Napoleon Water Treatment Plant & Distribution Sytem

Treatment/Holding Capacity (mgd) 4.5 MGD / 1.75 MG storage

Peak Demand (mgd) 1.6 ave. daily / 2.0 peak

Size of Water Line Nearest Site 12"

Distance of Nearest Water Line to the Site adjacent to property

Depth of the water Line Nearest to the Site five (5) feet

Date of System Construction or Rehabilitation 1975

Water Rates: see attachment

Fee for Tapping Into System \$

SANITARY SEWER SYSTEM

Treatment Capacity (mgd or gal./hour) design 2.5 / hydraulic 7.5

Peak Demand (gal./hour) 4.0 MGD

Size of Sewer Line Nearest Site 15"

Distance of Nearest Sewer Line to the Site adjacent to site

Depth of sewer line at Nearest Point to the Site eighteen (18) feet

Date of System Construction or Rehabilitation 1986

Sewer Rates: see attachment

Fee for Tapping Into System \$

Water/Sewer Questionnaire
Page 2

Storm Drainage System

Does city/town have storm drainage? Yes x No _____

Separate from sanitary sewer? Yes x No _____

If yes, distance of line from the site During Phase I construction
the owner (Mr. Swack) installed an eighteen (18) inch storm sewer.

COMMENTS/RECOMMENDATIONS (Use separate sheet if necessary).

Prepared By: _____ Date August 26, 1992

Name (Type or Print) Marc S. Gerken, P.E.

Title City Engineer

Signature _____

MEMORANDUM

TO: Marc Gerken P.E., City Engineer
FROM: Brent N Damman, Building, Zoning Adm. *BND*
SUBJECT: Oakwood Village II
DATE: August 24th, 1992

The project in question is located in a "C" Residential District in which multifamily structures are allowed subject to certain criteria. (please find attached). The proposed development due to the fact there is more than one principle building involved would need to be heard through the City Planning Commission, which holds a hearing every second (2nd) Tuesday of each month, application would need to be made at City Hall 255 W. Riverview no less than thirty five (35) days prior to the hearing at a cost of \$50.00.

We will need four (4) sets of site drawings and construction plans for our review at the time of application.

(F) Maximum lot coverage. Lot coverage shall not exceed 35% of the lot area.

(G) Off-street parking space. Two spaces per dwelling unit.

(H) Signs, as set forth in § 151.50.

(I) Ground floor area - Minimum. 960 square feet.
(Ord. 1603, passed 8-6-79)

§ 151.34 "B" RESIDENCE DISTRICT.

This district is intended primarily to provide for single-family and two-family residential development characterized by medium and small lots.

(A) Permitted uses.

- (1) Single-family dwelling.
- (2) Two-family dwelling.
- (3) Special uses, as set forth in § 151.44.
- (4) Accessory uses incidental to and on the same lot as the principal use.
- (5) Home occupations.

(B) Number of buildings on a zoning lot. Except when permitted by a special use, not more than one principal detached building or structure shall be located on a zoning lot.

(C) Minimum lot size.

| | Area (sq. ft.) | Width (ft.) |
|---|-------------------------|----------------------------------|
| (1) Single-family dwelling | 6,000 | 60 |
| (2) Two-family dwelling | 4,000 per dwelling unit | 75 |
| (3) Planned Apartment Development (special use) | 3,600 | Planning Commission to determine |

(D) Minimum setback lines.

| | Front (ft.) | Rear (ft.) | Side (ft.) |
|------------------------|-------------|------------|------------|
| (1) Principal building | 25 | 15 | 5 |
| (2) Accessory building | 40 | 10 | 5 |

(E) Maximum height of buildings.

- (1) Principal building - 35 feet.
- (2) Accessory building - 18 feet.

(F) Maximum lot coverage. Lot coverage shall not exceed 45% of the lot area.

(G) Off-street parking space (all uses). Two spaces per dwelling unit.

(H) Signs, as set forth in § 151.50.

(I) Ground floor area - Minimum.

(1) 960 square feet for one or more story single-family dwelling;

(2) 900 square feet for a one-story, two-family dwelling; and 720 square feet for a more than one-story, two-family dwelling.
(Ord. 1603, passed 8-6-79)

§ 151.35 "C" RESIDENCE DISTRICT.

This district is intended primarily to provide for a wide range of dwelling types, including single-, two-, and multi-family dwellings, and Planned Apartment Developments and mobile home parks as special or conditional uses.

(A) Permitted uses.

- (1) Single-family dwelling.
- (2) Two-family dwelling.
- (3) Multi-family dwelling.
- (4) Special uses, as set forth in § 151.44.
- (5) Conditional uses, as set forth in § 151.47.
- (6) Accessory uses incidental to and on the same lot as the principal use.
- (7) Home occupations.

(B) Number of buildings on a zoning lot. Except when permitted by a special or conditional use, not more than one principal detached building or structure shall be located on a zoning lot.

(C) Minimum lot size.

CHAPTER 51: WATER SERVICE; WELLS

Section

reviewed by Council are approved.

General Provisions

- 51.01 Authority to establish rates and regulations for water service
- 51.02 Water rates
- 51.03 Water tap fees

Wells

- 51.20 Definition
- 51.21 Permit required
- 51.22 Connection to city water system; when required
- 51.23 Permit application and fee; issuance
- 51.24 Term; renewal; fee
- 51.25 Revocation
- 51.26 Enlargement or modification of well; new permit required
- 51.27 Administration
- 51.28 Wells to be metered
- 51.29 Fire protection charges
- 51.30 Inspections

- 51.99 Penalty

Cross-reference:

Utility payments made to agent on or before due date considered on time, see § 50.16

Statutory reference:

Water supply, R.C. § 715.08

GENERAL PROVISIONS

§ 51.01 AUTHORITY TO ESTABLISH RATES AND REGULATIONS FOR WATER SERVICE.

(A) The Board of Public Affairs of the city is authorized to establish rates and regulations for water service for the municipal system belonging to the city, subject to review by the Council of the city.

(B) The water rates and regulations as established by the Board of Public Affairs and

§ 51.02 WATER RATES.

(A) The following rate is available to commercial, industrial, and residential classes of water users.

(1) Net rate per month per service shall be the sum of the commodity charge plus the capacity charge set forth in division (A)(2) below. The commodity charge shall be computed as follows.

(a) Cubic feet of water used inside corporation:

| | |
|------------------|---------------------------|
| 100 - 25,000 CF | \$1.39 per 100 cubic feet |
| 25,000 and up CF | .73 per 100 cubic feet |

(b) Cubic feet of water used outside corporation.

| | |
|------------------|---------------------------|
| 100 - 25,000 CF | \$2.05 per 100 cubic feet |
| 25,000 and up CF | 1.09 per 100 cubic feet |

(c) Direct sales at the plant: \$2.85 per 1,000 gallons.

(2) In addition, there shall be a capacity charge per service as follows:

| <i>Capacity of Service (inches)</i> | <i>Capacity Charge Inside Corp.</i> | <i>Capacity Charge Outside Corp.</i> |
|-------------------------------------|-------------------------------------|--------------------------------------|
| 1 and less | \$ 3.53 | \$ 5.30 |
| 1.25 | 12.69 | 19.00 |
| 1.50 | 20.10 | 30.15 |
| 2 | 40.88 | 61.34 |
| 3 and up | 112.78 | 169.18 |

(3) The capacity of service shall be determined by the city and, normally, shall be equal to the size of the consumer's water meter.

(4) For governmental buildings, schools, and charitable institutions, where the service line size is four inches or less, the capacity of service shall be the meter size but not less than one inch nor less than the size of the service line minus one inch.

(1) That the special use will not be detrimental to or endanger the health, safety, and security of the city's potable water supply, water system, and wastewater system;

(2) That the city's potable water supply and/or water system is deficient in quality for the applicant's special use;

(3) That the city's potable water supply and/or water system is deficient in quantity for the applicant's special use.

(B) Every application for a special use permit under this subchapter shall be filed with the city's Board of Public Affairs by or on behalf of the legal or beneficial owner of the real property for which the special use permit is sought on a form prescribed by such Board and shall include the following items:

(1) A non-refundable application fee of \$250;

(2) A written statement and supporting data stating that the proposed special use will not be detrimental to or endanger the health, safety, and security of the city's potable water supply, water system, and wastewater system, including substantiation thereof;

(3) A written statement and supporting data setting forth any alleged deficiencies in the quality and/or quantity of the city's potable water supply and/or water system and the effect thereof upon the applicant, including substantiation thereof; and

(4) Plans and drawings for the proposed well and well system in sufficient detail to allow proper review by the city for cross-connections to and for the health, safety, and security of the city's potable water supply, water system, and wastewater system.

(5) For the purposes of divisions (2) and (3) above, the term *SUBSTANTIATION* shall include references to potable-water standards recognized by the Ohio Department of Health and the Federal and Ohio Environmental Protection Agencies and shall include the results of all tests conducted by competent persons for the purpose of demonstrating that the city's potable water supply and/or water system does not meet, or economically cannot be made to meet, such recognized standards.

(6) For the purposes of division (5) above,

the term *ECONOMICALLY* shall mean that, if the applicant's cost (excluding the cost of supplying water for such re-treatment) to re-treat city water to meet the applicant's desired standards exceeds the cost of treating the proposed well water by a factor greater than 150%, then the applicant shall be presumed to have demonstrated that the city's potable water supply and/or water system economically cannot be made to meet such recognized standards.

(C) Upon receipt of an application for a special use permit, the city's Board of Public Affairs shall hold a public hearing on such application at such time and place as shall be determined by the Chairperson of such Board; however, such hearing shall be held no later than 30 days following receipt of such application. Upon completion of the hearing, the Board shall make written findings of fact concerning the requirements and criteria set forth in divisions (A) and (B) above and shall submit the same, together with its recommendation, to the City Council. Such application may not be voluntarily withdrawn by the applicant after completion of such hearing. The City Council shall act upon the Board's recommendation by accepting it without modification, accepting it with modification, or denying it. There shall be no appeal or further recourse from the City Council's action. No application for a special use permit which has been denied by the City Council shall be resubmitted to the Board for a period of one year from the date of such denial, except upon the grounds of new and material evidence or proof of changed conditions.

(Ord. 44-88, passed 9-6-88)

§ 51.24 TERM; RENEWAL; FEE.

(A) Each special use permit and each renewal thereof shall be valid for one year from the date such permit or renewal is issued. If the holder of a special use permit issued under this subchapter desires to renew such permit, the holder shall so notify the city not less than 60 days prior to the expiration of such permit. No such renewal shall be issued unless the city has conducted an on-site inspection and the holder thereof has paid to the city a renewal fee of \$50.

(B) The holder's request for renewal shall be denied if any one or more of the following events has occurred:

(1) The city has substantially corrected the alleged deficiency in the quality and/or quantity of its potable water supply and/or water system on account of which the holder's permit was issued;

charges, and service charges for which shall be those set forth in the city's existing rate schedule, as amended from time to time.

(Ord. 44-88, passed 9-6-88)

§ 51.29 FIRE PROTECTION CHARGES.

The city reserves the right and authority to establish special charges for water costs and water system costs to provide fire protection to the holder of any such special use permit.

(Ord. 44-88, passed 9-6-88)

§ 51.30 INSPECTIONS.

Any well and/or well system for which a special use permit has been issued under this subchapter shall be open for inspection by the city at all times during its usual business hours and without prior notice thereof.

(Ord. 44-88, passed 9-6-88)

§ 51.99 PENALTY.

Whoever violates §§ 51.21, 51.22, or 51.26 is guilty of a minor misdemeanor and, upon conviction thereof, shall be fined not more than \$100. Each day that a violation exists or continues to exist shall constitute a separate offense and shall be punishable accordingly. In addition, the special use permit shall be revoked upon conviction thereof.

(Ord. 44-88, passed 9-6-88)

CHAPTER 52: SEWER SERVICE

Section

General

SEWER RATES AND BILLS

52.01 Authority to establish rates and regulations for sewer service

§ 52.02 NECESSITY FOR SEWER CHARGES.

Sewer Rates And Bills

It is determined and declared to be necessary to the protection of the public health, safety, welfare, and convenience of the city to establish and collect charges upon all lots, lands, and premises which are served by connection with the municipal sewerage system of the city. ('65 Code, § 33.02)

- 52.02 Necessity for sewer charges
- 52.03 Sewer revenue fund established
- 52.04 User charges
- 52.05 Industrial cost recovery
- 52.06 Determination of charges, meters
- 52.07 Billing of sewer charges
- 52.08 Payment of sewer bills
- 52.09 Charges made a lien on premises served; discontinuance of service

§ 52.03 SEWER REVENUE FUND ESTABLISHED.

Industrial Wastes

The funds received from the collection of the rates and charges provided in § 52.04 below shall be deposited daily with the clerk-treasurer, who shall keep the same in a separate fund designated "Sewer Revenue Fund." Subject to the provisions of any ordinance or indenture of mortgage authorizing and securing the issuance of mortgage revenue bonds for said system, moneys in this fund shall be used for the payment of the cost and expense of the operation, maintenance, repair, and management of the system, and for the payment of debt charges on bonds issued for extensions and improvements of said system, and any surplus in such fund over and above the requirements before mentioned may be used for the enlargement and replacement of the system and parts thereof including the purchase of real estate necessary thereto. ('65 Code, § 33.03)

- 52.10 Definitions
- 52.11 Use of public sewers required
- 52.12 Private wastewater disposal
- 52.13 Building sewers and construction
- 52.14 Use of the public sewers
- 52.15 Powers and authority of inspectors
- 52.16 Revisions
- 52.17 Payments

52.99 Penalty

Cross-reference:

Utility payments made to agent on or before due date considered on time, see § 50.16

§ 52.04 USER CHARGES.

GENERAL

§ 52.01 AUTHORITY TO ESTABLISH RATES AND REGULATIONS FOR SEWER SERVICE.

The board of public affairs of the city is authorized to establish sewer rates and regulations for the sewer system of the city, subject to review by the council of the city. ('65 Code, § 33.01)

(A) An inspection fee shall be charged for each permit issued for connection to the public sanitary sewer. No person, firm, or corporation shall make a connection to the public sanitary sewer until an application for the connection has been approved and connection fee paid pursuant to the following schedule:

- (1) Single-family and duplex residential - \$60.
- (2) All multiple-family residential,

users outside the city, the capital charges shall include payment equivalent to the sums already invested in facilities by Napoleon users.

(2) Capital charges shall be billed monthly with the user charges established by division (B) above as follows:

| <i>Monthly capital charge meter</i> | <i>Inside Napoleon</i> | <i>Outside Napoleon</i> |
|---|----------------------------|-----------------------------|
|---|----------------------------|-----------------------------|

For all users connected
to the wastewater
treatment works:

| | | |
|--|--------|--------|
| | \$1.30 | \$3.50 |
|--|--------|--------|

(a) \$.05 per 100 cf of water used,
inside and outside of city.

(b) Out-of-city equity purchase -
\$.41/100 cf.

(65 Code, § 33.04; amend. Ord. 1245, passed 7-21-75;
amend. Ord. 1436, passed 12-19-77)

§ 52.05 INDUSTRIAL COST RECOVERY.

(A) Commencing when the facilities being constructed under Contracts Nos. 12A, effluent pump chamber and 12B, phosphorus control facilities are placed in operation (estimated to be July 1, 1975), there is levied and assessed upon each industrial user an industrial cost recovery charge or rental. The industrial cost recovery charge shall be equal to each user's share of the federal grant for the above project allocable to the industrial class. The federal grant allocable to the user class shall be divided by the useful life of the facilities or 30 years, whichever is less.

(B) An industrial user's share shall be based on all factors which significantly influence the cost of the treatment works, including strength, volume, and delivery rate characteristics. Whenever there is a substantial change in the strength, volume, or delivery flow rate characteristics of any industrial user, such user's share shall be adjusted accordingly.

(C) The allocable costs of the present federal grant have been computed to be \$160,100. Industrial users shall pay industrial cost recovery as follows:

| |
|---|
| \$.007 per 100 cf of flow |
| \$ 0 per 100 pounds of BOD |
| \$ 0 per 1,000 pounds of suspended solids |

(D) The determination of yearly BOD and SS

loadings shall be made by monitoring the wastewater from industrial users to obtain an average BOD and SS concentration, then multiplying these values by the total yearly flow. The method for monitoring the wastewater is described in a subsequent section. Yearly wastewater flows will be obtained from the utility department records. A deduction shall be made from these loadings for the contribution attributable to domestic uses within the industry. This deduction shall be based on figures supplied by EPA of 20 gallons per employee per day at concentrations of 200 mg/l BOD and 250 mg/l SS. This results in deductions of 12 lbs. of BOD per employee, and 16 lbs. of SS. The employment figures to be used in this step shall be obtained from either the current edition of Directory of Ohio Manufacturers, or the Chamber of Commerce.

(E) The city manager shall establish and maintain a monitoring program to obtain the information required to assess the industrial cost recovery charges. The data from this program shall include volume of wastes discharged, BOD, suspended solids, and delivery rate characteristics from each industrial user. These values shall then be multiplied by the unit charges defined in division (C) to be assessed each industrial user.

(F) All significant users of the wastewater treatment works shall furnish to the city manager a signed letter of intent to pay that portion of all federal grant amounts allocable to the treatment of its wastes. Each such user shall include a statement of the industrial user's intended period of use of the treatment works.

(G) The city manager shall review all projects involving federal allocations to determine if the wastes from the industrial user class significantly influence the capital costs of the project. Factors such as strength, volume, delivery flow rate, and nature of discharge shall be considered. If these wastes influence the capital costs, the city manager shall assess an industrial cost recovery charge, in addition to that defined in division (C), to insure a proportioned distribution of the required revenue from each industrial user.

(H) The city shall retain 50% of the collected industrial cost recovery. The remainder, together with any interest earned thereon, shall be returned to the U.S. Treasury on an annual basis, beginning one year after the facilities are placed in service.

(I) A minimum of 80% of the city's retained amounts, together with interest earned thereon, shall be used solely for eligible costs of expansion and reconstruction of the treatment works. The city

the collection and accounting of the sewer rates will be coordinated with the billings and accounting of the city waterworks accounting procedure.

('65 Code, § 33.07)

§ 52.08 PAYMENT OF SEWER BILLS.

The sewer charges provided in § 52.04 shall be payable monthly at the city waterworks office. Charges established in respect to premises served by the city waterworks system shall be included in and be payable with the city water bill to such premises; and in respect to premises not so served shall be billed and payable at the same times, respectively, as city water bills. Any building or premises making connection with the system and using the same after July 1, 1952, shall be charged a per diem pro rata amount based upon the monthly minimum charge, from the time such sewer connection is made or such discharge into the system, either directly or indirectly, is begun, until the commencement of the next following period applicable to said premises, except that should the measured service exceed the minimum charge, the measured rate or rates shall be charged. In case of failure to pay bill for sewer charges on or before the twenty-fifth day of the month next following the month for which said bill is rendered, a penalty of 10% shall be added to such bill. ('65 Code, § 33.08)

§ 52.09 CHARGES MADE A LIEN ON PREMISES SERVED; DISCONTINUANCE OF SERVICE.

Each sewer charge established and made pursuant to this chapter is made a lien upon the premises charged therewith and, if the charge is not paid within 90 days after it shall be due and payable, it shall be certified to the auditor of the county in which the premises are situated, who shall place the charge on the tax duplicate with the interest and penalties allowed by law, and be collected as other municipal taxes are collected. The city shall also have the right, in the event of nonpayment, to discontinue service to such premises of water supplied by the city's waterworks system until the unpaid sewer charges have been fully paid. ('65 Code, § 33.09)

INDUSTRIAL WASTES

§ 52.10 DEFINITIONS.

For purposes of §§ 52.04, 52.05, and 52.10 through 52.17 the following words and phrases shall have the following meanings ascribed to them respectively.

BIOCHEMICAL OXYGEN DEMAND (BOD). The quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in 5 days at 20°C., expressed in milligrams per liter.

BUILDING DRAIN. The lowest horizontal piping of a drainage system which receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it to the building sewer, beginning 5 feet (1.5 meters) outside the inner face of the building wall.

BUILDING SEWER. The extension from the building drain to the public sewer or other place of disposal, also called house connection.

CAPITAL CHARGES. Those amounts paid by each premise connected to the wastewater treatment works to pay the debt service requirements and capital expenditures to enlarge or improve the wastewater facilities. Those premises outside the city shall have included in their capital charge an amount equivalent to the sum paid by property inside the city through ad valorem taxes and investments in facilities already paid for by city residents.

COMBINED SEWER. A sewer intended to receive both wastewater and storm or surface water.

COMPATIBLE POLLUTANT. Pollutants that the treatment plant was designed to treat which are BOD, SS, phosphorus, and fecal coliform bacteria, plus additional pollutants identified in the NPDES Permit if the publicly owned treatment works was designed to treat such pollutants and in fact does remove such pollutants to a substantial degree.

CONNECTION CHARGE. That amount paid by each new premises connected to the wastewater treatment system to pay for the city's share of facilities required to serve the premises.

EASEMENT. An acquired legal right for the specific use of land owned by others.

FLOATABLE OIL. Oil, fat, or grease in a physical state such that it will separate by gravity from

ALCA ASSOCIATES

12 Westerville Square
Suite 348
Westerville, OH 43081
(614) 895-7475

August 9, 1992

City Administrator
City Offices
255 Riverview Avenue
Napoleon, OH 43545

Dear Sir:

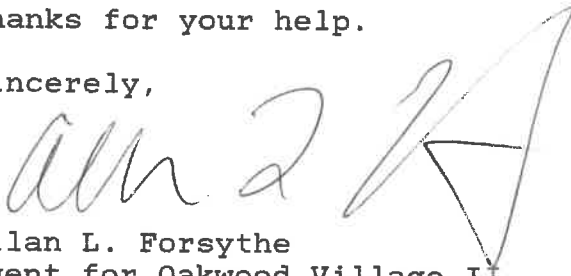
Mr. Bernard Swack is planning a second phase of his existing FmHA family project on Oakwood Avenue. This project will be a 25 unit complex consisting of 9 one- and 16 two-bedroom units. I have enclosed all appropriate maps describing the site and a site plan for the second phase.

To complete the application process with FmHA we need the following:

1. The water/sewer questionnaire completed.
2. A letter stating that you have sufficient water and sewer capacity to handle this project. We also need a statement that you have sufficient electric capacity to handle the project. The statements can be in the same letter.
3. A letter stating that the proposed site is multi-family zoned. This statement can also be in the above letter.

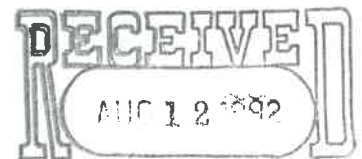
Thanks for your help.

Sincerely,


Allan L. Forsythe
Agent for Oakwood Village II

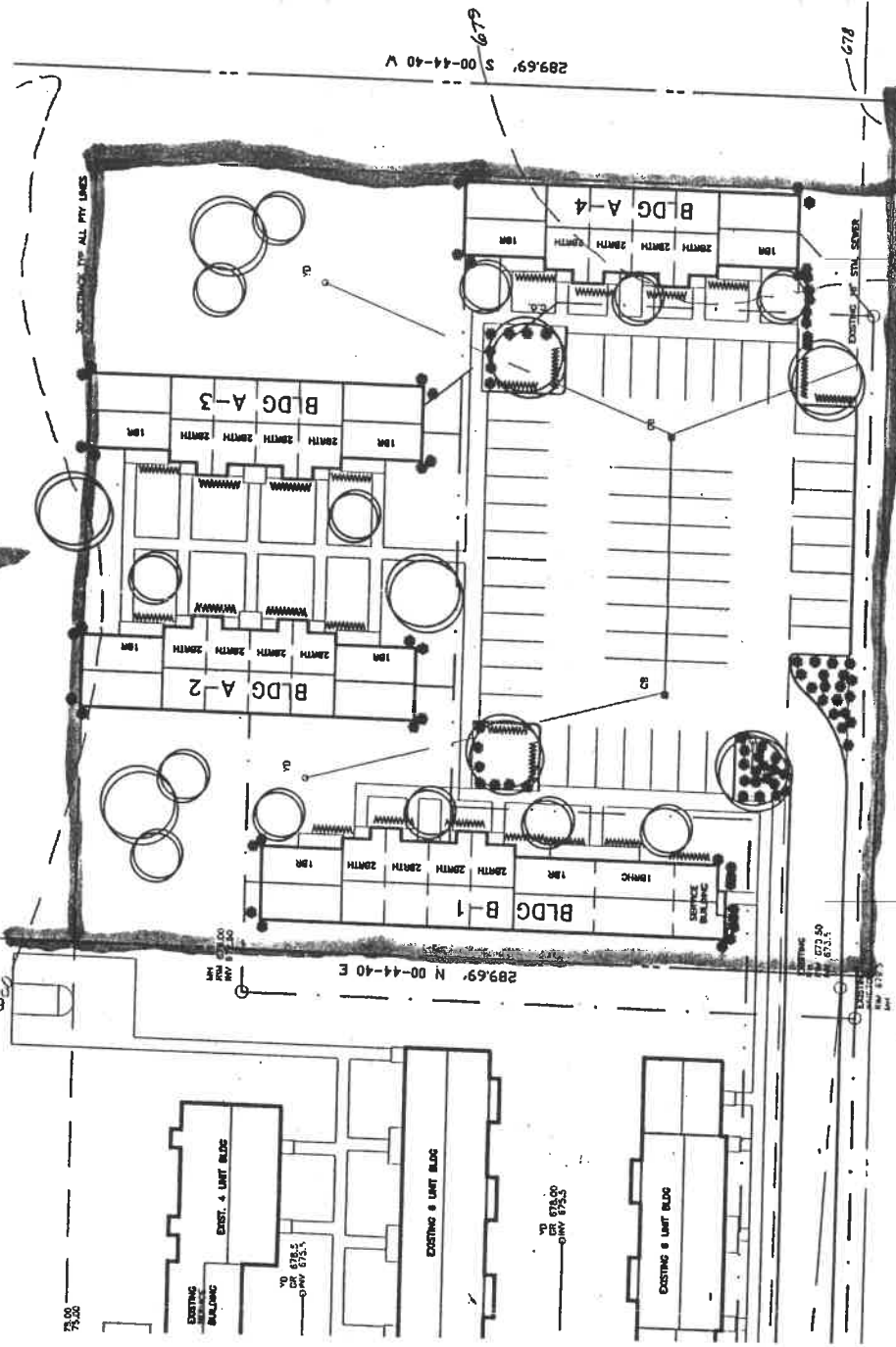
Please direct all correspondence to:

Allan L. Forsythe
ALCA Associates
12 Westerville Square
Westerville, OH 43081



CITY OF NAPOLEON, OHIO
NAPOLEON, OHIO

PROPOSED



75.00

EXISTING BUILDING

EXIST. 7 UNIT BLDG

EXIST. 2 UNIT BLDG

EXISTING & UNIT BLDG

EXIST. 3 UNIT BLDG

EXISTING & UNIT BLDG

289.69' S 00-44-40 W

674

672

285.79' N 89-15-20 W

675

289.69' N 00-44-40 E

673

673

75.00

EXISTING BUILDING

EXIST. 7 UNIT BLDG

EXIST. 2 UNIT BLDG

EXISTING & UNIT BLDG

EXIST. 3 UNIT BLDG

EXISTING & UNIT BLDG

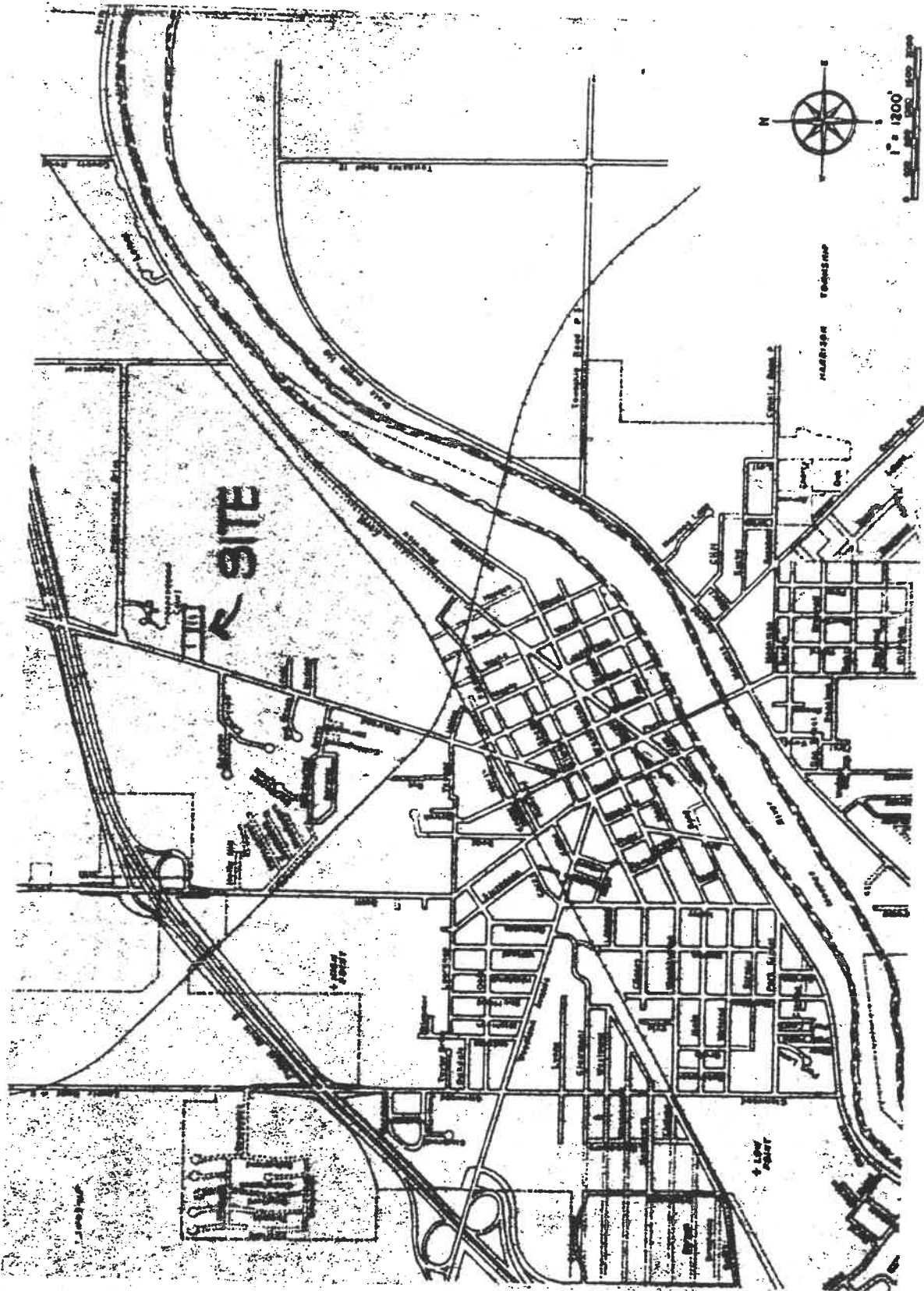


PLATE 10



THE PROVIDENT COMPANIES

220 Marion Ave., Mansfield, OH 44903
419-526-0466 • Fax: 419-526-0990

Provident Management, Inc.
Provident Development LLC

Premier Management LLC
Premier Equities LLC
Premier Corporate LLC

OAKWOOD VILLAGE HOUSING L.P.
Premier Equities LLC
220 Marion Ave.
Mansfield, Ohio 44903

April 23, 2012

CERTIFIED MAIL RETURN RECEIPT REQUESTED

MAYOR RONALD BEHM
City of Napoleon
255 West Riverview
Napoleon, Ohio 43545

RE: Oakwood Village Apartments

Dear Mayor Behm:

The purpose of this letter is to apprise your office that Premier Equities LLC, (an affiliate of Provident Management, Inc.) and New Home Development Co., Inc. will be the general partners of a residential rental development located in or within one-half mile of your political jurisdiction, and plans to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

The proposed rehabbed apartment complex, Oakwood Village Apartments consists of 8 one bedroom and 24 two bedroom one bath apartments. The complex consists of 6 residential buildings. Each apartment rehabbed will have central air conditioning, ceiling fans, kitchen appliances, new kitchens and bath, carpeting, windows, doors, roofs and many green features to decrease energy costs. There will be an addition to the community building which includes an office, laundry room and community room. A library with a computer station, exercise room and other features for resident use is proposed in the rehab.

The project will draw from a Primary Market Area (PMA) consisting of Napoleon and all of Henry County. The area is bounded by Fulton County to the north, Wood County to the east, Putnam County to the south, and Williams and Defiance Counties to the west. Approximately 529 families in the market area are eligible to live in the apartment community.

"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex and familial status. (Not all prohibited bases apply to all programs.)

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice), or (202) 720-6382 (TDD)."

"This institution is an equal opportunity provider, and employer."



EQUAL HOUSING OPPORTUNITY

TDD 419-526-0466



Oakwood Village Apartments
Page 2

The development will be funded by USDA-Rural Development, Housing Credit proceeds and HDAP funds.

Timeline:

Construction may begin in March 2013 and end in October 2013. The lease up period will be within 1 month from completion with an estimated 95% stabilized occupancy rate.

Income and Rent Targeting:

5% of the units at or below 35% of area median gross income \$21,770 for 4 persons
35% of the units at or below 50% of area median gross income \$31,100 for 4 persons
60% of the units at or below 60% of area median gross income \$37,320 for 4 persons

Development Team:

Premier Equities LLC, General Partner (an affiliate of Provident Management)
New Home Development Co., Inc., General Partner
New Home Development Co., Inc., Sponsor
Premier Management LLC, Managing Agent
Village Contractors, Inc., Contractor
Provident Management Inc., Developer

Proposed Rents:

| <u># of Units</u> | <u>BR Size</u> | <u>Net Rent</u> | <u>Income Level</u> | <u>Median Market Rent</u> |
|-------------------|----------------|-----------------|---------------------|---------------------------|
| 1 | 1 | \$300 | 35% | \$437 |
| 2 | 1 | \$400 | 50% | \$437 |
| 5 | 1 | \$400 | 60% | \$437 |
| 3 | 2 | \$326 | 35% | \$488 |
| 7 | 2 | \$425 | 50% | \$488 |
| 14 | 2 | \$425 | 60% | \$488 |

Project Address:

Located at 1800 Oakwood Avenue in Napoleon, Henry County, Ohio

Number of Units:

Total Number of units is 32 Apartments

Program(s) Utilized
in the Project:

The project will utilize funding from the Housing Credits Program, Housing Development Assistance Program, Housing Development Loan Program

Right to Submit:

You have the right to submit comments to the OHFA regarding the development's impact on the community. If you intend to submit a statement of disapproval or objection, you must submit a written statement that is signed by a majority of the voting members of the legislative body governing your jurisdiction. This written statement must be forwarded to the Executive Director of the OHFA and must be delivered by certified mail, return receipt requested.

The person to be notified at the OHFA and their address is:

Mr. Douglas A. Garver, Executive Director
Ohio Housing Finance Agency
57 E. Main Street
Columbus, OH 43215

The written statement of disapproval or objection must be submitted within 30 days of your receipt of this notice and must be received by the OHFA within 45 days of the date of this letter.

The OHFA is required to respond to any written statement submitted under the terms outlined above.

Sincerely,

Oakwood Village Housing L.P.
Premier Equities LLC, General Partner



William Shumaker, Vice President

WS:lf



THE PROVIDENT COMPANIES

220 Marion Ave., Mansfield, OH 44903
419-526-0466 • Fax: 419-526-0990

Provident Management, Inc.
Provident Development LLC

Premier Management LLC
Premier Equities LLC
Premier Corporate LLC

October 12, 2011

City of Napoleon
Attention: Building Department
PO Box 151
Napoleon, Ohio 43545

Re: Oakwood Village Apartments
1800 Oakwood Avenue
Napoleon, Ohio

Dear Mr. Colleagues:

Our November 17, 2011 we plan to submit an application for funding to complete a construction rehabilitation of Oakwood Village Apartments located at 1800 Oakwood Avenue in Napoleon. Major items to be completed include new roofs, windows, doors, siding, cabinets, plumbing component, carpeting, central heat and air conditioning, appliances, interior doors and trim, parking lot and sidewalks, new landscaping and an addition to the office to add a community room.

We shall submit an application to the Ohio Housing Finance Agency for housing credits and HOME funds. One requirement is that we obtain a letter on current zoning. They ask that we obtain a letter that includes the following:

1. The actual zoning designation and description of this designation.
2. Density and/or lot coverage requirements.
3. If a conditionally permitted use, an explanation of the conditions to be met for the project to be considered a permitted use; and
4. A description of any overlay or planned development district regulations that would further condition the development of the project.

If you have any comments, questions or concerns please do not hesitate to contact us.

"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex and familial status. (Not all prohibited bases apply to all programs.)"

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice), or (202) 720-6382 (TDD)."

"This institution is an equal opportunity provider, and employer."




EQUAL HOUSING OPPORTUNITY

TDD 419-526-0466



Sincerely,

Provident Management, Inc.



Bill Shumaker
Vice-President

enclosure