



**CITY OF HUBER HEIGHTS
STATE OF OHIO**

City Council Work Session

**February 3, 2026
6:00 P.M.**

City Governance Center - Council Chambers - 6151 Brandt Pike - Huber Heights, Ohio

1. **Call Meeting To Order/Roll Call**
2. **Approval Of Minutes**
 - A. January 20, 2026
3. **Work Session Topics Of Discussion**
 - A. City Manager Report
 - B. Culture And Diversity Citizen Action Commission Update
 - C. 2026 Sidewalk Program And Concrete Portion Of The 2026 Street Program - Solicit Bids
 - D. 2026 Street Program - Solicit Bids
 - E. 2026 Rehabilitation Of Sewer Lines Project - Solicit Bids
 - F. CRA Application - K.E. Rose

G. APG - Furniture - Public Works Facility/City Hall Renovation - Award Contract

4. **Adjournment**

AI-11362

Topics Of Discussion A.

Council Work Session

Meeting Date: 02/03/2026

City Manager Report

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work **Date(s) of Committee Review:** 02/03/2026
Session

Audio-Visual Needs: SmartBoard **Legal Review:** Not Needed

Emergency Legislation?: No **Motion/Ordinance/
Resolution No.:** N/A

Agenda Item Description or Legislation Title

City Manager Report

Purpose and Background

A copy of the presentation given with the City Manager Report has been attached (see attached).

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-11363

Topics Of Discussion **B.**

Council Work Session

Meeting Date: 02/03/2026

Culture And Diversity Citizen Action Commission Update

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 02/03/2026

Audio-Visual Needs: None **Legal Review:** Not Needed

Emergency Legislation?: No **Motion/Ordinance/Resolution No.:** N/A

Agenda Item Description or Legislation Title

Culture And Diversity Citizen Action Commission Update

Purpose and Background

Representatives of the Culture and Diversity Citizen Action Commission will give an update presentation on the activities and work of the Culture and Diversity Citizen Action Commission.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-11360

Topics Of Discussion C.

Council Work Session

Meeting Date: 02/03/2026

2026 Sidewalk Program And Concrete Portion Of The 2026 Street Program - Solicit Bids

Submitted By: Hanane Eisentraut

Department: Assistant City Manager - Public Services

Division: Engineering

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/03/2026

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

2026 Sidewalk Program And Concrete Portion Of The 2026 Street Program - Solicit Bids

Purpose and Background

At this time, it is necessary to secure construction bids for the remaining portions of the 2026 Sidewalk Program. The Huber Heights City Council passed legislation in July, 2025 stating the necessity of making these sidewalk repairs. Since that time, property owners have had the option of doing the work themselves or hiring a contractor to make necessary repairs. This legislation allows the City to solicit bids for the 2026 Sidewalk Program. This year's program includes: Belle Plain Drive, Biscayne Court, Caribe Place, Carmelita Drive, Cayuga Court, Charlesworth Drive, Chatlake Drive, Cedar Knolls Drive, and Cronk Drive. This legislation also allows for the City to solicit bids for the concrete portion (curbing) of the 2026 Street Program.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

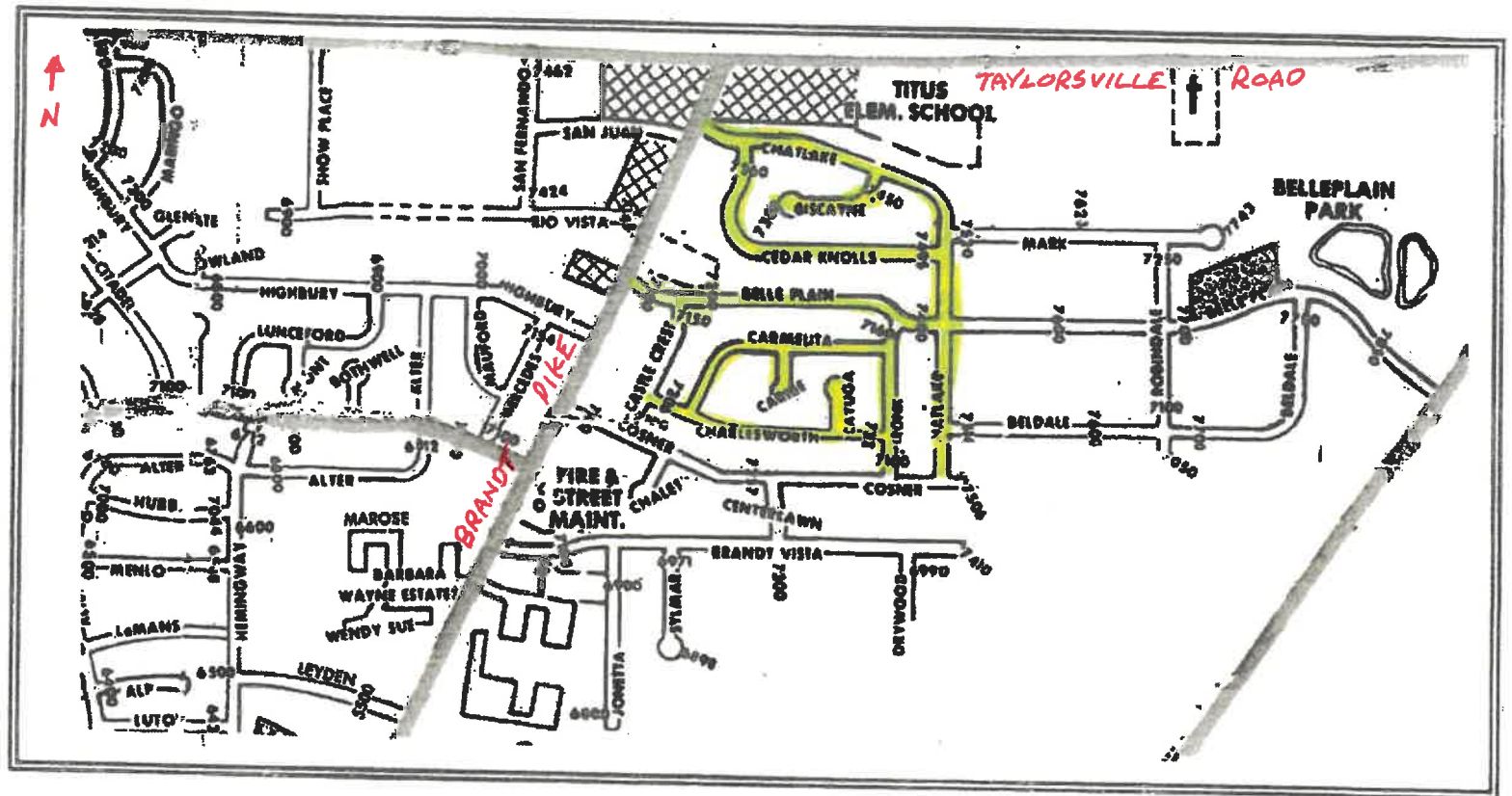
Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Map

Resolution



PROJECT LOCATION MAP 2026 SIDEWALK PROGRAM

Huber Heights, Ohio

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE BIDS FROM QUALIFIED FIRMS FOR THE 2026 SIDEWALK PROGRAM AND THE CONCRETE PORTION OF THE 2026 STREET IMPROVEMENT PROGRAM.

WHEREAS, the City Council has previously authorized the Resolution Of Necessity No. 2025-R-7589 for the 2026 Sidewalk Program; and

WHEREAS, City Staff believe it prudent to bid the concrete portion of the 2026 Street Improvement Program with other concrete related construction work; and

WHEREAS, the City Council has agreed to a Request For Proposal (RFP) process to be facilitated by City Staff.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to solicit, advertise, and receive responses from qualified firms for the construction of the 2026 Sidewalk Program and the concrete portion of the 2026 Street Improvement Program. The cost of the 2026 Sidewalk Program portion of this work shall not exceed \$170,000.00 and the cost of the concrete portion of the 2026 Street Improvement Program shall not exceed \$950,000.00.

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

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11361

Topics Of Discussion D.

Council Work Session

Meeting Date: 02/03/2026

2026 Street Program - Solicit Bids

Submitted By: Hanane Eisentraut

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session

Audio-Visual Needs: None

Emergency Legislation?: No

Division: Engineering

Date(s) of Committee Review: 02/03/2026

Legal Review: Not Needed

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

2026 Street Program - Solicit Bids

Purpose and Background

This legislation will allow for the soliciting, advertising, and receiving of bids for the 2026 Street Program. The Local Street Capital Improvement Fund will be utilized to construct this project at a cost not to exceed \$1,900,000. Plans and specifications for the project will be prepared by the Engineering Division.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

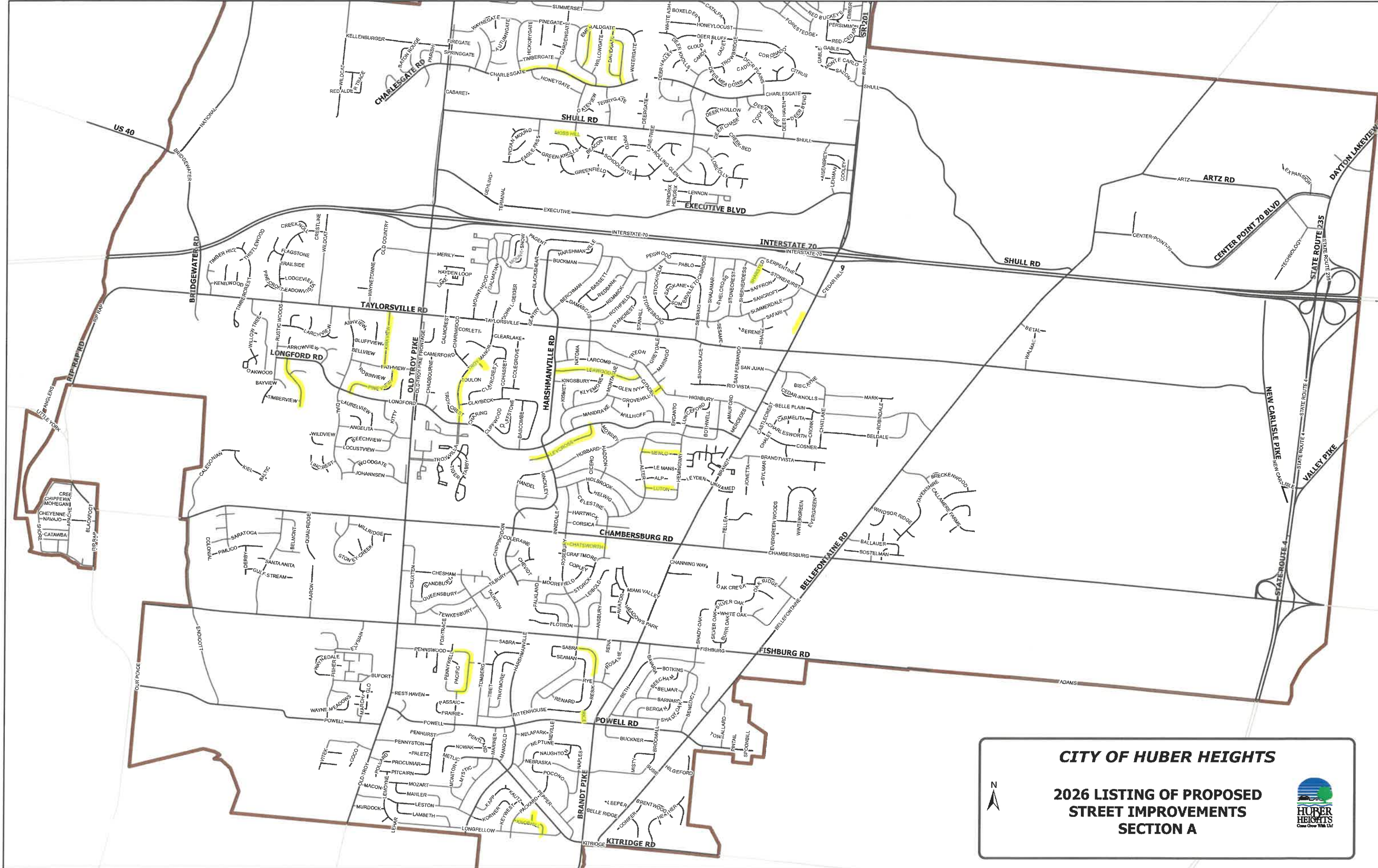
Financial Implications:

Attachments

Map

Resolution

Exhibit A



CITY OF HUBER HEIGHTS

2026 LISTING OF PROPOSED STREET IMPROVEMENTS

SECTION A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE BIDS FROM QUALIFIED FIRMS FOR THE 2026 STREET IMPROVEMENT PROGRAM, NON-CONCRETE WORK.

WHEREAS, City Staff have identified certain streets within the City which are in urgent need of repair; and

WHEREAS, the City Council has determined to proceed with the 2026 Street Improvement Program, as described in Exhibit A, during the 2026 construction season including reconstruction of the streets identified on the list, related underground utility repair costs, roadway earthwork and miscellaneous base and drainage work; and

WHEREAS, the Local Street Capital Improvement Fund is available to cover the cost of this work; and

WHEREAS, the City Council has agreed to a Request For Proposals (RFP) process to be facilitated by City Staff.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to solicit, advertise, and receive responses from qualified firms for the construction of the 2026 Street Improvement Program, non-concrete work as described in Exhibit A. The cost of this portion of the 2026 Street Improvement Program will not exceed \$1,900,000.00.

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

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A
CITY OF HUBER HEIGHTS
2026 STREET IMPROVEMENTS

- | | | |
|----|------------------------------|--|
| 1 | <u>Brandt Pk Access Road</u> | from 7601 Brandt Pike to 7637 Brandt Pike
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 2 | <u>Charlesgate Road</u> | from Pinegate Way to Jennagate Lane
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 3 | <u>Chatsworth Drive</u> | from Rosebury Drive to Celestine Street
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 4 | <u>Christygate Lane</u> | from Charlesgate Road to Davidgate Drive
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 5 | <u>Cypressgate Drive</u> | from Emeraldgate Drive S to Emeraldgate Drive N
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 6 | <u>Davidgate Drive</u> | from Christygate Lane to Emeraldgate Drive
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 7 | <u>Grovehill Drive</u> | from Highbury Road to Citadel Drive
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 8 | <u>Kirkview Drive</u> | from Pathview Drive to Taylorsville Road
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 9 | <u>Knobhill Drive</u> | from Packard Drive to Longfellow Avenue
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 10 | <u>Leawood Drive</u> | from Harshmanville Road to Citadel Drive
base repair, cold planing, curb and gutter
replacement, asphalt repaving |

EXHIBIT A
CITY OF HUBER HEIGHTS
2026 STREET IMPROVEMENTS

- | | | |
|----|-------------------------|---|
| 11 | <u>Leycross Drive</u> | from Harshmanville Road to Longford Road
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 12 | <u>Leycross Drive</u> | from Harshmanville Road to cul-de-sac
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 13 | <u>Luton Court</u> | from Hemingway Road to Alter Road
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 14 | <u>Pineview Drive</u> | from Pathview Drive to Longford Road
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 15 | <u>Menlo Way</u> | from Hemingway Road to Alter Road
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 16 | <u>Moss Hill Court</u> | from Schoolgate Drive to cul de sac
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 17 | <u>Pennswood Drive</u> | from Pitcairn Road to Pennywell Drive
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 18 | <u>Resik Drive</u> | from Rye Drive to Sabra Ave
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 19 | <u>Rice Place</u> | from Powell Road to Rittenhouse Drive
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 20 | <u>Sandalview Drive</u> | from Longford Road to Timberview Drive
base repair, cold planing, curb and gutter
replacement, asphalt repaving |

EXHIBIT A
CITY OF HUBER HEIGHTS
2026 STREET IMPROVEMENTS

- | | |
|---------------------------|--|
| 21 <u>Sabra Avenue</u> | from Rosebury Drive to Resik
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 22 <u>Sharsted Circle</u> | from Stonehurst Drive to cul de sac
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 23 <u>Troy Manor Road</u> | from Tyndale Court to Longford Road
base repair, cold planing, curb and gutter
replacement, asphalt repaving |
| 24 <u>Tyndale Court</u> | from Troy Manor Road to cul de sac
base repair, cold planing, curb and gutter
replacement, asphalt repaving |

AI-11359

Topics Of Discussion E.

Council Work Session

Meeting Date: 02/03/2026

2026 Rehabilitation Of Sewer Lines Project - Solicit Bids

Submitted By: Hanane Eisentraut

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session

Audio-Visual Needs: None

Emergency Legislation?: No

Division: Engineering

Date(s) of Committee Review: 02/03/2026

Legal Review: Not Needed

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

2026 Rehabilitation Of Sewer Lines Project - Solicit Bids

Purpose and Background

This legislation will allow for the soliciting, advertising, and receiving of bids for the 2026 Rehabilitation of Sewer Lines Project. Lining the sanitary sewer will be performed as a corrective action to eliminate groundwater infiltration, improve the flow capacity, increase the strength of the pipes, and reduce sewage treatment costs. The Sewer Fund will be utilized to construct this project at a cost not to exceed \$500,000. A final map showing the locations of the sanitary sewer pipe linings will be submitted when City Staff come back to the City Council to award the bid to the selected contractor.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026- R-

AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE BIDS FROM QUALIFIED FIRMS FOR THE CONSTRUCTION OF THE 2026 REHABILITATION OF SEWER LINES PROJECT.

WHEREAS, the City Council has determined that there is a need to improve the sanitary sewer system by eliminating inflow and infiltration; and

WHEREAS, City Staff have identified sanitary sewer lines within the City which are in urgent need of rehabilitation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to solicit, advertise, and receive responses from qualified firms for the construction of the 2026 Rehabilitation Of Sewer Lines Project at a cost not to exceed \$500,000.00.

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

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11366

Topics Of Discussion F.

Council Work Session

Meeting Date: 02/03/2026

CRA Application - K.E. Rose

Submitted By: Jason Antonick

Department: Assistant City Manager - Finance/ED

Council Committee Review?: Council Work Session

Audio-Visual Needs: None

Emergency Legislation?: No

Division: Economic Development

Date(s) of Committee Review: 02/03/2026

Legal Review: Completed

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

CRA Application - K.E. Rose

Purpose and Background

K.E. Rose, located at 4595 Chambersburg Road, recently constructed a 5,200 square foot building and has submitted an application for tax abatement on the new building. The building is located within CRA District #3 and meets all of the necessary requirements.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

CRA Application

Resolution/Exhibit A

COMMUNITY REINVESTMENT AREA TAX ABATEMENT APPLICATION

CITY OF HUBER HEIGHTS

6131 Taylorsville Road, Huber Heights, Ohio 45424

APPLICANTS PLEASE COMPLETE ITEMS 1-9:

- Property Owner: K. ERICH ROSE
- Address of Owner: 6911 Taylorsville Rd
- Telephone Number: 937-236-9702 Fax Number: 937-236-5783
- Address of Property: 4595 Chambersburg Rd
- Abatement Sought For (circle one): New Structure Remodeling
- Does project involve a structure of historical/architectural significance? YES ☐ NO ☒
If Yes, attach written certification of such by the designing agency or authorized agent.
- Federal Tax ID #: 31-1232819 Use of Structure: OFFICE / SHOP MFG.
- Verification of Construction: Facility Size: OFFICE 25x80, SHOP 40x80 5200 sq. ft.
Construction Type (e.g. Metal/Block): METAL + BLOCK
New Structure Construction Value: \$ 900 K
Remodeling Value: \$ _____
- Employment Information:

PROJECTED JOB NUMBERS		PROJECTED ANNUAL PAYROLL	
First Year:	<u>3</u>	First Year: \$	<u>210 K</u>
Third Year:	<u>4</u>	Third Year: \$	<u>320 K</u>
Fifth Year:	<u>5</u>	Fifth Year: \$	<u>400 K</u>

Any Employees Retained at this Site: YES ☒ NO ☐ If so, how many 90 +

6-5-25

Date

K. ERICH ROSE

Signature of Property Owner or Agent

President

Title

FOR OFFICE USE:

- CRA #: 3 RESOLUTION #: 2003R-4060 EFFECTIVE DATE: 10-27-2003
- Legal Description of Property or Plat is attached.
Lot Number: _____ Subdivision: _____ M.R.S. Section: 34-2-8
Parcel ID #: P70-04008-0023 Zoning District: PC
Certificate of Occupancy #: _____ Date: _____
- Project meets the requirements for an abatement under ORC 3735.67
(A) _____ (B) _____ (C) ☒
- Does project involve a structure of historical/architectural significance? YES ☐ NO ☒
If YES, written certification of appropriateness of the remodeling has been submitted by the
designating agency or authorized agent: (circle one) YES ☐ NO ☒
Period of Abatement for this Improvement: 15 Years
Percent of Abatement for this Improvement: 100 %
Comments: NEW CONSTRUCTION

I certify that the project described herein meets the necessary requirements for the
Community Reinvestment Area Tax Abatement Program for the City of Huber Heights.

7/15/2025

Date

Jasmin Antonicich

Signature of Housing Officer

cc: County Auditor

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT AREA AND DEVELOPMENT AGREEMENT WITH K.E. ROSE.

WHEREAS, on October 27, 2003, the City Council of Huber Heights, Ohio by Resolution No. 2003-R-4060 and Resolution No. 89-R-731, designated an area located generally in the southwest area of Huber Heights from Taylorsville Road to Chambersburg Road as "Community Reinvestment Area No. 3" pursuant to the provisions Chapter 3735 of the Ohio Revised Code; and

WHEREAS, the City has encouraged the development of real property located in Community Reinvestment Area #3; and

WHEREAS, K.E. Rose constructed a 5,200 square foot building at 4595 Chambersburg Road in Community Reinvestment Area #3; and

WHEREAS, the orderly and balanced development of the City of Huber Heights is necessary for the health, safety and general welfare of the citizens.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to enter into a Community Reinvestment Area Agreement with K.E. Rose attached hereto as Exhibit A providing among other things, a 100%, 15-year real property tax abatement to K.E. Rose for its new construction (the "Agreement").

Section 2. A copy of the Agreement is to be kept on file with the Office of the Clerk of Council.

Section 3. The Agreement shall authorize the City of Huber Heights to secure repayment of such taxes by a lien on the exempted property in the amount required to be repaid; and such 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. The City Manager is authorized to record the necessary documentation to perfect the City's lien rights to subordinate said lien to a primary lender if such subordination is necessary for the property owner to finance the project.

Section 4. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A

COMMUNITY REINVESTMENT AREA AND DEVELOPMENT AGREEMENT

This Agreement made and entered into by and between the CITY OF HUBER HEIGHTS, OHIO, Charter City, with its main offices located at 6131 Taylorsville Road, Huber Heights, Ohio (“City”); and K.E. Rose, an Ohio corporation, with its main offices located at 4595 Chambersburg Road, Huber Heights, OH 45424 (“Property Owner”).

WHEREAS, the City has encouraged the development of real property and the acquisition of personal property located in the area designated as a Community Reinvest Area; and

WHEREAS, on October 27, 2003, the City Council of Huber Heights, Ohio by Resolution No. 2003-R-4060, designated the Area known as “Community Reinvestment Area No. 3” pursuant Chapter 3735 of the Ohio Revised Code; and

WHEREAS, the Property Owner constructed a 5,200 sq. ft. building onto its current facility, hereinafter referred to as the “Project”, within the boundaries of the Community Reinvestment Area #3 in the City of Huber Heights, provided that the appropriate development incentives are available to support the economic viability of the Project; and

WHEREAS, the City, having the appropriate authority for the stated type of project, desires to provide the Property Owner with incentives available for the development of the Project in said Community Reinvestment Area (the “Area”); and

WHEREAS, the Property Owner has submitted an application for tax exemption, herein attached as Exhibit B to the City (“Application”); and

WHEREAS, pursuant to Section 3735.671(B) of the Ohio Revised Code, the parties hereto desire to enter an agreement with respect to matters hereinafter contained.

NOW, Therefore, in consideration of the mutual covenants contained in this agreement, and of the benefit to be derived by the parties from the execution of it, the parties herein agree as follow:

1. The Property Owner constructed a 5,200 sq. ft. metal and block structure at 4595 Chambersburg Road (project site) in Huber Heights Community Reinvestment Area #3. The Project involved a total investment by the Property Owner of \$900,000, plus or minus 10%, at the project site. The Project structure was completed by December 31, 2025.
2. The construction of current structure includes the creation of three full-time jobs in the first year with projected annual payroll of \$210,000, four full-time jobs in the second year with projected annual payroll of \$320,000 and 5 full-time jobs in the third year with projected annual payroll of \$400,000, and retention of 40 full time jobs resulting in approximately \$2,800,000.00 in retained payroll.
3. The Property owner shall provide to the proper Tax Incentive Review Council any information reasonably required by the Tax Incentive Review Council to evaluate the Property Owner and Project Employer's compliance with the Agreement, including returns filed pursuant to Section 5711.02 of the Ohio Revised Code, and any other applicable returns, if requested by the Tax Incentive Review Council.
4. The City hereby grants the Property Owner a tax exemption for real property improvements made to the Project Site, referenced in #1 above, pursuant to Section 3735.67 of the Ohio Revised Code; and shall be in the following amounts: one hundred percent (100%) for fifteen (15) years. The exemption commences the first year for which real property would first be taxable were that property not exempted from taxation. No exemption shall commence after January 1, 2028, nor extend beyond December 31, 2043. The Property Owner must file the appropriate tax forms with the Montgomery County Auditor to effect and maintain the exemptions covered in this Agreement.
5. This Agreement is not transferable or assignable without the express written approval of the City.
6. The Property Owner shall pay such real estate 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. If Property Owner fails to pay such taxes or file such returns and reports, all

incentives granted under this Agreement are rescinded, beginning with the year for which such taxes are charged or such reports returns are required to be filed, and thereafter.

7. 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.

8. If for any reason the Community Reinvestment Area designation expires; the Director of the Ohio Department of Development revokes certification of the Area; or the City revokes designation of the Area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless Property Owner materially fails to fulfill its obligation under this Agreement and the City terminates or modifies the exemptions from taxation granted under this agreement.

9. If the Property Owner 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 unilaterally terminate or modify the exemptions from taxation granted under this Agreement; and may require that the Property Owner pay to the City the amount of taxes that were exempted under this Agreement (*i.e.*, the taxes that would have been payable had the property not been exempted from taxation under this Agreement). The City is authorized to secure the repayment of such taxes by a lien on the exempted property in an amount required to be repaid; and such lien shall attach and may be perfected, collected, and enforced, in the same manner as a mortgage lien on the real property; and shall otherwise have the same force and effect as a mortgage lien on the real property. The City is authorized to record the necessary documentation to perfect its lien rights set forth herein.

10. The Property Owner hereby certifies that at the time this Agreement is executed, Property Owner does not owe any delinquent taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which Property Owner is liable under Chapters 5733, 5735, 5739, 5741, 5743, 5747, or 5753 of the Revised Code; or, if such delinquent taxes are owed, Property Owner 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.Ca. 101, et seq., or such a petition has been filed against the Property Owner. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the Chapter of the Revised Code governing payment of those taxes.

11. The Property Owner covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or political subdivision of the State; (2) any monies to the State of a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other monies to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

12. The Property Owner and the City acknowledge that this Agreement must be approved by formal action of the City Council of Huber Heights, Ohio, as a condition for the Agreement to take effect. This Agreement takes effect upon execution by both parties.

13. The City has developed a policy to ensure recipients of Community Reinvestment Area tax benefits practice non-discrimination hiring in its operations. By executing this Agreement, the Property Owner is committing to following nondiscriminatory hiring practices, acknowledging that no individual may be denied employment solely on the basis of race, religion, gender, disability, color, national origin, or ancestry.

14. Exemptions from taxation granted under this Agreement shall be revoked if it is determined that the Property Owner, any successor property owner, or any related member (as those terms are defined in Section 3735.671 of the Ohio Revised. Code) has violated the prohibition against entering into this Agreement under Division (E) of Sections 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.

15. The Property owner covenants that it has made no false statements to the State or local political subdivisions in the process of obtaining approval of the Community Reinvestment Area exemption. If any representative of the Property Owner has knowingly made a false statement to the State or local political subdivision to obtain the Community Reinvestment Area incentives, the Property Owner shall be required to return immediately all benefits received under this Agreement pursuant Ohio Revised Code Section 9.66(C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision, pursuant to Ohio Revised Section 9.66(C)(1). Any person who provides a false

statement to secure economic development assistance might be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code Section 2921.13(D)(1), which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

16. The Property Owner agrees that it constructed the Project in a manner similar to the existing facility and in accordance with the requirements of Huber Heights Codified Ordinance section 1156 and any variances granted by the City Board of Zoning Appeals.

17. The failure by any party to exercise any of its rights hereunder or to enforce any of the terms or conditions of this Agreement on any occasion shall not constitute or be deemed a waiver of that party's rights thereafter to exercise any rights hereunder or to enforce each and every term and condition of this Agreement.

18. This Agreement may not be modified except by a writing specifically referring to this Agreement and executed by duly authorized representatives of both parties.

19. The parties have had the opportunity to have this Agreement reviewed by legal counsel of their choosing. This Agreement was the product of negotiations between the parties and the parties agree that no provision or provisions herein shall be construed against any one party by virtue of the authorship of such provision.

20. The Parties agree to execute and deliver such additional documents and to perform such additional acts as may become reasonably necessary to effectuate the transfers contemplated by this Agreement.

21. A determination that any portion of this Agreement is unenforceable or invalid shall not affect the enforceability or validity of any of the remaining portions of this Agreement as a whole. In the event that any part of any of the covenants, Sections, or provisions herein may be determined by a court of law or equity to be invalid or unenforceable, the parties shall attempt to reach agreement with respect to valid and enforceable substitutes for deleted provision(s), which shall be as close in intent and effect as possible to the deleted portions.

IN WITNESS WHEREOF, the parties execute this Agreement.

WITNESSES

CITY:
THE CITY OF HUBER HEIGHTS

John Russell
Its: City Manager
Date: _____

WITNESSES

CITY:
K.E. Rose

Erich Rose
Its: Owner
Date: _____

Approved as to form:

Christopher R. Conard, Law Director

AI-11364

Topics Of Discussion G.

Council Work Session

Meeting Date: 02/03/2026

APG - Furniture - Public Works Facility/City Hall Renovation - Award Contract

Submitted By: Rachael Dillahunt

Department: City Manager

Division: City Manager

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/03/2026

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

APG - Furniture - Public Works Facility/City Hall Renovation - Award Contract

Purpose and Background

This resolution authorizes a contract with APG for the purchase and installation of furniture, fixtures, and equipment (FF&E) for the new Public Works Facility and the City Hall Renovation Project. These projects are part of the City's ongoing efforts to modernize municipal facilities, improve operational efficiency, and enhance service delivery to residents. The City Council previously authorized construction of the Public Works Facility through Resolution No. 2024-R-7413 and approved the City Hall Renovation Project through Resolution No. 2026-R-7640. FF&E procurement is required to support daily municipal operations and ensure functional, durable, and consistent workspaces across City facilities. In 2025, the City Council competitively bid and awarded an FF&E contract to APG for the Richard F. Shomper City Governance Center. APG has agreed to honor and extend that exact pricing for similar FF&E purchases for these two projects. City Staff anticipate furniture and equipment cost increases of approximately five percent in 2026 and an additional five percent in 2027 due to market and labor conditions. Extending the previously competitive bid pricing allows the City to lock in current pricing, mitigate future cost escalation, and avoid the need to rebid substantially similar FF&E purchases.

Fiscal Impact

Source of Funds: N/A

Cost: \$350,000

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

The recommended contract award is an amount not to exceed \$350,000.00. The cost of the furniture, fixtures, and equipment has already been accounted for within the previously approved project costs for the Public Works Facility and City Hall Renovation Project, both of which were authorized by City Council. No additional appropriations or new financing are required as a result of this action.

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR FURNITURE, FIXTURES, AND EQUIPMENT (FF&E) FOR THE PUBLIC WORKS FACILITY AND THE CITY HALL RENOVATION PROJECT.

WHEREAS, the City of Huber Heights (the “City”) has committed to improving its public facilities and providing a more efficient and functional space for City operations and community services; and

WHEREAS, on April 16, 2024, through Resolution No. 2024-R-7413, the City Council authorized the City Manager to enter into an agreement with Brumbaugh Construction to construct a new Public Works Facility located at 5001 Taylorsville Road; and

WHEREAS, on January 12, 2026, the City Council, through Resolution No. 2026-R-7640, authorized the City Manager to enter into an agreement with Westerheide Construction Company to construct and renovate the City Hall building located at 6131 Taylorsville Road; and

WHEREAS, the City is undertaking construction and improvements at both the Public Works Facility and the City Hall Renovation Project, which require the procurement of furniture, fixtures, and equipment (“FF&E”) appropriate for municipal operations; and

WHEREAS, the City previously competitively bid and awarded a contract through Resolution No. 2025-R-7581 to APG for furniture, fixtures, and equipment for the Richard F. Shomper City Governance Center, and APG has agreed to honor and extend those same contract pricing terms for the Public Works Facility scheduled to open in March, 2026 and City Hall Renovation Project scheduled to open in March of 2027; and

WHEREAS, sufficient funds have been appropriated and are available to cover the cost of the FF&E purchases associated with these projects; and

WHEREAS, Section 171.12(b) of the Charter of the City of Huber Heights allows the City Council to waive competitive bidding procedures or approve alternate procurement procedures when Council determines such action to be in the best interest of the City; and

WHEREAS, the City Council finds that extending previously competitively bid pricing for substantially similar FF&E purchases constitutes an alternate procurement procedure that is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to negotiate and enter into a contract with APG for the purchase and installation of furniture, fixtures, and equipment for the Public Works Facility and the City Hall Renovation Project in an amount not to exceed \$350,000.00 dollars, subject to the availability of appropriated funds.

Section 2. The City Manager and the Law Director are further authorized to approve any non-substantive modifications to the contract documents that are not inconsistent with this Resolution and are not substantially adverse to the City.

Section 3. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the ____ day of _____, 2026;
____ Yeas; ____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date