

**NOTICE OF PROCEEDINGS**  
**City Council of the City of Defiance, Ohio**  
**Charles D. Beard Council Chambers**  
**City Hall, 631 Perry Street, Defiance, OH 43512**

REGULAR MEETING OF COUNCIL  
TUESDAY SEPTEMBER 6, 2016  
OPENING COMMENTS – 7:00 P.M.

COUNCIL HOURS  
TUESDAY SEPTEMBER 6, 2016  
6:00 P.M. – 6:45 P.M.

PUBLIC HEARING: NONE

FIRST READING: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR A GRANT OF STATE CAPITAL IMPROVEMENT PROGRAM FUNDS TO ASSIST THE MUNICIPALITY WITH THE COST OF WATER SYSTEM IMPROVEMENTS AND DECLARING AN EMERGENCY.

FIRST READING: AN ORDINANCE DETERMINING TO PROCEED WITH SPECIAL ENERGY IMPROVEMENT PROJECTS IN ACCORDANCE WITH OHIO REVISED CODE CHAPTERS 727 AND 1710 AND DECLARING AN EMERGENCY.

FIRST READING: AN ORDINANCE LEVYING SPECIAL ASSESSMENTS TO PAY THE COSTS OF A SPECIAL ENERGY IMPROVEMENT PROJECT AND DECLARING AN EMERGENCY.

STUDY SESSION: NONE

<b>LIAISON ASSIGNMENTS</b>	<b>TIME</b>	<b>DATE</b>	<b>AGENDA</b>
♣SEWER: <b>KRUTSCH</b>	7:00 P.M.	Tuesday - SEPTEMBER 2016	NO MEETING
♣STREETS & SIDEWALK: <b>WAXLER</b>	7:00 P.M.	Tuesday - SEPTEMBER 2016	NO MEETING
♣UTILITIES, GAS & LIGHTS: <b>ORZOLEK</b>	7:00 P.M.	Tuesday - SEPTEMBER 2016	NO MEETING
♣POLICE & FIRE: <b>LUNDBERG</b>	7:00 P.M.	Tuesday - SEPTEMBER 2016	NO MEETING
♣TRAFFIC COMMISSION: <b>LEONARD</b> , Mayor, Cereghin, Shafer, Wilkins, Warner, Orzolek, Hancock, Krutsch	5:30 P.M.	2 <sup>nd</sup> Tuesday - SEPTEMBER 2016	NO MEETING
♣FINANCE: <b>ENGEL</b>	7:00 P.M.	Tuesday - SEPTEMBER 2016	NO MEETING
♣BUILDING AND LANDS: <b>HANCOCK</b>	7:00 P.M.	Tuesday - SEPTEMBER 2016	NO MEETING
♣WATER: <b>LUNDBERG</b>	7:00 P.M.	Tuesday - SEPTEMBER 2016	NO MEETING
♣ECONOMIC DEVELOPMENT: <b>OBERLIN</b>	7:00 P.M.	Tuesday - SEPTEMBER 2016	NO MEETING,
♣COMMUNITY INTERACTION: <b>OBERLIN</b>	7:00 P.M.	Tuesday - SEPTEMBER 2016	NO MEETING
♣BOARD OF CONTROL MEETING: <b>MAYOR</b> , Leonard, Williams, Lehner	9:00 A.M.	Tuesdays and Thursdays	POSTED AT 631 PERRY STREET

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR A GRANT OF STATE CAPITAL IMPROVEMENT PROGRAM FUNDS TO ASSIST THE MUNICIPALITY WITH THE COST OF WATER SYSTEM IMPROVEMENTS AND DECLARING AN EMERGENCY**

**WHEREAS**, The City Engineer has determined that the water distribution main and connected facilities within the right of way of East High Street between Clinton Street and East River Road must be replaced to safeguard the public health and prepare the right of way for anticipated reconstruction of the street; and,

**WHEREAS**, The City requires financial assistance to undertake the necessary work; and,

**WHEREAS**, The proposed water distribution improvements are eligible for funding under guidelines established for the State Capital Improvement Program and consistent with the municipality's "OPWC Five Year Capital Improvement/Maintenance of Effort Plan";

**Now therefore**, be it enacted by the Council of the Municipality of Defiance, Ohio, that:

**Section 1:** The City Administrator is authorized to apply to the Ohio Public Works Commission for a grant of State Capital Improvement Program funds to offset a portion of the cost to be incurred to replace deficient water distribution facilities located within or adjacent to East High Street and to execute and deliver all contracts, agreements, program compliance covenants and other documents as may be appropriate to secure such funding.

**Section 2:** It is found and determined that all legislative actions pertaining to the adoption of this Ordinance were taken in Public Session and that all deliberations that affected or influenced any such legislative act, including all deliberations in Committee, were conducted in Public Session duly convened in accordance with law.

**Section 3:** This Ordinance is declared to be an emergency measure necessary to preserve the health, safety and welfare of the community for the reason that the application authorized by this Ordinance must be submitted by September 9, 2016, to receive consideration by the Ohio Public Works Commission. As such, this Ordinance shall be effective immediately upon passage by an affirmative vote of not less than 5 Members of Council and approval of the Mayor.

Passed: \_\_\_\_\_, 2016

\_\_\_\_\_  
President of Council

Votes in Favor of Adoption: \_\_\_\_\_

Votes Opposed to Adoption: \_\_\_\_\_

Attest: \_\_\_\_\_, Clerk

Approved: \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

# ORDINANCE NO. \_\_\_\_\_

## **AN ORDINANCE DETERMINING TO PROCEED WITH SPECIAL ENERGY IMPROVEMENT PROJECTS IN ACCORDANCE WITH OHIO REVISED CODE CHAPTERS 727 AND 1710 AND DECLARING AN EMERGENCY**

**WHEREAS**, Resolution 2486 approved a *Petition for Creation of Energy Special Improvement District and for Special Assessments for Special Energy Improvement Projects* (the "Petition") filed by B & B Realty Holdings, LLC (the "Petitioner"); and,

**WHEREAS**, Resolution 2486 also approved the *City of Defiance, Ohio Energy Special Improvement District Plan* (the "Plan") as proposed by the Petitioner; and,

**WHEREAS**, Resolution 2486 further approved *Articles of Incorporation of the City of Defiance, Ohio Energy Special Improvement District, Inc.* and directed the Clerk of Council to file the same with the Secretary of State; and,

**WHEREAS**, Pursuant to Resolution 2486, the City of Defiance, Ohio Energy Special Improvement District (the "District") was properly created and is presently comprised of solely of properties owned by the Petitioner, B & B Realty Holdings, LLC; and,

**WHEREAS**, Pursuant to Resolution 2486, City of Defiance, Ohio Energy Special Improvement District, Inc. (the "Corporation") was duly organized as an Ohio not-for-profit corporation to govern the District; and,

**WHEREAS**, Petitioner, as the sole owner of property within the District, is permitted to make energy efficiency improvements to lands within the District that qualify as a "special energy improvement project" and constitute public improvements for which special assessments may be levied pursuant to Revised Code Section 1710.01(G); and,

**WHEREAS**, The City of Toledo and The Toledo-Lucas County Port Authority ( the "Port Authority") have created the Northwest Ohio Advanced Energy Improvement District to provide technical and financial assistance to Energy Special Improvement Districts in Northwest Ohio; and,

**WHEREAS**, The Port Authority, District, Corporation and Petitioner undertook an energy audit which confirmed that all improvements detailed in the Plan are "energy efficiency improvements" as defined by Revised Code Section 1710.01(K) for which special assessments may be levied pursuant to Revised Code Section 1710.01(G); and,

**WHEREAS**, B&B Realty Holdings, LLC, has determined to proceed with the special energy improvement project in accordance with the Petition approved by Resolution 2486; and,

**WHEREAS**, the Petition requests the District to undertake all improvements described by the Plan and further requests that 100% of project costs, including capitalized interest on the Port Authority's revenue bonds, reserve fund for the Port Authority's bonds, and costs of issuance of the Port Authority's revenue bonds in the total amount of One Million Three Hundred Five Thousand Dollars (\$1,305,000.00) be specially assessed against lands wholly owned by the Petitioner within the District and identified by Permanent Parcel Numbers: B014164003400, B014164001500; B014164001400; B014164001300; B014164001200; B014164001100 and B014164001000; and,

**WHEREAS**, the Petition further requests that principal and interest becoming due on the aforesaid amount, together with scheduled amounts payable as the Port Authority administrative fee, Port Authority program administration fee, trustee fee and Defiance County, Ohio special assessment collection fee becoming due with respect to each semi-annual payment, be collected over a period of fourteen (14) years in accordance with the amortization schedule appended to the Petition and attached hereto and incorporated herein as "Exhibit B"; and,

**WHEREAS**, The plans and specifications for the B&B Realty Holdings Special Energy Improvement Projects are on file with the Clerk of Council; and,

**WHEREAS**, The Petition waives all notices, hearings, claims for damages, rights to appeal and other rights of property owners under the law, including but not limited to those specified in the Ohio Constitution, Chapter 727 of the Revised Code, the City Charter and Municipal Ordinances and consents to the immediate imposition of the special assessments upon the various properties specially benefitted by Special Energy Improvement Projects;

**Now therefore**, be it enacted by the Council of the Municipality of Defiance, Ohio, that:

**Section 1:** Council hereby determines to proceed with the Energy Improvement Project described in the *Petition for Creation of Energy Special Improvement District and for Special Assessments for Special Energy Improvement Projects* filed by B & B Realty Holdings, LLC and the *City of Defiance, Ohio Energy Special Improvement District Plan* as heretofore approved by Resolution 2486 including the plans, specifications, profiles and estimates of costs on file with the Clerk of Council, including, without limitation, the project description and amortization schedule attached hereto as Exhibit B.

**Section 2:** The Corporation shall cause all energy conservation and efficiency improvements comprising the B&B Realty Holdings Special Energy Improvement Project to be constructed in substantial conformity with the plans and material specifications on file and under such contracts as it determines to be appropriate under law.

**Section 3:** The total cost of the Special Energy Improvement Projects shall be assessed on the lands wholly owned by the Petitioner within the District and identified by Permanent Parcel Numbers: B014164003400, B014164001500; B014164001400; B014164001300; B014164001200; B014164001100 and B014164001000, as more fully described by the schedule attached hereto as Exhibit A, and in the manner and pursuant to the payment schedule set forth in the estimated special assessments attached hereto as Exhibit B.

**Section 4:** The Clerk of Council is hereby directed to deliver a certified copy of this Ordinance to the County Auditor on or before Monday, September 12, 2016, or such other date as may be specified in the Ohio Revised Code or acceptable to the County Auditor of Defiance County, Ohio, for the certification of assessments in connection with the preparation of the general tax list for tax year 2016.

**Section 5:** It is found and determined that all legislative actions pertaining to the adoption of this Ordinance were taken in Public Session and that all deliberations that affected or influenced any such legislative act, including all deliberations in Committee, were conducted in Public Session duly convened in accordance with law.

**Section 6:** This Ordinance is declared to be an emergency measure necessary to preserve the health, safety or welfare of the community for the reason that this Ordinance must be certified to the County Auditor by September 13, 2016, to assure collection of special assessments for 2016, payable in 2017, as contemplated by the Petition, Plan and financing agreements between the Port Authority and Corporation. As such, this Ordinance shall be effective immediately upon passage by an affirmative vote of not less than 5 Members of Council and approval of the Mayor.

Passed: \_\_\_\_\_, 2016

\_\_\_\_\_  
President of Council

Votes in Favor of Adoption: \_\_\_\_\_

Votes Opposed to Adoption: \_\_\_\_\_

Attest: \_\_\_\_\_, Clerk

Approved: \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

**EXHIBIT A**  
**DESCRIPTION OF REAL PROPERTY SUBJECT TO THIS PLAN:**

Situated in the City of Defiance, County of Defiance, State of Ohio, described as follows:

Lots Numbered Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40) and Forty-one (41) in the Auditor's Plat of the Subdivision of Lots between Ottawa Avenue and Karnes Road, in said City of Defiance, County of Defiance and State of Ohio.

Parcel Nos.: B014164003400, B014164001500, B014164001400, B014164001300, B014164001200, B014164001100 and B014164001000

Property Address: 1250 Ottawa Avenue, Defiance OH 43512

**EXHIBIT B**  
**SCHEDULE OF SPECIAL ASSESSMENTS**

The Property will be subject to special assessments for the Authorized Improvements in accordance with Ohio Revised Code Chapter 1710.

Energy Project Amount - \$1,200,000.00  
 Total Amount of Assessments Collected - \$1,922,287.57  
 Estimated annual special assessments for 14 years: *Varies (See Below Table)*  
 Number of semi-annual assessments: 28  
 First annual installment due: January 31, 2017

The schedule of Special Assessments for the Authorized Improvements is as follows:

YEAR	TOTAL ANNUAL ASSESSMENT	PARCEL B014164003400	PARCEL B014164001500	PARCEL B014164001400	PARCEL B014164001300	PARCEL B014164001200	PARCEL B014164001100	PARCEL B014164001000
2016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2017	\$ 134,173.75	\$ 126,634.80	\$ 1,282.60	\$ 1,253.23	\$ 1,272.81	\$ 1,243.44	\$ 1,263.02	\$ 1,223.86
2018	\$ 140,633.13	\$ 132,731.24	\$ 1,344.35	\$ 1,313.56	\$ 1,334.09	\$ 1,303.30	\$ 1,323.82	\$ 1,282.77
2019	\$ 136,646.26	\$ 128,968.38	\$ 1,306.24	\$ 1,276.32	\$ 1,296.26	\$ 1,266.35	\$ 1,286.29	\$ 1,246.41
2020	\$ 137,656.26	\$ 129,921.63	\$ 1,315.89	\$ 1,285.76	\$ 1,305.85	\$ 1,275.71	\$ 1,295.80	\$ 1,255.62
2021	\$ 138,245.00	\$ 130,477.29	\$ 1,321.52	\$ 1,291.26	\$ 1,311.43	\$ 1,281.17	\$ 1,301.34	\$ 1,260.99
2022	\$ 133,685.00	\$ 126,173.51	\$ 1,277.93	\$ 1,248.66	\$ 1,268.17	\$ 1,238.91	\$ 1,258.42	\$ 1,219.40
2023	\$ 138,985.63	\$ 131,176.31	\$ 1,328.60	\$ 1,298.17	\$ 1,318.46	\$ 1,288.03	\$ 1,308.31	\$ 1,267.75
2024	\$ 133,858.76	\$ 126,337.51	\$ 1,279.59	\$ 1,250.29	\$ 1,269.82	\$ 1,240.52	\$ 1,260.05	\$ 1,220.98
2025	\$ 138,589.38	\$ 130,802.32	\$ 1,324.81	\$ 1,294.47	\$ 1,314.70	\$ 1,284.36	\$ 1,304.58	\$ 1,264.13
2026	\$ 137,892.50	\$ 130,144.60	\$ 1,318.15	\$ 1,287.96	\$ 1,308.09	\$ 1,277.90	\$ 1,298.02	\$ 1,257.78
2027	\$ 136,771.26	\$ 129,086.36	\$ 1,307.43	\$ 1,277.49	\$ 1,297.45	\$ 1,267.51	\$ 1,287.47	\$ 1,247.55
2028	\$ 140,361.88	\$ 132,475.23	\$ 1,341.75	\$ 1,311.03	\$ 1,331.51	\$ 1,300.79	\$ 1,321.27	\$ 1,280.30
2029	\$ 138,525.00	\$ 130,741.56	\$ 1,324.20	\$ 1,293.87	\$ 1,314.09	\$ 1,283.76	\$ 1,303.98	\$ 1,263.55
2030	\$ 136,263.76	\$ 128,607.38	\$ 1,302.58	\$ 1,272.75	\$ 1,292.64	\$ 1,262.81	\$ 1,282.69	\$ 1,242.92
<b>TOTAL</b>	<b>\$1,922,287.57</b>	<b>\$ 1,814,278.13</b>	<b>\$ 18,375.63</b>	<b>\$ 17,954.82</b>	<b>\$ 18,235.36</b>	<b>\$ 17,814.54</b>	<b>\$ 18,095.09</b>	<b>\$ 17,534.00</b>

Pursuant to Ohio Revised Code Chapter 323, the Assessment Payment Dates identified in this Exhibit B to the Plan are subject to adjustment by the Defiance County Fiscal Officer under certain conditions.

The County Fiscal Officer of Defiance County, Ohio may impose a special assessment collection fee with respect to each Semiannual Assessment payment. If imposed, this special assessment collection fee will be added by the County Fiscal Officer of Defiance County, Ohio to each semi-annual Semiannual Assessment payment.

# ORDINANCE NO. \_\_\_\_\_

## AN ORDINANCE LEVYING SPECIAL ASSESSMENTS TO PAY THE COSTS OF A SPECIAL ENERGY IMPROVEMENT PROJECT AND DECLARING AN EMERGENCY

**WHEREAS**, Resolution 2486 approved a *Petition for Creation of Energy Special Improvement District and for Special Assessments for Special Energy Improvement Projects* (the "Petition") filed by B & B Realty Holdings, LLC (the "Petitioner"); approved the *City of Defiance, Ohio Energy Special Improvement District Plan* as proposed by the Petitioner (the "Plan"); and directed that an Ohio not-for-profit corporation to be known as: City of Defiance, Ohio Energy Special Improvement District, Inc. (the "Corporation") be organized to govern the District; and,

**WHEREAS**, Pursuant to Resolution 2486, the City of Defiance, Ohio Energy Special Improvement District (the "District") was properly created and is presently comprised of solely of properties owned by the Petitioner, B & B Realty Holdings, LLC; and,

**WHEREAS**, The Toledo-Lucas County Port Authority (the "Port Authority") and Northwest Ohio Advanced Energy Improvement District (the "Improvement District") committed funds to enable the District and Corporation to evaluate the technical and financial feasibility of the special energy improvement project proposed by the Petition and Plan; and,

**WHEREAS**, By Ordinance adopted September 6, 2016, Council determined to proceed with the Special Energy Improvement Project in accordance with the Petition and Plan as previously approved by Resolution 2486; and,

**WHEREAS**, Final costs of the Special Energy Improvement Project, including all transactional expenses and financing costs, are fully known and have been reduced to a sum certain by the terms of the *Energy Project Agreement* between the Petitioner, District and Improvement District and terms of the *Loan Agreement* between the Corporation and Improvement District appended to the Petition and on file with the Clerk of Council; and,

**WHEREAS**, By the express terms of the Petition and *Energy Project Agreement*, B & B Realty Holdings, LLC has, consented to the levy of special assessments against properties identified by Permanent Parcel Numbers: B014164003400, B014164001500; B014164001400; B014164001300; B014164001200; B014164001100; and B014164001000 in amounts sufficient to recoup of 100% of project costs over a period of fourteen (14) years and waived the right to pay the special assessments in cash within thirty days following passage of this ordinance; and,

**WHEREAS**, Council finds that the special assessments proposed by the Petition and Plan and as hereinafter levied by this Ordinance were calculated in a lawful manner, are not in excess of the special benefits conferred on any parcel and are not in excess of any statutory limitation; and,

**WHEREAS**, The *Energy Project Agreement* provides that the Improvement Corporation shall record all payments made by or on behalf of the Petitioner or its successors to the Improvement Corporation or its designee for costs of the Special Energy Improvement Project that result in a reduction in the amount of the annual special assessment required to amortize Revenue Bonds issued to finance the Special Energy Improvement Project, grants the Improvement Corporation sole discretion and authority to determine the amount of the special assessments to be levied and assessed in each year and empowers the Improvement Corporation to direct the City's assessment officer to reduce the special assessment to be certified to the County Auditor for placement onto the tax duplicate for the following year to by August 15<sup>th</sup> of each year;

**Now therefore**, be it enacted by the Council of the Municipality of Defiance, Ohio, that:

**Section 1:** The special assessments for the cost of providing the Special Energy Improvement Projects determined to be necessary to the health, safety and welfare of the community by Resolution No. 2486 are hereby reduced to the aggregate amount of \$1,922,287.57 and are adopted and confirmed in that aggregate amount.

**Section 2:** Special assessments are hereby levied and assessed upon each of the properties identified by the schedule attached hereto as Exhibit A and in the amounts set forth in the schedule attached thereto as Exhibit B.

**Section 3:** The special assessments shall be paid in fourteen annual installments (twenty-eight semi-annual installments) in accordance with the payment schedule attached hereto as Exhibit B, said amounts being sufficient to pay the principal and interest obligations as they mature together with all scheduled amounts payable or to become payable as the Port Authority administrative fee, Port Authority program administration fee, Trustee fee, and Defiance County special assessment collection fee with respect to each semi-annual period identified in said payment schedule.

**Section 4:** All special assessments levied by Sections 1 and 2 of this Ordinance for collection in accordance with Section 3 of this Ordinance shall be certified to the County Auditor as provided by law to be placed on the tax duplicate and collected as taxes are collected. All payments shall be made to the County Treasurer of Defiance County, Ohio, and shall be subject to the same delinquency procedures, penalties, and interest as the payment of real property taxes in accordance with Ohio Revised Code Chapter 323.

Notwithstanding the foregoing paragraph, the City's assessment officer and all officials with authority to certify special assessments to the County Auditor are hereby authorized and directed to take such actions as may be necessary to implement any reduction in the amount of the special assessment to be certified to the County Auditor when instructed to do so by a certificate issued to the municipal assessment officer by the Northwest Ohio Advanced Energy Improvement District in accordance with the terms of the *Energy Project Agreement*. In the event the City's assessment officer does not receive such a certificate on or before the 15<sup>th</sup> day of August in any given year, the assessment officer shall certify the full amount of the annual special assessment provided by Exhibit B to the County Auditor.

**Section 5:** All proceeds of the special assessments received by the City shall be applied as provided in Section 1710.12 of the Revised Code and are hereby appropriated for that purpose. Council covenants and agrees that it will give effect to the appropriation in the ordinances it hereafter adopts appropriating money for expenditure or encumbrance. The Director of Finance is authorized and directed to make appropriate accounting entries and adjustments to reflect the City's receipt and disbursement of those proceeds.

**Section 6:** The Clerk of Council is hereby directed to deliver a certified copy of this Ordinance to the County Auditor on or before Monday, September 12, 2016 or such other date as may be specified in the Ohio Revised Code or acceptable to the County Auditor of Defiance County, Ohio, for the certification of assessments in connection with the preparation of the general tax list for tax year 2016.

**Section 7:** It is found and determined that all legislative actions pertaining to the adoption of this Ordinance were taken in Public Session and that all deliberations that affected or influenced any such legislative act, including all deliberations in Committee, were conducted in Public Session duly convened in accordance with law.

**Section 8:** This Ordinance is declared to be an emergency measure necessary to preserve the health, safety or welfare of the community for the reason that this Ordinance must be certified to the County Auditor by September 13, 2016, to assure collection of special assessments for 2016, payable in 2017, as contemplated by the Petition, Plan and financing agreements between the Port Authority and Corporation. As such, this Ordinance shall be effective immediately upon passage by an affirmative vote of not less than 5 Members of Council and approval of the Mayor.

Passed: \_\_\_\_\_, 2016 \_\_\_\_\_  
President of Council

Votes in Favor of Adoption: \_\_\_\_\_  
Votes Opposed to Adoption: \_\_\_\_\_

Attest: \_\_\_\_\_, Clerk

Approved: \_\_\_\_\_, 2016 \_\_\_\_\_  
Mayor

**EXHIBIT A**  
**DESCRIPTION OF REAL PROPERTY SUBJECT TO THIS PLAN:**

Situated in the City of Defiance, County of Defiance, State of Ohio, described as follows:

Lots Numbered Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40) and Forty-one (41) in the Auditor's Plat of the Subdivision of Lots between Ottawa Avenue and Karnes Road, in said City of Defiance, County of Defiance and State of Ohio.

Parcel Nos.: B014164003400, B014164001500, B014164001400, B014164001300, B014164001200, B014164001100 and B014164001000

Property Address: 1250 Ottawa Avenue, Defiance OH 43512

**EXHIBIT B**  
**SCHEDULE OF SPECIAL ASSESSMENTS**

The Property will be subject to special assessments for the Authorized Improvements in accordance with Ohio Revised Code Chapter 1710.

Energy Project Amount - \$1,200,000.00  
 Total Amount of Assessments Collected - \$1,922,287.57  
 Estimated annual special assessments for 14 years: *Varies (See Below Table)*  
 Number of semi-annual assessments: 28  
 First annual installment due: January 31, 2017

The schedule of Special Assessments for the Authorized Improvements is as follows:

YEAR	TOTAL ANNUAL ASSESSMENT	PARCEL B014164003400	PARCEL B014164001500	PARCEL B014164001400	PARCEL B014164001300	PARCEL B014164001200	PARCEL B014164001100	PARCEL B014164001000
2016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2017	\$ 134,173.75	\$ 126,634.80	\$ 1,282.60	\$ 1,253.23	\$ 1,272.81	\$ 1,243.44	\$ 1,263.02	\$ 1,223.86
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2029	\$ 138,525.00	\$ 130,741.56	\$ 1,324.20	\$ 1,293.87	\$ 1,314.09	\$ 1,283.76	\$ 1,303.98	\$ 1,263.55
2030	\$ 136,263.76	\$ 128,607.38	\$ 1,302.58	\$ 1,272.75	\$ 1,292.64	\$ 1,262.81	\$ 1,282.69	\$ 1,242.92
<b>TOTAL</b>	<b>\$1,922,287.57</b>	<b>\$ 1,814,278.13</b>	<b>\$ 18,375.63</b>	<b>\$ 17,954.82</b>	<b>\$ 18,235.36</b>	<b>\$ 17,814.54</b>	<b>\$ 18,095.09</b>	<b>\$ 17,534.00</b>

Pursuant to Ohio Revised Code Chapter 323, the Assessment Payment Dates identified in this Exhibit B to the Plan are subject to adjustment by the Defiance County Fiscal Officer under certain conditions.

The County Fiscal Officer of Defiance County, Ohio may impose a special assessment collection fee with respect to each Semiannual Assessment payment. If imposed, this special assessment collection fee will be added by the County Fiscal Officer of Defiance County, Ohio to each semi-annual Semiannual Assessment payment.