

AGENDA
May 28, 2026

1. Call meeting to order.
2. Invocation * – Please stand- (The Invocation may include a prayer, a reflective moment of silence, or a short solemnizing message. The Invocation is the voluntary offering of a private citizen to and for the benefit of Council; and the views expressed in the Invocation have not been reviewed or approved by Council and do not necessarily represent the views of Council. No member of Council, no Village Employee, and no person in attendance is required to participate in the Invocation that is offered; and such decision will have no effect on any individual’s right to participate in the business of the Council.)
3. Pledge of Allegiance – Please Stand
4. Roll Call of Members
5. Approval of Agenda
6. Approval of Minutes from the May 11, 2026 Regular Meeting
7. Approval of Minutes from the May 18, 2026 Workshop
8. Public Questions and Statements (Note: Anyone wishing to speak must state their name and will be allowed 3 minutes on their subject)
9. Administrator’s Report
 - CRA Application-Mark Cortiell
10. Fiscal Officer Report
11. Ordinance 2026-10 An Ordinance Amending Sections 921.10 and 925.07 of the Codified Ordinances, Relative to the Rates for Water and Sewer Service, and Declaring an Emergency. Third Reading.
12. Ordinance 2026-11 An Ordinance Authorizing Real Property Tax Exemptions with Respect to Certain Real Property Within the Village of New London Community Reinvestment Area for the Purpose of Encouraging Economic Development Within that Area; Approving the Community Reinvestment Area Agreement Between the Village and DC Northwest, LLC; Authorizing the Mayor to Sign the Agreement; and Declaring an Emergency. First Reading.
13. Resolution 2026-22 A Resolution to Approve a Then and Now Certificate for a Purchase Made, and Declaring an Emergency. Emergency Reading.
14. Old Business
15. New Business
16. Approval of Bills to be paid
 - Schedule A
 - Schedule B
17. Adjourn
 - Any minister of a church or member of a religious order representing any religious organization with (501.(c)(3))” Status recognized by the Internal Revenue Service may volunteer to present the Invocation at a meeting by Council by contacting the Fiscal Officer. Volunteers will be accepted on a first come, first served, rotating basis; and, in the absence of such volunteers, the invocation may be delivered by the Mayor. In delivering the Invocation, a volunteer is free to follow the dictates of his own conscience without prior review by the Village, but is requested to maintain a spirit of respect for all; to not exploit the opportunity as an effort to convert others to a particular faith or disparage the faith or belief of others; and to not exceed three minutes.

ORDINANCE NO. 2026 - 11

AN ORDINANCE AUTHORIZING REAL PROPERTY TAX EXEMPTIONS WITH RESPECT TO CERTAIN REAL PROPERTY WITHIN THE VILLAGE OF NEW LONDON COMMUNITY REINVESTMENT AREA FOR THE PURPOSE OF ENCOURAGING ECONOMIC DEVELOPMENT WITHIN THAT AREA; APPROVING THE COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE VILLAGE AND DC NORTHWEST, LLC; AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT; AND DECLARING AN EMERGENCY

WHEREAS, the Council of the Village adopted Ordinance No. 2016-12 on August 22, 2016 (the “CRA Ordinance”) designating the Village of New London Community Reinvestment Area in the Village as a Community Reinvestment Area (“CRA”) pursuant to Chapter 3735.66 of the Ohio Revised Code; and

WHEREAS, the Director of the Ohio Development Services Agency (the “Director”) determined that the aforementioned Village of New London Community Reinvestment Area designated in the CRA Ordinance contained the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as Community Reinvestment Area # 077-54908-166; and

WHEREAS, DC Northwest, LLC (the “Property Owner”) desires to construct or cause to be constructed on certain land within the Community Reinvestment Area a new convenience store (the “Project”); and

WHEREAS, the Property Owner has submitted to the Village an application for a real property tax exemption in the Community Reinvestment Area to support the Project (“CRA Application”); and

WHEREAS, the New London Community Reinvestment Area negotiating committee has reviewed the CRA application from the Property Owner and has recommended that Village Council approve the same; and

WHEREAS, in order to facilitate the completion of the Project and for the purpose of encouraging economic development within the Community Reinvestment Area, this Council desires to grant a 15-year, 75% real property tax exemption (the “Exemption”) for the Project; and

WHEREAS, in order to provide for the Exemption, this Council desires to provide for the execution and delivery of a Community Reinvestment Area Agreement with the Property Owner, in the form attached hereto as **Exhibit A** (the “CRA Agreement”) as required by Section 3735.671 of the Ohio Revised Code; and

WHEREAS, the Boards of Education of the New London School District and the EHOVE Career Center have been formally notified in accordance with Chapter 5709.83 of the Ohio Revised Code.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF NEW LONDON, HURON COUNTY, OHIO, AS FOLLOWS

Section 1. This Council hereby approves the form of the CRA Agreement attached hereto as **Exhibit A**, and authorizes and directs the Mayor to execute and deliver, on behalf of the Village, the CRA Agreement.

Section 2. The Village hereby grants the exemption for real property improvements made to the Project site pursuant to Section 3735.67 of the Ohio Revised Code, which exemption shall be in the amount of seventy-five (75%) for a period of fifteen (15) years, commencing in the first year in which the Project would first be taxable were that property not exempt from taxation.

Section 3. The Village Fiscal Officer is hereby authorized and direct to forward an executed copy of the CRA Agreement and this Ordinance to the Director within fifteen (15) days following execution of the CRA Agreement as required by Section 3735.671(F) of the Ohio Revised Code.

Section 4. The Mayor, Village Administrator, and Fiscal Officer are hereby authorized to take any further action on behalf of the Village as shall be necessary to provide the exemption for the Project.

Section 5. That within one (1) year of the effective date of this Ordinance, the Huron County Tax Incentive Review Council shall evaluate the status of the CRA Agreement to ensure that both parties have met and are in compliance with all obligations of same.

Section 6. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 7. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety, and welfare of the citizens of the Village and for the further reason that it is necessary to approve this measure prior to commencement of construction on the project site and to create jobs and employment opportunities within the Village, and that, provided it receives the majority vote of two-thirds or more of those elected to Council, this Ordinance shall therefore take effect and be in force immediately from and after its passage and approval by the Mayor, and otherwise it shall take effect at the earliest period allowed by law.

PASSED: _____

Mayor

ATTEST:

Fiscal Officer

EXHIBIT A
CRA Agreement

See attached.



COMMUNITY REINVESTMENT AREA AGREEMENT

This agreement made and entered into by and between the Village of New London, Ohio, a municipal corporation, with its main offices located at 115 East Main Street, New London, Ohio 44851, hereinafter referred to as "New London" and DC Northwest, LLC, an Ohio limited liability company with its main offices located at 3619 State Route 113, Milan, Ohio 44846, hereinafter referred to as DC Northwest, LLC, WITNESSETH;

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

WHEREAS, DC Northwest, LLC is desirous of constructing and operating a Mickey's convenience store with co-located Taco Bell quick service restaurant hereinafter referred to as the "PROJECT", within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the New London Village Council, New London, Ohio by Ordinance 2016-12 adopted August 22, 2016, designated the area as a "Community Reinvestment Area" pursuant Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective January 11, 2017, the Director of Development of the State of Ohio determined that the aforementioned area designated in said Ordinance 2016-12 contained the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as a Community Reinvestment Area under said Chapter 3735; and

WHEREAS, New London having the appropriate authority for the stated type of project is desirous of providing DC Northwest, LLC with incentives available for the development of the PROJECT in said Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, DC Northwest, LLC has submitted a proposed agreement application (herein attached as Exhibit A) to New London said application (hereinafter referred to as "APPLICATION"); and

WHEREAS, New London has investigated the application and has recommended the same to

the Village Council of New London on the basis that DC Northwest, LLC is qualified by financial responsibility and business experience to create employment opportunities in said Community Reinvestment Area and improve the economic climate of New London; and

WHEREAS, pursuant to Section 3735.67(A) and in conformance with the format required under Section 3735.67(B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. DC Northwest, LLC shall construct a retail fuel station and restaurant facility at 175 North Main Street, New London, Ohio 44851. Said facilities shall be constructed on parcel number 26019a040010100 that is on the list of the Huron County Auditors list of parcels in New London, Ohio.

The PROJECT will involve a total investment by DC Northwest, LLC of six million seven hundred ten thousand dollars (\$6,710,000.00), plus or minus 10% at the 175 North Main Street Street site. Included in this investment are two million nine hundred thirty-five thousand six hundred twelve dollars (\$2,935,612.00) for construction of the new addition.

The PROJECT will begin June, 2026 and all acquisition, construction and installation will be completed by Novemberber, 2026.

2. DC Northwest, LLC shall create within a time period not exceeding 12 months after the commencement of construction of the aforesaid facility, equivalent of 9 new full-time permanent job opportunities.

DC Northwest, LLC currently has 62 full-time permanent employees, 1 temporary employee and 2 full-time remote employees at their present site. In total, DC Northwest, LLC has 64 full-time permanent employees and 1 temporary at the New London site located in the State of Ohio.

The estimated annual payroll for new employees will be an additional \$499,899.26.

3. DC Northwest, LLC shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate DC Northwest, LLC's compliance with the agreement, including returns filed pursuant to section 5711.02 of the Ohio Revised Code if requested by the council.
4. New London hereby grants DC Northwest, LLC a tax exemption for real

property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code and shall be in the following amounts: 100% of the assessed value to be exempted for a term of fifteen (15) years. The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation.

DC Northwest, LLC must file the appropriate DTE-24 tax forms with the Huron County Auditor to effect and maintain the exemptions covered in the agreement.

5. The Village of New London waives the annual fee associated with this CRA agreement.
6. DC Northwest, LLC shall pay such real and other 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 DC Northwest, LLC 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 or returns are required to be filed and thereafter.
7. DC Northwest, LLC 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 zone, or New London revokes the designation of the zone, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless DC Northwest, LLC materially fails to fulfill its obligations under this agreement and New London terminates or modifies the exemptions from taxation granted under this agreement.
9. If DC Northwest, LLC materially fails to fulfill its obligations under this agreement, or if New London determines that the certification as to delinquent taxes required by this agreement is fraudulent, New London may terminate or modify the exemptions from taxation granted under this agreement, "and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement." In such case, the Village Council may secure repayment of such taxes by a lien on the exempted property in the amount required to be repaid; and such a 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 real property all as provided in Ohio Revised Code Section 3735.671(C).

10. DC Northwest, LLC hereby certifies that at the time this agreement is executed, DC Northwest, LLC does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which DC Northwest, LLC is liable under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753 of the Revised Code, or, if such delinquent taxes are owed, DC Northwest, LLC 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.C.A. 101, et seq., or such a petition has been filed against DC Northwest, LLC. 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. DC Northwest, LLC affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys 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. DC Northwest, LLC and New London acknowledges that this agreement must be approved by formal action of the legislative authority of New London as a condition for the agreement to take effect. This agreement takes effect upon such approval.
13. New London has developed a policy to ensure recipients of Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, DC Northwest, LLC is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.
14. Exemptions from taxation granted under this agreement shall be revoked if it is determined that DC Northwest, LLC, 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 Section 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. DC Northwest, LLC affirmatively 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 incentives. If any representative of DC Northwest, LLC has knowingly made a false statement to the State or local political subdivision to obtain the Community Reinvestment Area incentives, DC Northwest, LLC shall be required to immediately return all benefits received under the Community Reinvestment Area Agreement pursuant ORC 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 ORC Section 9.66(C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to ORC Section 2921.B (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. This agreement is not transferable or assignable without the express, written approval of the Village of New London.

IN WITNESS WHEREOF, New London, by Toby Thomas, its Mayor, and pursuant to Ordinance 2026-? has caused this instrument to be executed this ____ day of May, 2026 and DC Northwest, LLC by John Bailey its general manager has caused this instrument to be executed on this _____ day of _____, 2026

New London

By _____
Toby Thomas, Mayor

DC Northwest LLC

By _____
Mike Corriel, General Counsel

Approved as to form:

By: _____
Village of New London Law Director

RESOLUTION NO. 2026 – 22

A RESOLUTION TO APPROVE A THEN AND NOW CERTIFICATE FOR A PURCHASE MADE, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 5705.41(d) provides a process for the taxing authority (Council) to authorize “Then and Now Certificates” to cover financial commitments made to vendors by the Village prior to a formal purchase order being generated; and

WHEREAS, this Council has received from the Village Fiscal Officer within the prior thirty (30) days certification(s), with respect to the item(s) listed in Section 1 of this Resolution, that there was at the time of the making of such contracts or order and at the time of the execution of such certificates a sufficient sum appropriated for the purpose of such contract(s) and in the treasury, or in process of collection, to the credit of an appropriate fund free from any previous encumbrances; and

WHEREAS, this Council finds and determines that appropriate funds were at hand both then and now for the expenditure(s) stated below, and that the subject expenditure(s) is/are currently budgeted, and the purchase order(s) was/were processed after the order date;

WHEREAS, Council now desires to authorize the drawing of warrant(s) in payment of the amount due upon such contract(s) or order(s); Now, Therefore,
BE IT RESOLVED by the Council of the Village of New London, Huron County, Ohio:

Section 1. That the following purchase(s) is/are approved for Then and Now Certification:

Vendor	Description	Amount	Fund Account Number
Howell Rescue Systems	PPV Fans (Grant Rec'd)	\$10,610.80	Fire Fighting Fac-4902-800-590-0000

Section 2. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, or safety, and for the welfare of the citizens of the Village, and for the further reason that it is necessary that this measure become effective at the earliest possible time in order to allow the Village to pay for this expenditure that is now due and owing, and that, provided it receives the majority vote of two-thirds or more of those elected to Council, this Resolution shall therefore take effect and be in force immediately from and after its passage, and otherwise it shall take effect at the earliest period allowed by law.

PASSED: _____

ATTEST: _____

MAYOR

FISCAL OFFICER