

RESOLUTION APPROVING ROAD MAINTENANCE PLAN FOR ASHTABULA TOWNE SQUARE BY AND BETWEEN ASHTABULA COUNTY AND ASHTABULA MALL REALTY HOLDING LLC

WHEREAS, Jake Brand, Director of the Ashtabula County Community Services and Planning Department, has presented a Road Maintenance Plan for the approval of the Board, to-wit:

- Scope: Maintenance of the roads and entrances surrounding the Ashtabula Towne Square shopping center. The Primary Lot Owner has subdivided the property and transferred the ownership of several outparcels to other parties. The owners have established a common area maintenance initiative, including plowing, landscaping, and road maintenance, with all owners contributing to the common area.
- Parties: Ashtabula Mall Realty Holding LLC, 1010 Northern Blvd., Suite 212, Great Neck, NY 11021
Ashtabula County, 25 W. Jefferson St., Jefferson, OH 44047
- Cost: No cost to the county, Lot Owners bear the costs, see the plan for details.
- Term: the plan encompasses Calendar Year 2022, 2023, 2024, 2025 and 2026.

THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Ashtabula County, Ohio that the plan, as noted above, be approved in accordance with the copy now on file in this office.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2022-395

September 08, 2022

**RESOLUTION APPROVING ROAD MAINTENANCE PLAN FOR ASHTABULA
TOWNE SQUARE BY AND BETWEEN ASHTABULA COUNTY AND ASHTABULA
MALL REALTY HOLDING LLC**

Upon the motion of Kathryn L. Whittington, seconded by Casey R. Kozlowski.

VOTE:

J.P. Ducro IV

Aye

Casey R. Kozlowski

Aye

Kathryn L. Whittington

Aye

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio



ASHTABULA TOWNE SQUARE ROAD MAINTENANCE PLAN

Ashtabula Mall Realty Holding LLC (the “Primary Lot Owner”), the owner of the Ashtabula Towne Square (the “Shopping Center”), is committed to the maintenance of the roads and entrances surrounding the Shopping Center. Since purchasing the Shopping Center in early 2020, the Primary Lot Owner has subdivided the property and transferred the ownership of several outparcels to other parties (collectively, “Outparcel Owners” and together with the Primary Lot Owner are the “Owners”). Together, the Owners have established a common area maintenance initiative, including plowing, landscaping, and road maintenance. All Owners contribute to the common area maintenance to ensure welcoming and neat appearance for the visitors of the Shopping Center.

ANNUAL ROAD MAINTENANCE

The Primary Lot Owner receives contributions from Outparcel Parcels for common area maintenance:

Outparcel Lot	Annual Contribution (2022)
Applebee’s Parcel	\$4,580.45
Chipotle-Verizon Parcel	\$ 33,853.20
Bob Evans Parcel	\$3,200.11
Tractor Supply Parcel	\$7,626.17
Burger King Parcel	\$3,140.69
Harbor Freight Parcel	\$39,004.20
University Hospital Parcel	\$6,000.00
Total	\$97,415.71

CAM Contributions for the five-year period:

Outparcel	Annual Contribution (2022)	Annual Increase	Year 2023	Year 2024	Year 2025	Year 2026
Applebee’s Parcel	\$ 4,580.45	3%	\$ 4,717.86	\$ 4,859.40	\$ 5,005.18	\$ 5,155.34
Chipotle-Verizon Parcel	\$ 33,853.20	-	\$ 33,853.20	\$ 33,853.20	\$ 33,853.20	\$ 33,853.20
Bob Evans Parcel	\$ 3,200.11	5%	\$ 3,360.12	\$ 3,528.12	\$ 3,528.12	\$ 3,704.53
Tractor Supply Parcel	\$ 7,626.17	3%	\$ 7,854.96	\$ 8,090.60	\$ 8,333.32	\$ 8,583.32
Burger King Parcel	\$ 3,140.69	3%	\$ 3,234.91	\$ 3,331.96	\$ 3,431.92	\$ 3,534.87
Harbor Freight Parcel	\$ 39,004.20	2% (every 5 years)	\$ 39,004.20	\$ 39,004.20	\$ 39,004.20	\$ 39,784.28
University Hospital Parcel	\$ 6,000.00	-	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
Total	\$ 97,404.82		\$ 98,025.24	\$ 98,667.48	\$ 99,155.94	\$ 100,615.54

Primary Lot Owner undertakes to engage a professional, full-service, asphalt, concrete and excavating company to assist the Primary Lot Owner, on an annual basis, with the following goals:

1. Periodically review and evaluate current road conditions;
2. Reevaluate and establish the appropriate maintenance needed;
3. Evaluate road segments annually after winter damage;
4. Implement and adhere to planned and proven preventive maintenance strategy;
5. Provide ad-hoc road repairs, as they become necessary.

All roads will be inspected every 12 months to ensure consistent and scheduled preventive maintenance throughout their prescribed useful lifespan. Recommendations will be made for bringing any substandard roads to an acceptable level in the future.

ROAD MAINTENANCE PLAN – YEAR 2022

The Owners have received a proposal for currently recommended repairs:

Areas to be milled down approx. 2"-3" deep in a square shape, cleaned out, tack coated, and filled with hot mix asphalt compacted. Then cover joints with hot sealant. Areas are 882 Sq. Ft. in 10 locations.



Area 1 total area 547.24 sf	Area 2 total area 61.71 sf	Area 3 total area 64.1 sf	Area 4 total area 24.01 sf	Area 5 total area 77.26 sf	Area 6 total area 52.92 sf
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Proposed Cost of the Repairs: **\$7,310.00**

ROAD MAINTENANCE PLAN – FIVE YEAR FORECAST

Based on the current state of the roads and the required repairs, the Primary Lot Owner forecasts the following expenses for the immediately ensuing five (5) years:

Year	Estimated Repairs	Snow Plowing (roads)	Capital Repairs
2022	\$7,310.00	\$3,500.00	
2023	\$8,041.00	\$3,850.00	
2024	\$8,845.10	\$4,235.00	\$25,000.00
2025	\$9,729.61	\$4,658.50	
2026	\$10,702.57	\$5,124.35	\$25,000.00

CONCLUSION:

The Owners, in conjunction with a trusted professional paving company, will work as a team to evaluate the needs for periodic as well as capital repairs to the roads surrounding the Shopping Center. The safety of our roads is paramount – it ensures more customers are able to come and enjoy the property and contributes to the community of the Ashtabula Township as a whole.