

**ORDINANCE NO. 2021 - 406a**

**AN ORDINANCE TO AMEND THE DOWNTOWN REVITALIZATION DISTRICT WITHIN THE CITY OF FREMONT ESTABLISHED IN ORDINANCE NO. 2015-3786.**

**WHEREAS**, a request has been received by Mayor Sanchez on or about February 25, 2021 by Rich Farmer, the Owner of Speedway Rentals, LLC seeking inclusion in the Downtown Revitalization District established in Ordinance No. 2015-3786 and is attached hereto as Exhibit 1; and

**WHEREAS**, Mayor Sanchez has submitted his written recommendation to Council attached hereto as Exhibit 2, urging approval of the application for the reason that the proposed district will substantially contribute to entertainment, retail, educational, sporting, social, cultural and arts opportunities for the community; and

**WHEREAS**, a map of the proposed, new Downtown Revitalization District is attached hereto as Exhibit 3; and

**WHEREAS**, the proposed amendment to the district will substantially contribute to entertainment, retail, educational, sporting, social, cultural and arts opportunities for the community.

**BE IT ORDAINED BY THE COUNCIL, CITY OF FREMONT, STATE OF OHIO:**

**SECTION 1.** Council hereby amends the Downtown Revitalization District as identified in Exhibit 3 for the reason such district will substantially contribute to entertainment, retail, educational, sporting, social, cultural and arts opportunities for the community.

**SECTION 2.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage 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, including Section 121.22 of the Revised Code of Ohio.

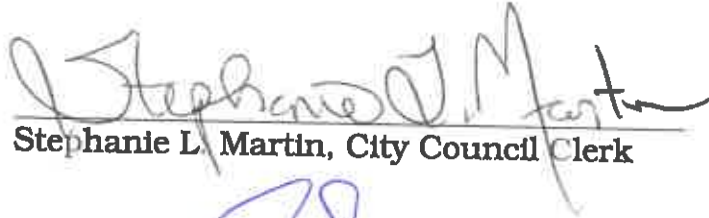
**SECTION 3.** This ordinance shall take effect and be in force from and after its passage and publication after the earliest date according to law.

  
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Jamie Hafford  
President of Council

PASSED: 4-15-21

Effective date: 4-15-21

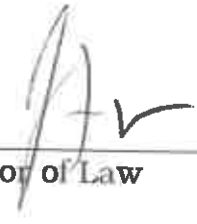
YEAS: 7 NAYS: 0

  
Stephanie L. Martin, City Council Clerk

  
Daniel R. Sanchez, Mayor

ORD11237

Approved as to form:

  
James F. Melle, Director of Law  
City of Fremont, Ohio

**EXHIBIT 1**

Speedway Rentals LLC  
1880 Morrison Rd  
Fremont, Ohio 43420

February 25, 2001

Request to consider relocating the boundaries of the Community Revitalization District.

Mayor Sanchez,

I am the owner of the property from 340 to 418 Justice Street under Speedway Rentals LLC and property on State St from 503 to 509 under B&F Rentals LLC. I would like to see if it would be possible to have the boundaries moved for the Community Revitalization District.

It is my understanding that the current area is roughly 75 acres and the total allowed under the area is also 75 acres. Under the current boundaries there is a reasonable area that is residential housing that is very unlikely to be used as entertainment area that would benefit this district. Also included in the map is the river itself using up valuable acres that could be moved to benefit the district.

I would like to propose that the district be adjusted to remove the river area and some of the area of residential property in the south part of the district. In exchange for adding the area on State Street west to Park Ave. As well as including the area on the north side of State from Park Ave to Justice north to the alley way just north of Knapp that continues to Front near the intersection of Front and Justice.

These changes would not only use the district to better suit the current buildings in the area but it would also reduce the total area used in the district making opportunity to grow even beyond my request. These changes would continue the path that was established in the original plan for the district by bringing the opportunity for more entertainment and dining options to the city.

Sincerely,

  
Rich Farmer

**CITY OF FREMONT  
OFFICE OF MAYOR**

**EXHIBIT 2**

**DANIEL R. SANCHEZ  
MAYOR**

**To: The Members of Fremont City Council**

**From: Mayor Daniel R. Sanchez**

**Date: March 11, 2021**

**Re: Revitalization District**

A local Revitalization District was established by Fremont City Council in 2015 (Ordinance 2015-3786). A Revitalization District is a combination of entertainment, retail, social, and cultural establishments with close proximity to restaurants and other entertainment venues. Revitalization Districts were established through the Ohio Division of Liquor Control (O.R.C. 4301.81) and provides the opportunity to obtain more D-5 liquor permits within a designated area. These D-5 liquor licenses are defined as permits located within the district in which the sale of food and meals is not less than 75% of gross annual receipts.

Recently, I received a letter from Rich Farmer requesting the city to amend the ordinance and allow for a re-shaping of the boundaries. Mr. Farmer owns property contiguous to the current district boundary. He is hoping to utilize the incentives that come with the Revitalization District to further redevelop our downtown area on the north side of State Street. The district allows for up to 75 acres. The current make-up of the district includes acreage from the Sandusky River and neighborhoods zoned for residential use.

The proposed amendment to the district area map would eliminate the unusable acreage from both the river and the residential neighborhoods. In addition by including more property along State Street and land to the north of the existing district this would allow greater use of the D5 liquor permits, thus maximizing economic development in the City. The new proposed boundary map is included with this letter. I would encourage Fremont City Council to adopt the amendment of this ordinance.

Sincerely,



**Daniel R. Sanchez  
Mayor**



**EXHIBIT 3**

<b>Parcel No.</b>	<b>Property Owner</b>	<b>Address</b>
345000107400	Genzman Enterprises of Ohio	302-30 Knapp St.
346000012405	Speedway Rentals, LLC	416 Knapp St.
345000299300	Speedway Rentals, LLC	501 Park Ave.
345000299301	Hull, Randy	501 Park Ave.
346000012404	Hull, Randy	420 Knapp St.
346000012400	Valle, Ramiro & Margarita	422 Knapp St.
346000012403	Hull, Randy	424 Knapp St.
345000001800	Flower Real Estate Holdings	423 Knapp St.
345000001700	Speedway Rentals, LLC	340 Justice St.
345000001600	Alonso, Monica	336 Justice St.
345000001601	Alonso, Monica	334 Justice St.
345000001500	Gutierrez, Manuel Jr. & Juanita	332 Justice St.
345000001501	PT Properties of Fremont	Justice St.
345000001401	PT Properties of Fremont	322 Justice St.
345000002100	State Street Properties Co., Ltd.	Park Ave.
345000001200	Lamar Rentals, LLC	524 State St.
345000000800	State Street Properties Co., Ltd.	500 State St.
345000000400	Appleby, Thomas & Patricia Trustees	304 Front St.
345000000200	Appleby, Thomas & Patricia Trustees	304 Front St.
345000000500	Appleby, Thomas & Patricia Trustees	304 Front St.
345000000100	Appleby, Thomas & Patricia Trustees	250 Arch St.
345000000600	Appleby, Thomas & Patricia Trustees	304 Front St.
345000013400	Timeless Properties, Ltd.	400 State St.
345000013502	McGrady, Terry	218 22 Berger Pl.
345000000702	Alonso, Monica	317 Justice St.
3450000014000	Timeless Properties, Ltd.	400 State St.
3450000014300	Pontifex, Inc.	416 State St.
3450000013600	Metz, Susan	238 Front St.
3450000013601	New Vista Properties, Ltd.	218 Front St.
3450000013800	New Vista Properties, Ltd.	Front St.
3450000013901	New Vista Properties, Ltd.	Front St.
3450000013802	Old Fort Banking Co.	300 State St.
3450000013900	Old Fort Banking Co.	300 State St.
3450000011201	Last Call Entertainment, LLC	531 State St.
3450000011200	Adkins, Amanda	225 Park Ave.
3450000011203	Hirt, Bruce & Marsha	217 Park Ave.
3450000011204	TVZ, Inc.	525 State St.
3450000011300	Allender, Amanda & Klaehn, William	521 State St.
3450000011301	Buckeye Daze, LLC	517 State St.
3450000011402	Banic Properties, LLC	515 51 State St.
3450000011401	Entenman, Stephanie	512 Park Pl.
3450000011400	Pinkerton, Zachary & Kevin	511 State St.
3450000011502	Pitts, Thomas	507 State St.
3450000011500	Entenman, Stephanie	506 Park Pl.
3450000011501	B & F Rentals, LLC	505 State St.
3450000011600	B & F Rentals, LLC	503 State St.
3450000011603	Brudzinski, Daniel & Christy	501 State St.

3450000011602	Goehring, Rebecca	220 Justice St.
3450000011601	Fox, Matthew & Lori	218 Justice St.
3450000015002	Tucker, Douglas & Patricia	427 State St.
3450000015001	Hilty Properties, LLC	223 22 Justice St.
3450000015100	Stahl, Patricia Trustee	221 Justice St.
3450000015101	Peterson, Andrew	215 Justice St.
3450000014902	Tucker, Douglas & Patricia	425 State St.
3450000014901	Second Chance Center, Inc.	423 State St.
3450000014801	Stacey, Shirley & Tracey	421 42 State St.
3450000014800	Cooks, Keith	417 41 State St.
3450000014700	Pinkerton, Zachary	415 State St.
3450000015201	Martin, Timothy III	118 Arch St.
3450000014600	Haas, Pamela & Boukissen, Joy	413 State St.
3450000014401	Martin, Timothy	401 State St.
3450000014400	Martin, Timothy III	401 State St.
3450000015400	Martin, Timothy III	122 Arch St.
3450000015300	Martin, Timothy III	120 Arch St.
3450000010600	D A R Croghan Chapter	203 20 Justice St.
3450000010400	Hirt, Bruce & Marsha	414 Croghan St.
3450000010300	Hirt, Bruce & Marsha	414 Croghan St.
3450000010301	Hughes Rentals, Inc.	110 Arch St.
3450000010303	104 N. Arch Street LLC	104 Arch St.
3450000010401	Hirt, Bruce & Marsha	414 Croghan St.
3450000010501	LODGE #169, Benevolent An	203 Justice St.
3450000010601	LODGE #169, Benevolent An	203 Justice St.
3450000020500	Fremont Lodge 169 BPOE	436 Croghan St.
3450000020501	Bowden, Lee & Sharon	426 Croghan St.
3450000020601	Shetzer, John & Leanne	420 Croghan St.
3450000020602	Hill House Holdings, LLC	414 41 Croghan St.
3450000020604	Hirt, Bruce & Marsha	Croghan St.
3450000020701	Miller, Steve & Craig	408 Croghan St.
3450000020700	Deshetler, Gary	406 Croghan St.
3450000020702	Nowsch, George	400 Croghan St.
3450000011704	Fremont Federal Credit Union	321 State St.
3450000011801	Fremont Federal Credit Union	313 State St.
3450000011802	Overmyer, Bernard	311 State St.
3450000011901	Overmyer, Bernard	309 State St.
3450000011902	Overmyer, Bernard	307 State St.
3450000012000	Discover Fremont, LTD	116 Front St.
3450000012001	Discover Fremont, LTD	114 Front St.
3450000012002	Discover Fremont, LTD	112 Front St.
3450000012101	Discover Fremont, LTD	110 Front St.
3450000012102	Discover Fremont, LTD	108 Front St.
3450000012200	Sky Bank - Mid Am Region	300 Croghan St.
3450000011701	Croghan Colonial Bank	Arch St.
3450000011700	Croghan Colonial Bank	Arch St.
3450000020800	Croghan Colonial Bank	Croghan St.
3450000021902	Croghan Colonial Bank	323 Croghan St.
3450000021903	Croghan Colonial Bank	323 Croghan St.
3450000021904	Fremont Federal Credit Union	315 Croghan St.
3450000021905	Fremont Federal Credit Union	315 Croghan St.

3450000021701	Fremont Federal Credit Union	315 Croghan St.
3450000021600	Fremont Federal Credit Union	315 Croghan St.
3450000021802	Hammer, Robert Jr & Eileen	108 11 Front St.
3450000024300	Hammer, Robert Jr & Eileen	112 110 Front St.
3450000024200	Fremont Federal Credit Union	315 Croghan St.
3450000024203	Croghan Colonial Bank	Arch St.
3450000025100	Croghan Colonial Bank	Arch St.
3450000024900	Lehr, Kevin & Christine	114 Front St.
3450000025001	Windy Lane Farm	122 Front St.
3450000025000	JLE Fremont Real Estate Invesements, LLC	126 Front St.
3450000027701	Krellick, Julie & Spieldenner, Patricia	128 Front St.
3450000027400	Croghan Colonial Bank	Arch St.
3450000027500	Garrison Realty	132 Front St.
345000002861	Weyant, Geralyn Trustee	323 Garrison St.
345000028600	Discover Fremont, Ltd.	315 Garrison St.
345000028400	Appleby, Thomas & Patricia Trustees	200 Front St.
345000028500	206 S. Front St., LLC	206 Front St.
345000031001	Miller, Steven & Craig	208 Front St.
345000030900	City of Fremont	Arch St.
345000032002	City of Fremont	Arch St.
345000031801	Keiler, George II	220 Front St.
345000031701	Miller, Steven & Craig	218 Front St.
345000031700	Miller, Steven & Craig	216 Front St.
345000031901	Meade, Bradford & Sarah	226 Front St.
345000031900	City of Fremont	310 Birchard Ave.
345000032000	City of Fremont	223 Arch St.
345000036800	TRC Rentals, LLC	303 Arch St.
345000035901	Jackson, Alvin & Gayle	317 Birchard Ave.
345000035800	Dell, Donald	300 Front St.
345000036900	Dell, Donald	308 31 Front St.
345000036802	Hughes Rentals, Inc.	309 Arch St.
345000037101	Hoffman, Melissa	317 Arch St.
345000037100	Halstead, Barry & Ernestine	319 31 Arch St.
345000037001	Miller, Steven	Front St.
345000038101	Miller, Steven	322 Front St.
345000038000	Halstead, Barry & Ernestine	325 Arch St.
345000038001	Halstead, Barry & Ernestine	310 Ewing St.
345000038101	Miller, Steven	322 Front St.
345000038302	Newcomer, Karen	403 Arch St.
345000038301	Newcomer, Karen	405 Arch St.
345000038300	Newcomer, Karen	311 Ewing St.
345000038202	Miller, Steven & Craig	309 Ewing St.
345000038201	Miller, Steven	Front St.
345000038200	Westmont Rentals, LLC	406 Front St.
345000039300	Westmont Rentals, LLC	410 Front St.
345000039200	Miller, Adam	407 Arch St.
345000039201	JEM Rental Properties, LLC	409 Arch St.
345000040900	Morrison, Robert & Jennifer	415 Arch St.
345000040801	Westmont Rentals, LLC	414 Front St.
345000040800	Westmont Rentals, LLC	Front St.
345000040901	Miller, Steven & Craig	419 Front St.
345000041400	Miller, Steven & Craig	423 Arch St.

345000041402	Hughes Rentals, Inc.	425 Arch St.
345000041401	Richardson, Charles & Jacqueline	310 Hayes Ave.
345000041500	Coleman, Mary	306 Hayes Ave.
345000041600	Allendar, Amanda & Klaehn, William	425 Front St.
345000041601	Sandusky Co. Land Reutilization Corp.	210 Hayes Ave.
345000041700	Pitts, Delores & Denise	424 Bidwell Ave.
345000041702	Logan, Troy & Gloria	422 Bidwell Ave.
345000041802	Lyle, Inc.	423 Front St.
345000040701	Miller, Craig & Steve	419 Front St.
345000040700	Miller, Craig & Steve	413 Front St.
345000040600	Brito, Andres & Jimenez, Avigall	416 Bidwell Ave.
345000039500	Miller, Steven & Craig	Bidwell Ave.
345000039400	Miller, Steven & Craig	411 Front St.
345000039401	Miller, Steven & Craig	407 40 Front St.
345000039501	Miller, Steven & Craig	406 Bidwell Ave.
345000039600	Miller, Steven & Craig	402 Bidwell Ave.
345000039601	Miller, Steven & Craig	207 20 Ewing St.
345000039700	Mif-Man, LLC	401 Front St.
345000096102	Miller, Craig	425 Bidwell Ave.
345000096101	Miller, Craig	104 Hayes Ave.
345000096103	Miller, Craig	104 Hayes Ave.
345000096104	Miller, Craig	Hayes Ave.
349700000400	Miller, Craig	104 Hayes Ave.
345000096001	Roberts, Donald	419 Bidwell Ave.
345000096000	Roberts, Ronald & Donald	415 41 Bidwell Ave.
345000095900	Cooper, Sheronda	411 Bidwell Ave.
345000095902	Jones, Carol Ann & Albert	407 Bidwell Ave.
345000095901	Witt, Lee	101 Ewing St.
345000188200	Witt, Lee	101 Ewing St.
349700000500	Witt, Lee	101 Ewing St.
345000035700	Allcock, Kenrick	405 Bidwell Ave.
345000035701	Fox's Painting and Papering, LLC	401 Bidwell Ave.
345000035500	Janel Terrace OH LP	315 Bidwell Ave.
349700000200	Janel Terrace OH LP	315 Bidwell Ave.
345000035301	Brown, Chad & Stacey	311 Bidwell Ave.
345000035400	Brown, Chad & Stacey	311 Bidwell Ave.
345000035200	Blehler, Michael	111 Birchard Ave.
345000040100	City of Fremont	323 Front St.
345000040300	Provonsha, Jeffrey	311 Front St.
345000040201	Walter, James	297 Front St.
345000040200	Great Eastern Theatre Company	307 Front St.
345000040500	Great Eastern Theatre Company	301 Front St.
345000040401	Hirt, Bruce & Marsha	203 Birchard Ave.
345000035000	RLF Rentals, LTD	118 Birchard Ave.
345000028100	Sandusky Co. Share and Care Center	129 Bidwell Ave.
345000028000	RLF Rentals, LTD	Bidwell Ave.
345000031400	Vets of Foreign Wars of	204 Birchard Ave.
345000031600	J & Investmentd, LLC	221 22 Front St.
345000031500	Grand Investments, LTD	219 Front St.



345000031300	Veterans of Foreign Wars	204 Birchard Ave.
345000031200	City of Fremont	Bidwell Ave.
345000031100	City of Fremont	Front St.
345000215500	City of Fremont	Front St.
345000215800	City of Fremont	Front St.
345000028200	City of Fremont	Garrison St.
345000215900	Discover Fremont, LTD	209 Garrison St.
345000215400	Polter, Steven & Jamie	205 Front St.
345000215301	Hammer, Robert Jr & Eileen	203 Front St.
345000215200	Geary Rentals LLC	201 Front St.
345000027800	WSOS Community Action Commission, Inc.	127 Front St.
345000027900	WSOS Community Action Commission, Inc.	Garrison St.
345000027802	Hoffman, John	125 Front St.
345000027801	Hoffman, John	123 Front St.
345000024801	Hoffman, John	121 Front St.
345000024800	Grand Investments, LTD	115 Front St.
345000024700	WSOS Community Action Commission, Inc.	Bidwell Ave.
345000024601	Grand Investments, LTD	Front St.
345000024502	Smothers, Ralph II	113 Front St.
345000024501	Grand Investments, LTD	109 Front St.
345000024500	Grand Investments, LTD	109 Front St.
345000024601	Grand Investments, LTD	Front St.
345000021500	Discover Fremont, LTD	105 Front St.
345000021400	Discover Fremont, LTD	101 Front St.
345000021200	W & L E RR Co.	
345000021201	Discover Fremont, LTD	101 Front St.
345000012402	Discover Fremont, LTD	State St.
345000021203	Discover Fremont, LTD	Front St.
345000012301	Discover Fremont, LTD	111 11 Front St.