



ECONOMIC DEVELOPMENT COMMITTEE MEETING

Thursday, March 27, 2025 at 6:00 PM

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<https://northwoodoh.portal.civicclerk.com/>

Members of Economic Development Committee

Jim Barton, Chair
Michael Melnyk
Pat Huntermark
Glenn Grisdale, Revellie
Kevin Laughlin, City Administrator

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

- September 12, 2024 meeting minutes

TOPICS/ISSUES:

- 1) PROGRESS REPORT
- 2) TIRC REPORT
- 3) DALLING RD. ESTIMATES FOR TID GRANT APPLICATION

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT:

September 12, 2024

City of Northwood Economic Development Committee Meeting Minutes

CALL TO ORDER

The meeting of the Northwood Economic Development Committee was called to order by Chairman Barton at 6:45 PM on September 12, 2024 in the Council Chambers and via Zoom.

ROLL CALL

The roll was called by and those in attendance were as follows: Jim Barton, Pat Huntermark, Michael Melnyk, City Administrator Kevin Laughlin and Clerk Emily Popovitch.

APPROVAL OF MINUTES

3/28/24 ED meeting minutes

MOTION: Councilor Huntermark made a motion to **approve**; seconded by Councilor Melnyk. **ROLL CALL:** **Yes:** Councilor Barton, Councilor Huntermark, Councilor Melnyk; **No:** None; **Abstain:** None
Result: Passed

TOPICS/ISSUES

Update from Miller Diversified

Chirs Murphy from Miller Diversified shared a draft version of a "Master Plan" they have been working on with the Collaborative for the overall commercial sector at the Enclave that would allow them to attract strong tenants and developers. He stated they are waiting for signatures to move forward with the sale of one of the out parcels at the Enclave and that information will be announced once complete. Going to be sending out different marketing materials and generate a new promo video that highlights the Master Plan and offerings through a build to suit by Miller Diversified and the benefits.

Progress Report

Glenn Grisdale presented a progress report.

1) Development / ED Projects:

- a) Mc Nerney Business Park: Ft. Meigs Auto Electric began construction in Mc Nerney Park in February and should be completed and occupied this fall. The CRA on the property was filed and will begin in 2025.
- b) Site Prospects:
 - i. We have been informed that ThyssenKrupp is looking to either expand their Northwood facility or relocate its operations to Angola, Indiana. At the present time, the facility has a payroll of \$5.761mm. The potential expansion could nearly double that payroll. To help retain the facility in Northwood, the WCEDC has asked the city to provide a letter that outlines the economic incentives the city would provide in support of the project. The city's two primary tools are the CRA program and Jobs Grant program.
 - ii. Buckeye Property. Buckeye has accepted a PSA with an international pool supplier interested in building a distribution facility. The 22 acre+ site is immediately adjacent to I-75 on the west portion of the property, accessible by Crane Way. The project still needs zoning and site plan approval by the planning commission. The potential project could culminate in a facility up to 50,000 sq. ft. facility and up to 30 employees.
 - iii. Northwood has been in close contact with a firm pursuing the feasibility of a large-scale manufacturing facility project on parcels across the street from city hall. Additional due diligence would be needed to accommodate the project such as improvements to I-280 and other infrastructure improvements.

2) Comprehensive Plan Update: The process to update the city's 2004 Comprehensive Plan began this summer. Our 15-member steering committee met on July 14th and helped to develop the community and student surveys that are currently underway.

3) The Enclave: Progress at this site continues to include:

- a) Northwood Community Center Report: The NCC is open, and according to Pat McGarahan the current membership of the facility is 265 active primary memberships and 442 total members.
- b) The Bridges of Northwood: Summit Builders is deep into the second phase of their 112 unit villa development. 28 units are under construction and should be occupied by the end of the year. Three to six more plex units will be under construction by years' end.
- c) The Falls of Northwood: Plans are being submitted to Wood County by October/November 2024, with an estimated construction date of March 2025.
- d) Senior Living Development Prospect
 - i. The Wallick project is making substantial progress regarding project financing, and most recently with site planning.

e) Site Activation Projects:

- i. Multi-Purpose Rink: We submitted two requests in conjunction with this project, a State Capital Budget Request and an ODNR Land and Water Conservation Fund. Both application request cycles are coming up and our goal is to resubmit updated funding applications. The LWCF Application is due November

September 12, 2024

15th, and our state capital budget request documents will likely be due by December 2024, and next spring.

- f) Site Prospects / Site Marketing Report from Miller Diversified
 - i. Jerry Miller, Dave Kerscher, and / or Chris Murphy are in attendance to provide a progress update.
- 4) Woodville Road CMAQ / Systemic / Formal Safety Grant Applications and Roundabout:
 - a) TMACOG CMAQ Program Grant: We were notified by TMACOG that Northwood's CMAQ funding request was approved, and the city will be receiving \$2,990,000 towards completion of the roundabout at Woodville and Lemoyne Road.
 - b) ODOT Formal Safety Grant Application. MSG submitted another funding application to ODOT in late August for \$1.182mm, and presentations will be made in September with funds awarded in November. The funding request will help offset costs to complete the roundabout.
 - c) TMACOG previously awarded Northwood \$576,800 in Carbon Reduction Program (CRP) funds, for a total of \$3,566,800 towards the construction and construction inspection phases of the roundabout project.
 - d) Woodville Road Pedestrian Improvements Project (PID # 117150): Project will improve the pedestrian connectivity network along Woodville Road, from Mason Street to SR 579. MSG will be assisting the city in developing construction plans, which are expected to be completed this year. Construction should be completed in fiscal year 2025/26. Total cost of this project is \$1,212,800. ODOT's grant award is for \$1,025,100.
- 5) Wales Road Corridor Studies
 - a) Tetra Tech has been employed to develop solutions along the Wales Road corridor that will promote traffic flow and other transportation-related goals (e.g., third overpass).
 - b) MSG is working with Northwood to file a Railroad Crossing Elimination Grant Program Application with the Ohio Rail Development Commission with hopes to connect to federal funding to address rail grade separations (or closure) along Wales Road.
- 6) Northwood Community Improvement Corporation (NCIC): The CIC held its first organization meeting in July. The members of the CIC include Dave Gallaher (president), Terry Kretz, Ross Owens, and Andrew Dickey. Dave Gallaher (President), Andrew Dickey, Ross Owens, Terry Kretz, Kevin Laughlin (Vice President), Ken Yant (Treasurer), Louis Fahrbach (Council Rep), and Emily Popovitch (Recording Secretary). Kevin and I are in close contact with Dave Gallaher discussing potential projects that could help to promote the city's long-term economic prosperity.
- 7) Northwood Dhaliwal Plaza (Great Eastern): There's been some momentum over there in regard to addressing the nuisance, the nuisances, and the buildings and things like that. So the law director is moving on a fresh new approach to get some action over there.

NEW BUSINESS

None.

OLD BUSINESS

None.

ATTEST:

Council Clerk

APPROVED:

Mayor

M E M O R A N D U M

TO: CITY LEADERS
FROM: KEVIN LAUGHLIN; GLENN GRISDALE
DATE: 3/25/25
RE: PROGRESS REPORT

Below is a list of key initiatives that we have been working on:

1) **Development / ED Site Projects:**

- a) We have been informed that ThyssenKrupp selected Northwood over Angola, IN to expand their Northwood facility by an additional 100,000 square feet. At the present time, the facility has a payroll of \$5.761mm and the potential expansion could nearly double that payroll. To help retain the facility in Northwood, the WCEDC has asked the city to provide a letter that outlines the economic incentives the city would provide in support of the project.
- b) Explore Industries (EI). EI, an Australian-based pool supplier has purchased 2 parcels from Buckeye house a distribution facility on a 22 acre+ site is immediately adjacent to I-75 on the west portion of the property, accessible by Crane Way. The potential project could culminate in a facility up to 50,000 sq. ft. facility and up to 30 employees. The planning commission will need to approve the site plan.
- c) Northwood has been in close contact with a firm (InSite) pursuing the feasibility of a large-scale manufacturing facility project on parcels across the street from city hall. Additional due diligence would be needed to accommodate the project such as improvements to I-280 and other infrastructure improvements.

2) **Tax Incentive Review Committee:** The TIRC committee meeting was held on March 12th to review the 35 active abatements being monitored (8 commercial/industrial properties and 26 residential abatements). There were no issues with the incentive recipients and all school donation agreements are being made. I will be filing the CRA Zone and TIF Reports by March 31st. Attached is the TIRC Report for your review.

3) **Comprehensive Plan Update:** The process to update the city's 2004 Comprehensive Plan began last year, and our 15-member steering committee is having its 4th meeting on March 27th.

4) **The Enclave:** Progress at this site continues to include:

- a) The Bridges of Northwood: Summit Builders anticipates the infrastructure (water/sewer/storm) for Phase 3 & 4 of their project will be completed by 1 APR. Phase Two is 90% sold, and construction of next 18 units (3 Bldgs) will begin shortly.

- b) The Falls of Northwood: The ARC met in March 2025 and provided the developer with final site plan approval. Dwayne Seiter has paid for and received all of the permits for The Falls Apartments, and construction is anticipated to begin before the summer.
 - c) Senior Living Development Prospect
 - i. The Wallick project is making substantial progress regarding project financing and their environmental site planning / due diligence has been completed. Wallick anticipates a groundbreaking event sometime this fall.
 - d) Site Activation Projects:
 - i. Multi-Purpose Rink: We submitted a grant application to ODNR Land and Water Conservation Fund on November 15, 2024, and the results of the request should be announced by April 2025 according to the program manager.
 - e) Jeep County Credit Union: Kevin to update.
 - f) Site Prospects / Site Marketing Report from Miller Diversified
- 5) **Wood County Transportation Improvement District (TID) Application**
- a) We are submitting a grant request to Wood County TID for funding to extend Dalling Road to accommodate future planned projects in the Enclave (The Falls and Wallick Projects). Applications are due 31 MAR 25. See the attached estimate.
- 6) **Northwood Dhaliwal Plaza (Great Eastern):** Kevin to provide update.
- 7) **Future Grant Opportunities**
- a) MSG is working with Northwood to file a Railroad Crossing Elimination Grant Program Application with the Ohio Rail Development Commission with hopes to connect to federal funding to address rail grade separations (or closure) along Wales Road.
 - b) ODNR Nature Works. I am currently working with Tom Huntermark on an ODNR NatureWorks program grant application. The NatureWorks grant program provides up to 75% reimbursement assistance for local government subdivisions for the acquisition, development, and rehabilitation of recreational areas. Applications are due June 2, 2025, and a support resolution will be needed sometime in May.



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**Mr. Kevin Laughlin
City Administrator
City of Northwood
6000 Wales Road
Northwood, Ohio 43619**

Reference: 2024 TIRC Report

3/11/25

Dear Mr. Laughlin,

This status report serves as my review of Northwood's 2024 CRA abatement and Tax Increment Financing (TIF) programs. As the City's designated Housing Officer, you (or a designee) will need to be present at the Tax Incentive Review Council (TIRC) meeting on 3/12/25 at 2:30 pm in the Wood County Commissioners Hearing Room, 5th Floor Wood County Courthouse. The TIRC will review each company and/or property that receives these incentives. As with years past, I can handle any of the issues with the TIRC that may arise.

Per SB 33, reporting requirements have been changed in that only CRA Zone and Alcoa / Enclave TIF Reports need filed and I will file them with the Ohio Department of Development (ODOD) before 3/31/25.

The 2024 Pre-1994 CRA Annual Reports (Residential and Industrial) requires your signature and must also be e-filed to the Ohio Department of Development on or before March 31, 2025. I will handle this task. I will also provide you with the Company CRA and TIF reports in pdf format for your records.

Reference: 2024 TIRC Report

General Comments on 2024 FY Abatements and Incentives

1. As of 12/31/24, all companies receiving abatements in Northwood have met or exceeded their performance thresholds in regard to property investment and job creation. There is a total of 33 abatements in Northwood, with 31 being monitored for 2024. They are as follows: 1 Pre-94 Commercial/Industrial CRAs; 1 Pre-94 Conversion; 3 Post-94 Commercial/Industrial CRAs and 26 residential CRAs.
2. According to Jamie Rossler (Rossford) and Angel Adamski (Northwood), all school donation agreements, where applicable, are current or have been invoiced.
3. No CRA Agreements were approved or amended in CRA Zone #3 during 2024.

Northwood Enterprise Zone #140C Report

This zone currently has no active agreements.

Community Reinvestment Area Activity Report

CRA #1 (pre-94)

This CRA zone was dissolved into CRA #3 on 12/12/13. According to the Wood County Auditor, there are no CRAs (or properties with abated property valuation) in former CRA Zone #1.

CRA #2 (pre-94)

This CRA zone was dissolved into CRA #3 on 12/12/13. One pre-94 commercial / industrial CRA agreement (FERSA / NKE Bearings) remains active in 2024 (see the attached Pre-94 CRA Zone report

Reference: 2024 TIRC Report

and abatement spreadsheet). The property owner is current with property taxes and no zoning violations exist.

1. FERSA/ NKE Bearings, formerly AC & Sons (2015-2024): 100%, 10-year CRA Agreement)

CRA #2 (Pre-94 Conversion: #173-57190-03)

Commercial and Industrial Projects: There is business with in the former CRA #2 Zone (although dissolved into CRA #3 on 12/12/13) with an active agreement. This business is: Adient USA, LLC (formerly Johnson Controls Interiors LLC DBA Hoover Universal, Inc.). The CRA agreement with KW Toledo LLC / FedEx Freight ended in 2023 and the full value of the property improvement (\$8,530,400) was placed on the tax duplicate in 2024, payable in 2025.

1. **Adient US LLC (formerly Johnson Controls Interiors LLC DBA Hoover Universal Inc.) CRA #12-001 (2013-2027)** – Granted 100% abatement for 15 years on a real property improvement of \$3,200,000. The project was a job creation / retention project. Create 86 within 36 months and retain 325 jobs.

Recommendation

Adient officials reported 2024 employment at the site at 461 FTEs, with 136 new jobs attributed to the project and a total payroll of \$23,54,269 (Historical payroll: 2023- \$28,416,510; 2022- \$29,551,040; 2021- 23,493,990; 2020- \$21,026,667; 2019- \$26,493,106). The plant headcount has varied over the past several years (2023- 461; 2022- 559; 2021-465; 2020-398; 2019-502; 2018-457; 2017-433). All project benchmarks are being met, and no issues with the school donation agreements have been raised by the affected schools.

Reference: 2024 TIRC Report

CRA #3 (#173-57190-04)

CRA #3 was officially certified by the Development Services Agency on 13 DEC 13. CRA Zones 1 and 2 were merged out of existence into this new CRA zone. There are 26 residential projects active in this CRA Zone in 2023 (25 of which are located in the Birchwood Lane development), and four industrial CRAs (Campbell's / KV Holdings LLC: 2019-2028; Sahm Glass, Inc: 2020-2031; RISE Toledo LLC: 2023-2034; and McNerney Development LLC: 2024-2035). See the 2024 CRA Projects Spreadsheet for a listing of the residential CRA projects.

- 1. KV Holdings LLC and Campbell Inc.; CRA #12-001 (2019-2028)** – Granted 100% abatement for 10 years on a real property improvement of \$577,000 (plus/minus 25%). The project goal was to create 15 jobs and estimated payroll of \$911,500 within 36 months.

Recommendation

Company officials reported creating 48 jobs and retaining 79 jobs, with a total payroll of \$10,214,974 in 2024 (2023 payroll- \$9,264,298). All other performance standards are being met, and their school donation payment is current. It is recommended to continue this abatement.

- 2. Sahm Glass; CRA #18-000 (2020-2031)** – Granted 100% abatement for 10 years on a real property improvement of \$1,500,000 (plus/minus 25%). Officials projected to create 10 jobs with estimated payroll of \$350,000 within 36 months.

Reference: 2024 TIRC Report

Recommendation

Company officials reported 7 jobs created with a payroll of \$344,190 (2023 payroll- \$358,783).

All other performance standards are being met, and their school donation payment is current.

It is recommended to continue this abatement.

- 3. RISE Toledo LLC (2020-2031)** – Granted 100% abatement for 10 years on a real property improvement of \$3.6MM (plus/minus 25%). The project is estimated to create 351 jobs with estimated payroll of \$14.69MM within 36 months of building completion (or until 31 DEC 2025).

Recommendation

The RISE Toledo building footprint is over 50% completion. Company officials reported an estimated 110 jobs created with a payroll of \$6,460,432. RISE officials expect to begin construction on the remaining buildings. The project is still within the development stage and other performance standards are being met, e.g., school donation agreement payments are current. It is recommended to continue this abatement.

- 4. Fort Meigs Auto Electric & KBBK Properties (2025-2034)** – Granted 100% abatement for 10 years on a real property improvement of \$960,000 (plus/minus 25%). The project retained 19 FTE jobs with \$1.2MM in payroll and is anticipated to create 3 FTE jobs with estimated payroll of \$120,000 within 36 months of building completion.

Recommendation

While the property improvement has been made, this monitoring of this agreement will begin in 2025. No action is needed.

Reference: 2024 TIRC Report

- 5. McNerney Development LLC (2026-2037)** – Granted 100% abatement for 12 years on a real property improvement of \$610,000 (plus/minus 25%). The project is estimated to create 15 jobs with estimated payroll of \$550,000 within 36 months of building completion.

Recommendation

This project located at 6954 McNerney Drive is anticipated to begin in 2025, with the monitoring of this agreement beginning in 2026. No action is needed.

Alcoa TIF

Created by Ordinance 95-25 on 5/11/1995. The terms of TIF Ordinance are 100% exemption for 30 years (ends in 2025) for infrastructure improvements on designated 2 parcels for the purposes of accommodating Alcoa Automotive Structures (now THYSSENKRUPP MATERIALS INC). Estimated project investment at the time of development was \$5,570,000 and the creation of 180 jobs. According to the Wood County Auditor's Office, 2022 (Pay 2023) actual property valuation is \$3,393,900.00, and the TIF value is \$3,393,900). Historical value of the subjected property was \$24,900. The total amount of service payments deposited into the tax equivalent fund for 2024 was \$88,592.26 and the cumulative amount through 12/31/24 was \$2,267,107.35.

Enclave TIF

Created by Ordinance 2019-12 on 7/11/2019. The term of the exemption is 100% for 30 years (Until 2053) for public infrastructure improvements on designated parcels identified within the TIF Boundary.

In 2024 (collected from FY 2023), approximately \$9,765.93 was deposited into the Enclave TIF. At the present time, approximately 120 Parcels are generating value in this TIF, although most are vacant

Reference: 2024 TIRC Report

residential lots in various stages of development awaiting new property valuation. For the current year (FY 2024, payable in 2025), the Wood County Auditor estimates that \$93,209.14 in property taxes will be deposited into the city's municipal public improvement tax increment equivalent fund.

Please call me should you have any questions.

Sincerely,

Glenn T. Gridale, AICP, GISP

Principal, Reveille

**Dalling Road Extension
Wallick Frontage
City of Northwood
Preliminary Estimate of Costs
November 20, 2024**

<u>Description</u>	<u>Quantity</u>		<u>Unit Price</u>	<u>Total Price</u>
Clearing and Grubbing	1	LUMP	\$2,000.00	\$2,000.00
Excavation	850	CY	\$5.00	\$4,250.00
Embankment	850	CY	\$5.00	\$4,250.00
Subgrade Compaction	1910	SY	\$1.50	\$2,865.00
Subgrade Base Improvements	100	CY	\$55.00	\$5,500.00
Agregate Base	611	CY	\$55.00	\$33,605.00
Tack Coat	150	GAL	\$3.25	\$487.50
Asphalt Concrete Surface Course	84	CY	\$220.00	\$18,480.00
Asphalt Concrete Intermediate Course	84	CY	\$210.00	\$17,640.00
Sidewalks	5300	SF	\$8.50	\$45,050.00
Curb Ramps	200	SF	\$8.50	\$1,700.00
Detectable Warnings	16	SF	\$33.00	\$528.00
Curbs and Gutter	1048	FT	\$32.00	\$33,536.00
Curb	80	FT	\$28.00	\$2,240.00
Maintaining Traffic	1	LUMP	\$1,000.00	\$1,000.00
Mobilization	1	LUMP	\$5,000.00	\$5,000.00
Ground Mounted Support	24	FT	\$33.00	\$792.00
Sign	9.25	SF	\$44.00	\$407.00
Headwall	1.78	CY	\$1,500.00	\$2,670.00
12" Storm Sewer, Type B	54	FT	\$75.00	\$4,050.00
12" Storm Sewer, Type C	394	FT	\$55.00	\$21,670.00
60" Storm Sewer, Type B	39	FT	\$450.00	\$17,550.00
60" Storm Sewer, Type C	221	FT	\$275.00	\$60,775.00
Catch Basin, Type A-1, As Per Plan	4	EA	\$3,000.00	\$12,000.00
2-6 Catch Basin	1	EA	\$8,700.00	\$8,700.00
Storm Manhole, No. 3	2	EA	\$3,500.00	\$7,000.00
Storm Manhole, No. 3 (6' Dia.)	1	EA	\$8,700.00	\$8,700.00
Stop Line	20	FT	\$10.00	\$200.00
Topsoil Furnished and Placed	50	CY	\$50.00	\$2,500.00
Seeding and Mulching	1850	SY	\$1.50	\$2,775.00
Commercial Fertilizer	0.17	TON	\$600.00	\$102.00
Curb Inlet Sediment Filter	4	EACH	\$50.00	\$200.00
Construction Entrance	1	EA	\$1,000.00	\$1,000.00
Concrete Washout	1	EA	\$500.00	\$500.00

Restoration of Right - of - Way	1	LUMP	\$10,000.00	\$10,000.00
8" Waterline	588	FT	\$64.00	\$37,632.00
Hydrant Assembly	1	EA	\$7,000.00	\$7,000.00
10"x10"x8" Tapping Sleeve & Valve in Valve Box	1	EA	\$6,000.00	<u>\$6,000.00</u>

Construction Subtotal	\$390,354.50
Contingency	<u>\$39,055.50</u>
Construction Total	\$429,410.00

**Dalling Road Extension
Summit Builders Frontage
City of Northwood
Preliminary Estimate of Costs
November 18, 2024**

<u>Description</u>	<u>Quantity</u>		<u>Unit Price</u>	<u>Total Price</u>
Clearing and Grubbing	1	LUMP	\$2,000.00	\$2,000.00
Excavation	3033	CY	\$5.00	\$15,165.00
Embankment	116	CY	\$5.00	\$580.00
Subgrade Compaction	1955	SY	\$1.50	\$2,932.50
Subgrade Base Improvements	100	CY	\$55.00	\$5,500.00
Agregate Base	628	CY	\$55.00	\$34,540.00
Tack Coat	196	GAL	\$3.25	\$637.00
Asphalt Concrete Surface Course	87	CY	\$220.00	\$19,140.00
Asphalt Concrete Intermediate Course	87	CY	\$210.00	\$18,270.00
Sidewalks	5865	SF	\$8.50	\$49,852.50
Curbs and Gutter	1173	FT	\$32.00	\$37,536.00
Maintaining Traffic	1	LUMP	\$1,000.00	\$1,000.00
Mobilization	1	LUMP	\$5,000.00	\$5,000.00
Ground Mounted Support	12	FT	\$33.00	\$396.00
Sign	3	SF	\$44.00	\$132.00
12' Storm Sewer, Type B	81	FT	\$75.00	\$6,075.00
12" Storm Sewer, Type C	506	FT	\$55.00	\$27,830.00
Catch Basin, Type A-1, As Per Plan	6	EA	\$3,000.00	\$18,000.00
Storm Manhole, No. 3	3	EA	\$3,500.00	\$10,500.00
Stop Line	20	FT	\$10.00	\$200.00
Topsoil Furnished and Placed	50	CY	\$50.00	\$2,500.00
Seeding and Mulching	3600	SY	\$1.50	\$5,400.00
Commercial Fertilizer	0.05	TON	\$600.00	\$30.00
Filter Sock	200	FT	\$10.00	\$2,000.00
Curb Inlet Sediment Filter	8	EACH	\$50.00	\$400.00
Restoration of Right - of - Way	1	LUMP	\$10,000.00	\$10,000.00
8" Waterline	712	FT	\$64.00	\$45,568.00
8" Valve in Valve Box	3	EA	\$2,650.00	\$7,950.00
8"x8"x8" Tee	2	EA	\$700.00	\$1,400.00
Hydrant Assembly	2	EA	\$7,000.00	\$14,000.00
			Construction Subtotal	\$344,534.00
			Contingency	\$34,416.00
			Construction Total	\$378,950.00