



Similar Use
12-02-05

CONDITIONAL USE PERMIT#

CITY OF CIRCLEVILLE ~~CONDITIONAL USE PERMIT APPLICATION~~

APPLICANT'S NAME: M3K Properties, LLC PHONE #: 740.207.5570

APPLICANT'S ADDRESS: 15237 SR 104 Ashville Oh 43103

APPLICANT'S E-MAIL ADDRESS: Kovachsellshomes@gmail.com

PROPERTY OWNER'S NAME: Rich Elsea PHONE #: _____
(If same as Applicant, write same)

PROPERTY ADDRESS: 1369 N. Court Street Circleville, Oh 43113

SUBDIVISION: _____ LOT#: _____ TAX PARCEL#: A0511350101800 (Tax

Parcel information must be provided and can be obtained from your property tax bill or by calling the County Auditor's office 740-474-4765 OR AT THEIR WEB SITE HTTP://PICKAWAY.IVIEWAUDITOR.COM)

PRESENTLY ZONED: GB PRESENT USE: Multi-family PROPOSED USE: Life restoration center/resource center

A PLOT PLAN OF THE PROPOSED SITE FOR THE CONDITIONAL USE, SHOWING THE LOT SIZE, THE SIZE AND LOCATION OF ALL BUILDINGS (MEASUREMENT OF FRONT, REAR AND SIDE YARD SETBACKS), PARKING AND LOADING AREAS, TRAFFIC CIRCULATION, UTILITIES AND EASEMENTS, AND SUCH INFORMATION AS THE ZONING COMMISSION MAY REQUIRE, MUST BE SUPPLIED.

PLOT PLAN SUBMITTED: YES ☒ NO ☐

A LEGAL DESCRIPTION OF THE PROPERTY, AS RECORDED IN THE PICKAWAY COUNTY RECORDER'S OFFICE MUST BE SUPPLIED. LEGAL DESCRIPTION SUBMITTED: YES ☐ NO ☐

THE FOLLOWING STATEMENT REPRESENTS AN ELEVATION OF THE EFFECTS ON ADJOINING PROPERTY, SUCH AS NOISE, GLARE, ODOR, LIGHT, FUMES, VIBRATION, TRAFFIC, ETC.:

THE NAMES AND MAILING ADDRESSES OF ALL PROPERTY OWNERS WITH 100 FEET, CONTIGUOUS TO, AND DIRECTLY ACROSS THE STREET FROM THE PROPERTY, AS APPEARING ON THE PICKAWAY COUNTY AUDITOR'S CURRENT TAX LIST, IN THE PICKAWAY COUNTY COURT HOUSE, MUST BE PROVIDED.

LIST OF ADJACENT PROPERTY OWNERS (WITHIN 100 FEET ATTACHED: YES ☒ NO ☐

I hereby state that the information shown above and on the plot plan and any other information submitted, is accurate.

DATE: 9.17.2020 SIGNATURE OF APPLICANT: Ymichelle Kovach

DO NOT WRITE BELOW THIS LINE FOR OFFICE USE ONLY

APPLICATION RECEIVED BY: B. Shatt DATE: 9/21/2020

FEE PAID \$ _____ CASH: Waited fees per mayor CHECK #: _____

ON _____, THIS PERMIT WAS APPROVED _____ REJECTED _____

SUBJECT TO THE FOLLOWING CONDITIONS/COMMENTS: _____

IF THE CONDITIONAL USE PERMIT IS APPROVED AND SIGNED BY THE SECRETARY OF THE ZONING COMMISSION, THE ADMINISTRATIVE OFFICER IS HEREBY AUTHORIZED TO ISSUE A ZONING PERMIT, BEING IN COMPLIANCE WITH ALL REQUIREMENTS OF THE ZONING CODE.

SECRETARY OF ZONING COMMISSISON: _____

DATE: _____

(Revised 11/2015)

CITY OF CIRCLEVILLE ZONING PERMIT ZONING PERMIT # _____ VARIANCE # _____ OTHER # _____

APPLICANT'S OR AGENT FOR APPLICANT'S NAME: M3K Properties, LLC PHONE #: 740-207-5570

APPLICANT'S/AGENT'S ADDRESS: 15237 SR 104 Ashville, Oh 43103

APPLICANT'S E-MAIL ADDRESS: Kovachsellshomes@gmail.com

PROPERTY OWNER'S NAME: Rich Elsea

PHONE # _____

PROPERTY ADDRESS: 1369 N. Court St. Circleville Oh 43113

SUBDIVISION: _____ LOT#: _____ TAX PARCEL #: A0511350101800

(TAX PARCEL INFORMATION MUST BE PROVIDED AND CAN BE OBTAINED FROM YOUR PROPERTY TAX BILL OR BY CALLING THE PICKAWAY COUNTY AUDITOR'S OFFICE AT 474-4765 OR AT THEIR WEB SITE [HTTP://PICKAWAY.MIWEAUDITOR.COM](http://PICKAWAY.MIWEAUDITOR.COM))

PRESENTLY ZONED: GB PRESENT USE: Multi-family PROPOSED USE: life restoration Center

Homeless Shelter
Resource Center

CONTRACTOR'S NAME: N/A LICENSE NUMBER: N/A

(IF DOING THE WORK YOURSELF, INDICATE SO. IF CONTRACTING, CONTRACTOR MUST BE LICENSED WITH THE PICKAWAY COUNTY BUILDING DEPARTMENT - CONTACT THE BUILDING DEPARTMENT AT 477-8282 FOR FURTHER INFORMATION.)

BUILDING AND LOT DATA: A SCALED PLOT PLAN MUST BE PROVIDED

BUILDING SIZE: 1500sq ft HEIGHT: _____ LOT SIZE: 1.78 CORNER LOT: YES _____ NO ☒ LIVING AREA: _____ SQ. FT.

NUMBER OF DWELLING UNITS: 3 CHECK ONE: NEW _____ ADDITION _____ OTHER _____

TYPE OF CONSTRUCTION: Pole Barn buildings APPROXIMATE COST OF CONSTRUCTION: \$ _____
(HOME, GARAGE, SHED, ROOM ADD., ETC.)

YARD SETBACK DEPTHS

FRONT YARD: 40 FT. REAR YARD: 30 FT. SIDE YARDS: LEFT 20 FT. RIGHT 20 FT.

THE PROPERTY OWNER/AGENT/APPLICANT MUST SUPPLY A LEGAL DESCRIPTION OF THE PROPERTY, AS RECORDED IN THE PICKAWAY COUNTY RECORDER'S OFFICE. LEGAL DESCRIPTION ATTACHED: YES ☒ NO _____

PLEASE READ AND VERIFY BY SIGNATURE

THE FOLLOWING ITEMS ARE THE APPLICANT/AGENT/PROPERTY OWNER'S RESPONSIBILITY.

1. ASSURE THAT NO STRUCTURE IS BUILT ON ANY PUBLIC EASEMENT OR RIGHT OF WAY.
2. LOCATE AND VERIFY PROPERTY LINES TO ASSURE THAT THE PLOT PLAN SUBMITTED WITH THIS APPLICATION ACCURATELY REFLECTS THE SETBACK DIMENSIONS FROM THOSE PROPERTY LINES. WHERE COMPLETE AND ACCURATE INFORMATION IS NOT READILY AVAILABLE FROM EXISTING RECORDS, THE ZONING INSPECTOR MAY REQUIRE THE APPLICANT TO FURNISH A SURVEY OF THE LOT. SURVEY MUST BE COMPLETED BY A REGISTERED SURVEYOR. ALL NEW CONSTRUCTION WILL REQUIRE A SURVEY.
3. VERIFICATION THAT THE DEED AND/OR PLAT DOES NOT CONTAIN ANY RESTRICTIONS AGAINST SUCH CONSTRUCTION ACTIVITY.

BY SIGNATURE, I HEREBY ATTEST TO THE TRUTH AND EXACTNESS OF ALL INFORMATION PROVIDED ABOVE:

DATE: 9.17.2020 SIGNATURE OF APPLICANT/AGENT/OWNER: Michelle Kovach

DO NOT WRITE BELOW THIS LINE

FEE COLLECTED: _____ DATE: _____ BY: _____

FLOOD PLAIN: YES _____ NO ☒ HISTORIC DISTRICT: YES _____ NO ☒

SUBDIVISION GRADING PLAN TO BE USED: YES _____ NO ☒

IF APPROVED, THIS PERMIT IS CONDITIONED UPON OBTAINING ALL OTHER REQUIRED PERMITS AND IS VALID FOR A PERIOD OF ONE-YEAR ONLY. THIS PERMIT WILL BE REVOKED IF CONSTRUCTION IS NOT COMPLETED WITHIN A ONE-YEAR PERIOD.

ON 9.17.20, THIS PERMIT WAS APPROVED _____ REJECTED ☒

COMMENTS: PROPOSED USE NOT A PERMITTED OR

CONDITIONAL USE IN GENERAL BUSINESS (GB) DISTRICT.

REFERRED TO BOARD OF ZONING APPEALS FOR SIMILAR USE DETERMINATION.

SECTION 12.02.05

IF APPROVED, THIS IS TO CERTIFY THAT THE STRUCTURE AND/OR USE NAME AND DESCRIBED IN THE ABOVE APPLICATION COMPLIES WITH THE LATEST ZONING ORDINANCE OF THE CITY OF CIRCLEVILLE.

ZONING INSPECTOR: _____

A05-1-135-01-019-00

A0511350101800

A05-1-135-01-018-00

1367

1369

A05-1-135-01-017-00

A0511350101700

0 COURT

ELSEA MOBILE VILLAGE, INC PO BOX 588 Circleville Oh 43113

A0511350101900

1375 COURT

ROESE BRIAN K & KELLY R 1375 N Court Street Circleville OH 43113

A0511360000400

1350 COURT

DK WOLFE FAMILY INVESTMENTS LLC PO Box 448 Circleville OH 43113

A0511360000600

120 WALNUT CREEK

AC PALMER PROPERTIES LLC 6768 Zane Trail Rd Circleville OH 43113

A0511360000501

1340 COURT

KLINE SHARON KAY 505 Forrest View Ct Circleville OH 43113

A0511360000300

1360 COURT ST

STEWART CAROL R 136 Rosewood Ave Circleville OH 43113

A0511360000302

0 COURT

DK WOLFE FAMILY INVESTMENTS LLC Duplicate property Owner



Transformation Through Hope, INC.
BUSINESS PLAN

Prepared for:
Michelle Kovach
15237 SR 104
Ashville, Ohio 43103
740-207-5570

transformationthroughhope@gmail.com
www.transformationthroughhope.com

Updated 06/01/2020

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EXECUTIVE SUMMARY

Transformation Through Hope, Inc. is a grassroots non-profit social service organization focused on serving Circleville and the Pickaway County area. The agency was founded by Michelle Kovach, whose passion for helping those less fortunate is matched only by her ability to create effective teams. Michelle is currently working to assemble a strong Board of Directors.

The Pickaway County Homeless Coalition began meeting in December 2019, as a direct result of community outcry for an answer to the increasing homeless epidemic in Pickaway County. The group has identified the documented need for additional homeless shelter facilities, which will service this community. Transformation Through Hope, Inc was established and incorporated as a 501(c)(3) in January 2020 at 15237 SR 104, Ashville, OH 43113. The primary function of the agency will be to meet the rising and ever-changing needs of the homeless community in Pickaway County through a series of individualized life restoration measures.

Mission Statement

Our Mission is to be a safe, temporary, transitional housing alternative and resource center for the homeless and those who are at risk of becoming homeless, in Circleville and Pickaway County, including men, women, children and veterans; we will work with local government and social service agencies to facilitate the connection of individuals to the necessary supportive services, that are critical to housing and community reentry.

Vision Statement

Transformation Through Hope is an organization which aims to be a life restoration center. A life restoration center is vastly different from a traditional homeless shelter. A homeless shelter meets basic needs by providing meals and a place to sleep. Our life restoration center aims to train and educate, in order to empower sustainable life change.

Our restoration life center aims to be a one stop shop for homeless and those who are at risk of becoming homeless in Pickaway County. Current homeless individuals in our community have identified the lack of transportation, confusing and extensive paperwork, and safe, personal property storage, as just some of the major barriers to housing reentry and gainful employment. Transformation Through Hope is committed to alleviating these obstacles, as well as identifying other issues as they arise. We provide support to instill hope in hearts of all who enter our facility.

Our agency is not a drug/alcohol treatment center. However, The Refuge is a non-profit organization in Columbus, Ohio who focuses on recovery for both men and women. Information about their program can be found at www.therefugeohio.org. Transformation Through Hope will continue to help identify potential avenues for recovery in the future.

Service Area Statistical Data: Circleville and Pickaway County

The U.S. Department of Housing and Urban Development (HUD) requires counts of sheltered and unsheltered homeless persons for those communities receiving federal funding from the Continuum of Care (CoC) and Emergency Solutions Grant Programs. These are called Point-in-Time Counts (PIT), as they occur during one day in the last ten days of January.

Ohio Balance of State CoC, 2019 Point in Time Count (individuals) occurred on January 22, 2019 and is noted as reporting the number of literally homeless individuals counted on this day as 63 in Pickaway County. The 2018 point in time count reported 37 individuals in Pickaway County; which is an increase of approximately 70%. The most recent point in time count was conducted on January 21, 2020 and as of the date of this report, the figures were not yet available.

Pickaway County currently has three operational homeless shelters, and each serve a different portion of the homeless population. Haven House serves Pickaway County as a domestic violence and homeless shelter offering transitional housing to women and children. This shelter self-reported to have been at capacity during December 2019. Hope House serves Pickaway County as an emergency homeless shelter serving men and men with children. This shelter transitioned to a men and men with children only facility on January 1st, 2020. This shelter reported over 200 unique sign-ins during 2019; which translates to approximately 16 individuals per month. PICCA provides transitional housing for veteran male, veteran female and veteran families through a program in partnership with the Chillicothe VA Medical Center. Pickaway County does not currently have a shelter open to both non-veteran men and non-veteran women. Transformation Through Hope intends to serve men, women, children and families. Based upon the information obtained through the Pickaway County Homeless Coalition, area agencies are receiving multiple calls each week from individuals seeking shelter due to either homelessness or risk of homelessness.

Agency Services

Transformation Through Hope aims to become a partner in the solution to homelessness in Pickaway County by offering transitional housing in the form of a life restoration center. The center will be designed as a community living facility and will be open 24 hours a day, 365 days of the year. No other facility in Pickaway County is offering 24 hour a day housing for men, men with children and families. This demographic of the population is currently underserved in this market. Transformation Through Hope is working diligently to obtain a permanent facility near downtown Circleville.

Our agency will provide the following client services, as needed, on a case by case basis:

- * safe, secure sleeping environment with adequate hygiene facilities, including showers*
- * a minimum of three meals per day*
- * access to on site case management*
- * assistance with counseling, safety planning, crisis intervention*
- * court advocacy, assistance with child reunification*
- * employment assistance*
- * budget and goal setting courses available on site*
- * facilitating identification and access to long term housing options*

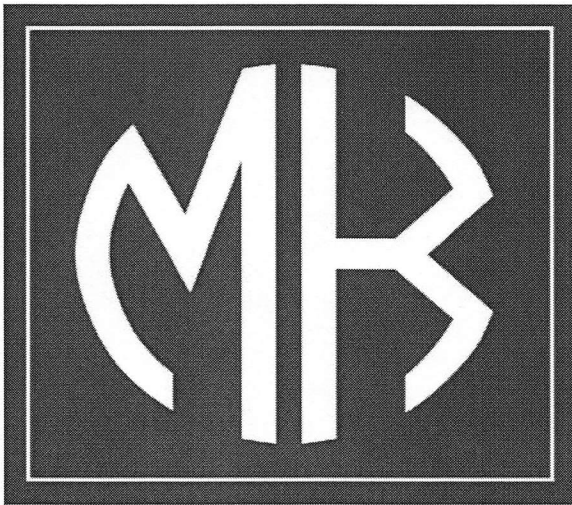
This program is designed to be completed in 8 months or less, depending upon the level of services needed. Our goal is to restore hope by helping people discover their purpose. A follow up program is available for those who transition to permanent housing to ensure they maintain housing stability.

Board of Directors

Transformation Through Hope, Inc will be governed by a Board of Directors comprised of a President, Vice President, Treasurer, and Secretary. The Board is actively recruiting key members from social service agencies, community professionals, and other agency leaders. A non-voting seat will also be held by a member of the community, who will represent public interest.

Michelle Kovach is the President of Transformation Through Hope, Inc. She is a forward thinking, local businesswoman who has held a real estate sales license from the State of Ohio since 2007. Her accomplishments include receiving the Rising Star Award in 2008. Since 2008, she has consistently continued to excel and was ranked in the top 1% of all central Ohio Realtors for the prior 4 years, while simultaneously leading a successful real estate team and staff. The Mash Pantry, located in Victorious Living Church Grove City, is where Michelle first started volunteering at a food pantry and her heart for an outreach began to blossom. The combination of determination, extensive business knowledge, and her love of people will enable her to create a successful Restoration Center for Pickaway County.

The Board of Directors will meet on the first Tuesday of each month and be responsible for overseeing programs, financial matters, services offered, communication, client safety and any support necessary for staff, as the need may arise. The Board is also responsible for approving policies and procedures. Although members may be culturally diverse, they will be all required to share a passion for helping others in the community and genuinely believe and promote the vision and mission of Transformation Through Hope, Inc. Meetings will be held at the Pickaway County Library, 1160 N. Court St. Circleville, OH until a permanent facility is secured.



Michelle Kovach

REALTOR / ENTREPRENEUR
Keller Williams Premier Realty
The Michelle Kovach Network

PRESIDENT, TRANSFORMATION THROUGH HOPE

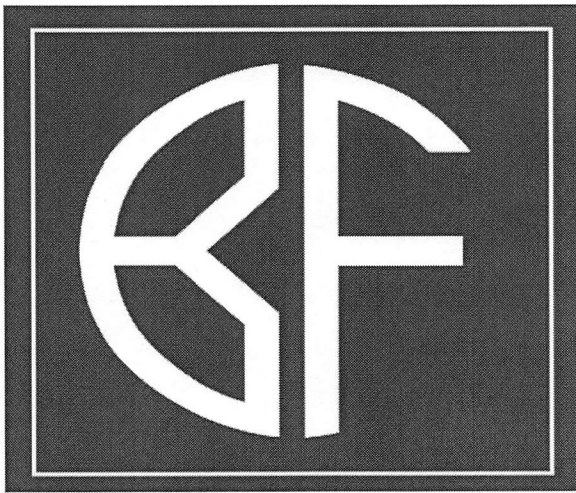
Michelle Kovach is the Realtor® leading the Michelle Kovach Network through Keller Williams Premier Realty. Michelle became a Licensed Real Estate Agent in the State of Ohio in 2007. By 2008, she was awarded the Rising Star Award and she continues to perform well. In 2019, she was ranked #1 Realtor in Pickaway County and currently holds this ranking. She has consistently been ranked in the top 1% of all Central Ohio Realtors for the past four year. She is currently working to complete her business degree and enhance her business by becoming a licensed real estate broker within the next 12 months.

Michelle has taken multiple emotional intelligence leadership training classes. She is a compassionate person who desires to help those less fortunate by creating a safe environment, in which each person will be offered tools necessary to enrich and enhance the quality of their lives. She intends to build a network with other social service organizations and individuals in Pickaway County who work to end homelessness. She aims for Transformation Through Hope, Inc. to train and educate, in order to empower sustainable life change and housing reentry.

Fun fact: Michelle enjoys traveling the world and experiencing different cultures. Her goal is to visit every continent and do community service in third world countries!

740.207.5570

kovachsellshomes@gmail.com



Brian Forcum

Vice President

Certified Real Estate Appraiser

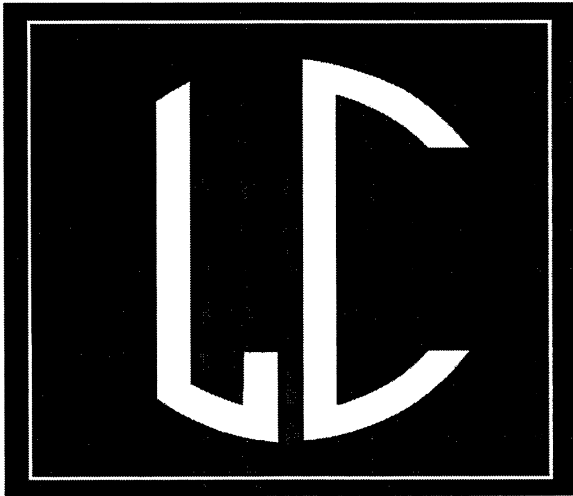
Alliance Appraisal Corporation

VICE PRESIDENT, TRANSFORMATION THROUGH HOPE

Brian Forcum is the acting vice-president of Alliance Appraisal Corporation and has an Associate Business Degree. He currently holds a Real Estate Appraiser Certification with the State of Ohio and has worked as a residential real estate professional since 1998. The profession allowed him to work in a variety of capacities, including special projects for FEMA and Frontier Community Services. He has experience creating and cultivating business relationships throughout the United States. He is also well versed in understanding and interpreting extensive contract engagement letters, which translates well into the areas of policy and procedure.

Brian is currently a member of the Mission and Outreach Team (MAT) at Heritage Nazarene Church in Circleville, Ohio. This outreach is focused on meeting the needs of the Pickaway County community and works closely with the homeless population. Brian provides social support to several who are currently homeless and has been an asset in helping some transition into temporary housing. He actively maintains relationships with the local community service organizations and works to connect them with those in need. In addition to these services, Brian is a consistent support to the free weekly meals provided through the MAT Team.

Fun Fact: Brian loves GOLF! He has offered to help the restoration center create a program to allow those less fortunate to learn the game of golf!



Leighann Cook

Audit Manager

The Ohio Department of

Job & Family Services

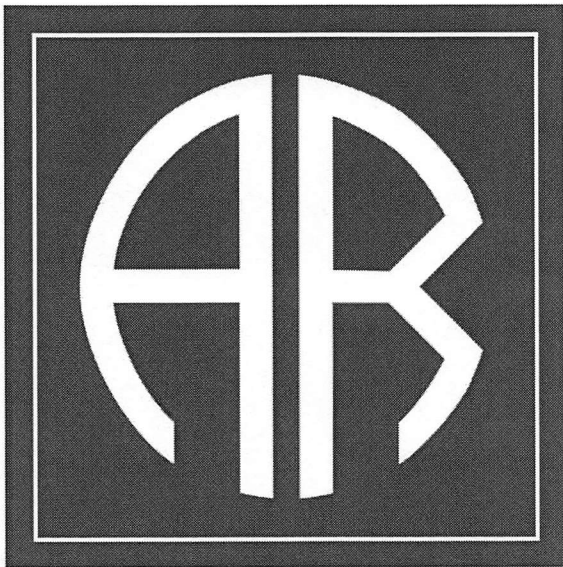
SECRETARY, TRANSFORMATION THROUGH HOPE

Leighann Cook is an Audit Manager for the Ohio Departments of Job and Family Services. She is responsible for managing and overseeing financial monitoring of the job and family service, children services and child support agencies in the central / southeast third of the state. She also prepares and presents training for county job and family agencies at bi-annual conferences.

'Leighann's experience encompasses a broad range of social service topics which directly impact the homeless community. She is a seasoned training professional, proficient in following federal fiscal regulations pertaining to various federal programs such as TANF (temporary assistance of needy families), Medicaid, Food Assistance, Foster Care, child support, etc. Her presentations also give guidance on matters of documentation and procurement.

Leighann currently serves as the Vice President of the Parent Teacher Fellowship at New Hope Christian Academy. In this capacity, she provides structure and leadership in monthly meetings through strategic financial planning. She is also an active supporter of The Table Ministry, which offers weekly fellowship, meals and encouragement to anyone in need, including those visiting from local shelters.

Fun Fact: Leighann loves math! She has a bachelor's degree in mathematics and a bachelor's degree in accounting.



Allen Roberts

SERVICE & SUPPORT ADMINISTRATOR

Pickaway County Board of Developmental Disabilities

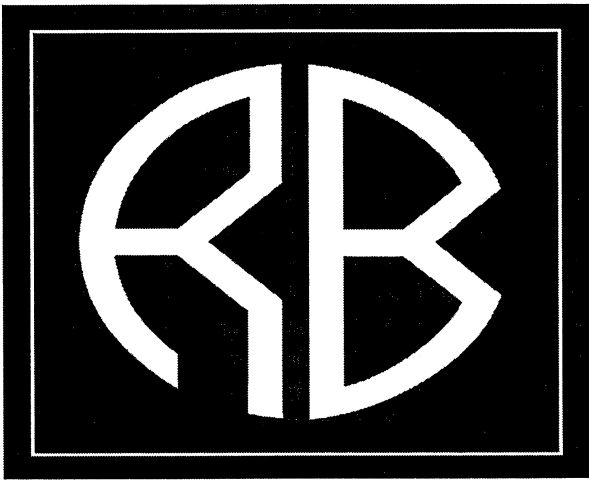
Current Advisor

Pickaway County Youth Advisory Council

Allen Roberts is the Service and Support Administrator for Pickaway County Board of Developmental Disabilities. He currently works with school age children providing support coordination for people with disabilities. Prior to working with the County Board, Allen worked with Pickaway County Ohio Means Jobs, providing employment services to various people throughout the county. His diversified experience in public assistance, youth development, and workforce development, will be a tremendous resource for the Restoration Center.

Allen currently serves as an Advisor for the Pickaway County Youth Advisory Council (YAC); a fund established through the Pickaway County Community Foundation. His main responsibilities at YAC are teaching students about philanthropy, grantmaking, and the vital role of nonprofit organizations.

Fun fact: Allen considers himself an amateur baker! You can find him in the kitchen exploring new recipes in his free time. Transformation Through Hope intends to provide nutritional guidance through onsite education programs. Allen's vast skill set, and business degree will undoubtedly prove to be invaluable to both the staff and clientele.



Rob Bastian

Owner

Senior Advisor Group, LLC

TPR Properties, LLC

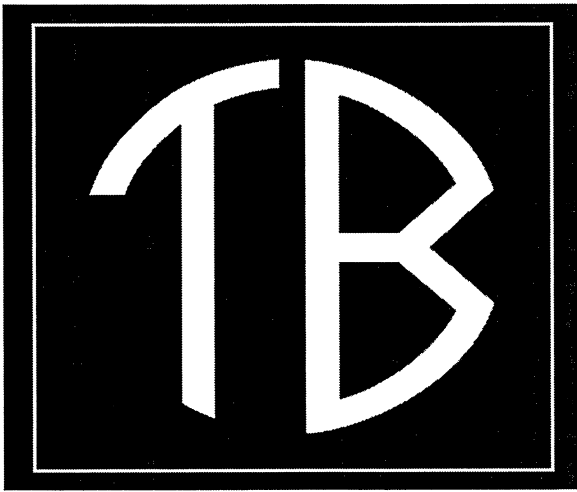
Scioto Barns, LLC

Rob Bastian is the owner of Senior Advisor Group, LLC in Circleville, Ohio. His company handles financial crisis planning for the aged. He also currently owns and operates TPR Properties, LLC and Scioto Barns, LLC. TPR Properties, LLC has a focus on increasing low income housing options in Circleville, through the development of new construction multi-family dwellings. Rob's vision will offer upscale living quarters to those less fortunate and will be HUD approved.

Rob has extensive experience regarding charitable trusts. Hetty's, Hetty's Watersports, Hetty's Wake the World and Hetty's Kids, are all the Bastian Family endeavors geared toward community supports. These organizations offer a chance for foster children and families affected by cancer to experience a day on the water. Each year approximately 160 kids are given this wonderful opportunity through the support of Rob and these organizations.

Transformation Through Hope will benefit greatly from Rob's experience. The low-income housing development proposed by TPR Properties LLC, will provide a high quality and affordable housing option for applicants graduating from the restoration center.

Fun fact: Hetty's Kids is a huge supporter of the Dare program and provides the H3 Dare vehicle.



Trevor Bastian

Manager

TPR Properties, LLC

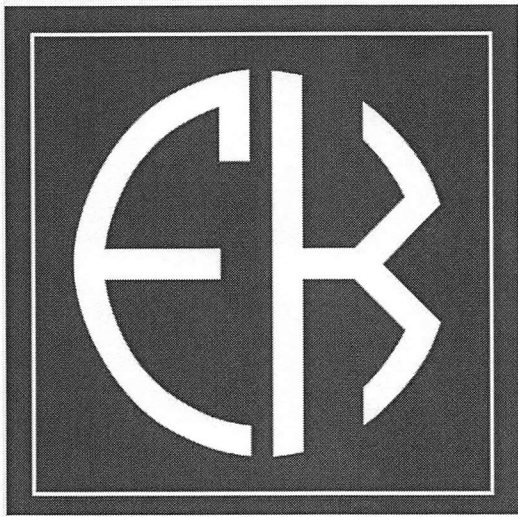
Trevor Bastian has ten years of experience working with charitable organizations that benefit underprivileged kids. He works closely alongside his family with Hetty's, Hetty's Watersports, Hetty's Wake the World and Hetty's Kids, which are all the Bastian Family endeavors geared toward community supports. These organizations offer a chance for foster children and families affected by cancer to experience a day on the water. Each year approximately 160 kids are given this wonderful opportunity through the support of these organizations.

Transformation Through Hope will benefit greatly from Rob's experience. The low-income housing development proposed by TPR Properties, LLC will provide a high quality and affordable housing option for applicants graduating from the restoration center.

Fun fact: Trevor is passionate about helping rebuild areas inside Circleville to create safe communities for families to thrive!

740.412.5230

bastiant12@gmail.com



Fallon Kingery

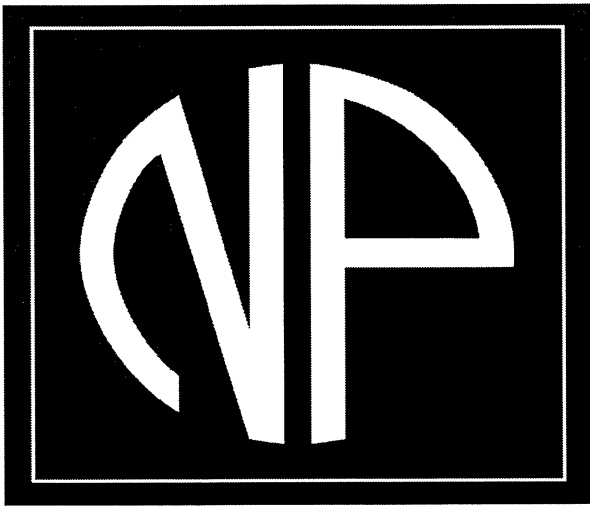
COMMUNITY SERVICES DIRECTOR
Pickaway County Community Action Organization

Fallon Kingery is currently the Community Services Director at Pickaway County Community Action Organization, PICCA. She was previously the Youth Program Coordinator for the Ohio Domestic Violence Network and worked extensively with runaway and homeless youth. She assisted in developing programming around youth stabilization, prevention, education, and emergency services. Fallon has worked in the field for over 13 years and is a Registered Advocate with Senior Standing. As the former Director of Runaway and Homeless Youth Programs at Sojourners Care Network, her work implemented changes in the way communities interact and engage with youth in rural areas. She has secured stable housing for homeless youth in southeastern Ohio including transitional and permanent supportive housing. Fallon was a board member for the Ohio Balance of State Continuum Care Board and served as past president of the Jackson Vinton Community Action. She has a degree in Human Services and Corrections.

Fun Fact: Fallon loves the beach! She dreams of retiring in Florida and doing volunteer work with runaway youth.

740.656.0611

fkingery@picca.info



Nicholas Pruitt

COMMUNITY SERVICES BLOCK GRANT/ENERGY DIRECTOR
Pickaway County Community Action (PICCA)

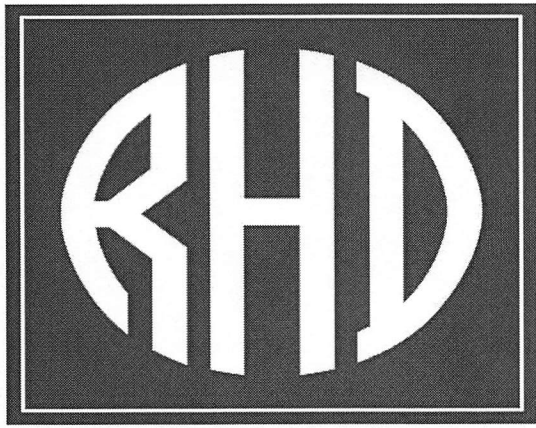
MISSION & OUTREACH PASTOR
Heritage Nazarene Church

Nick Pruitt is currently the Community Services Block Grant/Energy Director at Pickaway County Community Action (PICCA) in Circleville. He oversees the day to day activities related to the energy assistance program and home weatherization staff, while maintaining connection between the organization and homeless population to provide emergency food and shelter. Another primary focus for Nick, is writing grants to obtain funding which will be utilized to enhance the quality of life for Pickaway County residents.

Nick serves as the Mission and Outreach Pastor for Heritage Nazarene Church. This position has allowed him to have a positive impact on Waverly and Circleville communities. He started The Table in Circleville during 2019 with a vision of bringing a connection and hope to area residents. The Table quickly became an avenue to work with the homeless population by providing food and fellowship on a weekly basis, as well as a path to connect with social services.

Nick is also heavily involved with Pike Outreach in Waverly. Here he successfully worked to develop policies and procedures; and assisted with grant writing to fund the day to day operations of Bridgehaven Homeless Shelter and the Pike County Food Pantry.

Fun Fact: Nick loves spending time with his wife and daughters! He also enjoys outdoor activities!



Roxanne Hilt Davis

OFFICE MANAGER

Oliver-Cheek Funeral Home – Ashville

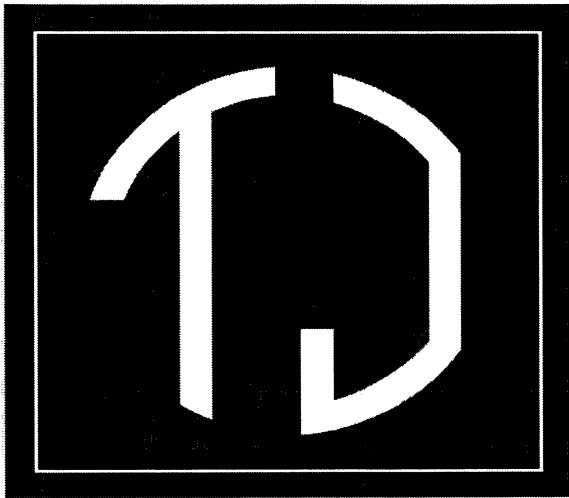
Advisory Committee

Pickaway County Community Foundation

Roxanne has volunteered in the community and listened to many people's opinions and concerns. She utilizes her experience to serve the community in many different arenas in Pickaway County. She was recently elected in November 2019 to serve on the Teays Valley Board of Education. She is a founding member of the Teays Valley Educational Foundation, which has provided 10s of thousands of dollars toward classroom grants and scholarships, to support Teays Valley students transition into Colleges and Universities.

Roxanne is proud to be involved and to have recently served on the Leadership Committee for the new Pickaway County Agriculture and Event Center (Fairgrounds). She has served as VP/Program Chair for Ashville Women's Civic Club and will serve as President throughout the next two years. She has been an active member of the Presbyterian Church in Circleville for the prior 28 years. Her experience includes serving as an Elder, Deacon and Trustee and Presbyterian Women Treasurer for many years. She is currently the organizational 4-H Advisor of Scioto Sassafras and has been involved with the club for 18 years. She also serves on the Pickaway Co. 4-H Advisory Committee. Roxanne is an active and visible member of our community who will listen, learn, and work hard on behalf of the people in Pickaway County.

Fun Fact: Roxanne was a Dairy Princess in Madison County NY in 1980-1981. Her hobbies include spoiling their lab pups, gardening, needlepoint & spending time with her husband and sons.



Tracy Joiner

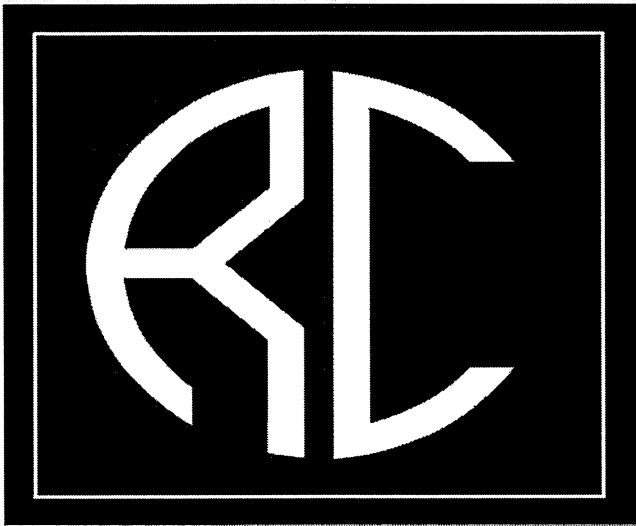
CASUALTY INSURANCE CLAIMS PROFESSIONAL
Nationwide

VILLAGE COUNCIL MEMBER
Commercial Point Village Council

Tracy Joiner is a Casualty Insurance Claims Professional, who has served various roles within the Insurance Industry, due to her diverse claims background, high productive and efficient track record. Tracy's desire is to learn and grow in many facets- which shows from her Associates degree, Early Childhood Development, Adjusters Licensed in all required states and US Territories, to completion of Nationwide's Leadership Development Program. She has managed various facets within the claim's organization of Nationwide while taken on various volunteer roles from coordinating daily functions, events, grant writing, and fundraising functions.

Tracy currently serves as Village of Commercial Point's council. Tracy is an avid volunteer for Veterans through M.A.S.H Pantry and Resource Center and Honor Flight Columbus. As a 2019 Honoree Volunteer Nationwide Insurance Company. Member of Rock Church in Orient, Ohio. Tracy's diverse volunteer services started in Toledo, Ohio in 2001, with various programs to assist the homeless, Feed Lucas County Summer Children's program, Back to school backpack give away and board member of Noah's Ark Child Development Center, prior to her returning to Central Ohio.

Fun fact: Tracy is an adrenaline junkie, who rode in a Richard Petty's NASCAR going over 190 mph at the speedway in Kentucky. She loves planning events and can be a clean and organization freak.



Rebecca Conley

CARE MANAGER

Area Agency of Aging, District 7 (AAA7)

TEAM MEMBER

Mission & Outreach Team

Rebecca Conley is a Care Manager at the Area Agency on Aging, District 7 (AAA7) and is a Registered Nurse with a Bachelor of Science degree in Nursing. She has worked at the AAA7 for 7 years. She has worked as a Care Manager, Assessor, and Care Transitions Coach for post-hospitalization patients. She has also worked as a floor nurse and direct care support for those with developmental disabilities. She is CPR Certified and a specialist in community-based long-term care services for seniors.

Rebecca is affectionately known as Becca around the Table. She is currently a member of the Mission and Outreach Team (MAT) at Heritage Nazarene Church in Circleville, Ohio. This outreach is focused on meeting the needs of the Pickaway County community. She actively helps with the supplemental food box give-away that is provided monthly or as able by the Table Ministry, as well as is active in the weekly dinners provided by this ministry to the homeless and those in the community. Becca is also a page administrator for The Table Online and provides content and daily support to the other team members.

Fun Fact: Becca enjoys REFIT workouts and LOVES playing video games like Crash Bandicoot!

The Vision of Transformation Through Hope

Three homes currently on this property are rented to section 8 long term tenants. They can remain as tenants. When the time comes that they would vacate, we would make needed improvements and use these houses as affordable housing options for people that choose to go through our program.

The yellow building that you see in the drawing: RESOURCE CENTER

- Building size 25 x 50
- 1 women bathroom and shower, 1 men bathroom and shower
- 3 washer/dryer sets
- Refrigerator/stove/ microwave
- Classes and resources/case management offered during the day
- Food pantry
- Clothing center
- Common area space with tables / furniture

The blue building that you see in the drawing would be for housing MEN ONLY.

- Building size 25 x 50
- 1-2 bathrooms and showers
- 15 sets of bunkbeds to house a total of 30 men
- Lockers for each person

The Pink building that you see in the drawing would be for housing WOMEN OR WOMEN WITH CHILDREN.

- Building size 25 x 50
- 1-2 bathrooms and showers
- Combination of bunk beds and small sleeping rooms for the women who also have children.
- Max capacity would be 30
- Lockers for each person

Tiny House Community

- Each house is between 96 and 212 sq ft.
- 6 -10 on the property
- Must meet certain qualifications to live in one of these houses
- Can stay until affordable housing is obtained as long as following the rules

We will have a privacy fence around the property that faces the home to the North and between the tiny home community and the three rental homes at the back of the lot.

The Vision of Transition Through Jobs

Three homes currently on this property are rented to section 8 low income tenants. They can remain as tenants. When the time comes that they would vacate, we would make needed improvements and use these homes as affordable housing options for people that come to us through our program.

The yellow building that you see in the drawing, RESOURCE CENTER

- Building size 35 x 50
- 1 women bathroom and shower, 1 men bathroom and shower
- 3 washer/dryers
- 1 refrigerator/freezer/microwave
- Classes and resource/care management offered during the day
- Food pantry
- Clothing center
- Common area space with tables/furniture

The blue building that you see in the drawing would be for housing MEN ONLY.

- Building size 35 x 50
- 1-2 bathroom and showers
- 12 sets of bunk beds to house a total of 30 men
- Lockers for each person

The pink building that you see in the drawing would be for housing WOMEN OR WOMEN WITH CHILDREN.

- Building size 35 x 50
- 1-2 bathroom and showers
- Combination of bunk beds and small sleeping rooms for the women who also have children.
- Max capacity would be 30
- Lockers for each person

Tiny House Community

- Each house is between 10 and 111 sq ft.
- 7-10 on the property
- Must meet certain qualifications to live in one of these houses
- Can stay until affordable housing is obtained as long as following the rules

We will have a privacy fence around the property that faces the home to the north and between the tiny house community and the inner rental homes at the back of the lot.

Property rules will prevent people from hanging outside after certain hours.

We will have transportation van that can offer transportation to work or appointments if they occur after PICCA hours or if the distance is outside PICCA locations.

The property will be monitored 24/7. (Staff/volunteers/police force)

Transformation Through Hope has a board of 11 members all of who are people that are very active with the homeless community and other aspects of Pickaway County. (See attached Information of each board member)

The board hasn't decided the phases of how this will be built yet. Further discussion will take place once we have approval to move forward.