

RESOLUTION NO. 2-16

A RESOLUTION AUTHORIZING AN APPLICATION FOR STATE ASSISTANCE FROM THE STATE CAPITAL FUND TO ASSIST WITH CONSTRUCTION OF THE MUNICIPAL COURTHOUSE EXPANSION PARKING FACILITY, SUPPORTING THE DOWNTOWN STRATEGIC REDEVELOPMENT PLAN, AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the Mayor is hereby authorized and directed to file an application for State funding assistance from the State Capital Fund in the amount of \$1,000,000.00 to assist with construction of the Municipal Courthouse Expansion Parking Facility, supporting the Downtown Strategic Redevelopment Plan.

SEC. 2: That if the assistance is awarded to the City, the Mayor is authorized to accept the assistance and complete all documentation necessary for the implementation and administration of the funding.

SEC. 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution 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 the law.

SEC. 4: That this Resolution shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason a response is due January 15, 2016 and Council approval is necessary; wherefore, this Resolution shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: January 11, 2016

SIGNED: John M. Coyne, III
President of Council

ATTEST: Kathy Patton
Clerk of Council

APPROVED: January 12, 2016

SIGNED: Dennis Hanwell
Mayor

ORD 2-16
Exh. A

State Capital Budget Project

Follow - Up Questionnaire
December 2015



The Greater Akron Chamber is currently reviewing questionnaires that have been submitted for consideration of state funding in the capital bill. Additional information has been requested to assist in the review process.

Please submit electronic responses to the below questions by Thursday, December 31, 2015. Please direct questions to Megann Eberhart at eberhart@greaterakronchamber.org or (330) 237-1262

Project Name: Medina City Historic District Parking Facility

Project Sponsor: City of Medina

Funding & Project Viability

Due to an overwhelming response of projects seeking state capital bill funding there has been more money than what is anticipated in being available for the region.

1.) Could your project still move forward with less state funding? If yes, at what level? Yes, but the project would be modified and not have as big of impact.

2.) Please detail how your project would go forward if no state money was awarded to your organization.
We would still do the project but it would take longer as we would need to save additional money and the project would be modified and not have as many parking spaces and/or amenities. It would not be as impactful without the state assistance.

3.) What percentage of the project has been completed as of today?
25%

4.) What is the estimated date of project completion?
Fall 2017

5.) Please note local economic development or community improvement projects that are not agents of the state must enter into a joint use agreement with a state institution or agency. The agreement will include an arrangement for the representative state institution/agency to derive value over a term from the project. Are you willing to enter an agreement?
Yes, if we are award the funding, we are willing to enter into an agreement.

6.) Is the city planning on developing the parking deck as a mixed use structure that embraces design principles which integrate retail, residential, restaurants and parking?
Yes, this project serves multiple purposes and is a key piece to implementing our downtown strategic redevelopment plan. This will solve current parking needs and future parking needs. As

of now, the city has 100% occupancy of businesses around the square with the most recent space being leased and undergoing a renovation to bring a new retail business called Polish Pottery. The parking facility will support our downtown businesses as well as the many arts and cultural events that take place throughout the year. Additionally, the parking facility will incorporate other development into the project and support a downtown housing and boutique hotel project. It will also support the municipal courthouse expansion and provide parking for administration at city hall.

FY 17-18 State Capital Budget Project Questionnaire
November 2015



The Greater Akron Chamber will be presenting a list of community projects in Medina, Portage and Summit Counties to the Governor and the tri-county state legislative delegation for consideration in the FY 2017-2018 state capital budget.

To enter a project in the Greater Akron Chamber's process, please complete this questionnaire and provide attachments in pdf format electrically by 12:00 p.m. Tuesday, December 8, 2015 to Megann Eberhart at eberhart@greaterakronchamber.org

1. Project Name
Medina City Historic District Parking Facility

2. Organization Requesting Funding
The City of Medina

3. Contact information for the project sponsor
Name: Kimberly Marshall
Title: Economic Development Director
Organization: City of Medina
Phone: 330-764-3319
Email: kmarshall@medinaoh.org

4. Brief description of the scope of the project
In 2014, the City of Medina initiated a process to create a Downtown Strategic Redevelopment Plan. In June 2014, the downtown strategic plan was submitted to council and adopted by formal resolution. The project evaluated the current and future development potential for various market segments in the downtown area, identified target development areas that are currently vacant or underutilized, and developed a vision and strategy for these areas that will respond to opportunities in the regional market place. The downtown strategic plan consists of market analysis (housing, retail and office) development concepts and implementation strategies. Part of the implementation strategy consists of existing economic development tools. As an effort to support this downtown redevelopment plan, the city desires to construct a parking facility on city land located on Liberty and Elmwood Streets. This parking facility will support a municipal courthouse expansion project, parking in our historic district, and enhance the redevelopment of underutilized parcels across the street on Liberty. The historic district parking facility will increase capacity by 80% at this site.

5. Location of the project (city and county)
The location of the project would be in the City of Medina Historic District, Medina County.

6. Who will own the facility or asset during construction and once the work is completed? The City of Medina would own the parking facility during and after construction.

7. Projected economic impact (Taxes, jobs, etc...)
The projected new development is \$10MM plus with projections of 150 new jobs

8. Total Project Cost
\$3.9MM

9. Amount Requesting from state capital bill
\$1 MM

10. Project funds committed to Date / Sources / Gap:
We are anticipating \$2.5MM in projected funding from the City of Medina Capital Project fund.

11. Specific proportion of the project the State funds would support / would this award complete the project? State funds would be used to construct the parking facility and the award would complete this project.

12. Will the State funding leverage additional support? If yes, how so?
State funding will leverage additional support for the construction of a new municipal courthouse adjacent to the parking facility. The courthouse project is estimated to cost \$7.5MM and is being paid for by bonds and the court capital project fund. Additionally, the state funding will leverage private sector investment for a significant downtown redevelopment project.

13. How quickly will the project sponsor draw down the State funds?
18-24 months

14. How quickly can the region expect to receive impact from the investment?
Immediate impact from the investment.

15. How will the project impact the Greater Akron Region?

This project will be an enhancement to the community and the region by supporting the ongoing arts and cultural events that take place in our historic district all year round ie: Ice Festival, International Festival, Jazz Under the Stars, Affair on the Square, Medina County Arts Week, Falloween, Medina County Farmer's Market, Rally in the Alley, Medina Community Band Concerts and the Candlelight Walk weekend just to name a few.

16. How would you classify this project? This project is classified as an economic development project as it will spur new growth to the downtown area supporting our ongoing events in the historic district where arts and culture are enjoyed by many local residents and people that travel from across NE Ohio and the Midwest to shop, dine, and visit the historic district as well as the Castle Noel Movieland Museum and Alien Vacation Mini Golf attractions. The parking facility will improve the community as the city will eliminate a blighted building to make way for the parking facility. The parking facility will reduce the need for surface parking and enable new businesses to construct buildings with a multipurpose use.

X Economic Development

X Arts & Culture

X Community Improvement

17. Project timeline and key milestones

18 - 24 months

18. List of project supporters and/or partners

City of Medina, Economic Development Committee
Medina County Economic Development Corporation
Medina Chamber of Commerce
Main Street Medina, Business Development Committee
Medina Municipal Court
Community Design Committee
Medina County Commissioners

19. Future sustainability (Operational costs going forward)

Ongoing operational costs the city will endure will be for maintenance at \$25K per year.

20. Any additional relevant information that the organization believes would be of assistance in evaluating the project's value and eligibility

The City of Medina Historic District was placed on the National Register of Historic Place on June 11th, 1975. Since the 1970's the city's population has more than doubled in size. Additionally, in 2015, Main Street Medina events and promotions brought 127,600+ visitors to the District and City. The City investment of \$30,000 to the Main Street Medina organization has leveraged a conservative estimate of \$1,276,000 of economic impact on the community through purchases at events and fundraisers, resulting in a 42.53:1 return on investment (calculated at an avg. purchase of \$10 per head). The Medina Farmer's Market that is held every Saturday in the historic district on the square, from the end of May through October brings another 3,000 - 4,000 people into town. With the increase in our population and the success of so many cultural events, the historic district becomes a bigger draw of people every year. A City of Medina Historic District Parking facility will provide much needed parking to support the many events and activities that occur here throughout the year.