

ADDENDUM TO AGENDA

MENTOR CITY COUNCIL

July 5, 2016

7:00 P.M.

NEW LEGISLATION:

ORDINANCE NO. 16-O-78:

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER OF INTENT WITH LAKE MENTOR PROPERTIES LLC AND THE BOARD OF EDUCATION OF THE MENTOR EXEMPTED VILLAGE SCHOOL DISTRICT RELATIVE TO THE LAKE HEALTH AND WELLNESS PROJECT, AND DECLARING AN EMERGENCY

COUNCIL CHAMBER

City of Mentor



ORDINANCE NO. 16-O-78

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER OF INTENT WITH LAKE MENTOR PROPERTIES LLC AND THE BOARD OF EDUCATION OF THE MENTOR EXEMPTED VILLAGE SCHOOL DISTRICT RELATIVE TO THE LAKE HEALTH AND WELLNESS PROJECT, AND DECLARING AN EMERGENCY

WHEREAS, Lake Mentor Properties, LLC and the Board of Education of the Mentor Exempted Village School District desire the construction of a Health and Wellness facility at the northwest corner of the Market Street and Munson Road intersection; and

WHEREAS, ownership of a parcel of property necessary for the project is vested in the City of Mentor and the purchase of said parcel must be completed for the project to continue, and whereas, a letter of intent has been extended by Lake Mentor Properties, LLC and the Board of Education of the Mentor Exempted Village School District relative to making an offer to purchase the parcel from the City of Mentor.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MENTOR, COUNTY OF LAKE, STATE OF OHIO:

SECTION 1. That the Council of the City of Mentor City agrees in principal to the letter of intent, attached hereto as Exhibit "A", proposed by Lake Mentor Properties, LLC and the Board of Education of the Mentor Exempted Village School District relative to an offer to sell the parcel to support the Health and Wellness facility project and it hereby authorizes the City Manager to execute the document.

SECTION 2. That it is 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, except as otherwise provided by Section 121.22 of the Ohio Revised Code, all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

SECTION 3. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, welfare and safety of the inhabitants of this city, and for the further reason so as to meet contractual deadlines; WHEREFORE, this ordinance shall take effect and be in force from and immediately upon its passage.

President of Council

PASSED: _____

ATTEST: _____

Acting Clerk of Council

COUNCIL CHAMBER

City of Mentor



Letter of Intent

City Manager
07/05/16
ORDINANCE 16-O-78
EXHIBIT 'A'

This Letter of Intent outlines the proposed terms for the sale of an approximately 4.0 acre parcel located at the Northwest corner of Market Street and Munson Road (the "Parcel") from the City of Mentor, Ohio (the "City"), a municipal corporation and political subdivision organized and existing under the Constitution and laws of the State of Ohio, to the Board of Education of the Mentor Exempted Village School District (the "School District"). The Parcel will be used, in combination with other land currently owned by the School District, for the development of an approximately 85,000 square foot health and wellness center (the "Project") to be developed by Lake Mentor Properties, LLC, an Ohio limited liability company ("Developer") and operated by Lake Hospital Systems, Inc. ("Lake Health").

The Project will not only lead to economic development in the City of Mentor in the form of increased employment and real estate taxes, but will also benefit Mentor Public Schools by (1) creation of an opportunity to have career technical students and other students interested in a medical career to participate in internships and other experiences at the new facility, (2) provision of access to the aquatic center for the School District's swim team for practices and meets, (3) the creation of a center for the evolving wellness initiatives for faculty and staff members and provision of related programming, and (4) relocation of the Cardinal Clinic to the new facility and expansion of its service to the employees of the School District and Mentor Public Library.

Parcel	An approximately 4.0 acre parcel located at the Northwest corner of Market Street and Munson Road in Mentor, Ohio (Parcel # 16-C-086-0-00-016-0) (see attached Exhibit A)
Purchase Price	Two-hundred Twelve Thousand Five Hundred and 00/100 dollars (\$212,500.00) per acre, or Eight-Hundred Fifty Thousand and 00/100 dollars (\$850,000), payable in cash at closing.
Contingencies	The sale of the Parcel from the City to the School District shall be contingent on the following: <ul style="list-style-type: none">• Negotiation of a mutually satisfactory purchase and sale agreement for the Parcel;• Use of the Parcel for the Project as proposed and approved by the Mentor City Council at their January 5, 2016 meeting. If, following the Closing described below, Developer fails to start construction of the Project on the Parcel within 180 days, the Port and Developer shall be required to re-convey the Parcel to the City for the Purchase Price. In such event, Developer shall be responsible for paying all costs of closing relating to the purchase of the Parcel by the City and for conveying the Parcel free and clear of all liens and encumbrances other than those affecting the Property as of the date of sale of the Parcel by the City to the School District.• The City's agreement to work with the Developer to create a separate parcel on the west side of the Project site (the "Overflow Parking Parcel," as depicted on attached Exhibit B) to provide for overflow parking for school and City special events, as contemplated in the Development Agreement between the Parties dated January 7, 2016. The purpose for creating this separate

COUNCIL CHAMBER

City of Mentor

City Manager
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ORDINANCE 16-O-78
EXHIBIT 'A' (2)

	parcel is to create separation from the Project for operations and liability issues associated with the overflow parking.
Closing:	Closing is currently anticipated to take place in October or November of 2016, concurrent with Developer's closing on the financing for the Project.

The parties have executed this letter of intent with the intent that the terms and conditions hereof shall form the terms and conditions of a future purchase agreement between the City and the School District. This letter of intent shall be considered binding on the undersigned parties and the parties agree to negotiate in good faith a final purchase agreement to be executed in the next forty-five (45) days.

CITY: CITY OF MENTOR, OHIO

By: Kenneth J. Filipiak
Its: City Manager
Date: _____

SCHOOL DISTRICT: BOARD OF EDUCATION OF
THE MENTOR EXEMPTED VILLAGE SCHOOL DISTRICT

By: Daniel L. Wilson
Its: Treasurer
Date: _____

DEVELOPER: LAKE MENTOR PROPERTIES, LLC

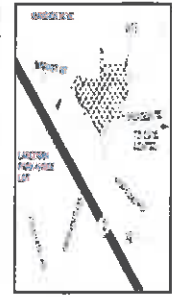
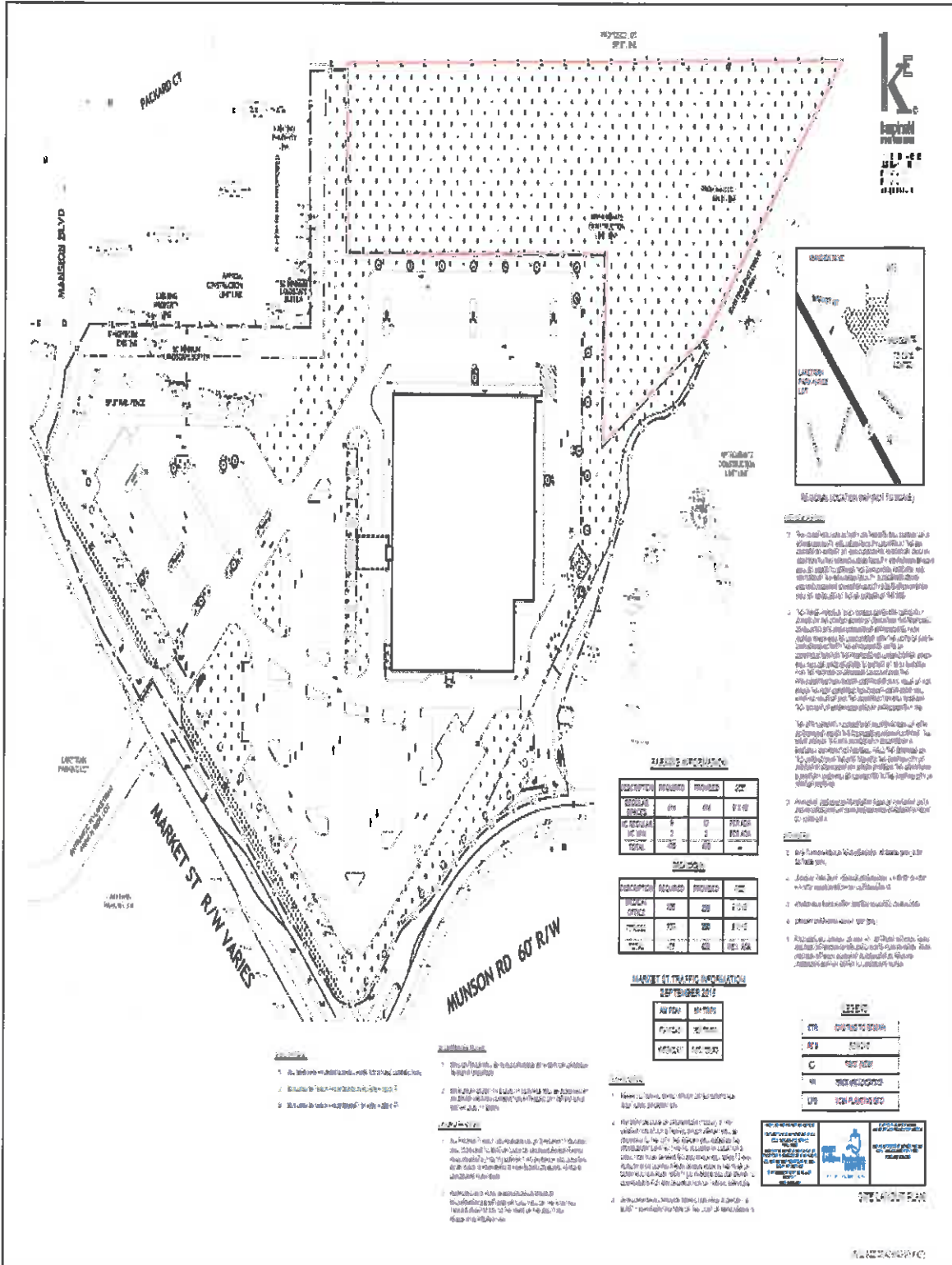
By: James R. Kleinfeldt
Its: Manager
Date: _____

COUNCIL CHAMBER

City of Mentor

ORDINANCE 16-O-78
EXHIBIT 'A' (4)

EXHIBIT B - OVERFLOW PARKING PARCEL



1. The site is located on the north side of the city of Mentor, Ohio, adjacent to the existing parking lot. The site is bounded by Market St R/W to the south, Munson Rd 60' R/W to the east, and Richard Ct to the north. The site is currently vacant and is being proposed for the construction of a wellness facility.

2. The site is located on the north side of the city of Mentor, Ohio, adjacent to the existing parking lot. The site is bounded by Market St R/W to the south, Munson Rd 60' R/W to the east, and Richard Ct to the north. The site is currently vacant and is being proposed for the construction of a wellness facility.

3. The site is located on the north side of the city of Mentor, Ohio, adjacent to the existing parking lot. The site is bounded by Market St R/W to the south, Munson Rd 60' R/W to the east, and Richard Ct to the north. The site is currently vacant and is being proposed for the construction of a wellness facility.

4. The site is located on the north side of the city of Mentor, Ohio, adjacent to the existing parking lot. The site is bounded by Market St R/W to the south, Munson Rd 60' R/W to the east, and Richard Ct to the north. The site is currently vacant and is being proposed for the construction of a wellness facility.

5. The site is located on the north side of the city of Mentor, Ohio, adjacent to the existing parking lot. The site is bounded by Market St R/W to the south, Munson Rd 60' R/W to the east, and Richard Ct to the north. The site is currently vacant and is being proposed for the construction of a wellness facility.

6. The site is located on the north side of the city of Mentor, Ohio, adjacent to the existing parking lot. The site is bounded by Market St R/W to the south, Munson Rd 60' R/W to the east, and Richard Ct to the north. The site is currently vacant and is being proposed for the construction of a wellness facility.

7. The site is located on the north side of the city of Mentor, Ohio, adjacent to the existing parking lot. The site is bounded by Market St R/W to the south, Munson Rd 60' R/W to the east, and Richard Ct to the north. The site is currently vacant and is being proposed for the construction of a wellness facility.

EXISTING IMPROVEMENTS

DESCRIPTION	REQUIRED	PROPOSED	NOT
ASPHALT DRIVE	0	0	0
CONCRETE DRIVE	0	0	0
TOTAL	0	0	0

PROPOSED IMPROVEMENTS

DESCRIPTION	REQUIRED	PROPOSED	NOT
ASPHALT DRIVE	0	0	0
CONCRETE DRIVE	0	0	0
TOTAL	0	0	0

MARKET ST TRAFFIC INFORMATION

SEPTEMBER 2015

DATE	AM TRAFFIC	PM TRAFFIC
9/1/15	100	100
9/2/15	100	100
9/3/15	100	100
9/4/15	100	100
9/5/15	100	100
9/6/15	100	100
9/7/15	100	100
9/8/15	100	100
9/9/15	100	100
9/10/15	100	100
9/11/15	100	100
9/12/15	100	100
9/13/15	100	100
9/14/15	100	100
9/15/15	100	100
9/16/15	100	100
9/17/15	100	100
9/18/15	100	100
9/19/15	100	100
9/20/15	100	100
9/21/15	100	100
9/22/15	100	100
9/23/15	100	100
9/24/15	100	100
9/25/15	100	100
9/26/15	100	100
9/27/15	100	100
9/28/15	100	100
9/29/15	100	100
9/30/15	100	100

LEGEND

OTR	OUTSIDE TO DRIVE
OR	OR
C	CONCRETE
AS	ASPHALT
UP	UNDER PAVEMENT



SITE LAYOUT PLAN
 PROPOSED WELLNESS FACILITY
 MENTOR, OHIO

IC ARCHITECTS

10000 WOODLAND BLVD
SUITE 100
MENTOR, OHIO 44130
TEL: 440.944.1111
WWW.ICARCHITECTS.COM

TURNING VISIONS INTO REALITY

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07-15
PAGE
C-201
PROJECT