

**CITY OF MEDINA
AGENDA FOR COUNCIL MEETING**

September 14, 2026
Medina City Hall – Council Rotunda
7:30 p.m.

Call to Order.

Roll Call.

Reading of minutes. (August 24, 2026)

Reports of standing committees.

Requests for council action.

Reports of municipal officers.

Notices, communications and petitions.

Liquor Permit:

Not to object to the issuance of a NEW D-1 permit to Courthouse Pizzeria LLC, 2 Public Square, Medina.

Unfinished business.

Introduction of visitors.

(speakers limited to 5 min.)

Introduction and consideration of ordinances and resolutions.

Motion to suspend the Rules requiring three readings on the following ordinances and resolutions: Res. 133-26, Ord. 134-26, Res. 135-26, Res. 136-26, Ord. 137-26, Ord. 138-26, Res. 139-26, Ord. 140-26, Ord. 141-26, Ord. 142-26, Res. 143-26, Ord. 144-26, Ord. 145-26

Res. 133-26

A Resolution authorizing the Mayor to file an Application for Grant Assistance from the 2026 Edward Byrne Memorial Justice Assistance Grant (JAG), for the Police Department.

Ord. 134-26

An Ordinance authorizing the Mayor to advertise for the auction, sale or disposal of City equipment and vehicles no longer used.

Res. 135-26

A Resolution accepting the grant award from the Ohio Department of Mental Health & Addiction Services Specialized Docket Subsidy Project Funding Grant for the Medina Municipal Court Veteran's Treatment Court.

Res. 136-26

A Resolution declaring March 6, 2027 as Random Acts of Kindness Day in the City of Medina, Ohio.

Ord. 137-26

An Ordinance authorizing the Mayor to advertise for competitive bids and to award a contract to the successful bidder for the South Elmwood Avenue Parking Lot Reconstruction.
(emergency clause requested)

Ord. 138-26

An Ordinance repealing Ordinance No. 98-26, passed June 9, 2026 and Adopting the New Planning and Zoning Code Fee Schedule for the City of Medina, Ohio.
(emergency clause requested)

Res. 139-26

A Resolution accepting the donation of \$20,000 from Murray and Susan VanEpp to assist the City of Medina with the redesign and reconstruction of the JUMP Playground.

Ord. 140-26

An Ordinance authorizing the Mayor to solicit Requests for Qualifications (RFQ's) from qualified design-build contractors for the replacement of the JUMP Playground at Memorial Park.

Ord. 141-26

An Ordinance authorizing the increase of the expenditure to HSH Excavating for the Service Department.
(emergency clause requested)

Ord. 142-26

An Ordinance amending Ordinance No. 218-25, passed December 8, 2025. (Amendments to 2026 Budget)

Res. 143-26

A Resolution approving a Petition for Special Assessments for Special Energy Improvement Projects and a Supplemental Plan or Public Improvements under Ohio Revised Code Chapter 1710; and declaring the necessity of acquiring, constructing, and improving certain public improvements described in the Supplemental Plan for Public Improvements in cooperation with the Medina County Energy Improvement District.
(emergency clause requested)

Ord. 144-26

An Ordinance determining to proceed with the acquisition, construction, and improvement of certain public improvements in the City of Medina, Ohio in cooperation with the Medina County Energy Improvement District.

(emergency clause requested)

Ord. 145-26

An Ordinance Levying Special Assessments for the purpose of acquiring, constructing, and improving certain public improvements in the City of Medina, Ohio in cooperation with the Medina County Energy Special Improvement District, approving the C-PACE Assignment Agreement.

(emergency clause requested)

Council comments:

Adjournment.

MEDINA CITY COUNCIL
Monday August 24, 2026

Call to Order:

Medina City Council met in regular session on Monday, August 24, 2026, at Medina City Hall. The meeting was called to order at 7:30 p.m. by President of Council John Coyne III, who led in the Pledge of Allegiance.

Roll Call:

The roll was called with the following members of Council present: J. Coyne, N. DiSalvo, R. Haire, E. Isabella, B. Lamb, C. Simmons and D. Simpson.

Also present were the following members of the Administration: Mayor Shields, Keith Dirham, Patrick Patton, Greg Huber, Chief Kinney, Chief Walters, Dan Gladish, Kimberly Marshall, Jansen Wehrley, Kim Leightner, Andrew Dutton and Jarrod Fry.

Reading of Minutes:

Ms. Haire moved that the minutes from the meeting on Monday, July 13th, 2026, as prepared and submitted by the Clerk be approved, seconded by Mr. Simpson. The roll was called and the motion approved by the yea votes of N. DiSalvo, R. Haire, E. Isabella, B. Lamb, C. Simmons, D. Simpson, and J. Coyne.

Reports of Standing Committees:

Finance Committee: Mr. Coyne stated they met prior to council this evening and will meet again in 3 weeks.

Public Properties Committee: Ms. Haire had no report.

Health, Safety & Sanitation Committee: Mr. Simpson had no report.

Special Legislation Committee: Ms. DiSalvo stated they will be addressing the deer ordinance.

Streets & Sidewalks Committee: Mr. Isabella had no report.

Water & Utilities Committee: Mr. Simmons had no report.

Emerging Technologies Committee: Mr. Lamb had no report. They will be discussing the city website soon.

Requests for Council Action:

Finance Committee

- 26-157-8/24 – Then & Now – American Fireworks
- 26-158-8/24 – Increase Exp. to HSH Excavating – Service Dept.
- 26-159-8/24 – 2026 JAG Grant Application / Acceptance
- 26-160-8/24 – Increase Exp. to Rocco Masonry – Service Dept.
- 26-161-8/24 – 2026 City Auction
- 26-162-8/24 – Accept Grant Funds for Veteran's Treatment Court
- 26-163-8/24 - Budget Amendments (2% wage increase)
- 26-164-8/24 – Budget Amendments
- 26-165-8/24 – Fund Transfer Requests

26-166-8/24 – Resolution – Random Acts of Kindness Day
26-167-8/24 – Repeal Ord. 98-26 Replace Planning & Zoning Fee Schedule
26-168-8/24 – Bids, Job #1136; South Elmwood Ave. Parking Lot Reconstruction
26-169-8/24 – Increase P.O. #26-0395 – Davis Tree Farm – Forestry
26-170-8/24 – 406 S. Broadway Street Discussion
26-171-8/24 – Accept Donation – JUMP Playground
26-172-8/24 – RFQ's JUMP Playground Replacement
26-173-8/24 – Spring Grove Cemetery Columbarium Wall Phases 4-10

Reports of Municipal Officers:

Mayor Shields reported the following:

America 250 Kids Fitness Challenge

The America 250 Kids Fitness Challenge ran from June through August 15, 2026, encouraging children age 10 and under to complete 25 monthly fitness activities. Prize drawings were held at the Farmers Market on August 15. Winners were Claire Lynch (age 6), who completed the challenge in July and August, and Chase Sinick (age 9), who completed the challenge in June, July, and August. Each received a \$500 gift certificate toward a new bicycle from Spin Bike Shop, sponsored by Akron Children's Hospital. Appreciation was extended to ACH, Community Outreach and Education Manager Courtney Hudson, and Spin Bike Shop owner Ray Wagner. Council was also reminded of the upcoming Fall Prevention Fitness Challenge for residents age 65 and older, sponsored by America 250 and Cleveland Clinic Medina Hospital.

Falls Hollow Fest

Black Cat Books and Oddities hosted its annual Falls Hollow Fest on August 15, 2026, drawing more than 14,300 visitors. Peak attendance reached 8,900 visitors at 5:00 p.m., with an average stay of 61 minutes. Approximately 91% of attendees came from outside Medina. City staff have met with event organizers and will coordinate future festivals similarly to other major downtown events.

Summer Recap

Council received a brief recap of significant summer activities and projects, including community events, business openings, infrastructure improvements, recreation center upgrades, ongoing construction projects, public safety milestones, America 250 programming, and various community celebrations and ribbon cuttings.

Spirit of '76 Event Recognition

Council recognized the success of the Spirit of '76 event held on July 4, 2026, at Old Town Graveyard, honoring Revolutionary War patriots buried there. Special appreciation was expressed to the Friends of the Cemetery, volunteers, and committee members. Teresa Merkle was recognized for her leadership of the project. To honor her contributions, a Frontier Elm tree and commemorative plaque will be placed at the north end of Old Town Graveyard. The Spirit of '76 Committee also donated the book *Declaring Independence: Why 1776 Matters* by Edward Larson to the Medina Library.

Keith Dirham, Finance Director, no report but stated he has four items on the agenda.

Greg Huber, Law Department, had no report.

Kimberly Marshall, Economic Development Director, submitted final report to State of Ohio on the former Yost Sunoco gas station site. Reimbursement request has been submitted; next step is working on having property transferred over to the City of Medina. Received assessment grant for South Elmwood parking lot.

Chief Kinney, Police Department, had no report.

Nino Piccoli, Service Director, was not present.

Patrick Patton, City Engineer, Patrick reported that the US 42 resurfacing project with the intersection work stretches from Homestead to Lafayette and the first phase is complete. Today they started on the landscaping for that section. Next phase the concrete crew will return to the city in September to do the intersection improvements in the southern half from Friendship to Lafayette, including the square area. Asphalt and milling work will begin in the second or third week of September.

Chief Walters, Fire Department, spoke on the 25th anniversary remembrance ceremony events for 911 will take place on Friday, September 11th at 10 a.m. at Fire station #1.

Andrew Dutton, Community Development Director, had no report.

Jansen Wehrley, Parks, Forestry, Cemetery and Recreation Director, stated that the Memorial Pool is now only open on Saturdays and Sundays through Labor Day. The splashpads will also continue to be open through Labor Day. Jansen thanked Council for approving wage adjustments for seasonal employees. This year they had a great group of kids, adults & students, most of them have returned to school but they were very appreciative and all positions were filled that we needed and a good portion plan to return. Jansen thanked the patrons of the rec center for their patience and our staff for working tirelessly through what is normally their shutdown week to clean everything. Wrapped up another successful summer camp with over 125 children participating.

Dan Gladish, Building Director, had no report.

Jarrold Fry, Communications Director, spoke on the city website stating that you can now go to the home page and click the Resident section where you will see the deer management page. You can currently sign up through Constant Contact to receive emails to keep up with the latest news regarding the deer management program.

They will be starting a program now that if you have a question or want to know the answer to anything that is happening in the City of Medina, we now have an email address for that. You can go to askmedina@medinaoh.org

Notices, communications and petitions

Liquor Permit:

Not to object to the issuance of a Stock-LLC D-5 permit to Suen Corp. House of Hunan, 18 Public Square, Medina. Ms. Haire moved not to object, seconded by Mr. Simpson. Motion passed with the yeas of R. Haire, E. Isabella, B. Lamb, C. Simmons, D. Simpson, J. Coyne, and N.

DiSalvo.

Liquor Permit:

Not to object to the issuance of a NEW D-5L permit to Boss ChickNBeer LLC, 117 Public Square, Medina. Ms. Haire moved not to object, seconded by Mr. Simpson. Motion passed with the yea votes of E. Isabella, B. Lamb, C. Simmons, D. Simpson, J. Coyne, N. DiSalvo, and R. Haire.

Unfinished Business

There is none.

Introduction of visitors

There were none.

Introduction and consideration of ordinances and resolutions.

Ms. Haire moved to suspend the rules requiring three readings on the following ordinances and resolutions, seconded by Mr. Simpson: Ord. 118-26, Ord. 119-26, Ord. 120-26, Ord. 121-26, Ord. 122-26, Ord. 123-26, Ord. 124-26, Res. 125-26, Ord. 126-26, Res. 127-26, Ord. 128-26, Ord. 129-26, Ord. 130-26, Ord. 131-26, Ord. 132-26. The roll was called and passed with the yea votes of B. Lamb, C. Simmons, D. Simpson, J. Coyne, N. DiSalvo, R. Haire and E. Isabella.

Ord. 118-26

An Ordinance authorizing the expenditure of \$12,000.00 to the Medina County Society for the Prevention of Cruelty to Animals (SPCA) for animal related services for the year 2026.

Ms. Haire moved for the adoption of Ordinance/Resolution No. 118-26, seconded by Mr. Simpson. Mr. Simmons stated the city has supported them for many years and is at \$12,000 per year. Mr. Lamb suggested checking into the list we received since they were all cats and no dogs. The roll was called and Ordinance/Resolution No. 118-26 passed by the yea votes of C. Simmons, D. Simpson, J. Coyne, N. DiSalvo, R. Haire, E. Isabella and B. Lamb.

Ord. 119-26

An Ordinance authorizing the purchase of one (1) 2026 F-350 4X4 Ford Pickup Truck from Montrose Ford for the Street Department. Ms. Haire moved for the adoption of Ordinance/Resolution No. 119-26, seconded by Mr. Simpson. Mayor spoke for Nino stating this is a replacement vehicle for the Streets Department utilizing the Community University Education Program, this purchase will be made through Montrose Ford. The roll was called and Ordinance/Resolution No. 119-26 passed by the yea votes of D. Simpson, J. Coyne, N. DiSalvo, R. Haire, E. Isabella, B. Lamb and C. Simmons.

Ord. 120-26

An Ordinance authorizing the purchase of one (1) 2026 Mack Front Load Sanitation Truck from Environmental Equipment for the Sanitation Department. Ms. Haire moved for the adoption of Ordinance/Resolution No. 120-26, seconded by Mr. Simpson. Mayor Shields stated this is a purchase for a 2026 front loader sanitation truck from Environmental Equipment Sales and Services utilizing the Sourcewell Program. The roll was called and Ordinance/Resolution No. 120-26 passed by the yea votes of J. Coyne, N. DiSalvo, R. Haire, E. Isabella, B. Lamb, C.

Simmons and D. Simpson.

Ord. 121-26

An Ordinance authorizing the Mayor to enter into a Memorandum of Understanding with the Medina Metropolitan Housing Authority to act as the responsible party for Environmental Review pertaining to their project “The Lafayette” located at 881 Lafayette Road. Ms. Haire moved for the adoption of Ordinance/Resolution No. 121-26, seconded by Mr. Simpson. Mr. Dutton stated they are currently applying for project-based voucher contract assistance or PBVC assistance through HUDD for rental assistance for those units. They must conduct an environmental review of this site and need a responsible party which the city can be. This is an MOU for us to enter into an agreement to act as that responsible party. The roll was called and Ordinance/Resolution No. 121-26 passed by the yea votes of N. DiSalvo, R. Haire, E. Isabella, B. Lamb, C. Simmons, D. Simpson, and J. Coyne.

Ord. 122-26

An Ordinance authorizing the Mayor to enter into a Cooperative Service Agreement with the United States Department of Agriculture Animal and Plant Health Inspection Service, Wildlife Services, for assistance with the baiting and sharpshooting portion of the White-Tailed Deer Management Plan of the City of Medina. Ms. Haire moved for the adoption of Ordinance/Resolution No. 122-26, seconded by Mr. Simpson. Jansen stated this is a cooperative services agreement to target deer removal for the city which will run in conjunction with our hunting program. The plan is to remove up to 200 additional deer depending of the success of the hunting program, so that number can change. This also includes the processing costs and to distribute to either the Feeding Medina County or another local food bank. This will run from January to March of 2027. The roll was called and Ordinance/Resolution No. 122-26 passed by the yea votes of R. Haire, E. Isabella, B. Lamb, C. Simmons, D. Simpson, J. Coyne, and N. DiSalvo.

Ord. 123-26

An Ordinance amending Section V (D) of the Civil Service Rules and Regulations of the City of Medina relative to Filing of Application. Ms. Haire moved for the adoption of Ordinance/Resolution No. 123-26, seconded by Mr. Simpson. Kim Leightner stated the Civil Service Commission is requesting an update to rule 5D it pertains to how applications are submitted. This comes as they are working to implement new software that is going to streamline the hiring process for applicants and the hiring teams. Commissioners want to make sure this rule reflects the electronic filing process, the law director was included in this, and the new language be advised to explicitly includes the electronic filing of applications. The roll was called and Ordinance/Resolution No. 123-26 passed by the yea votes of E. Isabella, B. Lamb, C. Simmons, D. Simpson, J. Coyne, N. DiSalvo, and R. Haire.

Ord. 124-26

An Ordinance authorizing the increase of the expenditure to Wintrow Construction for the Engineering Department. Ms. Haire moved for the adoption of Ordinance/Resolution No. 124-26, seconded by Mr. Simpson. Ms. Haire moved that the emergency clause be added to Ordinance/Resolution No. 124-26, seconded by Mr. Simpson. Mr. Patton stated they have

experienced additional maintenance due to emergency repairs to our railroad. Hoping this will cover us for the rest of the year. The roll was called on adding the emergency clause and was approved by the yea votes of B. Lamb, C. Simmons, D. Simpson, J. Coyne, N. DiSalvo, R. Haire and E. Isabella. The roll was called and Ordinance/Resolution No. 124-26 passed by the yea votes of C. Simmons, D. Simpson, J. Coyne, N. DiSalvo, R. Haire, E. Isabella and B. Lamb.

Res. 125-26

A Resolution authorizing an application for grant assistance with the Ohio Public Works Commission (OPWC) for the 2028 Miscellaneous Asphalt Street Resurfacing Program. Ms. Haire moved for the adoption of Ordinance/Resolution No. 125-26, seconded by Mr. Simpson. Mr. Patton stated we should receive \$585,000.00 from OPWC. We are recommending the Miscellaneous Asphalt Street Resurfacing Program. There are seven streets within the city that haven't been resurfaced in over twenty years, and we would like to move forward with that as our project for this year's round. The roll was called and Ordinance/Resolution No. 125-26 passed by the yea votes of D. Simpson, J. Coyne, N. DiSalvo, R. Haire, E. Isabella, B. Lamb and C. Simmons.

Ord. 126-26

An ordinance authorizing the Mayor to accept one (1) Sanitary Sewer Easement on Wadsworth Road. Ms. Haire moved for the adoption of Ordinance/Resolution No. 126-26, seconded by Mr. Simpson. Mr. Patton stated the developer doing the housing development on Wadsworth Rd. across from Fire Station #3 has granted a sanitary easement to the city and this is us accepting that easement. The roll was called and Ordinance/Resolution No. 126-26 passed by the yea votes of J. Coyne, N. DiSalvo, R. Haire, E. Isabella, B. Lamb, C. Simmons and D. Simpson.

Res. 127-26

A Resolution authorizing an application for grant assistance with the Federal Aviation Administration (FAA) and the Ohio Department of Transportation Department of Aviation (ODOT) for the Runway Edge Lighting Replacement Project at the Medina Municipal Airport. Ms. Haire moved for the adoption of Ordinance/Resolution No. 127-26, seconded by Mr. Simpson. Mr. Patton stated the existing edge runway lights at our airport were all installed in the 1980's and have difficulty finding replacement part. The FAA is open to us designing a project to replace those edge lights. This grant will provide 95% of the funding to do that design so we can later do the project in 2027. We are also eligible to submit a request to the Ohio Department of Transportation Department of Aviation to cover the extra 5%. The roll was called and Ordinance/Resolution No. 127-26 passed by the yea votes of R. Haire, E. Isabella, B. Lamb, C. Simmons, D. Simpson, J. Coyne, and N. DiSalvo.

Ord. 128-26 – HELD UNTIL NEXT MEETING

An Ordinance authorizing the Mayor to enter into a Parking Lot Funding Agreement with Autonomy Capital to redevelop the South Elmwood Parking Lot.

Ord. 129-26

An Ordinance of the Council of the City of Medina, Ohio, certifying that when a municipal obligation was incurred sums were lawfully appropriated in the funds to satisfy the obligation and sufficient sums currently exist to satisfy this obligation. Ms. Haire moved for

the adoption of Ordinance/Resolution No. 129-26, seconded by Mr. Simpson. Mr. Dirham explained this is to cover the upcharge for the fireworks because they were moved to a different date and the emergency clause is needed because the work has already been performed. Ms. Haire moved that the emergency clause be added to Ordinance/Resolution No. 129-26, seconded by Mr. Simpson. The roll was called on adding the emergency clause and was approved by the yea votes of C. Simmons, D. Simpson, J. Coyne, N. DiSalvo, R. Haire, E. Isabella and B. Lamb. The roll was called and Ordinance/Resolution No. 129-26 passed by the yea votes of D. Simpson, J. Coyne, N. DiSalvo, R. Haire, E. Isabella, B. Lamb and C. Simmons

Ord. 130-26

An Ordinance amending Ordinance No. 218-25, passed December 8, 2025, regarding the 2% wage increase. (Amendments to the 2026 Budget) Ms. Haire moved for the adoption of Ordinance/Resolution No. 130-26, seconded by Mr. Simpson. Mr. Dirham explained when the budgets for 2026 were done during 2025 we budgeted based on 2% raises; we actually are doing 4% raises so he needs the difference. The roll was called and Ordinance/Resolution No. 130-26 passed by the yea votes of J. Coyne, N. DiSalvo, R. Haire, E. Isabella, B. Lamb, C. Simmons and D. Simpson.

Ord. 131-26

An Ordinance amending Ordinance No. 218-25, passed December 8, 2025. (Amendments to the 2026 Budget) Ms. Haire moved for the adoption of Ordinance/Resolution No. 131-26, seconded by Mr. Simpson. Mr. Dirham stated there is a grant that the municipal court gets each year that the fiscal year for the grant starts in July, so he has to do an adjustment midyear only when the grant comes through. The rest is fuel adjustments as fuel is more than it was budgeted for. The roll was called and Ordinance/Resolution No. 131-26 passed by the yea votes of N. DiSalvo, R. Haire, E. Isabella, B. Lamb, C. Simmons, D. Simpson, and J. Coyne.

Ord. 132-26

An Ordinance authorizing the Finance Director to make certain fund transfers. Ms. Haire moved for the adoption of Ordinance/Resolution No. 132-26, seconded by Mr. Simpson. The roll was called and Ordinance/Resolution No. 132-26 passed by the yea votes of R. Haire, E. Isabella, B. Lamb, C. Simmons, D. Simpson, J. Coyne, and N. DiSalvo.

Council Comments:

Mr. Simpson – Welcomed everybody back, hope everyone enjoyed their time off. Be Kind.

Ms. Haire – Ditto.

Mr. Simmons – July 18th America 250 event took place, shout out to business and property owners as well as the guides and the hosts who spoke. Shout out to the Engine House, Huntington Bank, Medina Hardware, the Odd Fellows and PJ Marleys.

On Sunday, August 30th at Ray Mellert Park – 4th annual Family Fun Day.

Ms. DiSalvo – Affair on the Square and Falls Hollow Fest two great events. September 12th - Medina Band Show.

Mr. Isabella – Best wishes to all students going back to school this fall.

Mr. Lamb Ward 3 & 4 meeting September 8th at Ella Canavan. Thanks to Friends of Cemetery for all you do.

Executive Session

It was moved by Ms. Haire and seconded by Mr. Simpson to enter into Executive Session at 8:29 p.m. for conferences with the City's Law Director concerning disputes involving the City which are the subject of pending or imminent court action and to review and for preparing for, conducting, or reviewing negotiations or bargaining sessions with employees concerning their compensation or other terms and conditions of their employment, to include the Mayor and Law Director. The roll was called and passed with the yea votes of J. Coyne, N. DiSalvo, R. Haire, E. Isabella, B. Lamb, and C. Simmons. Dennie Simpson abstained.

Executive session adjourned at 9:05 p.m. At that time, Council reconvened and adjourned.

Teresa Knox, Deputy Clerk of Council

John Coyne III, President of Council



MEDINA CITY COUNCIL
ATTN CLERK
132 N ELMWOOD AVE
MEDINA OH 44256

NOTICE TO LEGISLATIVE AUTHORITY

TO

01776940-1 PERMIT NUMBER	NEW TYPE	COURTHOUSE PIZZERIA LLC COURTHOUSE PIZZERIA 2 PUBLIC SQ MEDINA OH 44256 Muni/Village/Twp: Medina
ISSUE DATE:		
FILING DATE: 8/20/2026		
PERMIT CLASSES: D-1		
52077 TAX DISTRICT	OCT RECEIPT NO	

FROM 8/21/2026

PERMIT NUMBER	TYPE	
ISSUE DATE:		
FILING DATE:		
PERMIT CLASSES:		
TAX DISTRICT	RECEIPT NO	

MAILED 8/25/2026

RESPONSES MUST BE POSTMARKED NO LATER THAN 09/25/2026

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT
THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: OCT NEW 01776940-1
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING
BE HELD ☐ IN OUR COUNTY SEAT ☐ IN COLUMBUS

WE DO NOT REQUEST A HEARING ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of City Council
☐ Township Fiscal Officer

(Date)

(Printed Name)

(Email Address)

(Telephone No.)

RESOLUTION NO. 133-26

A RESOLUTION AUTHORIZING THE MAYOR TO FILE AN APPLICATION FOR GRANT ASSISTANCE FROM THE 2026 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG), FOR THE POLICE DEPARTMENT.

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 grant assistance with the Bureau of Justice Assistance, U.S. Department of Justice for the 2026 Edward Byrne Justice Assistance Grant (JAG) Program for the Police Department, for the purpose of supporting the replacement and upgrade of the current inventory of conducted energy weapons (CEW).
- SEC. 2:** That if the Grant is awarded to the City, the Mayor is authorized to accept the grant and complete all documentation necessary for the implementation and administration of the grant.
- 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 in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 134-26

**AN ORDINANCE AUTHORIZING THE MAYOR TO
ADVERTISE FOR THE AUCTION, SALE OR DISPOSAL OF
CITY EQUIPMENT AND VEHICLES NO LONGER IN USE.**

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

- SEC. 1:** That the Mayor is hereby authorized and directed to advertise for the auction, sale or disposal of city equipment and vehicles no longer in use.
- SEC. 2:** That a list of the items to be auctioned and/or sold is marked Exhibit A, attached hereto and made a part hereof.
- SEC. 3:** That the Mayor is hereby authorized to dispose of any items not purchased in accordance with the law.
- SEC. 4:** 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 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. 5.** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____ **SIGNED:** _____
President of Council

ATTEST: _____ **APPROVED:** _____
Clerk of Council

SIGNED: _____
Mayor

RESOLUTION NO. 135-26

A RESOLUTION ACCEPTING THE GRANT AWARD FROM THE OHIO DEPARTMENT OF MENTAL HEALTH & ADDICTION SERVICES SPECIALIZED DOCKET SUBSIDY PROJECT FUNDING GRANT FOR THE MEDINA MUNICIPAL COURT VETERAN'S TREATMENT COURT.

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

- SEC. 1:** That the grant award from the Ohio Department of Mental Health & Addiction Services Specialized Docket Subsidy Project Funding Grant, in the amount of \$75,000, is hereby accepted for the Medina Municipal Court Veteran's Treatment Valor Court.
- SEC. 2:** 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. 3:** That this Resolution shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

APPROVED: _____

Clerk of Council

SIGNED: _____

Mayor

RESOLUTION NO. 136-26**A RESOLUTION DECLARING MARCH 6, 2027 AS RANDOM ACTS OF KINDNESS DAY IN THE CITY OF MEDINA, OHIO.**

WHEREAS: Kindness is a universal value that fosters stronger, more compassionate communities; and

WHEREAS: Small acts of kindness — whether through words, gestures, or deeds — have the power to uplift individuals, bridge differences, and inspire positive change; and

WHEREAS: Random Acts of Kindness Day encourages people of all ages to intentionally practice kindness in their daily lives; and

WHEREAS: This day serves as a reminder that kindness is not limited to a single day but is a habit that can be cultivated year-round; and

WHEREAS: Promoting kindness aligns with the shared goal of creating a more inclusive, respectful, and supportive society;

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

SEC. 1: That the City of Medina hereby recognizes March 6, 2027 as Random Acts of Kindness Day and encourages all residents to engage in acts of generosity, empathy, and goodwill toward others.

SEC. 2: Be it further resolved that we commit to fostering a culture where kindness is celebrated, practiced and passed forward, making our community a better place for all.

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 in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 137-26

AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR COMPETITIVE BIDS AND TO AWARD A CONTRACT TO THE SUCCESSFUL BIDDER FOR THE SOUTH ELMWOOD AVENUE PARKING LOT RECONSTRUCTION AND DECLARING AN EMERGENCY.

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

- SEC. 1:** That the Mayor is hereby authorized and directed to advertise for competitive bids and to award a contract to the successful bidder for the South Elmwood Avenue Parking Lot Reconstruction (Job #1136) in accordance with plans and specifications on file in the office of the Mayor.
- SEC. 2:** That the estimated cost of the project, in the amount of \$492,000.00, is available as follows: \$246,000.00 in Account No. 301-0408-54411 (City Share) and \$246,000.00 in Account No. 301-0408-55411 (Legacy Share).
- SEC. 3:** 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 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 Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to begin the bid process as soon as possible; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

Clerk of Council

APPROVED: _____

SIGNED: _____

Mayor

ORDINANCE NO. 138-26

AN ORDINANCE REPEALING ORDINANCE NO. 98-26, PASSED JUNE 9, 2026 AND ADOPTING THE NEW PLANNING AND ZONING CODE FEE SCHEDULE FOR THE CITY OF MEDINA, OHIO AND DECLARING AN EMERGENCY.

WHEREAS: As part of the 2014 Zoning Code Update, it was suggested by the code consultant that the Fee Schedule be removed from the Codified Ordinances and be adopted as a separate Ordinance by Medina City Council (See Codified Ordinances 1108.01) to enable future revisions to be made on a more timely basis; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Planning and Zoning Code Fee Schedule for the City of Medina, Ohio is hereby adopted.
- SEC. 2:** That a copy of the Planning and Zoning Code Fee Schedule is marked Exhibit A, attached hereto and incorporated herein.
- SEC. 3:** That Ordinance Number 98-26, passed June 9, 2026 is hereby repealed.
- SEC. 4:** 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 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. 5:** That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to apply the appropriate fees immediately; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

Effective date –



CITY OF MEDINA
 Community Development Department
 132 N. Elmwood Ave. Medina, OH 44256
 330-722-9038

Planning & Zoning Fee Schedule

Type	Fee
Certificate of Appropriateness - HPB, and TCOV	
Residential	\$25
Non-Residential	\$50
Conditional Sign	\$50
Conditional Zoning Certificate	\$200
Site Plan	
Residential	\$200 plus \$5 per dwelling unit
Non-Residential	\$200 plus \$25 per acre
Subdivision	
Minor	\$150 plus \$15 per lot
Major - Preliminary Plan	\$350 plus \$35 per lot
Major - Final Plat	\$250 plus \$25 per lot
Major - Replat or Right-of-Way Dedication	\$150 plus \$15 per lot
Variance or Appeal	\$200
Wireless Facility	
Tower	\$500
Antenna or Co-location	\$100
Zoning Certificate - Residential	
New Construction	\$250
Addition or Alteration	\$50
Accessory Building/Use	\$25
Driveway Expansion	\$25
Swimming Pool	\$25
Fence - New, Alteration, or Replacement	\$25
Sign - New, Alteration, or Replacement	\$25 per sign
Zoning Certificate - Non-Residential	
New Construction	\$500
Addition or Alteration	\$100
Accessory Building/Use	\$50
Change of Use	\$25
Fence - New/Alteration or Replacement	\$50/\$25
Sign - New, Alteration, or Replacement	\$25 per sign
Zoning Map or Text Amendment	\$300
* See Section 1108.02 of the Planning and Zoning Code for additional fees and escrow requirements not indicated on this Fee Schedule.	

RESOLUTION NO. 139-26

**A RESOLUTION ACCEPTING THE DONATION OF \$20,000
FROM MURRAY AND SUSAN VANEPP TO ASSIST THE
CITY OF MEDINA WITH THE REDESIGN AND
RECONSTRUCTION OF THE JUMP PLAYGROUND.**

WHEREAS: Murray and Susan VanEpp wish to donate to the City of Medina \$40,000.00 to assist the City of Medina with the redesign and reconstruction of the JUMP Playground.

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

SEC. 1: That the City hereby accepts the donation of \$20,000.00 from Murray and Susan VanEpp, the first installment of their pledged \$40,000 to assist with the redesign and reconstruction of the JUMP Playground.

SEC. 2: That the City Council recognizes the importance of such generosity in enhancing the quality of life for all citizens and extend our sincere gratitude and appreciation to the VanEpps for their generosity and commitment to the betterment of our city.

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 in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 140-26

AN ORDINANCE AUTHORIZING THE MAYOR TO SOLICIT REQUESTS FOR QUALIFICATIONS (RFQ's) FROM QUALIFIED DESIGN-BUILD CONTRACTORS FOR THE REPLACEMENT OF THE JUMP PLAYGROUND AT MEMORIAL PARK.

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

- SEC. 1:** That the Mayor is hereby authorized and directed to solicit Requests for Qualifications (RFQ's) from qualified design-build contractors for the replacement of the JUMP Playground at Memorial Park and authorizing him to award the RFQ to the successful bidder.
- SEC. 2:** That the funds to cover this project, in the estimated amount of \$600,000 - \$1,100,000 Contractor Build, shall be available in Account No \$104-0301-54413 (Department will work collaboratively with local civic organizations, foundations, businesses, and residents to secure financial support for the project).
- SEC. 3:** That the RFQ is subject to the Law Director's final approval.
- SEC. 4:** 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 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. 5:** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

Clerk of Council

APPROVED: _____

SIGNED: _____

Mayor



XXXXXX, 2026

CITY OF MEDINA, OHIO
INFORMATIONAL PACKET
for
REQUEST FOR QUALIFICATIONS
for
DESIGN-BUILD AND PROFESSIONAL SERVICES FOR THE DESIGN AND
INSTALLATION OF A CUSTOM PLAYGROUND

JAMES SHIELDS - MAYOR

JOHN M. COYNE, III - PRESIDENT OF COUNCIL

- COUNCIL MEMBERS -

CHET SIMMONS

REGI HAIRE

NATALIE DISALVO

BILL LAMB

ED ISABELLA

DENNIE SIMPSON

RESPONSE DUE DATE: XXXXXX, 2026

CITY OF MEDINA

LEGAL NOTICE

The City of Medina is seeking written Request for Qualifications (RFQ) from qualified professional playground firms for design-build and professional services to perform the design and installation of a custom playground within one of the city parks.

The City of Medina will utilize a qualifications-based selection process to select design consultants for this project. Firms interested in submitting a Statement of Qualifications for consideration of award must contact the City of Medina to acquire the Request for Qualifications Informational Packet.

The City will only review Statements of Qualifications received from those firms that acquire the Request for Qualifications Informational Packet. The packet may be obtained by submitting a written request to the City of Medina Engineering Department, Medina City Hall, 132 North Elmwood, Medina, Ohio 44256, or by contacting City Engineer Patrick Patton by telephone at 330-721-4721 or by email at ppatton@medinaoh.org.

Five (5) copies of the Statement of Qualification for each project must be sealed in an envelope marked "City of Medina - Statement of Qualifications". The Statement of Qualifications should be addressed to the City Engineer, City of Medina, Medina City Hall, 132 North Elmwood, Medina, Ohio 44256. Qualification Statements must be received no later than 4:30 P.M. on Friday, XXXXXX, 2026. Responses received after the specified time and date will not be considered. The City of Medina reserves the right to reject any and all Statements of Qualifications submitted and the right to waive any informalities or irregularities in the selection process. Contact the City Engineer for questions or further information.

Serafino Piccoli
Service Director
City of Medina, Ohio

Gazette: XXXXXXX, 2026
XXXXXXX, 2026

REQUESTS FOR QUALIFICATIONS FOR DESIGN-BUILD AND PROFESSIONAL SERVICES FOR THE DESIGN AND INSTALLATION OF A CUSTOM PLAYGROUND.

Issued by: City of Medina, Ohio

Response Due Date: XXXXXX, 2026

I. COMMUNICATIONS RESTRICTIONS

Please note the following policy concerning communication between Consultants and The City of Medina during the announcement and selection process:

During the time period between advertisement and the announcement of final consultant selection, communication with consultants (or their agents) shall be limited as follows:

Communications which are strictly prohibited:

Any discussions or marketing activities related to this specific project.

Allowable communications include:

Technical or scope of services questions specific to the project or (RFQ) requirements.

II. PROJECT INTRODUCTION

The City of Medina is seeking written Requests for Qualifications (RFQ) from qualified professional playground firms for design-build and professional services to perform the design and installation of a custom playground within one of the city parks. These plans will be completed with input from the Medina City Council, City Staff, and interested citizen stakeholder groups. The primary objective is to design and construct an all-inclusive playground similar to the existing wooden playground structure currently in place at the Memorial Park located at 421 E. Homestead Street in Medina, Ohio. The new playground structure should be made mostly of recycled composite material with a woodgrain texture. The playground design should center around keeping the "FORT" theme and closely resemble the current structure while continuing to meet all current ADA standards. The City has conducted surveys and would like the selected firm to review the responses prior to completing the new design. To improve accessibility, the playground surface may consist of a combination of concrete walkways, Poured-in-Place (PIP) rubber surface, or engineered wood fiber that will be installed by the playground contractor or subcontractor once the equipment has been erected.

III. PROJECT SCOPE

The existing wooden playground structure was installed as a community-build project approximately 33 years ago and is need of replacement. The City of Medina will remove the existing structure and grade the area for the new playground installation once a professional services agreement has been approved by the Medina City Council. Requested completion of this playground replacement project is prior to November of 2027.

IV. PROPOSAL SUBMISSION REQUIREMENTS

Proposals must include the following information:

1. Firm Background and Qualifications:

- A brief description of the firm, including its history, relevant experience, and qualifications.

2. Project Team:

- Identify key personnel assigned to this project and their relevant qualifications and experience.
- Provide resumes of the project manager and lead consultants.
- Describe the capacity of your staff and their ability to perform the work in a timely manner, relative to present workload, and the availability of the assigned staff.

3. Project Experience:

- Submit a list of recent projects of similar scope and complexity, with references.
- Discuss the experience of the key staff members on similar projects, and the staff qualifications related to the selection sub-factors noted.
- List significant sub-contractors, their current prequalification categories and the percentage of work to be performed by each sub-contractor.
- List the Project Manager and other key staff members, including any key sub-consultant staff. Include staff members that will be responsible for the work, and the project responsibility of each.

4. Proposed Approach:

- A detailed approach to performing the scope of work outlined above. This section shall include discussion of the following:
 - a. Understanding of the project
 - b. Technical approach
 - c. Innovative ideas
- Describe your methodology for engaging with city staff, parks department personnel, and the community.

5. Project Schedule:

- The overall approach to the project
- Work program and scope of work
- Project schedule in weeks

6. References:

- Provide at least three references from municipalities or organizations for where similar projects have been completed, including contact information.

7. Requirements for Letters of Interest

- A. Provide the information requested in the Request for Qualifications Content in the same order listed above, in a letter signed by an officer of the firm. Do not send additional forms, resumes, brochures, or other material.
- B. Letters of Interest shall be limited to twenty (20) 8½" x 11" single sided pages.
- C. Please adhere to the following requirements in preparing and binding letters of interest:
 - 1. Please use a minimum font size of 12-point and maintain margins of 1" on all four sides.
 - 2. Page numbers must be centered at the bottom of each page.
 - 3. Use 8½" x 11" paper only.
 - 4. Bind letters of interest by stapling at the upper left-hand corner only. Do not utilize any other binding system.

5. Do not provide tabbed inserts or other features that may interfere with machine copying.

NOTE:

- 1. Consultant firms will not be reimbursed for any cost associated with the preparation of the Request for Qualifications for Professional Services to create the playground design.**
- 2. All submissions will become public records and are subject to public records requests under the Ohio Public Records Act.**

V. EVALUATION CRITERIA

Proposals will be evaluated based on the following criteria:

- 1. Relevant Experience and Qualifications**
Demonstrated experience and technical expertise in conducting needs assessments and designing and constructing custom built commercial playgrounds.
- 2. Understanding of Project Scope**
A clear demonstration of the firms' understanding of the City's overall objectives of the playground replacement project.
- 3. Proposed Project Team**
The qualifications and experience of the project team, particularly key personnel who will be directly involved in the project.
- 4. Project Schedule**
The proposed timeline and cost-effectiveness of the approach, including any innovative methods for minimizing costs or improving project efficiency.
- 5. References**
Feedback from previous clients regarding the firm's performance on similar projects.

VI. Selection Procedures

The City of Medina will review and rank each Requests for Qualifications (RFQ) by the response due date. Based upon the RFQ review, the City will develop a short list of firms to be invited to attend an interview/presentation with one or more of the submitting firms. The firm determined to be the most qualified for this project will be invited to negotiate a contract for some or all the above work. If an agreement is reached, an agreement will be entered into by both parties for some or all of the above work. If no agreement is reached, the next highest-ranking firm will be invited to negotiate, until a mutually agreeable contract has been established. Negotiation for subsequent services shall occur at the time those services are needed.

This RFQ is a solicitation of qualifications only and neither the issuance of the RFQ nor the submission of qualifications shall be binding. No binding agreement shall exist with respect to the provision of services until a definitive agreement has been reached and executed between the City and the selected firm.

Firms included on the current Federal list of firms suspended or debarred are not eligible for selection.

The City of Medina will afford minority and women owned businesses equal opportunity to submit qualifications and will not discriminate on the basis of race, color, sex, religion or national origin. The City

of Medina reserves the right to reject any and all qualification statements or SOQ's received and to waive any informalities or irregularities in the qualification statement submittal, review and selection process.

VII. SUBMISSION LOCATION AND DEADLINE

Proposals must be submitted by Friday, XXXXX, 2026 at 4:30 PM local time to:

City of Medina Engineering Department
132 North Elmwood Avenue
Medina, Ohio 44256
Attn: Patrick Patton
Email: ppatton@medinaoh.org
Phone: (330) 721-4721

Late submissions will not be considered.

VIII. QUESTIONS AND CLARIFICATIONS

All questions regarding this RFQ must be submitted in writing by 5:00 PM on XXXXX, 2026 to Patrick Patton at ppatton@medinaoh.org. Responses to all questions will be provided to all RFQ packet holders by XXXXXXX, 2026.

IX. RESERVATION OF RIGHTS

The City of Medina reserves the right to reject any or all proposals, to waive informalities, and to accept the proposal deemed in the best interest of the City. The City also reserves the right to request additional information or clarification from any or all proposers.

X. ANTICIPATED SCHEDULE

- RFQ Issued: XXXXXXX, 2026
- Deadline for Questions: XXXXXXX, 2026 at 5:00 PM
- Proposal Submission Deadline: XXXXXXX, 2026 at 4:30 PM
- City Review: XXXXXXX, 2026 through XXXXXXX, 2026
- Interviews: Week of XXXXXXX, 2026 (tentative)
- Rankings of Consultant Complete: XXXXXXX, 2026
- Agreement Negotiations: TBD
- Council Approval and Notice to Proceed: 45 days after agreement negotiations are completed.

ORDINANCE NO. 141-26

**AN ORDINANCE AUTHORIZING THE INCREASE OF THE
EXPENDITURE TO HSH EXCAVATING FOR THE SERVICE
DEPARTMENT AND DECLARING AN EMERGENCY.**

WHEREAS: The Service Director has requested to increase Purchase Order #2026-1314 from \$20,000.00 to \$38,000.00 for emergency storm sewer replacement on 36" line Halifax Lane, which requires the Council's approval.

**NOW, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA,
OHIO:**

- SEC. 1:** That the increase to Purchase Order #2026-1314 from \$20,000.00 to \$38,000.00 is hereby authorized for the Service Department to cover unexpected storm sewer replacements on Halifax Lane.
- SEC. 2:** That the funds to cover this expenditure in the amount of \$18,000.00 are available in Account No. 108-0610-52215.
- SEC. 3:** 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 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 Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to cover the cost of unexpected repairs; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 142-26

**AN ORDINANCE AMENDING ORDINANCE NO. 218-25,
PASSED DECEMBER 8, 2025. (Amendments to 2026 Budget)**

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

SEC. 1: That Ordinance No. 218-25, passed December 8, 2025, shall be amended by the following additions:

<u>Account No./Line Item</u>	<u>Additions</u>
104-0301-54413	50.00 *
107-0110-53322	350.00 *
574-0357-52215	10,000.00 *
574-0357-50111	35,000.00 *
574-0357-51121	4,900.00 *
574-0356-53312	8,500.00 *
001-0707-52215	90,000.00 *
169-0716-54412	84,128.00 *
301-0707-53315	8,000.00 *
301-0707-52226	5,000.00 *
301-0716-54412	84,128.00 *
514-0543-54417	95,000.00 *
102-0145-50111	25,000.00

SEC. 2: That Ordinance No. 218-25, passed December 8, 2025, shall be amended by the following reductions:

<u>Account No./Line Item</u>	<u>Reductions</u>
102-0610-50111	25,000.00

SEC. 3: 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 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 Ordinance shall be in full force and effect at the earliest period allowed by law.

* - new appropriation

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

RESOLUTION NO. 143-26

A RESOLUTION APPROVING A PETITION FOR SPECIAL ASSESSMENTS FOR SPECIAL ENERGY IMPROVEMENT PROJECTS AND A SUPPLEMENTAL PLAN FOR PUBLIC IMPROVEMENTS UNDER OHIO REVISED CODE CHAPTER 1710; AND DECLARING THE NECESSITY OF ACQUIRING, CONSTRUCTING, AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS DESCRIBED IN THE SUPPLEMENTAL PLAN FOR PUBLIC IMPROVEMENTS IN COOPERATION WITH THE MEDINA COUNTY ENERGY IMPROVEMENT DISTRICT; AND DECLARING AN EMERGENCY

WHEREAS, as set forth in Ohio Revised Code Chapter 1710, the Ohio General Assembly has authorized property owners to include their properties within energy special improvement districts ("ESIDs") upon a petition to a municipal corporation or township, which ESIDs are voluntary organizations of property owners who undertake special energy improvement projects for their properties and finance such special energy improvement projects by way of voluntary special assessments; and,

WHEREAS, 1000 Lake Holdings, LLC, an Ohio limited liability company (with all future owners of the Project Site, the "Owner"), as the current owner of certain real property located within the City of Medina, Ohio, has identified certain parcels of real property located at 1000 Lake Road, Medina, Ohio (the "Property") as appropriate properties for a special energy improvement project pursuant to Ohio Revised Code Chapter 1710; and,

WHEREAS, the Owner has submitted to the Council of the City (the "Council") a Petition for Special Assessments for Special Energy Improvement Projects and Affidavit (the "Petition"), together with a plan entitled City of Medina Energy Special Improvement District Program Plan Supplement to Plan for 1000 Lake Road, Medina, Ohio Project (the "Supplemental Plan"), all in accordance with Ohio Revised Code Section 1710.02; and,

WHEREAS, the Petition, which is on file with the City, has been signed by the Owner, as the owner of 100% of the Property affected by the Petition (as further described in Exhibit A to the Petition); and,

WHEREAS, the Petition and the Plan request that the City add the Property to the territory of the District, and levy special assessments on the Property to pay the costs of a special energy improvement project consisting of acquiring, constructing, equipping, improving, and installing energy efficiency improvements, including, without limitation, energy efficient roofing, electrical and lighting, and related improvements; and,

WHEREAS, the Petition is for the purpose of developing and implementing special energy improvement projects in furtherance of the purposes set forth in Section 2(o) of Article VIII of the Ohio Constitution, including, without limitation, the Project and other special energy improvement projects to be located on properties that may from time to time be added to the District, and further,

the Petition identifies the amount and length of the special assessments to be imposed with respect to the Project; and,

WHEREAS, in the Petition, the Owner requests that the Project be paid for by special assessments levied on the Property by the City (the "Special Assessments") in an amount and for a length sufficient to pay the costs of the Project, which is estimated to be a maximum of \$4,138,320.84, including other related costs of financing the Project, which may include, without limitation, the payment of principal of and interest on obligations issued to pay the costs of the Project and other interest, financing, credit enhancement, and issuance expenses and ongoing trustee fees and District administrative fees and expenses, and requests that the Project be undertaken cooperatively by the City, the District, and such other parties as the City may deem necessary or appropriate to pay the costs of the Project; and,

WHEREAS, this Council, as mandated by Ohio Revised Code Section 1710.06, must approve or disapprove the Petition within sixty (60) days of the submission of the Petition; and,

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Medina, Ohio, as follows:

SECTION 1: This Council hereby approves the Petition and the Supplemental Plan, and the Articles, in substantially the form now on file with the Council and the Clerk of Council. Pursuant to the Petition and the Supplemental Plan, the District is hereby expanded to include the Property.

SECTION 2: Pursuant to Ohio Revised Code Section 1710.02(G)(4), this Council determines that the Project is not required to be owned exclusively by the City for its purposes, for uses determined by this Council, as the legislative authority of the City, as those that will promote the welfare of the people of such participating political subdivision; to improve the quality of life and the general and economic well-being of the people of the City; to better ensure the public health, safety, and welfare; to protect water and other natural resources; to provide for the conservation and preservation of natural and open areas and farmlands, including by making urban areas more desirable or suitable for development and revitalization; to control, prevent, minimize, clean up, or mediate certain contamination of or pollution from lands in the state and water contamination or pollution; or to provide for safe and natural areas and resources. This Council accordingly authorizes the Board to act as its agent to sell, transfer, lease, or convey the Project. The consideration the Board must obtain from any sale, transfer, lease, or conveyance of the special energy improvement project on the Property is any consideration greater than or equal to One Dollar and Zero Cents (\$1.00).

SECTION 3: This Council determines and declares that the Project is an essential and vital public, governmental purpose of the City as a Special Energy Improvement Project, as defined in Ohio Revised Code Section 1710.01(I); and that in order to fulfill that essential and vital public purpose of the City, it is necessary and proper to provide, in cooperation with the District, for (i) the acquisition, construction, and improvement of the Project by the Owner, as set forth in the Petition and the Plan, and (ii) the payment of the costs of the Project, including any and all architectural, engineering, legal, insurance, consulting, energy auditing, planning, acquisition,

installation, construction, surveying, testing, and inspection costs; the amount of any damages resulting from the Project and the interest on such damages; the reasonable costs incurred in connection with the preparation, levy and collection of the special assessments; the cost of purchasing and otherwise acquiring any real estate or interests in real estate; reasonable expenses of legal services; costs of labor and material; trustee fees and other financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued or incurred to provide a loan or to secure an advance of funds to the Owner, as borrower, or otherwise to pay costs of the Project in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other reasonable obligations so issued or incurred, including any credit enhancement fees, trustee fees, program administration fees, financing servicing fees, and reasonable District administrative fees and expenses; an amount to reflect interest on unpaid Special Assessments which shall be treated as part of the cost of the Project for which the Special Assessments are made at an interest rate which shall be determined by the District to be substantially equivalent to the fair market rate that would have been borne by notes or bonds if notes or bonds had been issued by the District or another issuer of notes or bonds to pay the costs of the Project; together with all other necessary expenditures, all as more fully described in the Petition, the Plan, and profiles, specifications, and estimates of cost of the Project, all of which are on file with the Clerk of Council and open to the inspection of all persons interested. This Council further determines and declares that the Project is conducive to the public peace, health, safety and welfare of the City and the inhabitants of the City.

SECTION 4: This Council determines that the Project's elements are so situated in relation to each other that in order to complete the acquisition, construction, and improvement of the Project's elements in the most practical and economical manner, they should be acquired and improved at the same time, with the same kind of materials, and in the same manner; and that the Project's elements shall be treated as a single improvement, pursuant to Ohio Revised Code Section 727.09, and the Project's elements shall be treated as a joint improvement to be undertaken cooperatively by the City and the District pursuant to Ohio Revised Code Section 9.482 and Ohio Revised Code Chapter 1710.

SECTION 5: Pursuant to and subject to the provisions of a valid Petition signed by the Owner, which is the owner of one hundred percent (100%) of the Property, the entire cost of the Project shall be paid by the Special Assessments levied against the Property, which are the benefited properties. The City does not intend to issue securities in anticipation of either the levy of the Special Assessments or the collection of the Special Assessments.

SECTION 6: The method of levying the Special Assessments shall be in proportion to the benefits received from the financing of the Project, allocated among the parcels constituting the Property as set forth in the Petition.

SECTION 7: The lots or parcels of land to be assessed for the Project shall be the Property, described in Exhibit A to the Petition, all of which lots and lands are determined to be specially benefited by the Project.

SECTION 8: The Special Assessments shall be levied and paid in thirty-eight (38) semi-annual installments pursuant to the list of estimated Special Assessments set forth in the Petition, and the Owner has waived its option to pay the Special Assessment in cash within thirty (30) days after the first publication of the notice of the assessing Resolution. The aggregate maximum amount of Special Assessments estimated to be necessary to pay the costs of the Project is \$4,138,320.84. Each semi-annual Special Assessment payment represents payment of a portion of any principal repayment, interest, and administrative fees payable with respect to the Project. The interest portion of the Special Assessments, together with amounts used to pay administrative expenses, are determined to be substantially equivalent to the fair market rate or rates of interest that would have been borne by securities issued in anticipation of the collection of the Special Assessments if such securities had been issued by the City. In addition to the Special Assessments, the County Auditor of Medina County, Ohio may impose a special assessment collection fee with respect to each semi-annual payment, which amount will be added to the Special Assessments by the County Auditor of Medina County, Ohio.

SECTION 9: The Council and the Clerk of Council, or their designee, are authorized and directed to prepare and file in the office of the Council and the Clerk of Council the estimated Special Assessments for the costs of the Project in accordance with the method of assessment set forth in the Petition and this Resolution, showing the amount of the assessment against each lot or parcel of land to be assessed.

SECTION 10: Upon the filing of the estimated Special Assessments with the Council and the Clerk of Council, notice of the adoption of this Resolution and the filing of the estimated Special Assessments shall be served upon the Owner of the Property, as provided in Ohio Revised Code Section 727.13. The appropriate officials of the City shall also comply with the applicable procedural requirements of Ohio Revised Code Chapter 727.

SECTION 11: The Council and the Clerk of Council, or their designee, is authorized, pursuant to Ohio Revised Code Section 727.12, to cause the Special Assessments to be levied and collected at the earliest possible time including, if applicable, prior to the completion of the acquisition and construction of the Project.

SECTION 12: The Special Assessments will be used by the City to provide the Project in cooperation with the District in any manner, including assigning the Special Assessments actually received by the City to the District or to another party the City deems appropriate, and the Special Assessments are appropriated for such purposes.

SECTION 13: This Council accepts and approves the waiver of all further notices, hearings, claims for damages, rights to appeal and other rights of property owners under the law, including but not limited to those specified in the Ohio Constitution, Ohio Revised Code Chapter 727, Ohio Revised Code Chapter 1710, and consents to the immediate imposition of the Special Assessments upon the Property. This waiver encompasses, but is not limited to, waivers by the Owner of the following rights:

- (i) The right to notice of the adoption of the Resolution of Necessity under Ohio Revised Code Sections 727.13 and 727.14;

- (ii) The right to limit the amount of the Special Assessments under Ohio Revised Code Sections 727.03 and 727.06, including the right to consider the Special Assessments authorized by the Petition within the limitations contained in Ohio Revised Code Section;
- (iii) The right to file an objection to the Special Assessments under Ohio Revised Code Section 727.15;
- (iv) The right to the establishment of, and any proceedings by and any notice from an Assessment Equalization Board under Ohio Revised Code Sections 727.16 and 727.17;
- (v) The right to file any claim for damages under Ohio Revised Code Sections 727.18 through 727.22 and Ohio Revised Code Section 727.43;
- (vi) The right to notice that bids or quotations for the Project may exceed estimates by 15%;
- (vii) The right to seek a deferral of payments of Special Assessments under Ohio Revised Code Section 727.251;
- (viii) The right to notice of the passage of the assessing Resolution under Ohio Revised Code Section 727.26; and
- (ix) Any and all procedural defects, errors, or omissions in the Special Assessment process.

SECTION 14: The Council is authorized to enter into agreements by and among the City, the District, and such other parties as the City may deem necessary or appropriate in order to provide the Project, and that the Mayor and the Council, the President of the Council, or any of them, is authorized to execute, on the City's behalf, such agreements.

SECTION 15: This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this legislative 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 all legal requirements, including Ohio Revised Code Section 121.22.

SECTION 16: That this Resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Resolution is necessary in order to allow the Owner and the District to obtain financing available to them for a limited time and to certify the Special Assessments to the County Auditor of Medina County, Ohio before the deadline for the certification of special assessments to be collected for tax year 2027; wherefore this Resolution shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Resolution No. _____ duly adopted by the City Council of the City of Medina, Ohio on _____, 2026.

Clerk of Council
City of Medina, Ohio

**PETITION FOR SPECIAL ASSESSMENTS FOR SPECIAL ENERGY IMPROVEMENT
PROJECTS AND AFFIDAVIT**

A PETITION TO THE CITY OF MEDINA, OHIO SEEKING THE IMPOSITION OF SPECIAL ASSESSMENTS AGAINST PROPERTY OWNED BY THE PETITIONER TO PAY THE COSTS OF VARIOUS SPECIAL ENERGY IMPROVEMENT PROJECTS, THE FINANCING OF WHICH WILL SPECIALLY BENEFIT SUCH REAL PROPERTY, AND A WAIVER OF ALL RIGHTS TO NOTICES, HEARINGS AND APPEALS RESPECTING THE REQUESTED SPECIAL ASSESSMENTS.

To: The Mayor and City Council of the City of Medina, Ohio

1000 Lake Holdings, LLC, an Ohio limited liability company (the "Petitioner") is the owner of 100% of the real property described on Exhibit A, attached to and incorporated into this Petition (the "Property") and intends to implement special energy improvement projects on the Property (the "Special Energy Improvement Projects", as further described in Exhibit B attached to and incorporated into this Petition), and has agreed that the Property shall be subject to the Special Assessments (as herein defined).

The Board of Directors of the City of Medina Energy Special Improvement District, Inc. (the "Corporation"), an Ohio nonprofit corporation formed to govern the City of Medina Energy Special Improvement District (the "District"), initially created within the boundaries of the City of Medina, Ohio (the "City"), has approved a plan (the "Program Plan") for the purpose of developing and implementing special energy improvement projects, as defined in Ohio Revised Code Section 1710.01(I). The Program Plan is attached to this Petition as Exhibit C. The Articles of Incorporation of the Corporation are attached to this Petition as Exhibit D.

Pursuant to the Program Plan, the Corporation has caused special energy improvement projects to be provided from time to time. In accordance with Ohio Revised Code Chapter 1710 and the Program Plan, the Program Plan may be amended from time to time by supplemental plans (the "Supplemental Plans") (the Program Plan and every Supplemental Plan together constituting the "Plan") to provide for additional special energy improvement projects, and the District may be enlarged from time to time to include additional property so long as at least one special energy improvement project is designated for each parcel of real property within the additional territory added to the District.

The Board of Directors of the Corporation has reviewed the plans for the special energy improvement project described on Exhibit B attached hereto (the "Special Energy Improvement Projects") proposed to be constructed or installed on the Property and related and supporting materials and, subject to an approval by the City Council of the City (the "City Council") of an expansion of the District to include the Property, has approved an amendment of the Program Plan to include provision for the Special Energy Improvement Projects.

As required by Ohio Revised Code Section 1710.02, the Petitioner, as the owner of the Property, being 100% of the area proposed to be added to the District and 100% of the area proposed to be assessed for the Special Energy Improvement Projects, hereby (a) petitions the City

Council to (i) approve the addition of the Property to the District and (ii) approve an amendment and supplement to the Plan by the Supplemental Plan to include the Special Energy Improvement Projects and (b) requests that (i) the Special Energy Improvement Projects be undertaken by the District, and (ii) the total cost of those Special Energy Improvement Projects be assessed on the Property in proportion to the special benefits that will result from the financing of the Special Energy Improvement Projects.

In connection with this Petition and in furtherance of its purposes, the Petitioner acknowledges that it has reviewed or caused to be reviewed (i) the Program Plan and the Supplemental Plan, (ii) the plans, specifications and profiles for the Special Energy Improvement Projects, (iii) the estimate of cost for the Special Energy Improvement Projects included in the Supplemental Plan and (iv) the schedule of maximum special assessments to be levied for the Special Energy Improvement Projects also included in the Supplemental Plan. The Petitioner acknowledges that the estimated special assessments are in proportion to the benefits that may result from the financing of the Special Energy Improvement Projects.

Accordingly, the Petitioner hereby petitions for the construction of the Special Energy Improvement Projects identified in this Petition and the Supplemental Plan attached to this Petition as **Exhibit B**, as authorized under Ohio Revised Code Chapter 1710, and for the imposition of the special assessments identified in this Petition and authorized under Ohio Revised Code Chapters 727 and 1710 (the "Special Assessments") to pay the costs of the Special Energy Improvement Projects, in the amount set forth on **Exhibit B**. The Petitioner hereby certifies, represents, and warrants to the District and the City that the actual costs of the Special Energy Improvement Projects have been ascertained. The Petitioner further agrees that it will be solely responsible for any costs of the Special Energy Improvement Projects in excess of the amount set forth on **Exhibit B**.

In the event that at any time following the date of this Petition the Property or any parcel constituting the Property is combined or subdivided into permanent parcels in the records of the County Auditor of Medina County, Ohio (the "County Auditor") then the Petitioner hereby requests that the Special Assessments be allocated among only the resulting parcels which will be improved by the Special Energy Improvement Projects (the "Assessed Parcels"). No Special Assessments shall be allocated to any resulting parcels which will not have any portion of the Special Energy Improvement Projects (the "Non-Assessed Parcels"). The allocation among any resulting Assessed Parcels shall be made such that the Assessed Parcel or Assessed Parcels on which the Special Energy Improvement Projects are constructed or installed shall be allocated a combined total of 100% of the Special Assessments. If the Property is combined or subdivided such that more than one Assessed Parcel is to receive an allocation of the Special Assessments in the percentage stated above, the Special Assessments to be allocated to those Assessed Parcels shall be allocated in proportion to the total square feet of improvements on each such Assessed Parcel divided by the total square feet of improvements on all such Assessed Parcels. The Petitioner hereby certifies, represents, and warrants to the District and the City that the portion of the Special Assessments allocated to each resulting Assessed Parcel, and the fact that no Special Assessments will be allocated to any resulting Non-Assessed Parcels, all as described above, are in proportion to, and do not exceed, the special benefits to be conferred on the resulting parcel or resulting parcels by the Special Energy Improvement Projects identified in this Petition.

In consideration of the City's acceptance of this Petition and the imposition of the requested Special Assessments, the Petitioner consents and agrees that the Property as identified in **Exhibit A** shall be assessed for all of the costs of the Special Energy Improvement Projects , including any and all architectural, engineering, legal, insurance, consulting, energy auditing, planning, acquisition, installation, construction, surveying, testing and inspection costs; the amount of any damages resulting from the Special Energy Improvement Projects and the interest on such damages; the costs incurred in connection with the preparation, levy and collection of the Special Assessments; and costs of labor and material; to provide a loan or to secure an advance of funds to the owner of the Property or otherwise to pay costs of the Special Energy Improvement Projects in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds, program administration fees, financing servicing fees, and District administrative fees and expenses; an amount to reflect interest on unpaid Special Assessments which shall be treated as part of the cost of the Special Energy Improvement Projects for which the Special Assessments are made at an interest rate which shall be determined by the District to be substantially equivalent to the fair market rate that would have been borne by notes or bonds if notes or bonds had been issued by the District, or another issuer of notes or bonds to pay the costs of the Special Energy Improvement Projects ; together with all other necessary expenditures.

In consideration of the Special Energy Improvement Projects, the Petitioner, for itself and its grantees and other successors with respect to the Property, agrees to pay promptly all Special Assessments as they become due, and agrees that the determination by the City Council of the Special Assessments in accordance with the terms hereof will be final, conclusive and binding upon the Petitioner and the Property. In further consideration of the Special Energy Improvement Projects, the Petitioner, for itself and its grantees and other successors with respect to its share of the Property, agrees to pay all taxes and special assessments, including but not limited to the Special Assessments, for its share of the Property as they become due, and agrees to not partition the Property. In further consideration of the Special Energy Improvement Projects, the Petitioner covenants and agrees to disclose, upon the transfer of the Property or any portion of the Property to be subject to the Special Assessments for the actual costs of the Special Energy Improvement Projects set forth in **Exhibit B** in the deed to the transferee or in a separate instrument recorded with respect to the Property, the existence of any outstanding Special Assessments for the Special Energy Improvement Projects and to require that transferee covenant to disclose that information in any subsequent deed or in a separate instrument recorded with respect to the Property at the time of the subsequent transfer so long as the Special Assessments remain unpaid. As a condition to each subsequent transfer while the Special Assessments remain unpaid, the Petitioner further covenants and agrees to provide expressly in the deed to any transferee or in a separate instrument recorded with respect to the Property at the time of the subsequent transfer (a) for the acquisition by the transferee of the Property subject to any outstanding Special Assessments and the transferee's assumption of responsibility for payment thereof and for the waiver by the transferee of any rights that the Petitioner has waived pursuant to this Petition, and (b) the requirement that each transferee from time to time of the Property covenant to include in the deed to any subsequent transferee or in a separate instrument recorded with respect to the Property at the time of the subsequent transfer the conditions described in clause (a) so long as the Special Assessments remain unpaid.

The Petitioner further acknowledges and confirms that the Special Assessments set forth in this Petition and in the Supplemental Plan attached hereto as Exhibit B are proportionate to, and do not exceed, the special benefits to be conferred on the Property through the financing of the Special Energy Improvement Projects identified in this Petition. The Petitioner further consents to the levying of the Special Assessments against the Property by the City Council. The Petitioner acknowledges that these Special Assessments are fair, just, and equitable, and that they are being imposed at the specific request of the Petitioner.

The Petitioner expressly waives notice and publication of all resolutions, legal notices, and hearings provided for in the Ohio Revised Code with respect to the Special Energy Improvement Projects and the Special Assessments, particularly those in Ohio Revised Code Chapters 727 and 1710, and consents to proceeding with the Special Energy Improvement Projects. Without limiting the foregoing, but only with regard to the Special Energy Improvement Projects and Special Assessments for the Special Energy Improvement Projects for the Project (as defined in Exhibit B), the Petitioner specifically waives any notices and rights under the following Ohio Revised Code Sections:

- The right to notice of the adoption of the Resolution of Necessity under Ohio Revised Code Sections 727.13 and 727.14;
- The right to limit the amount of the Special Assessments under Ohio Revised Code Sections 727.03 and 727.06, including the right to consider the Special Assessments authorized by this Petition within the limitations contained in Ohio Revised Code Section 727.03 and 727.06 applicable to the Special Assessments and any other special assessments properly levied now or in the future;
- The right to file an objection to the Special Assessment under Ohio Revised Code Section 727.15;
- The right to the establishment of, and any proceedings by and any notice from, an Assessment Equalization Board under Ohio Revised Code Sections 727.16 and 727.17;
- The right to file any claim for damages under Ohio Revised Code Sections 727.18 through 727.22 and Ohio Revised Code Section 727.43;
- The right to notice that bids or quotations for the Special Energy Improvement Projects may exceed estimates by 15%;
- The right to seek a deferral of payments of Special Assessments under Ohio Revised Code Section 727.251; and
- The right to notice of the passage of the Assessing Ordinance under Ohio Revised Code Section 727.26.

The Petitioner, in accordance with Ohio Revised Code Section 1710.02(A), agrees that the Property may be included in more than one district formed under Ohio Revised Code Chapter 1710. The Petitioner further agrees not to take any actions, or cause to be taken any actions, to place any of the Property in an agricultural district as provided for in Ohio Revised Code Chapter 929, and if any of the Property is in an agricultural district, the Petitioner, in accordance with Ohio Revised Code Section 929.03, hereby grants permission to collect any Special Assessments levied against such Property.

The Petitioner further agrees and consents to the City Council promptly proceeding with all actions necessary to facilitate the acquisition, installation, equipment, and improvement of the Special Energy Improvement Projects and to impose the Special Assessments.

The Petitioner acknowledges that the Special Assessments set forth in this Petition and in the Exhibits to this Petition are based upon an estimate of costs, including all financing and other costs described above, and that the final Special Assessments shall be calculated in the same manner based on the final costs, including all financing and other costs described above, which may be more or less than the respective estimated Special Assessments for the Special Energy Improvement Projects; provided, however, that in no event shall the final Special Assessments exceed the maximum aggregate assessments set forth in Attachment B to **Exhibit B**. In the event the final assessments exceed the estimated assessments (but do not exceed such maximum aggregate assessments), the Petitioner, without limitation of the other waivers contained in this Petition, also waives any rights it may now or in the future have to object to those assessments, any notice provided for in Ohio Revised Code Chapters 727 and 1710, and any rights of appeal provided for in such Chapters or otherwise. The Petitioner further acknowledges and represents that the respective final assessments may be levied at such time as determined by the City and regardless of whether or not any of the parts or portions of the Special Energy Improvement Projects have been completed.

The Petitioner further acknowledges that the final Special Assessments for the Special Energy Improvement Projects, when levied against the Property, will be payable in cash within thirty (30) days from the date of passage of the ordinance confirming and levying the final assessments and that if any of such assessments are not paid in cash they will be certified to the Auditor of Medina County, Ohio as provided by law, to be placed on the tax list and duplicate and collected as other taxes are collected. Notwithstanding the foregoing, however, the Petitioner hereby waives the right to pay the final assessments for the Special Energy Improvement Projects in cash within thirty (30) days from the passage of the resolution or ordinance confirming and levying the final assessments and requests that the unpaid final assessments for the Special Energy Improvement Projects shall be payable in thirty-eight (38) semi-annual installments, with collection commencing on the earliest date permitted by the Medina County Auditor, but in no event sooner than the semi-annual installment payment of first-half real property taxes for tax year 2027 due in 2028 with respect to the Property. The Petitioner hereby consents and agrees that the maximum schedule of Special Assessments represents the final hard costs of the Special Energy Improvement Projects, together with an assumed rate of interest on those costs in excess of the rate of interest expected to be available for financing the costs of the Special Energy Improvement Projects. The Petitioner hereby consents and agrees that the final rate of interest will be determined after the City approves the levy of the maximum Special Assessments. The Petitioner hereby authorizes and requests the City to certify the Special Assessments to the County Auditor of Medina County, Ohio for collection, as provided in this Petition, in amounts which, in aggregate, are less than or equal to the aggregate amount of the maximum Special Assessments shown on Attachment B to **Exhibit B** and are in the amounts necessary to pay the costs of financing the Special Energy Improvement Projects, as certified to the City by the Petitioner and the provider of financing for the Special Energy Improvement Projects.

The Petitioner further waives any and all questions as to the constitutionality of the laws under which Special Energy Improvement Projects shall be acquired, installed, or constructed, the proceedings relating to the acquisition, installation, or construction of the Special Energy Improvement Projects, and the jurisdiction of the City acting in connection with the acquisition, installation, or construction of the Special Energy Improvement Projects. The Petitioner further waives any and all irregularities, errors, and defects, procedural or otherwise, if any, in the levying of the Special Assessments or the undertaking of the Special Energy Improvement Projects. The Petitioner specifically waives any and all rights of appeal, including any right of appeal as provided in Ohio Revised Code Title 7, and specifically but without limitation, Ohio Revised Code Chapters 727 and 1710, as well as all such similar rights under the Constitution of the State of Ohio but only with regard to the Special Energy Improvement Projects and Special Assessments for the Special Energy Improvement Projects (as defined in **Exhibit B**). The Petitioner represents that it will not contest, in a judicial or administrative proceeding, the undertaking of the Special Energy Improvement Projects, the estimated assessments, the final assessments, and any Special Assessments levied against the Property for the Special Energy Improvement Projects, or any other related matters, but only with regard to the Special Energy Improvement Projects and Special Assessments for the Special Energy Improvement Projects (as defined in **Exhibit B**). In no event shall the foregoing waivers be construed as a waiver by the Petitioner of its rights with regard to any other taxes, whether general taxes, special assessments, or otherwise.

The Petitioner acknowledges and understands that the City and the Corporation will be relying upon this Petition in taking actions and expending resources. This Petition therefore shall be irrevocable and shall be binding upon the Petitioner, its successors and assigns, the Property, and any grantees, mortgagees, lessees, or transferees of the Property. The Petitioner acknowledges that it has had an opportunity to be represented by legal counsel in this undertaking and has knowingly waived the rights identified in this Petition.

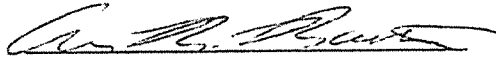
The Petitioner further deposes and states that this Petition and actions provided for herein impose burdens and obligations upon the Property and provide for Special Assessments to be levied upon the Property in accordance with this Petition, and that this Petition is available for inspection at the office of the City Council.

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IN WITNESS WHEREOF, the Petitioner has caused this petition to be executed by its undersigned duly authorized signatory.

PETITIONER:

1000 Lake Holdings, LLC,
an Ohio limited liability company

By: 

Name: Andrew B. Bastian

Title: Member

Address for notices to Petitioner:

1000 Lake Holdings, LLC
PO Box 954
Conshohocken, PA 19428-0954

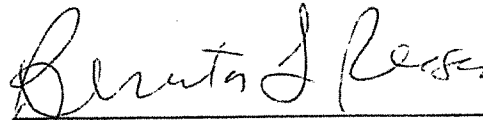
STATE OF PENNSYLVANIA)
)
COUNTY OF MONTGOMERY)

SS:

On the 9th day of September, 2026, Andrew B. Bastian, as Member of 1000 Lake Holdings, LLC, personally appeared before me, a notary public in and for the State of Pennsylvania, who acknowledged the execution of the foregoing Petition on behalf of 1000 Lake Holdings, LLC, and that the same was the free act and deed of such officer and of trust. The notarial act certified hereby is a jurat. An oath or affirmation was administered to the signer with regard to the notarial act certified to hereby.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

[SEAL]



Notary Public

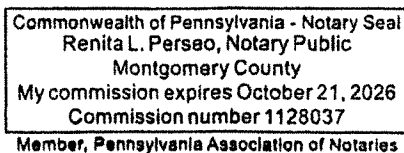


EXHIBIT A

DESCRIPTION OF PROPERTY

028-19C-17-042

The real property subject to this Petition and owned by Petitioner is located in the City of Medina, Ohio, and located on 1000 Lake Road, Medina, Ohio 44256 with Medina County Auditor Parcel ID Number 028-19C-17-042, which is further described in the following:

Situated in the City of Medina, County of Medina, State of Ohio and known as being the whole of Medina City Lot 2489, being further bounded and described as follows:

Beginning at the southwest corner of Medina City Lot 2488, said point being in the east line of Lake Road (60 feet wide) and being the principal place of beginning of the parcel described herein; Thence South 88 degrees, 51' 11" East, 1449.09 feet along the south line of said lot 2488 to the southeast corner thereof, said point being in the corporation line of Medina City; thence South 01 degrees 43' 07" West, 600.00 feet along said corporation line to the northeast corner of Medina City Lot 2490; thence North 88 degrees 51' 11" West, 1449.42 feet along the north line of said Lot 2490 to the northwest corner thereof, said point being in the east line of Lake Road; thence North 01 degrees 45' 00" East, 600.00 feet along the east line of Lake Road to the principal place of beginning, as surveyed in January, 1994 by Thomas A. Cunningham, Registered Surveyor No. 5274.

EXHIBIT B

**CITY OF MEDINA ENERGY SPECIAL
IMPROVEMENT DISTRICT
PROGRAM PLAN**

**SUPPLEMENT TO PLAN FOR 1000 LAKE ROAD,
MEDINA, OHIO PROJECT**

As more fully provided by the City of Medina Energy Special Improvement District, Inc. Program Plan (together with all previously approved supplemental plans, the “Plan”), the City of Medina Energy Special Improvement District, Inc. (the “District”) has undertaken the administration of a property assessed clean energy (“PACE”) program (the “Program”). The Program will provide financing secured by special assessments on real property for special energy improvement projects.

Through a Petition submitted in connection with this Supplemental Plan, 1000 Lake Holdings, LLC, an Ohio limited liability company (the “Property Owner”) has requested and consented to certain special assessments by the District with respect to certain real property owned by the Property Owner and in the City of Medina, Ohio (the “City”), with Medina County Auditor Parcel ID Number 028-19C-17-042, which is more fully described in **Attachment A** (collectively, the “Property”).

A proposed maximum schedule of special assessments to be assessed against the Property to pay the costs of the Special Energy Improvement Projects is attached hereto as **Attachment B**. The Property Owner hereby consents and agrees that the maximum schedule of special assessments represents the final hard costs of the Special Energy Improvement Projects described below, together with an assumed rate of interest on those costs in excess of the rate of interest expected to be available for financing the costs of the Special Energy Improvement Projects. The Property Owner hereby consents and agrees that the final rate of interest will be determined before the City levies the special assessments, and hereby authorizes the City to levy the special assessments in amounts which, in aggregate, are less than or equal to the aggregate amount of the special assessments shown on **Attachment B**, and are in the amounts necessary to pay the costs of financing the Special Energy Improvement Projects, as certified to the City by the Petition and the provider of financing for the Special Energy Improvement Projects. The Property Owner hereby certifies, represents, and warrants to the City and the District that the actual hard costs of the Special Energy Improvement Projects to be financed, in part, with the special assessments have been ascertained to be \$1,902,628.00.

The special assessments are allocated to the parcels (the “Original Parcel”) constituting the Property as follows:

<u>Parcel Number</u>	<u>Proportion of Total Special Assessments</u>
028-19C-17-042	100%

In the event that at any time following the date of this Supplemental Plan the Property or any parcel constituting the Property is combined or subdivided into permanent parcels in the records of the County Auditor of Medina County, Ohio (the "County Auditor") then the Property Owner hereby requests that the Special Assessments be allocated among only the resulting parcels which will be improved by the Special Energy Improvement Projects (the "Assessed Parcels"). No Special Assessments shall be allocated to any resulting parcels which will not have any portion of the Special Energy Improvement Projects (the "Non-Assessed Parcels"). The allocation among any resulting Assessed Parcels shall be made such that the Assessed Parcel or Assessed Parcels on which the Special Energy Improvement Projects are constructed or installed shall be allocated a combined total of 100% of the Special Assessments. If the Property is combined or subdivided such that more than one Assessed Parcel is to receive an allocation of the Special Assessments in the percentage stated above, the Special Assessments to be allocated to those Assessed Parcels shall be allocated in proportion to the total square feet of improvements on each such Assessed Parcel divided by the total square feet of improvements on all such Assessed Parcels. The Property Owner hereby certifies, represents, and warrants to the District and the City that the portion of the Special Assessments allocated to each resulting Assessed Parcel, and the fact that no Special Assessments will be allocated to any resulting Non-Assessed Parcels, all as described above, are in proportion to, and do not exceed, the special benefits to be conferred on the resulting parcel or resulting parcels by the Special Energy Improvement Projects identified in this Supplemental Plan.

The Property Owner hereby certifies, represents, and warrants to the City and the District that the actual costs of the Special Energy Improvement Projects have been ascertained. The Special Energy Improvement Projects applicable to the Property will include energy efficient building envelope, electrical and lighting, HVAC improvements, and related improvements. As required by Ohio Revised Code Section 1710.01(K), said Special Energy Improvement Projects are anticipated to reduce or support the reduction of energy consumption, allow for reduction in demand, or support the production of clean, renewable energy. A detailed description of the Special Energy Improvement Projects is attached to this Supplemental Plan as Attachment C. The Property Owner hereby acknowledges and agrees that the special benefit to be provided to the Property under this Supplemental Plan is the consummation of financing to pay the costs of the Special Energy Improvement Projects, which shall be conferred immediately upon the consummation of the financing, and that the benefits are in proportion to and do not exceed the amount of the special assessments to be levied to pay the costs of the financing.

The Property Owner will cause this Supplemental Plan promptly to be filed with the Board of Directors of the District and with the City Council.

The undersigned owner of real property to be located within the District acknowledges that the District and the City are subject to Ohio public records laws, including Ohio Revised Code Section 149.43 *et seq.* The undersigned property owner agrees to the disclosure of certain property owner information by the District or the City to the extent required by law.

BY EXECUTING THIS SUPPLEMENTAL PLAN, THE PROPERTY OWNER IDENTIFIED BELOW HEREBY AUTHORIZES AND CONSENTS TO THIS SUPPLEMENTAL PLAN, AND ALL DISTRICT DOCUMENTS (AS IDENTIFIED IN THE PLAN) AND AGREES TO PERFORM THE OBLIGATIONS OF THE PROPERTY OWNER CONTAINED IN THIS SUPPLEMENTAL PLAN.

PROPERTY OWNER:

1000 Lake Holdings, LLC,
an Ohio limited liability company

By: 

Name: Andrew B. Bastian

Title: Member

Address for notices to Property Owner:

1000 Lake Holdings, LLC
PO Box 954
Conshohocken, PA 19428-0954

SUPPLEMENTAL PLAN—ATTACHMENT A

LEGAL DESCRIPTION OF PROPERTY

028-19C-17-042

The real property subject to this Petition and owned by Petitioner is located in the City of Medina, Ohio, and located on 1000 Lake Road, Medina, Ohio 44256 with Medina County Auditor Parcel ID Number 028-19C-17-042, which is further described in the following:

Situated in the City of Medina, County of Medina, State of Ohio and known as being the whole of Medina City Lot 2489, being further bounded and described as follows:

Beginning at the southwest corner of Medina City Lot 2488, said point being in the east line of Lake Road (60 feet wide) and being the principal place of beginning of the parcel described herein; Thence South 88 degrees, 51' 11" East, 1449.09 feet along the south line of said lot 2488 to the southeast corner thereof, said point being in the corporation line of Medina City; thence South 01 degrees 43' 07" West, 600.00 feet along said corporation line to the northeast corner of Medina City Lot 2490; thence North 88 degrees 51' 11" West, 1449.42 feet along the north line of said Lot 2490 to the northwest corner thereof, said point being in the east line of Lake Road; thence North 01 degrees 45' 00" East, 600.00 feet along the east line of Lake Road to the principal place of beginning, as surveyed in January, 1994 by Thomas A. Cunningham, Registered Surveyor No. 5274.

SUPPLEMENTAL PLAN—ATTACHMENT B

The property will be subject to special assessments for energy improvements in accordance with Ohio Revised Code Chapter 1710.

Total maximum aggregate assessments: \$4,138,320.84

Maximum average semi-annual special assessments for 19 years: \$108,903.18

Number of semi-annual assessments: 38

First semi-annual installment due: approximately January 31, 2028

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The maximum schedule of Special Assessments for the Special Energy Improvement Project is as follows:

SCHEDULE OF SPECIAL ASSESSMENTS

The following schedule of Special Assessment charges shall be levied in thirty-eight (38) semi-annual installments with respect to first-half and second-half real property taxes levied in tax years 2027 through 2045 and collected in calendar years 2028 through 2046:

Installment No.	Special Assessment Payment Date*	Total Special Assessment Payment Amount**
1	First Half 2028	\$108,903.18
2	Second Half 2028	\$108,903.18
3	First Half 2029	\$108,903.18
4	Second Half 2029	\$108,903.18
5	First Half 2030	\$108,903.18
6	Second Half 2030	\$108,903.18
7	First Half 2031	\$108,903.18
8	Second Half 2031	\$108,903.18
9	First Half 2032	\$108,903.18
10	Second Half 2032	\$108,903.18
11	First Half 2033	\$108,903.18
12	Second Half 2033	\$108,903.18
13	First Half 2034	\$108,903.18
14	Second Half 2034	\$108,903.18
15	First Half 2035	\$108,903.18
16	Second Half 2035	\$108,903.18
17	First Half 2036	\$108,903.18
18	Second Half 2036	\$108,903.18
19	First Half 2037	\$108,903.18
20	Second Half 2037	\$108,903.18
21	First Half 2038	\$108,903.18
22	Second Half 2038	\$108,903.18
23	First Half 2039	\$108,903.18
24	Second Half 2039	\$108,903.18
25	First Half 2040	\$108,903.18
26	Second Half 2040	\$108,903.18
27	First Half 2041	\$108,903.18
28	Second Half 2041	\$108,903.18
29	First Half 2042	\$108,903.18
30	Second Half 2042	\$108,903.18
31	First Half 2043	\$108,903.18
32	Second Half 2043	\$108,903.18
33	First Half 2044	\$108,903.18
34	Second Half 2044	\$108,903.18

35	First Half 2045	\$108,903.18
36	Second Half 2045	\$108,903.18
37	First Half 2046	\$108,903.18
38	Second Half 2046	\$108,903.18

** Pursuant to Ohio Revised Code Chapter 323, the Special Assessment Payment Dates identified in this Schedule of Special Assessments are subject to adjustment by the Medina County Auditor under certain conditions.

*** The Auditor of Medina County, Ohio may impose a special assessment collection fee with respect to each semi-annual Special Assessment payment. If imposed, this special assessment collection fee will be added by the Auditor of Medina County, Ohio to each semi-annual Special Assessment payment.

SUPPLEMENTAL PLAN—ATTACHMENT C

Description of Special Energy Improvement Projects

The Special Energy Improvement Projects applicable to the Property will include energy efficient roofing, electrical and lighting, and related improvements. As required by Ohio Revised Code Section 1710.01(K), said Special Energy Improvement Projects are anticipated to reduce or support the reduction of energy consumption, allow for reduction in demand, or support the production of clean, renewable energy.

EXHIBIT C

THE PROGRAM PLAN

[to be attached]

**2026 PLAN FOR THE IMPROVEMENTS, SERVICES AND OPERATION
OF THE MEDINA COUNTY ENERGY SPECIAL IMPROVEMENT
DISTRICT**

Presented and Adopted at the Annual Meeting, November 12, 2025

I. Overview.

This Plan is a revision to the Initial Plan for the Improvements, Services and Operation of the Medina County Energy Special Improvement District (“the Plan”) which was developed in accordance with the requirements of Revised Code Chapter 1710 of the Ohio Revised Code and was approved by Ordinance passed by City of Medina in 2019. The public improvements and public services to be provided hereunder will be in addition to, and not in lieu of, any public improvements or public services provided by any participating political subdivision. The geographical area of the District may extend to any parcel of property within the boundaries of any participating municipality or township, provided that the parcel of property is approved to be added to the energy special improvement district (“ESID”) by the vote of a majority of the members of the Board of Directors, and so long as each such additional parcel includes a proposed special energy improvement project.

The board regularly reviews the expansion of the District’s financing activity to support energy projects throughout City of Medina upon request and the identification and approval of qualified projects. The District enters into Energy Project Agreements and Loan Agreements with property owners and the appropriate Cities, Villages, Townships and the associated ESID to provide the project financing.

The District shall undertake such energy improvement projects and render such related services as its Board of Directors shall authorize and approve, and for the purpose of paying the costs of such projects and services, participate in the process of levying special assessments in accordance with the applicable provisions of Revised Code Chapters 1710 and 727.

The District shall offer energy efficiency programs and renewable energy programs to property owners within the District. These programs may include options such as energy audits, the installation of efficiency equipment, and retrofit of buildings with high-efficiency materials, renewable energy installations including wind, solar energy, biomass, or any other current or future technology contemplated by Revised Code Chapter 1710 or any other similar law. The District may enter into arrangements and contracts with businesses, municipal or investor owned utilities or other entities to provide energy efficiency and alternative and advanced energy services to businesses and individuals.

These programs may include options such as energy audits, the installation of efficiency equipment, and retrofit of buildings with high-efficiency materials, renewable energy installations including wind, solar energy, biomass, or any other current or future technology and authorized under Revised Code Chapter 1710 or any similar law.

II. Operation of the District.

The District is created by legislative action taken by participating political subdivisions (municipal corporations and townships) and is governed by a Board of Directors of a nonprofit corporation, the City of Medina Energy Special Improvement District Corporation (“the Corporation”). The District shall initially operate through the donated services and facilities of its members. The Corporation, acting for the District, may hire employees, acquire professional services and occupy facilities upon the approval of the Board of Directors if the costs of such employees, services and facilities are specified in a subsequent amendment of this Plan. The Board of Directors shall seek contributions from its members to provide for necessary liability and other insurance until such time as the District has identified an ongoing source of funds for its operation.

Upon the first meeting of the members of the District, who shall be members of the Corporation, the members shall select members of the Board of Directors of the Corporation, in addition to the members of the Board of Directors selected by the mayor and council of the participating political subdivisions. The Board shall adopt a Code of Regulations which shall address all other matters of operation that are not otherwise dictated by the Articles of Incorporation or provided for as a matter of law. At its July 11, 2019 meeting, the Board adopted a Code of Regulations.

The members of the Board of Directors shall elect a Chair, Vice-Chair, Secretary, and Treasurer of the Board. These officers shall serve at the Board’s pleasure. A Director may be elected to more than one office, except that the Director elected as Treasurer shall not be elected to any other office of the Board. Officers serve for a two-year term.

The officers elected at the November 19, 2024 meeting who will serve through the November, 2026 meeting are as follows: Chair – Kimberly Marshall; Vice-Chair – Bethany Dentler; Treasurer – Brett Thomas; Secretary – Matt Springer.

III. Adding Members to the District

Upon approval by a majority of the members of the Board, parcels of property within the area of the participating political subdivisions may be added to the District and the owner of that parcel shall become a member of the District with all of the rights of members as provided under law. If a property owner not within the area of one of the District’s participating political subdivisions submits an application to become a member, and a majority of the Board approves the application, the Corporation and the property owner shall jointly submit a petition to the political subdivision in question to bring the parcel into the District. In all cases, the parcel shall have a plan for a special energy improvement project on the parcel.

For the 2026 Plan, the District will continue to market the PACE Energy Efficiency Program to small commercial businesses and seek their interest in joining the District. Marketing efforts will target sectors such as schools, medical facilities, contractors and engineers, banks,

economic development agencies, vendors, energy services companies, municipalities and townships, chambers of commerce, improvement districts and others. Advertisement of the program will include development of a program brochure, material for website, social media, newsletters, case studies and more. The Board will evaluate adding a residential PACE program as soon as feasible.

IV. Plan for Public Improvements and Public Services

The 2019-2020 Plan called for a special energy improvement project within the City of Medina. In 2019-2020, the Medina County ESID program provided funding for energy efficiency improvements to one building. From 2020-2025, other projects were identified and are in process. The District works with property owners to secure the building owners' consent and petition the property owner to join the District.

The District may undertake educational activities to advise property owners throughout the participating political subdivisions and in areas in which political subdivisions may elect to join the District about the benefits of participation in the District.

The District shall update its Plan as necessary to reflect the additional activities and additional energy special improvement projects it intends to undertake.

As owners of parcels desiring the assistance of the District in undertaking special energy improvement projects are identified, considered and approved by the Board, such parcels will be added to the District and the owners of the parcels will become members entitled to the rights of membership under law and the Articles of Incorporation.

As authorized pursuant to R.C. 1710.06, the District may enter into contracts with the participating political subdivisions for the sale, lease, lease with an option to purchase, conveyance of other interests in, or other contracts for the acquisition, construction, maintenance, repair, furnishing, equipping, operation, or improvement of any special energy improvement project by the special improvement district, between a participating political subdivision and the special improvement district, and between the special improvement district and any owner of real property in the special improvement district on which a special energy improvement project has been acquired, installed, equipped, or improved.

Further, in accordance with the statute, the District may aggregate the renewable energy credits generated by one or more special energy improvement projects within District, upon the consent of the owners of the credits and for the purpose of negotiating and completing the sale of such credits.

V. Plan to Secure Financing to Fund Public Improvements & Public Services

The District will enter into loan agreements with eligible funding entities.

Exhibit A: Addendum to 2019-2020 Plan

Project 2020-1: Medina Township – Sanitary Engineer Lighting Upgrade

Property Owner: Board of County Commissioners of Medina County, Ohio
Parcel Number: 026-06B-37-001
Parcel Address: 3935 Weymouth Road, Medina, OH 44256
Project Description: Replacement of 4 lighting units with LED lighting
Cost: \$466.68
Proposed Payment Schedule for Special Assessments: 1 year (2 payments of \$233.34)
Date Approved by ESID Board: February 10, 2020
** Project not yet started*

Project 2020-2: Brunswick Hills Township – Sanitary Engineer Lighting Upgrade

Property Owner: Board of County Commissioners of Medina County, Ohio
Parcel Number: 001-02C-02-012
Parcel Address: 1400 Substation Road, Brunswick, Ohio, 44212
Project Description: Replacement of 2 lighting units with LED lighting
Cost: \$385.86
Proposed Payment Schedule for Special Assessments: 1 year (2 payments of \$192.93)
Date Approved by ESID Board: February 10, 2020
** Project not yet started*

Project 2020-3: City of Brunswick – Sanitary Engineer Lighting Upgrade

Property Owner: City of Brunswick, State of Ohio
Parcel Number: 003-18B-03-141, 003-18B-03-115
Parcel Address: 15 Carpenter Road, Brunswick, OH 44212
Project Description: Replacement of 1 lighting unit with LED lighting
Cost: \$116.67
Proposed Payment Schedule for Special Assessments: 1 year (2 payments of \$58.34)
Date Approved by ESID Board: February 10, 2020
** Project replaced by 2021-01 and completed*

Project 2020-4: Montville Township – Sanitary Engineer Lighting Upgrade

Property Owner: Board of County Commissioners of Medina County, Ohio
Parcel Number: 030-11A-12-035
Parcel Address: 6190 Highland Green, Medina, OH 44256
Project Description: Replacement of 2 lighting units with LED lighting
Cost: \$560.00
Proposed Payment Schedule for Special Assessments: 1 year (2 payments of \$280.00)
Date Approved by ESID Board: February 10, 2020
** Project not yet started*

Addendum approved by ESID Board on February 10, 2020

** Updated on November 30, 2023*

Exhibit B: Addendum to 2021 Plan

**Project 2021-1 (replaces Project 2020-3 from 2020 Plan):
City of Brunswick – Lighting Upgrade**

Property Owner: City of Brunswick, State of Ohio

Parcel Number: 003-18B-430-10

Parcel Address: 4095 Center Road, Brunswick, OH 44212

Project Description: Replacement of 1 lighting unit with LED lighting (4 bulbs)

Cost: \$35.96

Proposed Payment Schedule for Special Assessments: 1 year (1 payment of \$35.96, maximum)

Date Approved by ESID Board: April 15, 2021

** Project completed*

Addendum approved by ESID Board on April 15, 2021

** Updated on November 30, 2023*

Exhibit C: Addendum to 2021 Plan

Project 2021-2:

Village of Spencer – Energy Efficiency Upgrades to Manufacturing Plant

Property Owner: The Spencer Manufacturing Company (dba Spencer Forge)

Parcel Number: 037-27A-031-72

Parcel Address: 225 N. Main Street, Spencer, OH 44275

Project Description: Energy efficiency projects (HVAC, roof, windows, lighting)

Cost: \$500,000 Estimated

Proposed Payment Schedule for Special Assessments: (TBD) years (# TBD) payments of (\$ TBD)

Date Reviewed by ESID Board (approved for presentation to Village): September 28, 2021

** Project not yet started*

Addendum approved by ESID Board on November 22, 2021

** Updated on November 30, 2023*

Exhibit D: Addendum to 2024 Plan

Project 2024-1:

City of Medina – Energy Efficiency Project for Construction of Legacy Hotel of Medina

Property Owner: Legacy Hotel of Medina, LLC

Parcel Numbers: 028-19A-21-344, 028-19A-21-397, 028-19A-21-252, 028-19A-21-253
(to be consolidated prior to closing, parcel ID TBD)

Parcel Address: 257 S Court Street, Medina, Ohio 44256

Project Description: Energy efficiency projects (HVAC, roof, windows, lighting) for construction of a hotel and attached event venue.

Cost: \$4,580,000 in PACE loan included in project total of \$22,902,279

Proposed Payment Schedule for Special Assessments: 18 years (# 36) payments of (\$ 253,222.06)

Date Originally Approved by ESID Board: November 30, 2023

Date of Amended Addendum Approved by ESID Board: April 23, 2024

** Project under construction in 2025-2026*

Addendum approved by ESID Board on November 30, 2023

Amended addendum approved by ESID Board on April 23, 2024

Exhibit E: Addendum to 2026 Plan

Project 2026-1:

Sharon Township – Energy Efficiency Project for Construction of Commercial Units

Property Owner: Energy Asset Group, LLC

Parcel Numbers: 034-12A-01-028

Parcel Address: 2570 Medina Road, Medina, Ohio 44256 (Sharon Township)

Project Description: Energy efficiency projects (HVAC, roof, windows, lighting) for construction of four commercial buildings (three at 12,000 SF each and one at 6,000 SF).

Cost: \$1,100,000 in PACE loan included in project total of \$3,704,203

Proposed Payment Schedule for Special Assessments: 30 years; 60 semi-annual payments of (\$ TBD)

Date Originally Approved by ESID Board: October 29, 2025

Date of Amended Addendum Approved by ESID Board: June 18, 2026

Addendum approved by ESID Board on October 29, 2025

Amended addendum approved by ESID Board on June 18, 2026

Exhibit E: Addendum to 2026 Plan

Project 2026-2:

City of Medina – Energy Efficiency Project for Renovations at Spray Products

Property Owner: 1000 Lake Holdings LLC

Parcel Numbers: 028-19C-17-042

Parcel Address: 1000, Medina, Ohio 44256 (Sharon Township)

Project Description: Energy efficiency projects (roof, lighting) for renovation of industrial facilities

Cost: \$2,050,000 in PACE loan included in project total of \$1,908,844

Proposed Payment Schedule for Special Assessments: 19 years; 38 semi-annual payments of (\$108,903.18)

Date Originally Approved by ESID Board: September 2, 2026

Addendum approved by ESID Board on September 2, 2026

EXHIBIT D

ARTICLES OF INCORPORATION

[to be attached]



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
07/19/2019	201919902738	DOMESTIC NONPROFIT CORP - ARTICLES (ARN)	99.00	0.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

MEDINA COUNTY ECONOMIC DEVELOPMENT CORPORATION
ATTN: BETHANY DENTLER
144 N. BROADWAY STREET, SUITE 202
MEDINA, OH 44256

**STATE OF OHIO
CERTIFICATE**

Ohio Secretary of State, Frank LaRose
4359784

It is hereby certified that the Secretary of State of Ohio has custody of the business records for
CITY OF MEDINA ENERGY SPECIAL IMPROVEMENT DISTRICT, INC.

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC NONPROFIT CORP - ARTICLES

Effective Date: 07/18/2019

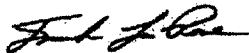
Document No(s):

201919902738



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
19th day of July, A.D. 2019.


Ohio Secretary of State

Form 532B Prescribed by:

OFFICE OF THE
Ohio Secretary of State



Toll Free: (877) SOS-FILE (877-767-3453)

Central Ohio: (614) 466-3910

www.OhioSecretaryofState.govBusseerv@OhioSecretaryofState.govFile online or for more information: www.OHBusinessCentral.com

Mail this form to one of the following:

Regular Filing (non expedite)
P.O. Box 670
Columbus, OH 43216

Expedite Filing (Two business day processing time.
Requires an additional \$100.00)

P.O. Box 1390
Columbus, OH 43216

For screen readers, follow instructions located at this path.

Initial Articles of Incorporation
(Nonprofit, Domestic Corporation)
Filing Fee: \$99
(114-ARN)
Form Must Be Typed

2019 JUL 18 AM 11:45

Please check the box if this nonprofit corporation is being formed for the following purpose:

- ☐ Community Improvement Corporation (Economic Development or Land Reutilization) - Please see Ohio Revised Code Chapter 1724 or the instructions at the end of this form for more information.

First: Name of Corporation

Second: Location of Principal Office in Ohio

City

State

County

Optional: Effective Date (MM/DD/YYYY)

(The legal existence of the corporation begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing.)

Third: Purpose for which corporation is formed

See Exhibit A attached to and incorporated herein these Articles by reference.

**** Note:** for Nonprofit Corporations: The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit corporation secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided. **

**** Note:** ORC Chapter 1702 allows for additional provisions to be included in the Articles of Incorporation that are filed with this office. If including any of these additional provisions, please do so by including them in an attachment to this form. **

Original Appointment of Statutory Agent

The undersigned, being at least a majority of the incorporators of

City of Medina Energy Special Improvement District, Inc.

(Name of Corporation)

hereby appoint the following to be Statutory Agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is:

Bethany Dentler

(Name of Statutory Agent)

144 N. Broadway Street, Suite 202

(Mailing Address)

Medina

(Mailing City)

OH

(Mailing State)

44256

(Mailing ZIP Code)

Must be signed by
the incorporators or
a majority of the
incorporators.

Scott Miller:

(Signature)

Kimberly Marshall:

(Signature)

Bethany Dentler:

(Signature)

Acceptance of Appointment

The Undersigned,

Bethany Dentler

(Name of Statutory Agent)

, named herein as the

Statutory agent for

City of Medina Energy Special Improvement District, Inc.

(Name of Corporation)

hereby acknowledges and accepts the appointment of statutory agent for said corporation.

Statutory Agent Signature

Bethany Dentler

(Individual Agent's Signature / Signature on Behalf of Business Serving as Agent)

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

Required

Articles and original appointment of agent must be signed by the incorporator(s).

If the incorporator is an individual, then they must sign in the "signature" box and print his/her name in the "Print Name" box.

If the incorporator is a business entity, not an individual, then please print the entity name in the "signature" box, an authorized representative of the business entity must sign in the "By" box and print his/her name and title/authority in the "Print Name" box.

Signature

Kimberly Marshall

By (if applicable)

Kimberly Marshall

Print Name

Signature

Bethany Dentler

By (if applicable)

Bethany Dentler

Print Name

Signature

Scott Miller

By (if applicable)

Scott Miller

Print Name

EXHIBIT A
ARTICLES OF INCORPORATION

ARTICLES OF INCORPORATION
OF
CITY OF MEDINA ENERGY SPECIAL IMPROVEMENT DISTRICT, INC.

THIRD: The purpose for which the Corporation is formed shall be:

PURPOSE

(A) To govern the City of Medina Energy Special Improvement District, Inc., a special improvement district (the "District") created pursuant to Ohio Revised Code ("ORC") Chapter 1710. The District's purpose is to enhance the value of properties within the District and improve the environment by developing and assisting in developing within the District special energy improvement projects. The District will be authorized to provide special energy improvement projects pursuant to ORC Chapter 1710 that will benefit property and the environment within the boundaries of the District. The District will be authorized to take any other actions pursuant to ORC Chapter 1710 that may be taken by a special improvement district organized for the purpose of developing and implementing plans for special energy improvement projects. The City of Medina ("City") is a "participating political subdivision," as that term is defined in ORC Section 1710.01(E), that will be authorized to levy a special assessment on each property within the territorial boundaries of the City within the District to pay for such improvements, based on the benefits those special energy improvement projects confer.

(B) To engage in any lawful act, activity, or business not contrary to, and for which a nonprofit corporation may be formed under, the laws of the State of Ohio.

(C) To have and exercise all powers, rights, and privileges conferred by the laws of the State of Ohio on nonprofit corporations or on special improvement districts, including, but not limited to, buying, leasing, or otherwise acquiring and holding, using or otherwise enjoying and selling, leasing or otherwise disposing of any interest in any property, real or personal, of whatever nature and wheresoever situated, and buying and selling renewable energy credits, stocks, bonds, or any other security of any issuer as the Corporation by action of its Board may, at any time and from time to time, deem advisable.

(D) The reasons for establishing the District include enhancing the value of properties within the District and improving the environment. The District will enhance the public health, safety, peace, convenience, and welfare by developing and assisting in developing special energy improvement projects that reduce the territory's carbon footprint, promote the District as a location for green technology job creation, benefit property within the District, and improve the environment.

FOURTH:
RESTRICTIONS

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its members, directors, trustees, officers or other private persons,

except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III of these Articles of Incorporation and to make distributions to its members as authorized by ORC Chapter 1702, including any distribution upon dissolution of the Corporation.

FIFTH:
MEMBERS

The members of the Corporation ("Members") shall be those persons or organizations described in the Code of Regulations. The annual meeting of Members shall be determined by the Board of Directors ("Board") as described in the Code of Regulations.

SIXTH:
BOARD OF
DIRECTORS

The Corporation shall be controlled and managed under the direction of the Board. The Board shall consist of at least five (5) individuals (individually a "Director").

(A) One Director shall be the City's municipal executive—its Mayor—or an employee of the City who is involved with the City's planning or economic development functions and who shall be appointed by and serve at the pleasure of the Mayor.

(B) One Director shall be a person appointed by and serving at the pleasure of the City's Council (the "Council"), the City's legislative authority.

(C) The remaining Directors shall be Members or executive representatives of Members elected by the Members as described in the Code of Regulations of the Corporation.

The Board of Directors of the Corporation from time to time shall constitute the Board of Directors of the Corporation under ORC Chapter 1710.

SEVENTH:
TERRITORY

The territory within the District shall be described generally as that portion of the City consisting of property owned by each property owner within the City that has petitioned the City for the development of a special energy improvement project, as that term is defined in ORC Section 1710.01(I). As provided in ORC Section 1710.02(A), the territory in the District may be noncontiguous if at least one special energy improvement project is designated for each parcel of real property included in the District. As further provided in Section 1710.02(A), additional territory may be added to the District for the purpose of developing and implementing plans for special energy improvement projects if at least one special energy improvement project is designated for each parcel of real property included within such additional territory and the addition of territory is authorized by the plan for the District under Chapter 1710. The addition of such territory shall be authorized in the plan for the District.

The following is a listing of properties that are initially included in the District, which are identified by owner and parcel number:

Owner County of Medina

Parcel No. 028-19A-12-141.

EIGHTH:
CERTAIN
TRANSACTIONS

No person shall be disqualified from being a Director of the Corporation because he or she is or may be a party to, and no Director of the Corporation shall be disqualified from entering into, any contract or other transaction to which the Corporation is or may be a party.

No contract, action, or other transaction shall be void or voidable for the reason that any Director or officer or other agent of the Corporation is a party to the contract, action, or transaction, or otherwise has any direct or indirect interest in the contract, action or transaction or in any other party to the contract, action, or transaction, or for reason that any interested director or officer or other agent of the Corporation authorizes or participates in the authorization of such contract, action or transaction, provided that:

The material facts as to such interest and as to the contract, action or transaction are disclosed or are otherwise known to the Board or applicable committee of Directors at the time the contract, action, or transaction is authorized and the Directors or the Members of the committee, in good faith reasonably justified by the facts, authorize the contract, action, or transaction by at least a majority vote of the disinterested Directors or disinterested Members of the committee, even though such disinterested Directors or Members are less than a quorum; or

The material facts as to such interest and as to the contract, action, or transaction are disclosed or are otherwise known to the member at the time the contract, action, or transaction is authorized and the member authorizes the contract, action, or transaction; or the contract, action, or transaction (i) is not less favorable to the Corporation than an arm's length contract, action, or transaction in which no director or officer or other agent of the Corporation has any interest or (ii) is otherwise fair to the Corporation as of the time it is authorized.

Any interested director may be counted in determining the presence of a quorum at any meeting of the Board or any committee of the Board which authorizes the contract, action, or transaction.

NINTH:
DISSOLUTION

Upon the dissolution of the Corporation, all assets remaining after paying or making provision for the payment of all of the liabilities of the Corporation shall be conveyed to any person or organization as shall be selected by the affirmative vote of a majority of the Board.

TENTH:
AMENDMENT

Any provision of these Articles of Incorporation may be amended only (a) by the affirmative vote of a majority of the Members of the Corporation at any meeting at which a quorum is present, and (b) after receipt of approval of such amendment by resolution of the legislative authority of each participating political subdivision, and (c) upon filing the approved amendment and resolution with the Ohio Secretary of State; provided that such amendment shall be consistent with the applicable provisions of ORC Chapters 1702 and 1710.

ORDINANCE NO. 144-26**AN ORDINANCE DETERMINING TO PROCEED WITH THE ACQUISITION, CONSTRUCTION, AND IMPROVEMENT OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF MEDINA, OHIO IN COOPERATION WITH THE MEDINA COUNTY ENERGY IMPROVEMENT DISTRICT AND DECLARING AN EMERGENCY**

WHEREAS, the City Council (“Council”) of the City of Medina, Ohio (“City”) duly adopted Resolution No. _____ on September _____, 2026 (the “Resolution Approving Petition and Declaring Necessity”), (i) declaring the necessity of acquiring, constructing, and improving energy efficiency improvements, including, without limitation, energy efficient roofing, electrical and lighting, and related improvements (the “Project”, as more fully described in the Petition referenced in this Ordinance) located on real property owned by 1000 Lake Holdings, LLC (the “Owner”) and identified by Medina County Auditor Permanent Parcel Identification Number 028-19C-17-042 (the “Property”, as more fully described in Exhibit A to the Petition); (ii) providing for the acquisition, construction, and improvement of the Project by the Owner, as set forth in the Owner’s *Petition for Special Assessments for Special Energy Improvement Projects and Affidavit* (the “Petition”), including by levying and collecting special assessments to be assessed upon the Property (the “Special Assessments”) in a maximum amount sufficient to pay the costs of the Project, which is estimated to be \$4,138,320.84 including other related costs of financing the Project, which may include, without limitation, the payment of principal of and interest on nonprofit corporate obligations issued to pay the costs of the Project and other interest, financing, credit enhancement, and issuance expenses and ongoing trustee fees and administrative fees and expenses of the Medina County Energy Improvement District, an energy special improvement district and nonprofit corporation under the laws of the State of Ohio, (the “District”); and (iii) determining that the Project will be treated as a special energy improvement project to be undertaken cooperatively by the City and the District; and,

WHEREAS, the claims for damages alleged to result from and objections to the Project have been waived by one hundred percent (100%) of the affected property owners; and,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Medina, Ohio, as follows:

SECTION 1: Each capitalized term not otherwise defined in this Ordinance or by reference to another document shall have the meaning assigned to it in the Petition.

SECTION 2: This Council declares that its intention is to proceed with the acquisition, construction, and improvement of the Project described in the Petition and the Resolution Approving Petition and Declaring Necessity. The Project shall be made in accordance with the provisions of the Resolution Approving Petition and Declaring Necessity and with the plans, specifications, profiles, and estimates of cost previously approved and now on file with the Council and the Clerk of Council.

SECTION 3: The aggregate maximum amount of Special Assessments to pay costs of the Project, which are estimated to be \$4,138,320.84, including other related financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued to pay costs of the Project in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other obligations so issued, including any credit enhancement fees, trustee fees, and District administrative fees and expenses, shall be assessed against the Property in the manner and in the number of semi-annual installments provided in the Petition and the Resolution Approving Petition and Declaring Necessity. Each semi-annual Special Assessment payment represents the payment of a portion of any principal repayment and interest and administrative fees payable with respect to the Project. The Special Assessments shall be assessed against the Property commencing in tax year 2027 for collection in 2028 and shall continue through tax year 2045 for collection in 2046. In addition to the Special Assessments, the County Auditor of Medina County, Ohio may impose a special assessment collection fee with respect to each semi-annual payment, which amount, if imposed, will be added to the Special Assessments by the County Auditor of Medina County, Ohio.

SECTION 4: The estimated Special Assessments for costs of the Project prepared and filed in the offices of the Council and the Clerk of Council, in accordance with the Resolution Approving Petition and Declaring Necessity, are adopted.

SECTION 5: In compliance with Ohio Revised Code Section 319.61, the Council and the Clerk of Council are directed to deliver a certified copy of this Ordinance to the County Auditor of Medina County, Ohio within fifteen (15) days after the date of its passage.

SECTION 6: All contracts for the construction of the Project will be let in the manner provided by law, subject to the provisions of the Ohio Revised Code and the Petition, and the costs of the Project shall be financed as provided in the Resolution Approving Petition and Declaring Necessity.

SECTION 7: This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that 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 including Ohio Revised Code Section 121.22.

SECTION 8: That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is necessary in order to allow the Owner and the District to obtain financing available to them for a limited time and to certify the Special Assessments to the County Auditor of Medina County, Ohio before the deadline for the certification of special assessments to be collected for tax year 2027; wherefore this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

Clerk of Council

APPROVED: _____

SIGNED: _____

Mayor

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Ordinance No. _____ duly adopted by the City Council of the City of Medina, Ohio on _____, 2026 and that a true copy thereof was certified to the County Auditor of Medina County, Ohio within fifteen (15) days of its passage.

Clerk of Council
City of Medina, Ohio

**RECEIPT OF MEDINA COUNTY AUDITOR FOR LEGISLATION
DETERMINING TO PROCEED WITH ACQUISITION,
CONSTRUCTION, AND IMPROVEMENT OF CERTAIN PUBLIC
IMPROVEMENTS IN THE CITY OF MEDINA, OHIO IN
COOPERATION WITH THE MEDINA COUNTY ENERGY
IMPROVEMENT DISTRICT**

I, Anthony P. Capretta, the duly elected, qualified, and acting County Auditor in and for Medina County, Ohio hereby certify that a certified copy of Ordinance No. _____ duly adopted by the City Council of the City of Medina, Ohio on _____, 2026, determining to proceed with the acquisition, construction, and improvement of certain public improvements in the City of Medina, Ohio in cooperation with the Medina County Energy Improvement District, was filed in this office on _____, 2026.

WITNESS my hand and official seal at Medina, Ohio on _____, 2026.

[SEAL]

County Auditor
Medina County, Ohio

ORDINANCE NO. 145-26

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF MEDINA, OHIO IN COOPERATION WITH THE MEDINA COUNTY ENERGY SPECIAL IMPROVEMENT DISTRICT, APPROVING THE C-PACE ASSIGNMENT AGREEMENT, AND DECLARING AN EMERGENCY

WHEREAS: 1000 Lake Holdings, LLC (the “Owner”) has submitted its *Petition for Special Assessments for Special Energy Improvement Projects and Affidavit* (the “Petition”) in order to provide for the completion of a special energy improvement project on real property owned by the Owner in the City of Medina, Ohio (the “City”); and

WHEREAS: This Council (“Council”) of the City duly adopted Resolution No. _____ on _____, 2026 (the “Resolution Approving Petition and Declaring Necessity”) and declared the necessity of acquiring, constructing, improving and installing energy efficiency improvements on its real property, including, without limitation, energy efficient roofing, electrical and lighting, and related improvements (the “Project”), as described in the Resolution Approving Petition and Declaring Necessity and as set forth in the Petition requesting those improvements; and,

WHEREAS: This Council duly passed Ordinance No. _____ on _____, 2026 and determined to proceed with the Project and adopted the maximum estimated Special Assessments (as defined in the Resolution Approving Petition and Declaring Necessity) filed with the Council and the Clerk of Council pursuant to the Resolution Approving Petition and Declaring Necessity; and,

WHEREAS: The City intends to enter into a C-PACE Assignment Agreement with PACE Equity LLC (together with its successors and assigns, the “Investor”) and the Medina County Energy Improvement District (the “C-PACE Assignment Agreement”), which C-PACE Assignment Agreement is to provide for, among other things, a collection process to collect the Special Assessments and to a foreclosure process to enforce the lien of the Special Assessments as a covenant running with the property binding on the Owner and all future owners of the property; and,

WHEREAS: The actual costs of the Project have been ascertained and have been certified to the City in the Petition and the Supplemental Plan for the Project; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SECTION 1: That each capitalized term not otherwise defined in this Ordinance or by reference to another document shall have the meaning assigned to it in the Resolution Approving Petition and Declaring Necessity.

SECTION 2: That the list of maximum Special Assessments to be levied and assessed on the Property in an amount sufficient to pay the costs of the Project, which is \$4,138,320.84, including other related financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued to pay costs of the Project in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other obligations so issued, including any credit enhancement fees, trustee fees, and District administrative fees and expenses, which costs were set forth in the Petition and previously reported to this Council and are now on file with the Council and the Clerk of Council, is adopted and confirmed, and that the Special Assessments are levied and assessed on the Property. The interest portion of the Special Assessments, together with amounts used to pay administrative expenses, are determined to be substantially equivalent to the fair market rate or rates of interest that would have been borne by securities issued in anticipation of the collection of the Special Assessments if such securities had been issued by the Council.

As requested in the Petition, the final aggregate amount of the Special Assessments may be in an amount less than the aggregate maximum amount of \$4,138,320.84 if the final rate of interest for the financing for the Project is less than the assumed maximum rate of interest such that the aggregate amount of Special Assessments necessary to repay the financing for the Project is less than the aggregate amount of \$4,138,320.84, the Owner and the provider of the financing shall certify a final schedule of Special Assessments to the City, which final schedule shall be certified to the County Auditor for collection.

The Special Assessments are assessed against the Property commencing in tax year 2027 for collection in 2028 and shall continue through tax year 2045 for collection in 2046. The semi-annual installments of the Special Assessments shall be collected in each calendar year equal to a total maximum annual amount of Special Assessments as shown in Exhibit A, attached to and incorporated into this Ordinance.

All Special Assessments shall be certified by the Council or the Clerk of Council to the County Auditor of Medina County, Ohio pursuant to the Petition and Ohio Revised Code Chapter 727.33 to be placed on the tax list and duplicate and collected with and in the same manner as real property taxes are collected and as set forth in the Petition.

The Special Assessments shall be allocated among the parcels constituting the Property as set forth in the Petition and the List of Special Assessments attached to and incorporated into this Ordinance as Exhibit A.

SECTION 3: That this Council finds and determines that the Special Assessments are in proportion to the special benefits received by the Property through the financing of

the Project, as set forth in the Petition, and are not in excess of any applicable statutory limitation.

SECTION 4: That Owner has waived its right to pay the Special Assessments in cash, and all Special Assessments and installments of the Special Assessments shall be certified by the Council or the Clerk of Council to the County Auditor of Medina County, Ohio as provided by the Petition and Ohio Revised Code Section 727.33 to be placed by him or her on the tax list and duplicate and collected with and in the same manner as real property taxes are collected and as set forth in the Petition.

SECTION 5: That the Special Assessments will be used by the City to provide for the Project in cooperation with the District in any manner, including assigning the Special Assessments actually received by the City to the District or to another party the City deems appropriate, and the Special Assessments are appropriated for such purposes.

SECTION 6: That the Council and the Clerk of Council shall keep the Special Assessments on file in their respective offices.

SECTION 7: That this Council hereby approves the Financing Agreement, a copy of which is on file with the Clerk of Council. The Mayor and the Law Director, or their designee, shall sign and deliver, in the name and on behalf of the City, the Financing Agreement, in substantially the form as is now on file with the Clerk of Council. The Financing Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the Mayor and the Law Director, or their designee, in the name and on behalf of the City, all of which shall be conclusively evidenced by the signing of the Financing Agreement or amendments to the Financing Agreement.

SECTION 8: That this Council hereby approves the Special Assessment Agreement, a copy of which is on file in the office of the Clerk of Council. The Mayor and the Law Director, or their designee, shall sign and deliver, in the name and on behalf of the City, the Special Assessment Agreement, in substantially the form as are now on file with the Clerk of Council. The Special Assessment Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the Mayor and the Law Director, or their designee, on behalf of the City, all of which shall be conclusively evidenced by the signing of the Special Assessment Agreement or amendments to the Special Assessment Agreement.

SECTION 9: That the Safety Service Director is hereby authorized to enter into such other agreements that are not inconsistent with the Resolution Approving Petition and Declaring Necessity and this Ordinance and that are approved by the Mayor and the Law Director, or their designee, on behalf of the City, all of which shall be conclusively evidenced by the signing of such agreements or any amendments to

such agreements.

SECTION 10: That in compliance with Ohio Revised Code Section 319.61, the Council and the Clerk of Council are directed to deliver a certified copy of this Ordinance to the County Auditor of Medina County, Ohio within twenty (20) days after its passage.

SECTION 11: That this Council finds and determines that all formal actions of Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that 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 including Ohio Revised Code Section 121.22.

SECTION 12: That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is necessary in order to allow the Owner and the Medina County Energy Improvement District to obtain financing available to them for a limited time and to certify the Special Assessments to the County Auditor of Medina County, Ohio before the deadline for the certification of special assessments to be collected for tax year 2026; wherefore this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Ordinance No. _____ duly adopted by the City Council of the City of Medina, Ohio on _____, 2026 and that a true copy thereof was certified to the County Auditor of Medina County, Ohio within fifteen (15) days of its passage.

Clerk of Council
City of Medina, Ohio

EXHIBIT A

**LIST OF SPECIAL ASSESSMENTS AND
SCHEDULE OF SPECIAL ASSESSMENTS**

LIST OF SPECIAL ASSESSMENTS

Name	Assessed Properties Description	Portion of Benefit and Special Assessment	Maximum Amount of Special Assessments
1000 Lake Holdings, LLC	028-19C-17-042	100%	\$4,138,320.84

*As identified in the records of the Auditor of Medina County, Ohio as of September 14, 2026.

SCHEDULE OF SPECIAL ASSESSMENTS

The following schedule of Special Assessment charges shall be levied in thirty-eight (38) semi-annual installments with respect to first-half and second-half real property taxes levied in tax years 2027 through 2045 and collected in calendar years 2028 through 2046:

Installment No.	Special Assessment Payment Date*	Total Special Assessment Payment Amount**
1	First Half 2028	\$108,903.18
2	Second Half 2028	\$108,903.18
3	First Half 2029	\$108,903.18
4	Second Half 2029	\$108,903.18
5	First Half 2030	\$108,903.18
6	Second Half 2030	\$108,903.18
7	First Half 2031	\$108,903.18
8	Second Half 2031	\$108,903.18
9	First Half 2032	\$108,903.18
10	Second Half 2032	\$108,903.18
11	First Half 2033	\$108,903.18
12	Second Half 2033	\$108,903.18
13	First Half 2034	\$108,903.18
14	Second Half 2034	\$108,903.18
15	First Half 2035	\$108,903.18
16	Second Half 2035	\$108,903.18
17	First Half 2036	\$108,903.18
18	Second Half 2036	\$108,903.18
19	First Half 2037	\$108,903.18
20	Second Half 2037	\$108,903.18
21	First Half 2038	\$108,903.18
22	Second Half 2038	\$108,903.18
23	First Half 2039	\$108,903.18
24	Second Half 2039	\$108,903.18
25	First Half 2040	\$108,903.18
26	Second Half 2040	\$108,903.18
27	First Half 2041	\$108,903.18
28	Second Half 2041	\$108,903.18
29	First Half 2042	\$108,903.18
30	Second Half 2042	\$108,903.18
31	First Half 2043	\$108,903.18
32	Second Half 2043	\$108,903.18
33	First Half 2044	\$108,903.18
34	Second Half 2044	\$108,903.18
35	First Half 2045	\$108,903.18
36	Second Half 2045	\$108,903.18

37	First Half 2046	\$108,903.18
38	Second Half 2046	\$108,903.18

** Pursuant to Ohio Revised Code Chapter 323, the Special Assessment Payment Dates identified in this Schedule of Special Assessments are subject to adjustment by the Medina County Auditor under certain conditions.

*** The Auditor of Medina County, Ohio may impose a special assessment collection fee with respect to each semi-annual Special Assessment payment. If imposed, this special assessment collection fee will be added by the Auditor of Medina County, Ohio to each semi-annual Special Assessment payment.

C-PACE ASSIGNMENT AGREEMENT

THIS C-PACE ASSIGNMENT AGREEMENT (this "Agreement") is made effective as of September ____, 2026, by and between PACE Equity LLC, a Wisconsin limited liability company (together with its successors and assigns, the "Investor"), the Medina County Energy Special Improvement District, Inc., a nonprofit corporation and special improvement district duly organized and validly existing under the laws of the State of Ohio (the "State") (the "ESID"), The City of Medina, Ohio, a municipal corporation duly organized and valid existing under the Constitution and laws of the State (the "City").

BACKGROUND:

1. 1000 Lake Holdings, LLC, an Ohio limited liability company (the "Owner") has determined that it is in its best interests to cause the acquisition and installation and subsequent operation of certain improvements, including but not limited to the acquisition, construction, installation, improvement, and equipping of special energy improvement projects (the "Energy Project") on the real property located in the territory of the City and as more fully described in **Exhibit A** to this Agreement (the "Property").

2. The costs of the Energy Project are being paid, financed, and refinanced, as appropriate, in part through an advance in the amount of \$[2,021,768.00] (the "Project Advance") to the Owner under an Energy Project Cooperative Agreement dated as of September __, 2026, between the Investor, the Owner, and the ESID (the "PACE Agreement").

3. The Owner has signed and delivered to the City and the ESID a Petition for Special Assessments for Special Energy Improvement Projects and Affidavit (the "Petition"), for the acquisition, construction, installation, equipping and improvement of the Energy Project and evidencing the Owner's agreement to the levy and collection of special assessments by the City (the "Special Assessments") on the Property in amounts sufficient to pay, finance, and refinance, as applicable, the Financing Costs (as defined below).

4. To secure the payment of the principal of, and any premium, unpaid interest, and fees on the Project Advance used to pay, finance, and refinance, as applicable, the costs of the Energy Project (the "Financing Costs"), the City has taken all the necessary actions required by R.C. Chapters 727 and 1710 and any related provision of law for the levying of the Special Assessments and has caused or will cause the Special Assessments to be certified to the county auditor or any other officer performing the functions of a county auditor (the "County Auditor") for collection by the Treasurer or any other officer performing the functions of a county treasurer of the County (the "County Treasurer") in semi-annual installments.

5. The City has agreed to transfer to the Investor the payments of Special Assessments it receives to pay the Financing Costs on the City's behalf.

6. The Owner has agreed to indemnify the City, as an express third-party beneficiary under the PACE Agreement, for its actions relating to the Energy Project and the Special Assessments.

In consideration of the mutual obligations contained in this Agreement and other good and valuable consideration received by the Investor and the City, the Investor and the City agree to the following binding terms and conditions.

Section 1. The Special Assessment Proceedings. The Owner, prior to the date of this Agreement, signed and delivered to the City and the ESID the Petition for the acquisition, construction, installation, equipping and improvement of the Energy Project and evidencing the agreement of the Owner to the levy and collection of the Special Assessments as security for the Project Advance. The City represents and warrants that its legislative authority (the "Legislative Authority") has validly passed and adopted all legislation necessary under R.C. Chapters 727 and 1710 and any related provision of law to approve the Petition and levy the Special Assessments (the "PACE Legislation") and that the PACE Legislation is in effect as of the date of this Agreement.

The City shall cause the Special Assessments, as shown in the Assessment Schedule attached to the Petition, to be certified to the County Auditor on or before the last date for the certification of special assessments to the County Auditor under R.C. Section 727.33. The Investor and the City agree that the County Auditor shall collect the unpaid Special Assessments with and in the same manner as other real property taxes. The Parties intend that the County Auditor and the County Treasurer shall have the duty to collect the Special Assessments through enforcement proceedings in accordance with applicable law.

Section 2. Assignment of Special Assessments. To secure payments made on the Project Advance, the City hereby assigns to the Investor all of its right, title, and interest in and to, and grants to the Investor a security interest in, the Special Assessments. The City shall establish its fund for the collection of the Special Assessments as a separate fund maintained on the City's books and records and held in the custody of a bank with which the City maintains a depository relationship. The City hereby assigns to the Investor all of its right, title, and interest in and to: (i) the Special Assessments received by the City under this Agreement, (ii) the City's special assessment fund established for the Energy Project, and (iii) any other property received or to be received by the City as payment or satisfaction of the Special Assessments or from the collection of unpaid Special Assessments and related penalties and interest as a result of a foreclosure action with respect to the Property. The City further shall transfer, set over, and pay the Special Assessments to the Investor under this Agreement.

Section 3. Transfer of Special Assessments. The parties anticipate that semi-annual installments of the Special Assessments will be collected with real property tax bills as provided under R.C. Chapters 319, 321, 323, and 727, any other related provision of law, and the PACE Legislation (the "Collection Act"). Within 15 calendar days after each first-half real property tax and second-half real property tax settlements, the City shall deliver to the Investor all moneys received as the Special Assessments. The Investor may from time to time provide written payment instructions to the City for payment of the Special Assessments to the Investor or its trustee or other designee by check, wire instructions, or other means.

The City agrees that, if the amount available to be paid to the Investor with respect to any installment of the Special Assessments is less than the amount levied with respect to such

installment as a result of any late payment or non-payment of the Special Assessments or any other default by the Owner, and the Owner fails to pay the difference to the Investor within the period specified in the Financing Agreement, the Investor, pursuant to and as authorized by the Owner under the Financing Agreement, may certify to the City the amount of the difference, together with any interest. Upon receipt of such certification, the City shall cause the difference and such accrued interest to be added to the next installment or installment of the Special Assessments to which such amounts may be legally added, and no further acknowledgment, consent, signature, or assent of the Owner shall be required in connection therewith.

The City's obligation to transfer the Special Assessments to the Investor shall be absolute and unconditional, and the City shall make each transfer without abatement, diminution, or deduction regardless of any cause or circumstance whatsoever, including, without limitation, any defense, set-off, recoupment, or counterclaim which the City may have or assert against the Investor, the Owner, or any other person; but the City's obligation to transfer special assessments is limited to the Special Assessments actually received by the City pursuant to the PACE Agreement, and nothing in this Agreement shall be construed to obligate the City to transfer or pledge, and the City shall not transfer or pledge, any special assessments not related to the Energy Project.

Section 4. Reserved.

Section 5. Collection of Delinquent Special Assessments. The City and the Investor agree that the City and the Investor, as assignee of the Special Assessments, are authorized to take any and all actions, whether at law, or in equity, in the name of, for, and on behalf of, the City, to collect delinquent Special Assessments under, collectively, R.C. Chapter 319, 323, 727, 1710, and 5721, any other related provision of law, and the PACE Legislation (the "Enforcement Act"), and to cause the lien securing any delinquent Special Assessments to be enforced through prompt and timely foreclosure proceedings, including, but not limited to, filing and prosecution of mandamus or other appropriate proceedings to induce the Prosecuting Attorney or any other officer performing the functions of a county prosecuting attorney of the County (the **County Prosecutor**), the County Auditor, and the County Treasurer, as necessary, to institute prompt and timely foreclosure proceedings. The City and the Investor agree to provide notice to the other party within a reasonable period of time following any actions filed to enforce the lien securing any delinquent Special Assessments if notice is not provided through that action. The proceeds of the enforcement of the lien of the Special Assessments shall be paid and transferred to the Investor under this Agreement.

Section 6. Appropriation by the City; No Further Obligations. Upon the City's execution of this Agreement, all of the Special Assessments received or to be received by the City's shall be deemed to have been appropriated to pay the City's obligation to pay to the Investor all of the Special Assessments received by the City. During the years in which this Agreement is in effect, the City shall take such further actions as may be necessary or desirable in order to appropriate the transfer of the Special Assessments actually received by the City in amounts and at times as will be sufficient to enable the City to satisfy its obligation to pay to the Investor all of the Special Assessments received by the City. The City shall not be responsible for the costs and expenses of any collection or enforcement actions, except to the extent of any Special

Assessments actually received by the City. Nothing in this paragraph shall be construed as a waiver of the City's right to be indemnified as a third-party beneficiary under the PACE Agreement. The City shall have no obligation, legally, morally or otherwise, to use or apply to the payment of the Special Assessments any funds or revenues from any source other than the moneys received by the City as the Special Assessments.

Section 7. Extent of Covenants; No Personal Liability. All obligations of the Investor, the City contained in this Agreement shall be effective to the extent authorized and permitted by applicable law. No obligation shall be deemed to be an obligation of any present or future member, officer, agent, or employee of the Investor, the City, or the Legislative Authority of the City in other than his or her official capacity, and none of the members of the Investor, the City, or the Legislative Authority of the City, nor any official of the Investor, the City, or the Legislative Authority of the City executing this Agreement shall be liable personally on this Agreement or be subject to any personal liability or accountability because of the obligations of the Investor or the City contained in this Agreement.

None of the City's obligation under this Agreement are, and none of them shall be, secured by an obligation or pledge of any moneys raised by taxation. The City's obligations under this Agreement shall be limited to any moneys received as Special Assessments and related interest, fees, and penalties. The City's obligations under this Agreement do not and shall not represent or constitute a debt or pledge of the faith and credit or taxing power of the City.

None of the Investor's obligations under this Agreement are, and none of them shall be, secured by an obligation or pledge of any moneys raised by taxation. The Investor's obligations under this Agreement shall be limited to any moneys received as Special Assessments and related interest, fees, and penalties. Nothing in this Agreement shall obligate the Investor to advance, expend, or apply any funds except as expressly required under the Financing Agreement or other transaction documents. The Investor shall have no liability to the City for the failure of the Special Assessments to be levied, collected, or enforced, except to the extent resulting from the Investor's gross negligence, willful misconduct, or breach of this Agreement.

Section 8. Miscellaneous.

(a). If any provision of this Agreement, or any obligation or agreement contained in this Agreement is determined by a court to be invalid or unenforceable, that determination shall not affect any other provision, obligation, or agreement, each of which shall be construed and enforced as if the invalid or unenforceable portion were not contained in this Agreement. Any invalidity or unenforceability shall not affect any valid and enforceable application of the provision, obligation, or agreement, and each provision, obligation or agreement shall be deemed to be effective, operative, made, entered into, or taken in the manner and to the full extent permitted by law.

(b) This Agreement shall inure to the benefit of each of the parties, and each of their successors and assigns, all subject to the provisions of this Agreement. This Agreement may be amended only by a written instrument of the parties, and any attempt to amend or modify this Agreement without a written instrument signed by all of the parties to this Agreement shall be null and void.

(c) All notices, certificates, requests, or other communications under this Agreement shall be in writing and shall be deemed to be sufficiently given when mailed by registered or certified mail, postage prepaid, and addressed to the parties as follows:

If to the City: City of Medina, Ohio
132 N. Elmwood Ave.
Medina, Ohio 44256
Attention: Mayor Shields

If to the ESID: Medina County ESID
144 N. Broadway, Suite 119
Medina, OH 44256

If to the Investor: PACE Equity
555 E. Wells Street, Suite 1510
Milwaukee, WI 53202
Attention: Chris Rauch, Director, Asset Management
- Construction, and Pam Haack, SVP, Asset Management

(c) This Agreement shall be construed in accordance with the laws of the State of Ohio.

(d) This Agreement may be executed in counterpart and in any number of counterparts, each of which shall be regarded as an original and all of which together shall constitute but one and the same instrument. This Agreement may be executed by electronic means, including electronic signatures, electronically generated signatures, and images of signatures. A copy of this Agreement executed through electronic means shall be sufficient in proving its contents.

(Signature Pages Immediately Follow)

As evidence of their intent to be bound by the terms and conditions of the above C-PACE Assignment Agreement, each of the Investor, the City, and the ESID has signed this C-PACE Assignment Agreement through their duly authorized representatives as of the date stated on the first page.

CITY OF MEDINA, OHIO
as the City

By: _____

Name: _____

Title: _____

Approved as to Form:

MEDINA COUNTY ENERGY SPECIAL
IMPROVEMENT DISTRICT
as the ESID

By: _____

Name: _____

Title: _____

Approved as to Form:

PACE EQUITY, as the Investor

By: _____

Name: _____

Title: _____

EXHIBIT A
DESCRIPTION OF PROPERTY

The real property subject to this Agreement and owned by Owner is located in the City of Medina, Ohio, and located on 1000 Lake Road, Medina, Ohio 44256 with Medina County Auditor Parcel ID Number 028-19C-17-042, which is further described in the following:

Situated in the City of Medina, County of Medina, State of Ohio and known as being the whole of Medina City Lot 2489, being further bounded and described as follows:

Beginning at the southwest corner of Medina City Lot 2488, said point being in the east line of Lake Road (60 feet wide) and being the principal place of beginning of the parcel described herein; Thence South 88 degrees, 51' 11" East, 1449.09 feet along the south line of said lot 2488 to the southeast corner thereof, said point being in the corporation line of Medina City; thence South 01 degrees 43' 07" West, 600.00 feet along said corporation line to the northeast corner of Medina City Lot 2490; thence North 88 degrees 51' 11" West, 1449.42 feet along the north line of said Lot 2490 to the northwest corner thereof, said point being in the east line of Lake Road; thence North 01 degrees 45' 00" East, 600.00 feet along the east line of Lake Road to the principal place of beginning, as surveyed in January, 1994 by Thomas A. Cunningham, Registered Surveyor No. 5274.