

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.

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

PASSED: September 14, 2026

SIGNED: John M. Coyne, III
President of Council

ATTEST: Kathy Patton
Clerk of Council

APPROVED: September 15, 2026

SIGNED: James A. Shields
Mayor

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Resolution No. 143-26 duly adopted by the City Council of the City of Medina, Ohio on September 14, 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

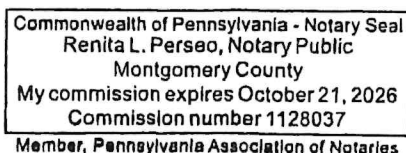


EXHIBIT A

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

[Balance of Page Intentionally Left Blank]

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

For screen readers, follow instructions located at this path.

Mail this form to one of the following:

 Regular Filing (non expedite)
P.O. Box 870
Columbus, OH 43216

 Expedite Filing (Two business day processing time.
Requires an additional \$100.00)
P.O. Box 1390
Columbus, OH 43216

Initial Articles of Incorporation (Nonprofit, Domestic Corporation)

Filing Fee: \$99

(114-ARN)

Form Must Be Typed

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.

2019 JUL 18 AM 11:45

First:

Name of Corporation

City of Medina Energy Special Improvement District, Inc.

Second:

Location of Principal Office in Ohio

Medina

City

Ohio

State

Medina

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

By (if applicable)

Kimberly Marshall

Print Name

Signature

By (if applicable)

Bethany Dentler

Print Name

Signature

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.