

CITY OF FAIRVIEW PARK
ORDINANCE NO. 16-10
REQUESTED BY: MAYOR EILEEN ANN PATTON
SPONSORED BY: COUNCILWOMAN CLEARY
CO-SPONSORED BY: COUNCILMAN MINEK

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH BRAMHALL ENGINEERING & SURVEYING COMPANY FOR CONSTRUCTION ADMINISTRATION AND INSPECTION SERVICES FOR THE SAFE ROUTES TO SCHOOL INFRASTRUCTURE IMPROVEMENT PROJECT AND DECLARING AN EMERGENCY

WHEREAS, the United States Congress has set aside funds for Safe Routes to School projects through the Ohio Department of Transportation (ODOT); and

WHEREAS, the Fairview Park Safe Routes to School Committee, of which the City of Fairview Park is a member and fiscal agent, created a School Travel Plan that identified, through public input, the need for certain infrastructure improvements in Fairview Park; and

WHEREAS, the City of Fairview Park was awarded a grant from ODOT in the amount of Three Hundred Fifty Thousand Dollars (\$350,000.00) to construct specific infrastructure improvements identified in the School Travel Plan; and

WHEREAS, ODOT procedures require that the City of Fairview Park must retain a firm for construction administration and inspection services for the Safe Routes to School infrastructure improvement project; and

WHEREAS, Bramhall Engineering & Surveying Company submitted a project proposal and was determined to be a qualified firm in compliance with Section 153.71(A) of the Ohio Revised Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FAIRVIEW PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. That the Mayor is authorized to enter into a contract with Bramhall Engineering & Surveying Company for construction administration and inspection services for the Safe Routes to School infrastructure improvement project, in an amount not to exceed Thirty One Thousand Eight Hundred Fifty-Eight Dollars (\$31,858.00), the costs of said contract to be paid out of the Safe Routes to School Fund (275).

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 all legal requirements.

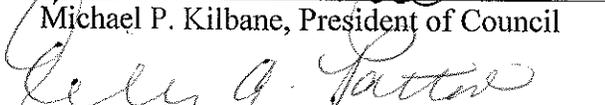
SECTION 3. That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare and to ensure that the construction services needed for the Safe Routes to School infrastructure project are in place in order to comply with the grant requirements, and provided it receives an affirmative vote of a majority plus one of the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

PASSED: 04.04.16
APPROVED: 04.05.16

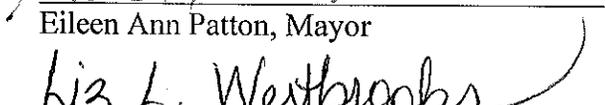
1st reading: 03.21.16
2nd reading: 04.04.16
3rd reading: Suspended



Michael P. Kilbane, President of Council



Eileen Ann Patton, Mayor



Liz L. Westbrooks, Clerk of Council

CITY OF FAIRVIEW PARK
ORDINANCE NO. 16-07
REQUESTED BY: MAYOR EILEEN ANN PATTON
SPONSORED BY: COUNCILWOMAN CLEARY
CO-SPONSORED BY: COUNCILMAN MINEK

AN ORDINANCE ACCEPTING A STOREFRONT RENOVATION GRANT AND AUTHORIZING THE MAYOR TO ENTER INTO CONTRACTS AS DETERMINED BY THE BOARD OF CONTROL TO PROVIDE FINANCIAL ASSISTANCE FOR STOREFRONT IMPROVEMENTS AND DECLARING AN EMERGENCY

WHEREAS, the Cuyahoga County Department of Development solicited applications for the 2016 Storefront Renovation Grant Program, a program that provides grant funding on a competitive basis for strategic, geographically-focused revitalization of commercial, historic, or town center areas; and

WHEREAS, on December 7, 2015, the City of Fairview Park submitted a grant application for the purpose of incentivizing exterior storefront improvements for three commercial properties located in the Downtown Fairview Park segment of Lorain Road (see attached Exhibit A); and

WHEREAS, on February 29, 2016, the Cuyahoga County Board of Control affirmatively voted to award the City of Fairview Park a Fifty Thousand Dollar (\$50,000.00) Storefront Renovation Grant for the projects contained within the City's grant application.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FAIRVIEW PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. The City of Fairview Park hereby thanks Cuyahoga County and accepts the Storefront Renovation Grant award of Fifty Thousand Dollars (\$50,000.00).

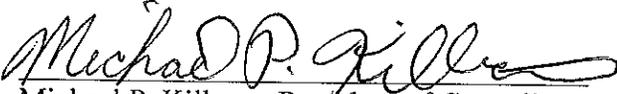
SECTION 2. That the Mayor is authorized to enter into contracts for financial assistance of storefront improvements with Lorain Road commercial property owners as determined by the Board of Control; the collective amount of said contracts shall not exceed Fifty Thousand Dollars (\$50,000.00); the costs of said contracts to be paid on a reimbursement basis out of the Capital Projects Fund (811).

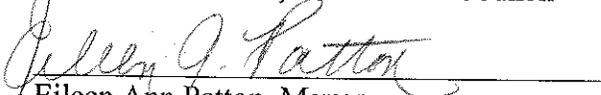
SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

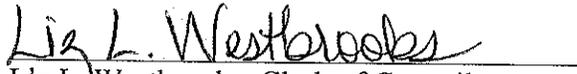
SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare and to accommodate the seasonal constraints of outdoor construction, and provided it receives an affirmative vote of a majority plus one of the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

PASSED: 04.04.16
APPROVED: 04.05.16

1st reading: 03.07.16
2nd reading: 03.21.16
3rd reading: 04.04.16


Michael P. Kilbane, President of Council


Eileen Ann Patton, Mayor


Liz L. Westbrook, Clerk of Council



Storefront Renovation Application

Activity Name: 2016 Commercial Property Reinvestment Program	
Municipality: Fairview Park County Council District: 1	
Federal IRS Tax Exempt No 34-6000988 DUNS No 076911635	
Property Address(s): 21405 Lorain Road, 21531 Lorain Road, 21545-47 Lorain Road (zipcode for all: 44126)	
Mayor/City Manager: Eileen Patton Mayor's E-mail Address: mayor@fairviewpark.org	
Mailing Address: 20777 Lorain Road, Fairview Park, OH 44126	
Contact Name: Matthew Hrubey Contact Title: Development Administrator Contact Address: 20777 Lorain Rd, Fairview Park	Contact Phone #: (440) 356-4499 Contact Email: matthew.hrubey@fairviewpark.o
Total Activity Cost: \$ 100,000.00	Amount Requested: \$ 50,000.00
Proposed Eligible Location: Commercial District <input type="checkbox"/> Downtown-Town Center <input checked="" type="checkbox"/> Historic District <input type="checkbox"/>	
HUD National Objective: Benefit Low-Moderate Income families or Aid in prevention of Slum/Blight	
Area Served: Improvement Target Area (ITA) <input checked="" type="checkbox"/> LMI Area <input type="checkbox"/> City Designated Spot Blight Area <input type="checkbox"/> (Attach copy of Area Blight Survey in accordance with HUD regulations or Building Official Certification)	
List all census tracts and block groups served by proposal: 1531.061	

PROGRAM ACTIVITY DESCRIPTION- Maximum 1 page

Describe the neighborhood, businesses and/or properties affected by the proposed activity. If buildings are vacant, describe plans for future use. Describe the beneficiaries of the activity. Describe the participation by the property/business owner in the activity (financial, sweat equity, etc.). Describe how properties were or will be identified.

The City of Fairview Park ("City") is requesting \$50,000 in Storefront Renovation Program grant funds to assist in the revitalization of three commercial properties located on Lorain Road, Fairview Park's main thoroughfare. All three properties are part of "Downtown Fairview Park," a 10-block segment of Lorain Road identified as the downtown core in the City's 2013 Master Plan Update (Attachment 1). Downtown Fairview Park is a mixed-use corridor bookended by West 213 and West 223 Streets, and is considered by many to be the center of the City. It is essential to Fairview Park's internal identity.

The proposed activities will focus on three properties located in the West 214/215 block at the eastern edge of Downtown Fairview Park (Attachment 2). This particular block is in an Improvement Target Area and was chosen specifically because it has a higher density of vacant buildings and storefronts than other sections of Lorain Road. The three properties discussed below were identified via a Rebate Request Form created and distributed by the City (Attachment 3). Four responses were received encompassing five different properties. A review team of City officials narrowed the program scope to the following:

PROPERTY #1 - 21405 LORAIN ROAD, FAIRVIEW PARK, OHIO 44126 PPN: 321-33-008

TOTAL PROJECT COST: \$40,000+; MAXIMUM REBATE: \$20,000

Currently vacant, this property was purchased in May of 2015 by Karry Trotter, owner/operator of Custom Fit Kids, to be the new home for her business. Custom Fit Kids is a 501(c)(3) non-profit that teaches youth ages 8-13 healthy living and life skills, e.g., running a business and finances, in an interactive atmosphere. The property at 21405 Lorain Road fell into significant disrepair over time and will undergo substantial exterior renovations. Ms. Trotter and her family will invest both cash and sweat equity to complete the necessary renovations. Current photos and a proposed rendering of the property are available in Attachment 4.

PROPERTY #2 - 21531 LORAIN ROAD, FAIRVIEW PARK, OHIO 44126 PPN: 321-29-013

TOTAL PROJECT COST: \$40,000+; MAXIMUM REBATE: \$20,000

Currently vacant, Fairview Park residents Heather and Tim Eber will close on this property in December of 2015. The property will become the new home of their business, Duck Duck Daycare, which is currently operated out of their house. The demand for the services of Duck Duck Daycare has grown beyond what the Ebers can legally provide in-home, prompting them to expand to a commercial storefront. The property has fallen into disrepair since it was vacated by its previous tenant. The Ebers are investing cash into renovating and updating the entire property and correcting code violations. Current photos and a proposed rendering of the property are available in Attachment 5.

PROPERTY #3 - 21545-47 LORAIN ROAD, FAIRVIEW PARK, OHIO 44126 PPN: 321-29-004

TOTAL PROJECT COST: \$15,000 - 20,000; MAXIMUM REBATE: \$10,000

This property was vacant for a couple years before being rented earlier this year by Strive Elite Fitness, a business that offers personal training services. Property owner Peter Holick is looking to reinvest in his property, including the correction of code violations. Mr. Holick is seeking funds for roof repairs, which will complement additional exterior work being undertaken outside the scope of this grant. He will contribute cash to the project. Current photos of the property available in Attachment 6.

The beneficiaries of the proposed projects are many. In addition to the property and business owners who will benefit directly from receiving financial assistance, the projects are expected to indirectly benefit the entire Fairview Park community. A city's downtown is in many cases the first impression of a community and its values. Place matters and nobody wants to visit a place that appears tired and unkempt. The proposed projects will improve the aesthetics of Downtown Fairview Park and is expected to help encourage additional private investment from local business and property owners. Approximately 6-9 new jobs are also expected to be created due to these projects.

ACTIVITY IMPACT- Maximum 1 page

Describe how the project will assist the community achieve the stated goals or vision of the community Master Plan or Economic Development Plan. Include why the proposed activity is needed and what outcomes will be achieved from the proposed activity. Explain how the proposed activity fits strategically with other development activities already planned and underway in the community or surrounding area. Describe the proposed improvements (e.g., code repairs, exterior finishes, awnings, painting signage, etc.),

The projects proposed as part of the 2016 Commercial Property Reinvestment Program are necessary to help facilitate a number of exterior improvements to commercial buildings on Lorain Road in need of maintenance and repair. The proposed activities encompass a wide range of exterior improvements including: new windows and doors, roof replacement, new landscaping, asphalt resurfacing, and the addition of awnings, exterior lighting, an ADA-complaint ramp at 21405 Lorain Road; the removal and replacement of façade, new windows and doors, installation of external egress and security lighting, tuck pointing, roof repairs, installation of signage, accessibility improvements, repair of broken asphalt and concrete, and installation of decorative planters and vinyl fencing at 21531 Lorain Road; and roof repairs at 21545-47 Lorain Road.

The City of Fairview Park ("City") is expecting a number of outcomes from the proposed projects. The exterior renovations will improve the aesthetics of Downtown Fairview Park and help encourage additional private investment from local business and property owners. The City also believes the proposed projects will help improve public perception of Lorain Road, which has suffered due to storefront vacancies along the business corridor.

The proposed projects address a number of objectives included in the City's 2005 and 2013 Master Plan Updates. The 2005 update recommended more broad goals such as using public funds to leverage private investment for commercial expansion and redevelopment and continuing the redevelopment of underutilized properties. The 2013 update was more specific and recommended a downtown area along Lorain Road be identified. The proposed projects will help achieve each of these goals.

If awarded, the proposed projects will complement a number of other community and economic development projects currently underway. An initiative is underway in Fairview Park to revitalize the Lorain Road business corridor. In practice, there are a variety of moving parts that, collectively, are hoped to stimulate private investment, new businesses, and growth of existing businesses.

A grassroots group of residents operating under the name Forward Fairview Park is working to improve the appearance of Lorain Road and support existing local businesses by encouraging increased patronage in the community. This group has established goals, a financial framework, and is currently working on community outreach and program implementation.

The grassroots efforts of Forward Fairview Park are complemented by a number of public investments taking place in and around Downtown Fairview Park. In October of 2015, the City submitted to Cuyahoga County a Municipal Grant application for funds to improve the safety of residential sidewalks that connect to Downtown Fairview Park. The City believes making pedestrian access to Lorain Road as safe and convenient as possible will pay dividends to the revitalization of the business corridor. The City is also currently reexamining its civic beautification efforts for 2016 and intends to consolidate the majority of its hanging baskets into the Downtown Fairview Park area to improve the aesthetics of the corridor.

The City's efforts are matched by the private investments made by new and existing businesses in the Downtown Fairview Park footprint. New businesses include Goldfish Swim School (21599 Lorain Road), Dollar Tree (21739 Lorain Road), Riya's Nails (22080 Lorain Road), and Flawless Beauty (22067 Lorain Road). Existing businesses that have invested in their property include Gunselman's Tavern (21490 Lorain Road) with the future addition of a patio area, Gone to the Dogs (22219 Lorain Road) that expanded into its neighboring storefront to provide dog daycare services, and Exotic Nails (21895 Lorain Road) that relocated to a large storefront at Fairview Shopping Centre.

ACTIVITY IMPLEMENTATION PLAN- Maximum 1 page

Provide a timeline of legislative, administrative and contractual activities that must occur from inception to completion, including the timing and amount of other funding or in-kind contributions.

The following implementation plan assumes an award notification date of March 1, 2016.

March 2016

- Storefront Renovation Grant awards announced by Cuyahoga County.
- City Administration submits legislation to City Council accepting grant funds and authorizing the redistribution of funds as part of 2016 Commercial Property Reinvestment Program. (Estimated completion time = 6 weeks)
- City Administration finalizes template for contract with local property owners.
- City holds a pre-construction meeting with all property/business owners to ensure full compliance with 2016 Commercial Property Reinvestment Program.

April 2016

- City Council approves legislation accepting grant funds and authorizing 2016 Commercial Property Reinvestment Program.
- Review and sign grant agreement with Cuyahoga County.
- Local property owners sign contract with City.

May 2016

- Exterior improvement projects begin.

June 2016 - September 2016

- Exterior improvement projects continue. Local property owners pay improvement costs upfront and file for reimbursement with the City.

October 2016

- Exterior improvements projects conclude.

November 2016

- City files for reimbursement with Cuyahoga County.

Sources of Funding

City Contribution: \$

Owner Contribution: \$ 50,000.00+

Proposed County Contribution: \$ 50,000.00

Other Sources of Funds: \$

Other Sources of Funds: \$

Other Sources of Funds: \$

Uses of Funding	#of Structures	Total Cost
Exterior Building Code Violations	1	
Façade Improvements	1	
Roof replacement/Repair	3	
Tuck Pointing	1	
Awning Installation	2	
Signage	2	
ADA Compliance	2	
Streetscape	0	
Asphalt/Concrete Work	2	
Other Windows/Doors, Lighting, Landscaping	2	

APPLICANT CERTIFICATION

I HEREBY CERTIFY that I have the authority to apply for financial assistance on behalf of the entity described herein, and that the information contained herein and attached hereto is true, complete and correct to the best of my knowledge.

I acknowledge and agree that all County contracts and programs are subject to all applicable HUD regulations, County Ordinances, including, without limitation, the County's Ethics Code, Inspector General Ordinance and the Contracting Ordinance.

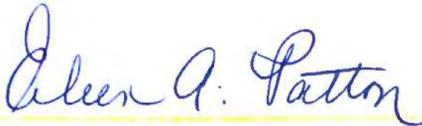
I understand that any willful misrepresentation on this application or any of the attachments thereto could result in a fine and/or imprisonment under provisions of the United States Criminal Code.

IN WITNESS WHEREOF, the undersigned, being duly authorized so to do, have signed this application.

City/Village: Fairview Park

Mayor/City Manager: Eileen Patton

Signature



Date:



2016 Storefront Renovation Application

Attachments

- 1 – Downtown Fairview Park Map
- 2 – 2016 Commercial Property Reinvestment Program - Project Activity Map
- 3 – 2016 Commercial Property Reinvestment Program - Rebate Request Form
- 4 – Current Photos and Proposed Rendering of 21405 Lorain Road
- 5 – Current Photos and Proposed Rendering of 21531 Lorain Road
- 6 – Current Photos of 21545-47 Lorain Road



| = Downtown Fairview Park border

★ = Proposed activity site



2016 COMMERCIAL PROPERTY REINVESTMENT PROGRAM

Purpose

Formerly known as the Storefront Renovation Program, the objective of this program is to encourage reinvestment in commercial properties located on Lorain Road. The City of Fairview Park is seeking to make strategic investments along Lorain Road to improve the curb appeal and economic vitality of the business corridor. Improvements to commercial properties have been shown to attract new customers and tenants, revitalize local business districts, encourage economic development and investment, and enhance the beauty and safety of local neighborhoods.

Eligibility Requirements

- Must be an existing commercial building, occupied or vacant.
- Located on Lorain Road in Improvement Target Area ([see map](#)).
- All property taxes must be current.

Program Incentive

Selected applicants are eligible to receive a rebate of up to 50% of costs of eligible improvements. Final rebate amounts and percentages will be determined by program review team.

DISCLAIMER:

A total of \$50,000 in rebates is available for all 2016 project requests. There is no guarantee all project requests will receive a rebate.

Eligible Improvements

Exterior improvements including, but not limited to brick re-pointing and cleaning, repainting, roof repair/replacement, door and window replacement, lighting, accessibility improvements complying with the federal Americans with Disabilities Act, parking lot aesthetic site improvements, signage, and landscaping. Project scope should include the correction of all documented exterior building code violations.

No interior improvements are permitted. Reimbursement of architectural or design fees is not permitted.

Program Requirements

- Applicant must complete improvements no later than December 1, 2016.
- Exterior building improvements must conform to all applicable City of Fairview Park building codes and design review guidelines. Direct any related questions to the Fairview Park Building Department at 440-356-4405.
- Exterior building improvements must be approved by Fairview Park Planning & Design Commission, if applicable, prior to implementation. Direct any related questions to the Fairview Park Building Department.
- Commercial buildings must be inspected by the City of Fairview Park Building Department prior to rebate being disbursed.
- Applicant must comply with federal Davis Bacon Wage Act (prevailing wage) if seeking rebate of labor costs.
- Should residential units exist above commercial building, applicant must comply with applicable federal lead paint regulations.

DISCLAIMER:

Distribution of rebates is contingent upon the City of Fairview Park successfully receiving a grant award from the Cuyahoga County Department of Development. If the City of Fairview Park is unsuccessful in this competitive grant process, the 2016 Commercial Property Revitalization Program will not proceed. Cuyahoga County anticipates awarding grants during the 1st quarter of 2016.

Enclosed:

2016 Rebate Request Form

**CITY OF FAIRVIEW PARK
2016 COMMERCIAL PROPERTY REINVESTMENT PROGRAM
REBATE REQUEST FORM**

DEADLINE: TUESDAY, NOVEMBER 24, 2015

Applicant Name:

Phone:

E-mail:

Property Owner Name, if different from Applicant:

Phone:

E-mail:

Property Address:

Occupied? Yes No

Property Taxes Current? Yes No

PROPOSED SCOPE OF WORK

For each applicable category, please provide a brief description of the proposed work. You may type directly underneath each label.

Façade Improvements:

Windows / Doors:

Lighting:

Roof Repair/Replacement:

Tuck Pointing:

Signage / Awnings:

Accessibility Improvements:

Asphalt / Concrete Work:

Landscaping:

Other:

Is any part of your proposed scope of work designed to correct existing exterior code violations?

Yes No If yes, please explain:

COST ESTIMATE

How much you do estimate spending on the above improvements? Place an 'X' next to the left of the correct dollar range.

	\$0 – 5,000		\$25,000 – 30,000
	\$5,000 – 10,000		\$30,000 – 35,000
	\$10,000 – 15,000		\$35,000 – 40,000
	\$15,000 – 20,000		\$40,000 +
	\$20,000 – 25,000		

COMMUNITY BENEFIT

The City of Fairview Park is seeking to make strategic investments along Lorain Road that improve the curb appeal and economic vitality of the business corridor. How does your proposed project aid in the accomplishment of that objective? Please be concise.







Attachment 5

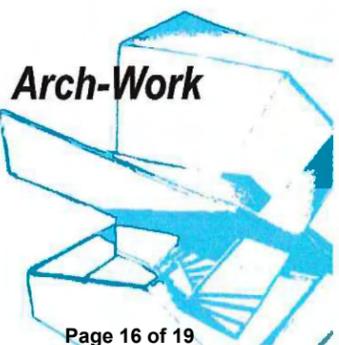
Duck Duck Daycare | Fairview Park, OH

EXISTING PHOTO
 Planning & Design Review
 12.16.2015

Duck Duck Daycare



Ordinance 16-07 | Exhibit A



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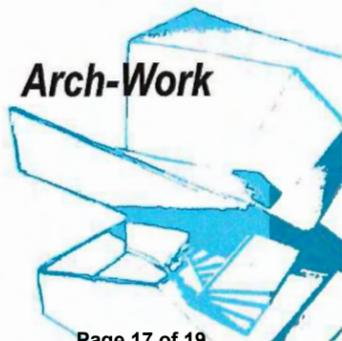
Duck Duck Daycare



Ordinance 16-07 | Exhibit A

Duck Duck Daycare | Fairview Park, OH

PROPOSED RENDERING
Planning & Design Review
12.16.2015



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