



# OCMA SPRING CONFERENCE

FROM DEMOLITION & VACANCY TO  
RENOVATION & CONSTRUCTION

April 6, 2023



# **DEVELOPMENT UPDATES FROM 2022**

# AVERY DENNISON EXPANSION



Development Agreement  
\$40 million investment  
10 year CRA at 80%  
30 year TIF Agreement (District)  
\$1.5 Million in Resurfacing  
Roadway and Water Line



# SIGNATURE HEALTH CENTER



Facilitated Purchase  
Renovation of Partial Vacant Building  
\$6.0 million investment in Downtown Painesville  
FQHC Center in Downtown Painesville  
Opened May 9, 2022  
70 New Employees



# HOLA COMMUNITY CENTER



\$3 million investment in Downtown Painesville  
Renovation of Vacant Building and Demolition of Housing  
\$25,000 ARPA Grant  
Opened May 5, 2022  
Highlight: Cultural Events and Incubator Kitchen



# HEISLEY PARK SENIOR APTS



Senior Independent Living – Clover Group  
New Development on Vacant Land  
\$12 million investment  
No incentives  
TIF District – SR 44 Interchange  
Grand Opening: December 2022



# DOWNTOWN REMODELS



Small Business Grant  
ARPA Funding  
CRA – 10 year 80%  
\$750,000 investment  
CDBG Funding  
CRA – 10 year, 80%  
\$800,000 investment  
Elevator -- ???



A faded, light-colored photograph of the Painesville City Hall building. The building is a two-story structure with a prominent portico supported by columns. The words "PAINESVILLE CITY HALL" are visible on the facade. In the foreground, a large, mature tree with a thick trunk and dense foliage stands to the right of the center. The overall image has a soft, low-contrast appearance.

# WHAT SETS US APART?



# NEW APPROACH TO DEVELOPMENT

- **Out of the Box Thinking**
- **Vision Sites/Properties**
- **Develop Concept Plan**
- **Create Developer Relationships**
- **Be Known as Developer-Friendly**
- **Pony Up Funding**
- **Utilize Resources**
- **Provide Necessary Incentives**
- **Control Properties**
- **Make it Happen!**
- **Expect Setbacks and Be Patient!**



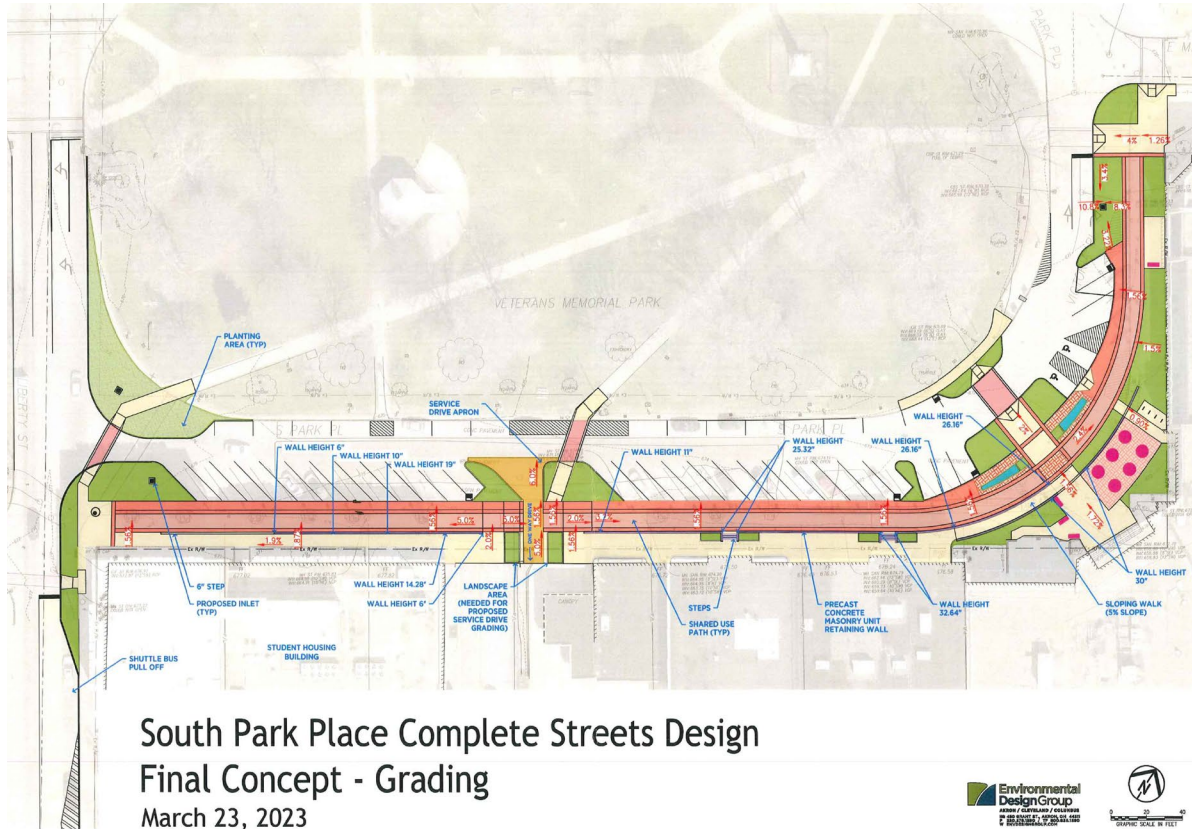
# VICTORIA PLACE

Demolition for Urban Redevelopment  
Former Downtown Shopping Center  
30% Occupancy for Office in Recent Years  
Facilitated Re-Development  
Renovation of Existing Facility – Mixed Use Project  
\$30 million investment  
\$1 Million in Jobs Ohio Funding for 52,000 sqft Office

.41 TIF at 100%  
School Partnership  
Shared Parking Arrangement  
75 Apartments -- 880-1500 sqft  
Restaurants  
Completion: October 2026



# STREETSCAPE IMPROVEMENTS



South Park Place Complete Streets Design  
Final Concept - Grading  
March 23, 2023

# LAKE ERIE COLLEGE HOUSING

Vacant Building  
Facilitated Development  
\$17 million investment  
Phased in approach  
Includes Restaurant



Streetscape Improvements  
Pedestrian Walkway  
CRA Incentive  
30 Year TIF  
PACE Funding – New  
\$94,000 Ohio Preservation Office

\$660,000 ODOD Brownfield Clean-Up  
\$30,000 USEPA Environmental Assess  
Opening: August 2023



# STREETSCAPE



# SITE CONCEPT PLAN

Former Hotel Site on  
Main Street Hill



# GRAND RIVER WALK LLC



# GRAND RIVER WALK, LLC



City Owned Property  
Vision/Concept Plan  
Sought Developer Input  
\$27 million investment  
Development Agreement  
.41 TIF at 100%  
School Partnership  
Expand Opportunity Zone  
Brownfield Clean Up -- \$645,000

City Owned Property  
Attach Amphitheater to Project  
\$2.2 million investment  
ARPA, Capital Bill, ODNR LWCF  
over \$1.2 million in Grants  
Includes restrooms, storage, green  
room and built into hillside  
Completion: 2025





A faded, light-colored photograph of the Painesville City Hall building. The building is a two-story structure with a prominent portico supported by columns. The words "PAINESVILLE CITY HALL" are visible on the facade. A large, mature tree with dense foliage is in the foreground, partially obscuring the building. Several cars are parked in a lot in front of the building. The overall image has a soft, low-contrast appearance.

# CONCEPT PLANS

# ENTERTAINMENT DISTRICT - CONCEPT

- Key Bank Building Renovation
- Create Outdoor Seating with Awning
- Modern Lighting and Signage
- Name District – Hillside Entertainment
- Narrow Roadway to One Way
- Add Landscaping
- Create New Shops, Restaurants, Bars
- Bring in New Developer/Owner



# FORMER HOSPITAL SITE CONCEPT

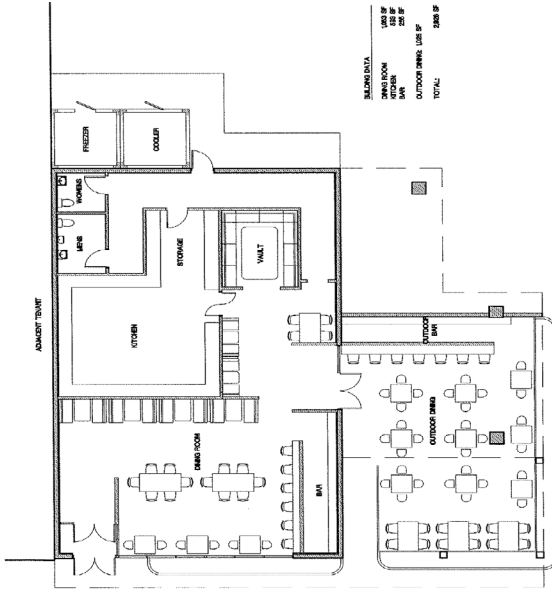
- Demolition of former hospital
- Brownfield development site
- Letter of NFA
- City-owned, 8 acres
- Concept plan
- Existing utilities
- Property free to developer
- Connector to Painesville Square
- Garages in back
- 45 single family & 37 townhomes
- Historic neighborhood
- Walkable
- Rezoned Downtown District
- Covenants & restrictions
- CRA – 10 year 80%



# NEW RESTAURANT CONCEPT



# THE VAULT RESTAURANT

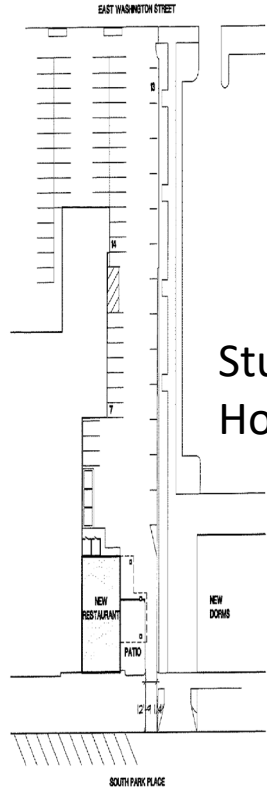


**THE VAULT**  
 CITY OF PAINESVILLE 1001 FIVE STAR DRIVE

VE

anyx|creative

THE CITY OF PAINESVILLE



Student Housing



THE VAULT FLOOR PLAN  
 CITY OF PAINESVILLE 1001 FIVE STAR DRIVE P.O. BOX 1001 PAINESVILLE, OH 44062





# ZAPP'S CUSTARD & MUSTARD



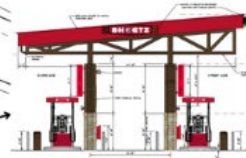
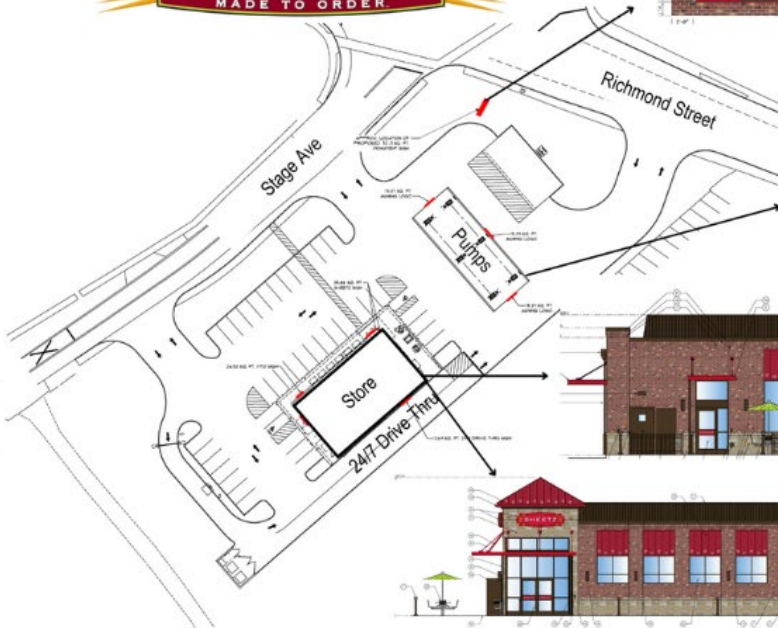


# **OTHER PROJECTS IN 2023**



# SHEETZ PROPERTY

\$3.5 Million Investment  
TIF District  
No Incentives  
Demolition  
Completion, 2023



# SPLASH PAD



\$320,000 Pre-Engineered  
State Bid List  
Capital Bill -- \$100,000  
ARPA Funding -- \$100,000  
Utilities -- \$100,000



# RT44 INTERCHANGE



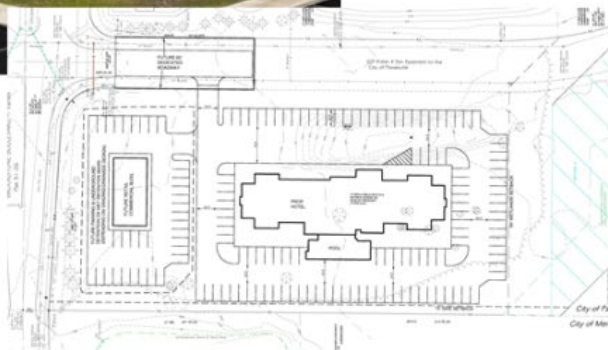
Interchange Justification & Environmental Review  
\$31 Million Project - \$15 million from TIF & \$15 million from TRAC  
Planning for 25+ years - Construction in 2029



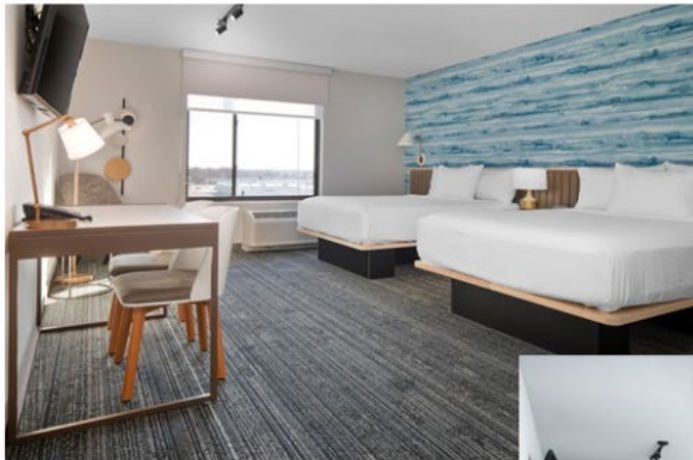
# TOWNPLACE SUITES



- Facilitated development
- Vacant land in PUD
- No current hotel in Painesville
- No incentives provided
- Split parcel for restaurant



# TOWNPLACE SUITES





# QUESTIONS?

SPRING 2023

An aerial photograph of Painesville, Ohio, during a golden hour. The image shows a mix of historic and modern architecture. On the left, a prominent church with a tall, white steeple and a brick base is visible. In the center, the Painesville City Hall stands out with its ornate facade and a large, green dome topped with a statue. To the right, there are several modern, multi-story office buildings. The foreground is dominated by a large, green park area with winding paths and mature trees. In the background, a hazy landscape with more buildings and a tall communication tower is visible under a sky with soft, golden light and scattered clouds.

THE CITY OF  
*Painesville*

EST 1800