

**REDEVELOPMENT OF DOWNTOWN PAINESVILLE
257 East Main Street – S. State Street**

The City of Painesville, a suburb of Cleveland, Ohio and the Lake County Port Authority, owner of 257 East Main Street are seeking qualified developers or development teams to submit qualifications to work in partnership with the Lake County Port Authority (LCPA) toward redevelopment of a hotel site and adjacent acreage with frontage on the scenic Grand River in its downtown central business district. The Port currently owns the (2) acre site and (7) seven story hotel building with a total square footage of approximately 65,334, on 1.6 acres with an additional .41 adjacent acres. Responders are welcome to submit on one or all the sites included in the redevelopment District. The goal of the City and LCPA is to raze the hotel building and redevelop this area in a way that contributes to a vibrant downtown/central business district area and increase the City's and County's tax base.

Potential uses for the property include:

- Commercial/Retail
- Residential/Offices
- Housing
- Performing/Cultural Arts Center
- Combination of all the above

This site is highly visible in downtown Painesville's central business district and is adjacent to the City's 78-acre Kiwanis Recreation Park, which sits on the scenic Grand River. The City and LCPA are committed to the continued redevelopment of the City's historic downtown and views this opportunity as a potential cornerstone of that redevelopment.

The City of Painesville is one of the fastest growing communities in Lake County and one of the few growing urban centers in Ohio. The City is known for its historic architecture, culturally diverse population, location on the Grand River and as the home of Lake Erie College and the Lake County Government offices.

All qualifications must be submitted in accordance with this Request for Qualification (RFQ) document. This document contains specific information regarding the property being offered and the type of redevelopment anticipated. Copies of the RFQ may be obtained by calling (440) 392-5795 or emailing ecodevo@painesville.com. The City and LCPA strongly encourage the participation of City of Painesville, Lake County and MBE and FBE firms in this project.

**REQUEST FOR QUALIFICATIONS/
REQUEST FOR PROPOSAL**

**REDEVELOPMENT OF DOWNTOWN PAINESVILLE
257 East Main Street – S. State Street**

City of Painesville - Lake County, Ohio

- I. INTRODUCTION**
- II. BACKGROUND / SITE HISTORY**
- III. DEVELOPMENT OBJECTIVES**
- IV. PROJECT DESIRES**
- V. MARKET DATA**
- VI. SPECIFIC DESIGN PRINCIPALS**
- VII. SELECTION / EVALUATION PROCESS**
- VIII. SUBMISSION REQUIREMENTS**
- IX. FURTHER CORRESPONDANCE**

For further information, please call or write:

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Ph: (440) 357-2290 Fax: (440) 357-2296
www.lcedc.org

I. Introduction

The Lake County Port Authority (LCPA) is interested in forming a partnership with a private entity to redevelop a 2 acre hotel site in Painesville's downtown central business district. The redevelopment area consists of 2 adjacent parcels, including the hotel property which contains an existing seven (7) story hotel building of approximately 65,334 sq. ft. The hotel has been vacant for nine (9) years and the entire site is owned by the LCPA. There are additional city owned property nearby that may also be available for redevelopment.

The purpose of this Request for Qualifications is to determine the interest of developers and/or development teams, qualified in terms of experience with construction of developments of similar scale, experience in public-private collaboration, experience in successful and competitive management of retail and/or mixed-use centers, and with the financial strength to implement a high-quality development project. The RFQ process will result in the designation of a developer with whom the LCPA will negotiate a development agreement. This agreement will allow the LCPA to apply for Clean Ohio Funds to remediate any environmental issues on the site and raze the building. The LCPA is interested in identifying developers who are willing to take a holistic approach to the area which will result in increased investment.

The LCPA desires to enter into an agreement with one entity with the intent of designing and implementing a development plan for the site that is consistent with design standards and objectives of the City of Painesville. The developer/development team is encouraged to capitalize on the sites locations between the historic central business district and the scenic Grand River. The sale or lease of the parcel will depend upon the financing structure that meets the needs of the developer, the City of Painesville and the LCPA. However, the City of Painesville and the LCPA will rely on the developer to provide a sound plan for continuing management and operation of that site which will contribute to the growth and redevelopment of other portions of downtown.

Based on the RFQ process, the Port will issue a development agreement to the qualified Developer/development team. The proposal shall identify the lead developer and team members, if appropriate, examples of successful project accomplished by the developer, and a description of successful public private partnerships involving the developer/development team.

The City of Painesville Council and Administration, as well as Downtown Painesville Organization, downtown businesses and organizations, fully support the redevelopment of this highly visible and desirable downtown site.

II. The Lake County Port Authority

The Lake County Port Authority (LCPA) was created in 2007 by the Lake County Commissioners on the foundation that was the Lake County Economic Development Center. The LCPA brings all the capabilities provided to port authorities under Section 4582 of the Ohio Revised Code to compliment the successful operation of the Economic Development Center.

From a development prospective, the Ohio Port Authority Act, Section 4582 of the ORC, provides port authorities with broad financing power, the ability to receive grants and the ability to own, lease, sell and develop real property. In addition, the Clean Ohio Fund, administered by the Ohio Department of Development, specifically identifies port authorities as entities eligible to apply for and receive Clean Ohio Grants.

III. Background: City of Painesville / Downtown Central Business District

The City of Painesville was founded in 1803 and incorporated in 1832. A progressive City Council/City Manager form of government provides a stable, professional and proactive setting for economic development and growth. Located 30 miles east of Cleveland on the scenic Grand River, Painesville has the qualities and atmosphere of a small town with many amenities found in large city. The City is the home of 17,503 residents (according to the 2000 Census) and over 500 businesses. In addition to award winning police and fire departments, the City owns and operates municipal electric, water and sanitary sewer facilities. These professionally operated and award winning plants allow the city to offer reliable low-cost utilities to enhance any development opportunity.

The City's Economic Development Strategy

In 2010, Painesville City Council adopted an Economic Development Strategic Plan for the City, which serves as a guide for the City's economic development planning through 2015. A copy of this plan is available online at www.painesville.com on the Economic Development page and on the resource CD.

The plan outlines various goals and accompanying strategies designed to continue the economic renaissance of the City of Painesville. The plan specifically addresses downtown redevelopment and infill opportunities.

The City's Downtown Master Plan and Streetscape Plan

In 2009, City Council adopted a Downtown Master Plan designed by nationally recognized architectural firm City Architecture. In this plan architect Paul Volpe set the vision for the City's complete revitalization of 5 neighborhood districts within the downtown area. These include the Civic District, two Neighborhood District, the Riverfront District, and the Main & State Street Business Retail District.

This plan is already underway as the City has been working with Zaremba Corporation on one of the Neighborhood Districts through a Clean Ohio Revitalization Grant the City obtained in the amount of \$2.5 Million from the Ohio Department of Development.

The City has also been successful in obtaining an additional \$600,000 grant from the Federal Highway Administration to begin the Main Street streetscape improvement plan that will reconstruct new sidewalks, tree lined streets, decorative features such as park benches, light poles and incorporate the arts back into the historic downtown business district.

Both the Downtown Master Plan and Streetscape Plan will target redevelopment and infill opportunities on Main Street, S. State Street and on this hotel site.

The Downtown Painesville Central Business District

Downtown Painesville is defined as the area south of East Erie Street, west of the Grand River, east of Richmond/Liberty Street and north of West Washington Street (**see Attached Downtown Master Plan**) The focus of the downtown is the traditional Western Reserve town square upon which sits the Lake County Courthouse, retail businesses and numerous office buildings. The City has been very successful in attracting specialty retail businesses and restaurants to the downtown area which include Bella Donna Spa, Bistro 70, Your Vine or Mine Personal Winery, Verizon and many others. In addition, there is a strong office market in downtown that is supported in large part by the presence of Lake County government offices.

The strengths of the downtown area include affordable lease rates, small town atmosphere, downtown historic architecture and aesthetics, downtown special events and activities, easy access to Routes 44 and 2 and proximity to local government offices and numerous financial institutions.

Recently the downtown area was designated an Ohio Main Street Community by Heritage Ohio and the National Trust for Historic Preservation. A new organization has been formed called the Downtown Painesville Organization which is focusing on generating new enthusiasm for downtown living, dining and exploring.

Since the passage of this new master plan the City is seeing new investment in upper floor apartments, new ownership and investments into our historic buildings and new businesses opening with a more unique flare than experience in the past. The new dynamics occurring within the downtown area also attracting students from Lake Erie College changing the environment of downtown Painesville into a college community.

Redevelopment Site – East Main Street Hotel

Site Information

The Port gained ownership to the hotel site at 257 East Main Street in 2010. Prior to the Port gaining ownership the City of Painesville owned the property since May 2004. The Port took ownership in partnership with the City of Painesville to allow the City use of USEPA grant funding which enabled the Port to conduct a Phase I, Phase II and Asbestos's Survey on the building and property. Copies of these reports can be obtained by contacting the Port Authority.

The hotel was originally built as a Holiday Inn in the 1960s. The Holiday Inn closed in the mid 1970s. Following its closure it was reopened once again as a hotel in the late 1990s but finally closed in 2002 (*see attached photos of the site*).

The site is a total of (2) acres and the existing seven (7) story hotel building contains approximately 65,334 sq. ft (*see attached aerial of the site*). The total value of the property is \$1,470,000 (according to the Lake County Auditor). The neighboring properties of the site include the Key Bank Building which is at a 98% occupancy rate and lies to the west (8 N. State Street), the City's Kiwanis Recreation Park and the Lake County Health Department to the east, Latimore Street to the north and East Main Street to the south which are developed on small retail and service uses.

S. STATE STREET DEVELOPMENT SITE:

Site Information

The City owns several parcels on S. State Street adjacent to the hotel development site. These parcels are a part of the Downtown Master Plan Riverfront District. Additional potential exists for these properties as a part of a larger redevelopment plan. The primary and largest of the parcels is approximately 450 feet south of the Main Street and South State Street intersection. The acquisition of this property and the remaining parcels was the result of the condemnation of the buildings by the City and subsequent demolition of the structures. The parcels are prepared for immediate development. The large parcel is approximately a half acre in area and has approximately 87 feet of frontage on S. State Street. The remaining City owned parcels are located at the south portion of the site with frontage on the Grand River. A map is included in the packet for your review.

The area to the north of the main city parcel is characterized by well maintained historical structures that are occupied by thriving long standing businesses. The area to the south of the City parcel is a mixture of architectural styles that have experienced some disinvestment over the last 20 years. These parcels have frontage on the scenic Grand River. The property to the south of the City parcel is partially vacant and a portion is developed with an office building. That structure is currently for sale and is under utilized. This south property is located adjacent to the Grand River.

The following is a chart indicating the parcel numbers, ownership and acreage of each parcel with in the S. State Street area.

<u>Parcel No.</u>	<u>Owner</u>	<u>Property Address</u>	<u>Acreage</u>	<u>Land Value</u>	<u>Improvement Value</u>
15-B-001-0-00-003-0	HILLSIDE PROFESSIONAL LLC	E MAIN ST	0.2796	\$27,570	\$0
15-B-001-0-00-008-0	EXTENDED HOUSING INC	HILLSIDE DR	0.2309	\$28,600	\$4,860
15-B-001-0-00-010-0	FEDERICO JAMES A	71 SOUTH STATE ST	0.7513	\$74,330	\$124,430
15-B-002-A-00-003-0	PAINESVILLE CITY OF	123 SOUTH STATE ST	0.197	\$25,030	\$0
15-B-001-0-00-005-0	HILLSIDE PROFESSIONAL LLC	HILLSIDE DR	1.63	\$28,150	\$0
15-B-002-A-00-006-0	MORSE WILLIAM R & ROSE M	95 SOUTH STATE ST	0.2423	\$32,260	\$60,440
15-B-001-0-00-004-0	HILLSIDE PROFESSIONAL LLC	270 EAST MAIN ST	0.37	\$37,970	\$0
15-B-002-A-00-004-0	PAINESVILLE CITY OF	113 SOUTH STATE ST	0.1245	\$21,540	\$0
15-B-001-0-00-007-0	EXTENDED HOUSING INC	63 SOUTH STATE ST	0.55	\$14,170	\$85,020
15-B-001-0-00-009-0	FEDERICO JAMES & MARY	61 SOUTH STATE ST	0.2185	\$50,960	\$20,640
15-B-001-0-00-001-0	HILLSIDE PROFESSIONAL LLC	282 EAST MAIN ST	0.389	\$11,200	\$0
15-B-002-A-00-005-0	RODRIGUEZ GUADALUPE & SANTIAGO Q	107 SOUTH STATE ST	0.1442	\$21,260	\$29,960
15-B-001-0-00-006-0	CROCK REAL ESTATE INVESTMENT IV LLC	47 SOUTH STATE ST	0.528	\$108,560	\$134,630
15-B-002-A-00-007-0	MORSE WILLIAM R & ROSE M	SOUTH STATE ST	0.2197	\$29,240	\$0
15-B-002-A-00-002-0	PAINESVILLE CITY OF	139 SOUTH STATE ST	0.2554	\$16,180	\$0
15-B-001-0-00-002-0	HILLSIDE PROFESSIONAL LLC	E MAIN ST	0.2202	\$20,720	\$395,690
15-B-002-A-00-001-0	PAINESVILLE CITY OF	SOUTH STATE ST	0.0546	\$3,980	\$0
15-B-001-0-00-011-0	MORSE WILLIAM R & ROSE M	83 SOUTH STATE ST	<u>0.574</u>	\$91,170	\$209,380

III. Development Objectives

It is the Port's desire is to work cooperatively in partnership with a development team to refine the development teams' proposed vision for the revitalization, development and redevelopment of this downtown project area. The City's goal for this site is to redevelop the area in a manner that enhances the unique sense of place in downtown Painesville and to compliment the recent redevelopment and development activities in area. One of the objectives is to enhance the existing pedestrian friendly central business district, increase access to the scenic Grand River and to continue the attraction of office users, specialty and niche retailers and restaurants. The city also believes that additional residential development in the immediate proximity of the commercial core is critical to continued growth of the downtown economic base. The downtown is home to significant Western Reserve historic architecture and it is the city's intent to enhance and compliment these existing architectural styles.

Some key factors to consider:

- The site is located in the central business district of downtown Painesville, near Lake County offices, specialty retail shops, the recently constructed Morley Library and the historic downtown square.

- The Port and City's desire is redevelopment that will start revitalization within the Downtown Master Plan's River Front District.
- The Port's hotel property and the additional City owned properties; that are south of Main Street on the east side of S. State Street along the western corner of the Grand River offers the potential to impact the direction of the downtown.
- The Port and City is supportive of a mixed use development on the site, which could include housing, office, commercial and retail.
- The Port and City are willing to consider various incentives and agreements that would support the development of the site. These may include utility incentives and infrastructure improvements, tax incentives, various financing options and off site infrastructure enhancements.
- The redevelopment of the hotel property will be able to proceed quickly, as the Port is the sole owner of the property and is desirous of this project serving as a cornerstone of further downtown redevelopment opportunities.
- The City of Painesville is one of the fastest growing communities in Lake County and the State of Ohio.

IV. PROJECT DESIRES

- A creative development project that will generate a sense of excitement and place that will attract quality retail activity and serve as the corner stone for revitalization on this portion of Main Street and the surrounding community.
- A preliminary vision, comprehensive plan and integrated approach to the entire redevelopment project.
- A development component that incorporates and enhances the downtown character and Western Reserve historic architecture.
- Careful integration of aesthetic elements that will enhance the city's public gathering spaces and cultural opportunities with upscale features and clear target markets.
- A clearly defined program for project operations, long-term building management and grounds management.
- A systematic approach to addressing traffic flows, pedestrian access, and city parking requirements.

V. MARKET DATA

The City completed a comprehensive market analysis of its retail, office and industrial markets during 2004 (**See Attached Market Data**). Additional information from this market study and other demographic information can be retained by contacting the Lake County Port Authority or the City of Painesville Office of Economic Development at 440-392-5795.

Retail Market

The retail market analysis found that while the retail mix in downtown Painesville is presently very limited in size and scope, there are a number of potential opportunities for downtown retail growth based on the characteristics of supply and demand in the trade area. A few of the trends that support the addition of further retail in Painesville include the fact that the southern and eastern portions of Lake County and northern Geauga County are underserved in the retail market and the income levels in the trade market are rising significantly. At present considerable sales are leaking outside of the City of Painesville due to the lack of current retail options in the City and the City's proximity to the City of Mentor, the 6th largest retail market in the state of Ohio.

Within the trade area retail categories that are particularly strong in capturing resident demand are hardware and garden supply stores, specialty food stores, antique stores, sporting goods stores and bookstores. These store types represent building blocks for expansion. In addition, sales leakages are highest for grocery stores, miscellaneous or specialty retail stores, general merchandise, consumer electronics and eating and drinking places. These underserved retail segments in the City also represent possible target markets.

Office / Commercial Market

The downtown Painesville office market can be described as a small urban area consisting of low-rise office and mixed-use structures. Existing office demand is comprised of a diverse mix of small professional service businesses. Lake County government offices, as well as private businesses that utilize County records and courthouse facilities occupy a substantial amount of the downtown office space. These primarily include title insurance companies, social service agencies and law offices. A significant portion of the total office space (95%) is considered Class B & C. Demand exists for Class A office spaces.

City of Painesville Projected Office Employment				
Area	Actual		Projected	
	2000	2002	2007	2012
Total County Employment	89,706	84,449	100,957	105,938

% Office Employment	19.1%	18.8%	18.5%	19.3%
Total City of Painesville Employment	14,790	13,529	17,489	18,684
City Office Employment	2,819	2,548	3,236	3,599
Projected 2012 Painesville Office Employment & Space Demand				
Current City Office Employment	2,568			
Painesville Office Employment Capacity	3,317			
Projected Office sf demand 2012	56,390			

City of Painesville Office Market Data		
Period	Vacancy Rate	Average Cost psf
2001 Q4	15.8%	\$ 8.91
2002 Q1	14.9%	\$ 8.41
2002 Q2	27.3%	\$ 9.50
2002 Q3	22.8%	\$ 15.47
2002 Q4	22.9%	\$ 15.39
2003 Q1	22.9%	\$ 15.57
2003 Q2	26.1%	\$ 15.59
2003 Q3	28.7%	\$ 15.13
2003 Q4	33.0%	\$ 15.37
2004 Q1	32.9%	\$ 15.32
2004 Q2	29.9%	\$ 15.65
2004 Q3	23.8%	\$ 15.34
2004 Q4	24.3%	\$ 15.28
2005 Q1	23.8%	\$ 15.06
2005 Q2	22.5%	\$ 14.46

Source: Gatto Adams Group, LLC

Housing Market

A goal of the City's Economic Development Strategic Plan for 2010 to 2015 is to achieve balanced development of housing options while enhancing existing residential neighborhoods. The City by being proactive and supportive of residential growth and has succeeded in encouraging new housing growth in the City. Since 2000, a housing boom has been occurring in the City. At present, there are nine (9) housing developments under construction in the City this includes 3 new development areas. The developments include market-rate apartments, attached and detached condominiums and single-family homes. There are an additional 414 projected new housing units, both luxury apartments and single family homes being developed on the Northwest quadrant.

VI. SPECIFIC DESIGN PRINCIPALS

Design Review District

In 1993 the City established a design review district in downtown Painesville. The hotel site is within the design review district. The purposes of the district include: the enhancement of property values, the protection, preservation and enhancement of the historic character of the downtown district and the encouragement of development and redevelopment in the downtown that is compatible with the character of the area.

New construction design guidelines focus on design principles, such as use of materials that are harmonious with neighboring properties and durable in quality. The guidelines are intended to achieve a compatibility without detailing specific architectural style.

The guidelines for renovation of existing buildings focus on compatible reuse, preservation of historic features, respect for period features and compatibility with neighboring properties.

VII. SELECTION / EVALUATION PROCESS

The RFQ/RFP is intended to provide the Lake County Port Authority with a list of developers or development teams with experience in urban redevelopment projects and a creative vision for the hotel site that is complimentary to the Port and City's goals for downtown Painesville redevelopment.

Evaluation Criteria

The purpose of the RFQ/RFP is to pre-screen qualified developer teams based on experience, credentials and commitment to the redevelopment goals of the City of Painesville. Development teams submitting proposals should:

- **Demonstrate relevant experience:** Provide examples of the team's work on similar redevelopment projects and experience in site planning, architecture, marketing, financing, and construction management.
- **Exhibit commitment to the Port and City's goals:** Development teams will be asked to demonstrate their understanding of and willingness to carry out this project in a manner that is consistent with the Downtown Master Plan.
- **Suggest innovative approaches to the project:** Innovative uses and site design are encouraged for this project.
- **Indicate financial ability to complete the project:** Development teams should provide verification of their financial ability to complete this project. This may include letters from major financial institutions or exhibits that speak to financial stability. The information need not be explicit, but sufficient for the Port to ascertain financial capacity.

VIII. SUBMISSION REQUIREMENTS

Interested developers or development teams should submit one (1) original and (1) copy of their Statement of Qualifications and Proposals to John Loftus, Executive Director, Lake County Port Authority, 1 Victoria Place, Suite 265 A, Painesville, Ohio 44077. The statements of submissions must include the following:

Developer and Development Team

Provide the name and address of the developer and the name, address, phone, fax and e-mail for the primary point of contact person or team leader.

- Identify all members of the development team and detail their roles in the project, including, at a minimum, the team leader, the architect/planner and engineer, financial resources, property management team, and marketing consultant.
- Provide the name and address of each financial/equity partner and a primary contact name for each member of the Development Team along with the address, telephone, fax numbers and email addresses for the primary contact.
- Indicate the proposed ownership and management structure for the project and the intent with regard to long-term ownership and management of non-residential components.
- Identification of all principals in the proposed ownership entity and their percentage of ownership.

Qualifications

Each proposer shall submit a statement of qualifications including resumes and examples of development work.

- Include a description of relevant/comparable development and redevelopment mixed-use projects by the developer
- Submit qualifications of the development team including resumes of key individuals and examples of previous development work. Please indicate whether the development team has worked together on past projects.
- Provide a brief history of the developer and a description of other relevant projects underway or completed including scope of the project, cost, ownership and management arrangements, and references.

Concept Vision

Each proposer shall submit a narrative description of their vision for the site that clearly articulates the overall development plan. Concept drawings are encouraged to assist the selection committee in the understanding of your vision. Those requested to submit detailed proposals will be requested to submit at a minimum the following information.

- A project description which should include the use theme, architectural theme,

components, approximate building sizes and quality, infrastructure, circulation and parking. The narrative shall be accompanied by conceptual site plans, a financial plan, including a pro-forma, and a development schedule.

- Conceptual site plans shall include preliminary design drawings illustrating the design character of the development. The submission shall include at a minimum an illustrative site plan indicating building locations, parking lot, landscaping, and other improvements along with architectural rendering or sketches of the development sufficiently detailed to allow the Port to evaluate the visual impact of the development.
- Discussion of proposed financial tools for the project. The financial plan for the proposal preferably will include financial offers to the Port, site development and building construction costs, professional fees, sources and amounts of equity, and construction and permanent financing. Proposers should submit any additional information or financial data, which would assist in evaluating the financial viability of the proposal. The plan should also indicate the estimated potential impact on the local economy and tax base. Proposers should identify anticipated Port involvement including infrastructure funding, tax increment financing arrangements, additional land acquisition assistance or other means of leveraging the proposed project.
- Proposers should also include a summary of potential challenges that may arise during the project.

Deadline for Statement of Qualifications and Proposals

The due date for submissions will be at 5 pm on June 20th, 2011.

Resources Available

Can be found at www.painesville.com/EconomicDevelopment - Hotel RFQ/RFP

- 1) Phase I, Phase II, Building Asbestos's Survey
- 2) Downtown Streetscape Plan
- 3) Study: Camoin Study, Market Impact Analysis
- 4) Lake County Profile
- 5) City of Painesville Profile
- 6) Hotel Site Profile
- 7) Aerial photo of hotel redevelopment site and pictures of the site
- 8) Additional Potential Development Sites on South State Street
- 9) Downtown Master Plan, City Architecture

Painesville Hotel Building
257 East Main Street
Looking East toward Grand River



Looking South toward Main Street



**OHIO EPA
SITE ASSESSMENT & BROWNFIELD REVITALIZATION (SABR)
July, 23, 2010**

OHIO BROWNFIELD INVENTORY APPLICATION

<http://www.epa.state.oh.us/derr/SABR/Brown/BrownDtb/browndtb.html>

Local Government Contact Information				
First Name: John Last Name: Loftus Title: Lake County Port Authority E-mail: jloftus@lcport.org Phone: 440-357-2290 x 232	Address: 1 Victoria Place, Suite 265A City: Painesville County: Lake State: Ohio Zip: 44077 Community Name: Painesville Community Website: www.painesville.com			
Property Information				
Property Name: Painesville Hotel Property Size: <u>1.6 acres</u> Street Address: 257 E. Main Street City: Painesville County: Lake Zip: 44077 Current Zoning: B-2, General Business Current or Potential Clean Ohio Fund Project?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vacancy (choose one): <input type="checkbox"/> Fully occupied <input type="checkbox"/> Partially Occupied / Under-utilized <input checked="" type="checkbox"/> Vacant <input checked="" type="checkbox"/> Orphaned / Abandoned	Current Land Use (choose all that apply): <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Landfill/Dump <input type="checkbox"/> Institutional <input type="checkbox"/> Gas Station <input type="checkbox"/> Other Specify: _____		Past Land Use (choose all that apply): <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Landfill/Dump <input type="checkbox"/> Institutional <input type="checkbox"/> Gas Station <input type="checkbox"/> Other Specify: Hotel	
Property History				
Provide an overview of ownership and operations history, including company names and dates operations ceased, as applicable.				
Company Name	Owner Name	Operation Description	Date Operations Ceased	
Lake County Port Authority	Port Authority	No Operation	2004 (Vacant)	
City of Painesville	City	No Operation	2004 (Vacant)	
E & D INTERNATIONAL INC	Sam Frankel	Hotel	None (Remodel)	
	unknown	Hotel	1998 (Vacant)	

Additional Property Details	
Number of Usable Buildings: 1	Building Space: 65,334 Sq.Ft.
Utilities available (choose all that apply):	Environmental Assessments Completed:
<input type="checkbox"/> None	X Phase I
X Electrical	X Phase II
X Water	X Asbestos Inspection Report
X Sewer	
X Natural Gas Service	
X Telecom Service	
X Broadband	
Parcel Number(s): 15A0120000110 (0.76 acres), 15A0120000120 (0.84 acres), 15A0070000060 (0 acres), 15A0070000080 (0.41 acres)	
Access	
Proximity to major road(s) (provide names and distances): 1 mile: Route 2, 5 miles: Interstate Route 90	Proximity to railroad spur(s) (provide names and distances): 1.5 mile: CSX, Norfolk Southern
	Proximity to major river(s) (provide names and distances): .5 miles Grand River
Proximity to major airport(s) (provide names and distances): 30 miles Cleveland-Hopkins Airport	Public transportation:
Pedestrian accessibility:	X Yes <u>LakeTran</u>
X Yes	<input type="checkbox"/> No
<input type="checkbox"/> No	
General Comments	
Please include any additional information pertinent to the property.	
According to historical research and previous environmental reports, a gasoline station was located at the subject property. On June 30, 1994 BUSTER issued a "no further action" letter. A laundry facility also operated on the property for at least 62 years (1982-1954). The northern portion on the property was an auto repair facility for at least 45 years (1819 – 1964), and during on-site inspections an out of service oil/water separator covered by a heavy steel plate was observed in a former car wash area in the basement of the facility. It was decommissioned in approximately 1993 during the conversion of the building from a hotel to an assisted living facility. The building however, never operated as an assisted living facility. Water damage from a leaking roof caused the remodel to cease and at that time in 2003 the building went up for auction then was later donated to the City of Painesville who took ownership in 2004. In 2010 The Lake County Port Authority acquired this property from the City of Painesville for	

Additional Property Details

redevelopment. A phase I was complete and we are in the process of conducting a Phase II and Asbestos's survey. The building has no historical value and the structure has deteriorated significantly. We propose demolition of the existing building and re-use of the property as a mixed use development.

2000, January - ADR Environmental Group, Phase I

1994, June – Buster Issued No Further Action Letter, #4331533

2007, September – Preliminary Asbestos's Survey

2010, June – Phase I Assessment, Burgess & Niple

2011, March – Phase II Assessment, Burgess & Niple

2011, May – Asbestos's Survey, EA Group

Updated – June 2011