

ORDINANCE NO. 2015 - 3786

AN ORDINANCE TO AUTHORIZE AND DESIGNATE A REVITALIZATION DISTRICT WITHIN THE CITY OF FREMONT PURSUANT TO OHIO REVISED CODE SECTION 4301.81

WHEREAS, an application has been filed with Mayor Ellis on or about August 28, 2015 by Thomas L. Kern, the Partner/Treasurer of Discover Fremont Ltd. seeking designation of a Revitalization District in downtown Fremont, in accordance with Revised Code § 4301.81; and

WHEREAS, the application, attached hereto as Exhibit 1, conforms to all statutory requirements, and notice of the filing of such application has been published as provided by law; and

WHEREAS, Mayor Ellis has submitted his written recommendation to Council attached hereto as Exhibit 2, urging approval of the application for the reason that the proposed district will substantially contribute to entertainment, retail, educational, sporting, social, cultural and arts opportunities for the community; and

WHEREAS, Council has conducted a public hearing seeking input from the community in regards to creation of a downtown Revitalization District.

BE IT ORDAINED BY THE COUNCIL, CITY OF FREMONT, STATE OF OHIO:

SECTION 1. That in accordance with Revised Code §4301.81, Council hereby authorizes and designates the area identified in the application of Thomas L. Kern, the Partner/Treasurer of Discover Fremont Ltd. as the Downtown Revitalization District for the reason that such district will substantially contribute to entertainment, retail, educational, sporting, social, cultural and arts opportunities for the community.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication after the earliest date according to law.

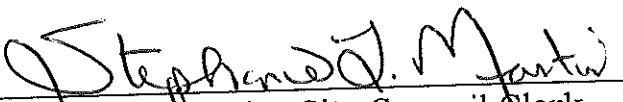
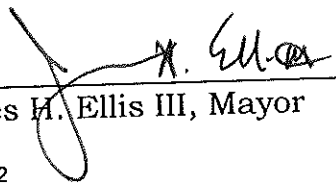


Dallas L. Leake
President of Council

PASSED: 10-15-15

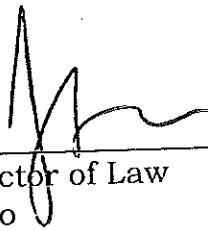
Effective date: 10-15-15

YEAS: 7 NAYS: 0


Stephanie L. Martin, City Council Clerk
James H. Ellis III, Mayor

ORD1942

Approved as to form:


James F. Melle, Director of Law
City of Fremont, Ohio

Discover Fremont, Ltd.
2450 Enterprise Street
P.O. Box 172
Fremont, Ohio 43420
419-333-5600

RECEIVED
AUG 28 2015
CITY OF FREMONT

August 26, 2015

Mayor Jim Ellis
City of Fremont
323 South Front Street
Fremont, Ohio 43420

Reference: Request that City of Fremont establish a Community Revitalization District

Dear Mayor Jim Ellis:

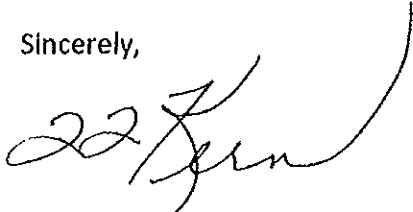
I, Thomas L. Kern, Treasurer of Discover Fremont, Ltd. who is the owner of property located in the Historical Downtown Fremont District at 101 and 103 S. Front Street, as well as 209 and 315 Garrison Avenue do hereby petition the City of Fremont, Ohio, pursuant to Section 4301.81 of the Ohio Revised Code, for the designation of a Community Revitalization District that is a mirror image of the Historical Downtown Fremont District within the City of Fremont. I have attached a map of the current Historical Downtown Fremont District which consists of approximately 75 +/- acres within the city.

The proposed area is currently all part of the Historical Downtown Fremont District and is targeted by the City of Fremont and Downtown Fremont, Inc. for reinvestment and ongoing future development. The district is currently occupied by two theaters, a barbershop, several hair salons, jewelry retailers, coffee shops, gift stores, candy shops, a soon to open restaurant with beverage service and a number of new second story apartments as well as many banks, retail establishments, city offices, WSOS offices, Community Health Services and private homes or apartment rental. This is a great section of the city which currently needs a shot in the arm to move it forward with the creation of more food and beverage service, new retail shops and further expansion of apartments and citizens living within the district.

As you know Mayor, my company and Downtown Fremont, Inc. have larger plans for this district and feel that creating the Community Revitalization District will be a very valuable next step for our organizations and the community. We have really good support for this type of a district based on the substantial feedback we have received through Downtown Fremont, Inc. and the work they did with the Toledo Design Group this past spring and summer. More restaurants and entertainment venues are needed to keep local residents in the community and provide things for our children and adults to do within the City of Fremont. I believe this is a logical next step in our process of re-inventing the downtown area of Fremont.

Please advise me as to how I can help make this Community Revitalization District a reality for Fremont by the spring of 2016. Our company is currently in the planning stages for two significant projects that could both benefit from this effort. Our projects cannot move forward without our clients having access to reasonably priced liquor permits for use with restaurant businesses they would create within the district.

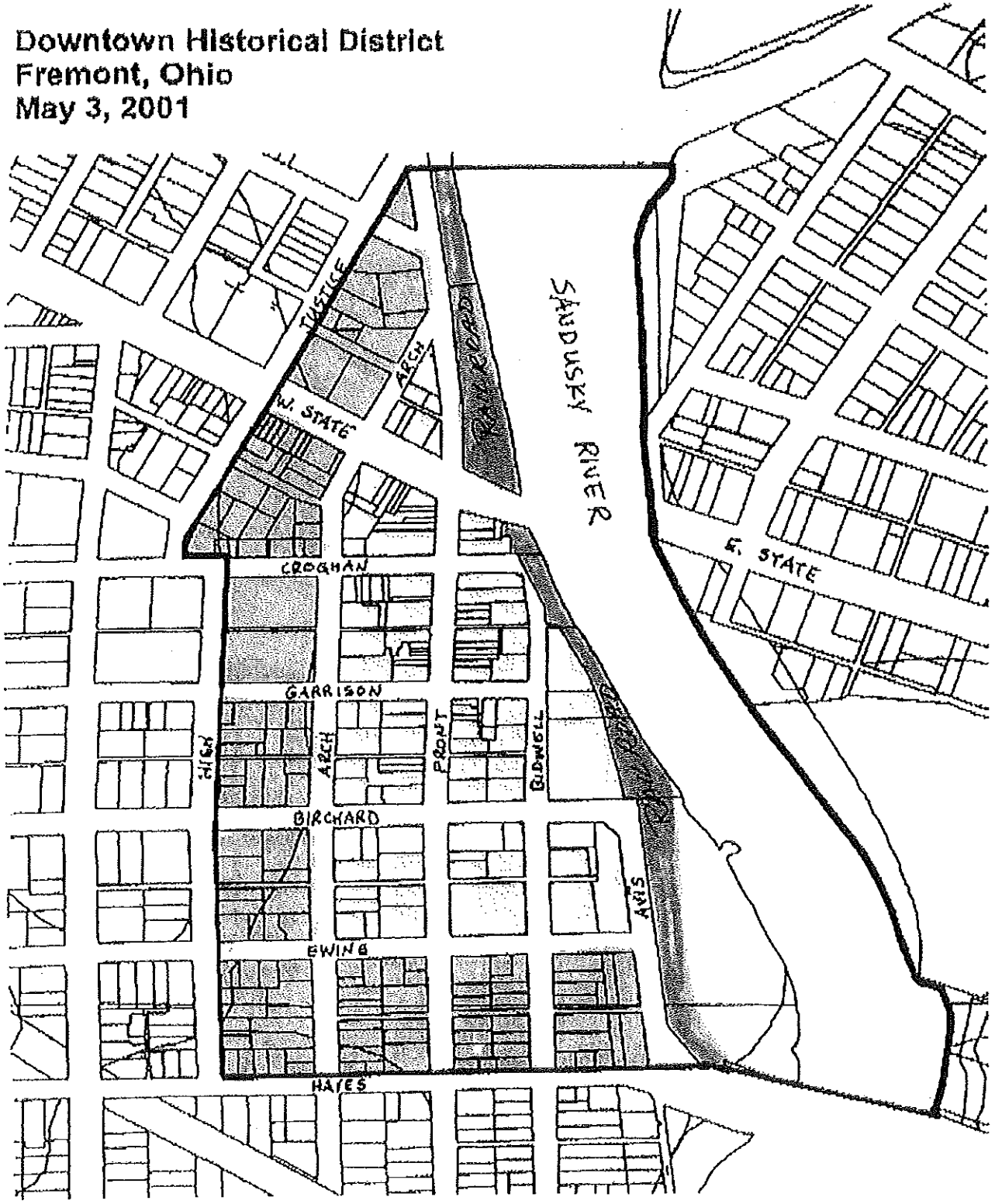
Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Kern', with a large, sweeping flourish extending upwards and to the right.

Thomas L. Kern, Partner/Treasurer

Cc: Joe Smith, Kristie Bilger

Downtown Historical District
Fremont, Ohio
May 3, 2001



HISTORICAL ZONE 1
HISTORICAL ZONE 2

Discover Fremont, Ltd. support for a Community Revitalization District

(B)(3)-

105/107 S. Front St. Building:

Discover Fremont, Ltd. or an affiliate are planning to renovate a building we are purchasing at 105/107 South Front Street within the Historical Downtown Fremont District creating 2-3 locations for new businesses to locate on the first floor of this property. The two existing store fronts would be extensively remodel to achieve code compliance and update the exterior facades, signage, and general building appearance in addition to interior work including HVAC updates or replacements, lighting, electrical and plumbing improvements to achieve code and many cosmetic upgrades to the walls, ceilings and floors. The plan will be to make these two first floor locations ready for new shops, retail sales establishments or a possible restaurant operation with alcoholic beverage sales within the 105 S. Front Street location (If that should occur, the possibility of another first floor location to the rear of the building may be included).

The second floor and possibly the third floor of the 105/107 South Front Street building will include remodeling to allow for residential apartments to be installed, much as we have done with the 101 building next door. There, we have 6 residential apartments being completed which will be available for occupancy in November and December this year. We see 3-6 apartments within this building based on our prior experience. We will not know the exact number until our architects complete the design work. This redevelopment work is to be completed during 2016 with work beginning in December of 2015 on the first floor such that those store fronts will be available for occupancy in the summer of 2016. The apartment work will be completed later in the year as currently planned.

209 Garrison Street:

This property is currently in the design phase with our architects to be converted into a restaurant and alcoholic beverage operation with a second floor area for use for private parties and special entertainment events. A new kitchen area will be part of this design process allowing for service to a high volume of patrons. As Discover Fremont, Ltd. or an affiliate moves forward with this project, an operator will be located as we are developers, landlords and visionaries. We are prepared to take the project to a point where the space can be occupied within 90-120 day by a tenant or purchase by the desired user. Discover Fremont, Ltd. is prepared to work with a number of different scenarios to assist an operator in moving forward.

It is very important that these types of facilities ultimately become available in the Historical Downtown Fremont District. Discover Fremont, Ltd. believes very strongly that the chance to restore a strong downtown within Fremont will ride very heavily on the City making the Historical Downtown Fremont District into a Community Revitalization District to bring more people into the downtown area, allow for more entertainment, a wide variety of shops and a much broader selection of merchandise for sale within the downtown area.

With the current planning in place for the redevelopment of the Peebles building 125 current jobs are being retained in the downtown district and 20-25 other jobs will be added within the district as part of the redevelopment of the Peebles building. Clearly we have a story to be told when an organization decides to make a multi-million dollar investment to restore a single large property.

108 N. Front Street/State Street Lot:

Discover Fremont, Ltd. will be adding mound, landscaping and plantings to this lot in the spring of 2016 to improve the general and overall appearance of the entrance to the South Front Street part of the Historical Downtown District. This lot will be targeted for development and future new construction which as we originally suggested may take 3-5 years to attract tenants and gain traction. A Community Revitalization District will very likely be a Key Decision to cause new construction to occur.

Please note and recognize that Discover Fremont, Ltd. invested more than \$1,000,000 in the Historical Downtown District in 2015 and currently plans to invest significantly more than that amount in 2016. We are committed and want to see the City of Fremont, Downtown Fremont, Inc. and the citizens of Fremont and Sandusky County as well as other property owners and tenants equally committed to support and invest in this vital plan for redevelopment the entire Historical Downtown Fremont District (a total of more than 75 acres).

CITY OF FREMONT
OFFICE OF MAYOR

JIM ELLIS
MAYOR

To: The Members of the Fremont City Council
From: Mayor Jim Ellis
Date: September 16, 2015
Re: Downtown Community Revitalization District

On August 28, 2015, I received an application to establish a Revitalization District in downtown Fremont from Discover Fremont, Ltd.

A Revitalization District is one that includes a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments within close proximity to hotels, restaurants, retail sales establishments and arts and entertainment venues. It was created by statute (see R.C. §4301.81) in 2008 to assist in the redevelopment of municipal corporations having a population of less than 100,000. When declared by the municipal legislative authority (our City Council), the division of liquor control may, where the number of existing D-5 permits within the municipality exceeds that which would be allowable under the population quota restrictions for that permit, issue the newly created D-5(L) liquor permits to establishments located within that district in which the sale of food and meals constitutes not less than 75% of total gross annual receipts.

Such an application has been received from Thomas L. Kern, the Partner/Treasurer of Discover Fremont, Ltd. As you know, Mr. Kern is already involved in the redevelopment of Historic Downtown Fremont. In my opinion, the work done by Mr. Kern to date is indicative of his dedication to the preservation, revitalization and promotion of our downtown. A number of Ohio communities similar to ours (City of Marietta, City of Wooster, City of Van Wert, City of St. Mary's, and City of Cambridge to name a few) have already taken steps to approve such districts in an effort to promote economic development and revitalization. By all appearances, these districts have fulfilled expectations and been a positive impact within the community, particularly in revitalizing downtown districts.

The proposed district area mirrors the designated downtown historic district and the business district as defined by our local zoning ordinance. This area has already been identified by our community as one ripe for growth and revitalization. Promoting the growth of restaurant and entertainment venues, to support retail and office uses would be an ideal way to attract people to our downtown and spur economic development of this historically vibrant district.

In that spirit, I would encourage the City Council to adopt an ordinance approving Discover Fremont's application for the creation of a Revitalization District in our downtown.