

**Tab 1**  
**Contact Information**

City of Xenia  
101 N. Detroit St.  
Xenia, OH 45385

(937) 372-7943  
(937) 372-8151 [fax]  
[sbrodsky@ci.xenia.oh.us](mailto:sbrodsky@ci.xenia.oh.us)

Contact Information:

Steve Brodsky, Development Director  
101 N. Detroit St.  
Xenia, OH 45385

(937) 372-7943  
(937) 372-8151 [fax]  
[sbrodsky@ci.xenia.oh.us](mailto:sbrodsky@ci.xenia.oh.us)

Greene County

**Tab 2**  
**Collaborative Partners**

1) YMCA of Greater Dayton  
Tim Helm, President and CEO  
111 W. First St.  
Suite 207  
Dayton OH 45402

(937) 223-5201  
(937) 223-3997 [fax]  
[thelm@daytonymca.org](mailto:thelm@daytonymca.org)

The YMCA is a partner in developing a land use master plan for the property. The YMCA will be providing the consultant who will perform the study with necessary information including site needs, building space needs, minimum configurations and site and building plans from similar facilities in order to determine if and how the facilities can be placed on the property.

If the study demonstrates the feasibility of the YMCA locating on this site along with the other intended uses, they could be a development partner in establishing the multi-use recreation and public service facility envisioned for the property. The YMCA would work with the City to develop the financing mechanism for the project implementation plans.

2) 457 Dayton LLC  
Joseph Shafran, Managing Partner  
2720 Van Aken Blvd. Suite 200  
Cleveland OH 44120

(216) 921-5663  
(216) 921-0342 [fax]  
[paranjms@paranmgt.com](mailto:paranjms@paranmgt.com)

457 Dayton LLC is the property owner and is working with the City to develop a multi-use recreation and public service facility. They will contract for the land use feasibility study and working within the framework provided by the City and YMCA determine if and how the facility will work on the property.

If the study demonstrates the feasibility of the YMCA and city services locating on this site, 457 Dayton LLC would be the development partner in establishing the multi-use recreation and public service facility envisioned for the property. They would work with the City and YMCA to develop the financing mechanism for the project implementation plans.

### Tab 3: Project Information

- Name of Project: City of Xenia Multi-Use Recreation and Public Service Center Land Use Feasibility Study
- Project Description: The project seeks to conduct a land use feasibility study for the City of Xenia Multi-Use Recreation and Public Service Center.

The land is owned by 457 Dayton LLC, and is a former retail center. The approximately 10 acre site has been vacant for more than five years, and the primary buildings demolished in 2007. Sitting at the intersection of Dayton Avenue and North Allison Drive, this property is near the center of the City. It sits across from one of five new elementary schools under construction by the Xenia Community Schools, and also sits adjacent to both residential and retail uses. In addition, a 1.2 acre property to the east may be available to be included in the re-development. There is also a small former commercial building on the west side of the property that would be demolished as part of the overall project, should it prove feasible.

Currently, the City of Xenia is considering the following program mix:

- 35,000 sf YMCA
- 20,000 sf Medical Office Building
- 25,000 sf Police Headquarters
- Entertainment Center program components that may include one or more of the following: Movie Theater, bowling alley, and a banquet hall.

The City of Xenia, Grater Dayton YMCA and property owner requires a conceptual master plan/land use feasibility study incorporating these program components in order to understand the site capacity for the proposed development program and to move forward with next project steps, including potentially financing the site improvements for the proposed redevelopment.

The plan seeks to develop planning concept alternatives incorporating the identified program components. These conceptual master plans will include the general configuration of new buildings, demonstrating how the various uses will fit onto the site and work synergistically to maximize efficiency. This includes identification of required zoning setbacks, site access points to ensure the smooth and efficient flow of traffic in and around the project site, parking ratios, comparative analysis to zoning requirements and green space and other site amenities.

- Type of Award: Feasibility Study Grant
- Problem Statement: The City of Xenia police department, as part of its accreditation process, has determined it currently has about one half of the space needed to fulfill its public safety mission. The police department is located in the basement of the City Hall, and does not have room to grow. Additionally, communication operations have issues with HVAC, a major issue as this critical technology equipment needs to stay cool in order to function properly.

The City has explored several options for relocating the police department and communications operations, but has not found a viable alternative. It is anticipated that by co-locating with other

facilities, there would be both operational and financial synergies that would allow the City to have a modern and efficient police and communication presence.

The Xenia YMCA, which is a part of the Greater Dayton YMCA, has likewise sought alternatives for a new facility. Built in the 1950, the current site is landlocked and has outgrown its useful life. It does not meet modern needs for a YMCA, offers no outdoor recreation area, and is limited in its ability to meet programmatic needs of the community. Various partnerships have been explored, but none have to date proven feasible. It is anticipated through this study to determine if this site will be feasible and if so how the YMCA may work collaboratively with the City and property owner in the development of a new community YMCA.

- Targeted approach: Efficiency, through design.
- Anticipated Return: To be determined through study
- Probably of success: The Greater Dayton YMCA has successfully partnered with various entities on co-location of facilities (Huber Heights, Preble County, Englewood YMCAs), and the property owner has also had success with the location of medical and retail or other non-traditional uses on previous retail sites.
- Project is not part of a larger consolidation.
- Project demand: The feasibility study itself is a precursor to the larger anticipated project. Public outreach efforts completed as part of the City's Comprehensive Planning efforts (on-going) have shown a desire for increased recreational opportunities, the need for a new and modern YMCA facility, and improved access to public facilities. By combining various services in one location, development costs and operational costs of these various facilities will be reduced over if they each developed and operated independently.
- Improved community attraction: Should the desired feasibility study demonstrate the ability to co-locate these various facilities, the community will be enhanced and more attractive through the new facilities. Perhaps more importantly, however, but demonstrating the ability to provide needed facilities in a cost effective manner, the project would demonstrate the City, business and non-profit organizations can work together to realize cost savings while still meet community needs.

Tab 4: Financial Information

Financial Statements: Due to large size of these documents, a link to the information is provided.

[http://www.auditor.state.oh.us/auditsearch/Reports/2009/City\\_of\\_Xenia\\_08-Greene.pdf](http://www.auditor.state.oh.us/auditsearch/Reports/2009/City_of_Xenia_08-Greene.pdf)

[http://www.auditor.state.oh.us/auditsearch/Reports/2010/City\\_of\\_Xenia\\_09-Greene.pdf](http://www.auditor.state.oh.us/auditsearch/Reports/2010/City_of_Xenia_09-Greene.pdf)

[http://www.auditor.state.oh.us/auditsearch/Reports/2011/City\\_of\\_Xenia\\_10-Greene.pdf](http://www.auditor.state.oh.us/auditsearch/Reports/2011/City_of_Xenia_10-Greene.pdf)

Project Costs:

Total project cost: \$30,000

LGIF Request:           \$12,500 grant for land use feasibility study

Matching:               \$17,500 from 457 Dayton LLC for market study and preliminary site planning

Tab 5

Supporting Documentation

Identification of municipality:

City of Xenia, Greene County 2010 US Census Population: 25,719

<b>Meeting Date:</b> February 23, 2012		<b>Presenter:</b> Jim Percival, City Manager	
<b>Title:</b> Approving a Development Partnership Agreement and Authorizing the City Manager to file an application to the State of Ohio for a grant of up to \$50,000 through the Local Government Innovation Fund program for a land use feasibility study at 457 Dayton Avenue for a multi-use facility.			
<b>Agenda Location:</b> City Manager's Office Reports			
<b>Past City Council Action:</b> None			
Financials:			
Account #	Budget	Actual	
TOTALS	N/A	N/A	
<b>Summary:</b>			
<p>The City has been working with the owners of 457 Dayton Avenue on a multi-use facility for that property, the former Greene Park Plaza. Possible uses include a new police department building, YMCA, and family entertainment complex. In order to determine which uses will best fit onto the property and how they should be laid out, the owner needs to conduct a land use feasibility study.</p> <p>The Local Government Innovation Fund program provides communities and their partner with grants to conduct such studies. One requirement is that the partners have in place a partnership agreement.</p> <p>For the purposes of the grant application and partnership agreement, the project is defined as the study. The owner is responsible for all matching requirements.</p>			
<b>Recommendation:</b>			
<p>Authorize the City Manager to file an application with the State of Ohio to participate in the Local Government Innovation Fund program and approve the associated Development Partnership Development Agreement with the YMCA of Greater Dayton and owners 457 Dayton LLC.</p>			

**Cooperative Agreement between the City of Xenia, 457  
Dayton LLC and the Greater Dayton YMCA.**

**FOR THE LAND USE FEASIBILITY STUDY OF A MULTI-USE FACILITY AT 457  
DAYTON AVENUE**

**THIS AGREEMENT** is made and entered into this 25<sup>th</sup> day of February, 2012 by and between the City of Xenia, an Ohio municipal corporation, (hereinafter referred to as "City") the YMCA of Greater Dayton, a not-for-profit corporation (hereinafter referred to as "YMCA") and 457 Dayton LLC, a limited liability company (hereinafter referred to as "Owner") .

**WITNESSETH:**

**WHEREAS**, Owner wishes to redevelop property at 457 Dayton Avenue into a multi-use recreation and services center; and

**WHEREAS**, YMCA wishes to improve delivery of community health, fitness, recreation and community services it provides through the construction of a new facility; and

**WHEREAS**, the City wishes to improve the service delivery of police services to the community and has determined an expanded facility will be necessary to do so; and

**WHEREAS**, 457 Dayton Avenue is a centrally located site that could provide improved access to these various facilities; and

**WHEREAS**, opportunities exist to collocate these facilities and other amenities that would improve the efficiency of service delivery to the public; and

**WHEREAS**, a land use feasibility study is necessary to determine how the various services envisioned for site can best be laid out for maximum organizational and functional efficiencies. Allowing the parties to contain construction and operational costs;

**NOW, THEREFORE**, it is mutually understood and agreed by the City, YMCA and Owner as follows:

**ARTICLE 1. THE PROJECT**

For purposes of this Agreement the "Project" is defined as a land use feasibility study that may include site layout, traffic patterns, site utilities, effect of project on surrounding uses and other elements deemed necessary to determine how a multi-use facility can maximize the use and efficiency of the site.

## **ARTICLE 2. RESPONSIBILITIES OF OWNER**

OWNER agrees to the following responsibilities for PROJECT:

- A. OWNER agrees to provide contract management services to include the following: preparing Request for Proposals; preparing consultant contract, advertising, contracting, processing invoices, and other PROJECT related work.
- B. OWNER will provide all requisite matching funds to the Local Government Innovation Fund Grant, (LGIF) or evidence of previous allowable expenditures as per grant requirements.
- C. OWNER will provide all required documentation as may be necessary under an LGIF grant agreement.
- D. OWNER will make available to City all documentation that may be required for an audit during the Project performance period and for the period after Project closeout as required by LGIF policies.

## **ARTICLE 3. RESPONSIBILITIES OF CITY**

- A. CITY will apply to the State of Ohio for a Local Government Innovation Grant in support of the PROJECT.
- B. CITY will administer and manage the LGIF grant.
- C. CITY will provide OWNER and its consultants with any required information necessary to complete the Project in a timely manner.

## **ARTICLE 4. RESPONSIBILITIES OF YMCA**

- A. YMCA will provide OWNER and its consultants with any required information necessary to complete the Project in a timely manner.
- B. YMCA will provide all required documentation as may be necessary under an LGIF grant agreement.
- C. YMCA will make available to City all documentation that may be required for an audit during the Project performance period and for the period after Project closeout as required by LGIF policies.

## **ARTICLE 5. MUTUAL AGREEMENTS OF ALL PARTIES**

All parties agree to the following responsibilities and understandings regarding PROJECT:

A. The responsibilities outlined above in no way bind the parties to pursue construction of any facilities, regardless of the study outcome.

B. Any amendments to this Agreement must be approved in writing by all parties to this Agreement.

C. This Agreement remains in effect until completion of the final consultant reports and final billings of the PROJECT. This Agreement may be extended by mutual written consent of all parties.

D. CITY, OWNER and YMCA shall mutually indemnify, defend and hold harmless each other, their officers, directors, employees and agents from and against any and all claims (including attorney's fees and reasonable expenses for litigation and settlement) for any loss or damages, bodily injuries, including death, damage to or loss of use of property caused by the negligent acts, omissions or willful misconduct by their officers, directors, employees, agents, subcontractors or suppliers in connection with or arising out of the performance of this Agreement.

E. Notification and mailing addresses: Any notices, requests and demands made between the parties pursuant to this Cooperative Agreement are to be directed as follows:

If to OWNER:  
457 Dayton LLC  
Attn: Joseph Shafran, Managing Partner  
2720 Van Aken Blvd. Suite 200  
Cleveland OH 44120

If to CITY:  
City of Xenia, Development Department  
Attn: Steve Brodsky, Development Director  
101 N. Detroit St.  
Xenia, OH 45385

If to YMCA:  
YMCA of Greater Dayton  
Attn: Tim Helm, President/CEO  
111 W. First St.  
Suite 207  
Dayton OH 45402

F. This Cooperative Agreement, including all exhibits and documents incorporated herein and made applicable by reference, constitutes the complete and exclusive statement of the terms(s) and condition(s) of the agreement between OWNER, CITY and YMCA and it supersedes all prior representations, understandings and communications. The invalidity in whole or in part of

any term or condition of this Cooperative Agreement shall not affect the validity of other term(s) or conditions(s).

G. This Cooperative Agreement shall be construed and all disputes hereunder shall be settled in accordance with the laws of the State of Ohio.

H. The Parties may, by mutual written agreement, terminate this Cooperative Agreement for their convenience at any time, in whole or part, by giving forty-five (45) days written notice thereof. Thereafter, the parties shall have no further claims under this Cooperative Agreement.

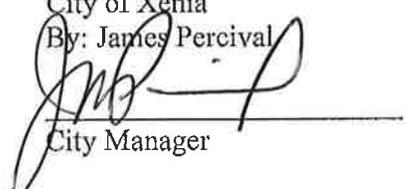
I. OWNER, CITY and YMCA warrant that in the performance of this Cooperative Agreement, it shall comply with all applicable federal, state and local laws, statutes and ordinances and all lawful orders, rules and regulations promulgated thereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Cooperative Agreement to be executed on the date first above written.

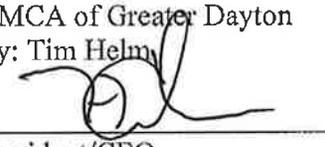
457 Dayton LLC  
By: Joseph Shafran

  
\_\_\_\_\_  
Managing Partner

City of Xenia  
By: James Percival

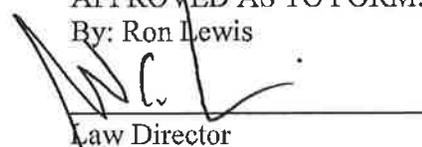
  
\_\_\_\_\_  
City Manager

YMCA of Greater Dayton  
By: Tim Helm

  
\_\_\_\_\_  
President/CEO

APPROVED AS TO FORM:

By: Ron Lewis

  
\_\_\_\_\_  
Law Director

# Local Government Innovation Fund Program

*Application Score* £ £

<b>Lead Applicant</b>	
<b>Project Name</b>	

	<b>Grant Application</b>
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**or**

	<b>Loan Application</b>
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The Local Government Innovation Fund Council  
77 South High Street  
P.O. Box 1001  
Columbus, Ohio 43216-1001  
(614) 995-2292

## Local Government Innovation Fund Project Scoring Sheet

### Section 1: Financing Measures

Financing Measures	Description	Criteria	Max Points	Applicant Self Score	Validated Score
<b>Financial Information</b>	<i>Applicant includes financial information (i.e., service related operating budgets) for the most recent three years and the three year period following the project. The financial information must be directly related to the scope of the project and will be used as the cost basis for determining any savings resulting from the project.</i>	Applicant provides a thorough, detailed and complete financial information	<b>5</b>		
		Applicant provided more than minimum requirements but did not provide additional justification or support	<b>3</b>		
		Applicant provided minimal financial information	<b>1</b>		
		<b>Points</b>			
<b>Repayment Structure (Loan Only)</b>	<i>Applicant demonstrates a viable repayment source to support loan award. Secondary source can be in the form of a debt reserve, bank participation, a guarantee from a local entity, or other collateral (i.e., emergency rainy day , or contingency fund, etc.).</i>	Applicant clearly demonstrates a secondary repayment source.	<b>5</b>		
		Applicant does not have a secondary repayment source.	<b>0</b>		
		<b>Points</b>			
<b>Local Match</b>	<i>Percentage of local matching funds being contributed to the project. This may include in-kind contributions.</i>	70% or greater	<b>5</b>		
		40-69.99%	<b>3</b>		
		10-39.99%	<b>1</b>		
		<b>Points</b>			
<b>Total Section Points</b>					

### Section 2: Collaborative Measures

Collaborative Measures	Description	Criteria	Max Points	Applicant Self Score	Validated Score
<b>Population</b>	<i>Applicant's population (or the population of the area(s) served) falls within one of the listed categories as determined by the U.S. Census Bureau. Population scoring will be determined by the <b>smallest</b> population listed in the application. Applications from (or collaborating with) small communities are preferred.</i>	Applicant (or collaborative partner) is not a county and has a population of less than 20,000 residents	<b>5</b>		
		Applicant (or collaborative partner) is a county but has less than 235,000	<b>5</b>		
		Applicant (or collaborative partner) is not a county but has a population 20,001 or greater.	<b>3</b>		
		Applicant (or collaborative partner) is a county with a population of 235,001 residents or more	<b>3</b>		
		<b>Points</b>			
<b>Participating Entities</b>	<i>Applicant has executed partnership agreements outlining all collaborative partners and participation agreements and has resolutions of support. (Note: Sole applicants only need to provide a resolution of support from its governing entity.)</i>	More than one applicant	<b>5</b>		
		Single applicant	<b>1</b>		
		<b>Points</b>			
<b>Total Section Points</b>					

## Local Government Innovation Fund Project Scoring Sheet

### Section 3: Success Measures

Success Measures	Description	Criteria	Points	Applicant Self Score	Validated Score
Expected Return	Applicant demonstrates as a percentage of savings (i.e., actual savings, increased revenue, or cost avoidance ) an expected return. The return must be derived from the applicant's cost basis. The expected return is ranked in one of the following percentage categories:	75% or greater	30		
		25.01% to 74.99%	20		
		Less than 25%	10		
			Points		
Past Success	Applicant has successfully implemented, or is following project guidance from a shared services model, for an efficiency, shared service, coproduction or merger project in the past.	Yes	5		
		No	0		
			Points		
Scalable/Replicable Proposal	Applicant's proposal can be replicated by other local governments or scaled for the inclusion of other local governments.	The project is both scalable and replicable	10		
		The project is either scalable or replicable	5		
		Does not apply	0		
			Points		
Probability of Success	Applicant provides a documented need for the project and clearly outlines the likelihood of the need being met.	Provided	5		
		Not Provided	0		
			Points		
<b>Total Section Points</b>					

### Section 4: Significance Measures

Significance Measures	Description	Criteria	Points Assigned	Applicant Self Score	Validated Score
Performance Audit Implementation /Cost Benchmarking	The project implements a single recommendation from a performance audit provided by the Auditor of State under Chapter 117 of the Ohio Revised Code or is informed by cost benchmarking.	Project implements a recommendation from an audit or is informed by benchmarking	5		
		Project does not implement a recommendation from an audit and is not informed by benchmarking	0		
			Points		
Economic Impact	Applicant demonstrates the project will a promote business environment (i.e., demonstrates a business relationship resulting from the project) and will provide for community attraction (i.e., cost avoidance with respect to taxes)	Applicant clearly demonstrates economic impact	5		
		Applicant mentions but does not prove economic impact	3		
		Applicant does not demonstrate an economic impact	0		
			Points		
Response to Economic Demand	The project responds to current substantial changes in economic demand for local or regional government services.	Yes	5		
		No	0		
			Points		
<b>Total Section Points</b>					

Section 5: Council Measures			
Council Measures	Description	Criteria	Points Assigned
Council Preference	Council Ranking for Competitive Rounds	<b>The Applicant Does Not Fill Out This Section;</b> This is for the Local Government Innovation Fund Council only. The points for this section is based on the applicant demonstrating innovation or inventiveness with the project	
<b>Total Section Points (10max)</b>			

Scoring Summary			
		Applicant Self Score	Validated Score
Section 1: Financing Measures			
Section 2: Collaborative Measures			
Section 3: Success Measures			
Section 4: Significance Measures			
<b>Total Base Points:</b>			

**Reviewer Comments**



April 2, 2012

Steve Brodsky  
City of Xenia  
101 N. Detroit St.  
Xenia, Ohio 45385

RE: Application Cure Letter

Dear Steve Brodsky:

The Ohio Department of Development (Development) has received and is currently reviewing your application for Round 1 of Local Government Innovation Fund program. During this review Development has determined that additional information is needed for your application. The identified item(s) requiring your attention are listed on the attached page(s). Please respond only to the issues raised. Failure to fully address all the identified items could lead to a competitive score reduction or ineligibility for Round 1 of the Local Government Innovation Fund program. **A written response from the applicant to this completeness review is due to Development no later than 5:00 p.m. on April 30, 2012.** Please send the response in a single email to [lgif@development.ohio.gov](mailto:lgif@development.ohio.gov) and include "Cure—Project Name" in the subject line.

While this cure letter represents the additional information needed for Development review, the Local Government Innovation Council continues to reserve the right to request additional information about your application.

Thank you once again for your participation in Local Government Innovation program. Please contact the Office of Redevelopment at [lgif@development.ohio.gov](mailto:lgif@development.ohio.gov) or 614-995-2292 if you have further questions regarding your application or the information requested in this letter.

Sincerely,

Thea J. Walsh, AICP  
Deputy Chief, Office of Redevelopment  
Ohio Department of Development

## Local Government Innovation Fund Completeness Review

**Applicant:** City of Xenia  
**Project Name:** City of Xenia Multi-Use Recreation and Pubic Service Center Land Use  
**Request Type:** Grant

### Issues for Response

#### 1. Budget

Please provide a line item budget that includes at minimum: 1) the sources of all funds being contributed to the project include **all** sources—cash, in-kind, etc.; 2) the uses of all funds (provide a line item for each use); 3) the total project costs (including the funding request **and** the local match. Please be sure that all uses of funds are eligible expenses as set forth in the program guidelines.

**Example:**

#### **Collaboration Village’s Project Budget**

##### **Sources of Funds**

LGIF Request	\$100,000
Match Contribution (10%)	\$ 11,111
<hr/>	
Total	\$111,111

##### **Uses of Funds**

Consultant Fees for Study	\$111,111
<hr/>	
Total	\$111,111

**Total Project Cost: \$111,111**

#### 2. Financial Documentation (Projections)

Please provide financial projections for your funding request. For grant requests, applicants must at minimum, estimate the anticipated savings they are expecting to realize as a result of the study. For loan projects, please provide projections for at least three years to help demonstrate the savings achieved and the repayment source for the loan.

#### 3. Population Information and Documentation

Please provide documentation supporting population information provided using the 2010 U.S. Census. To access census information, you may visit the following website <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>.

#### 4. Resolutions of Support

Resolutions of support must be provided by the governing body of the main applicant and each collaborative partner. If the collaborative partner is a private entity with no governing body, a letter of support **for the project** is required.

Local Government Innovation Fund Completeness Review

Applicant: City of Xenia

Project Name: City of Xenia Multi-Use Recreation and Public Service Center Land Use

Request Type: Grant

**Issues for Response**

1. Budget

City of Xenia Multi-Use Recreation and Public Service Center Land Use Budget

**Sources of Funds**

LGIF Request:	\$12,500
Match Contribution (58%):	\$17,500 from 457 Dayton LLC for market study and preliminary site planning
<hr/>	

TOTAL: \$30,000

**Uses of Funds**

<u>Consultant Fees for Land Use Study:</u>	<u>\$30,000</u>
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TOTAL: \$30,000

2. Financial Documentation (Projections)

The City of Xenia and its partners anticipate a minimum 15 percent savings in overall construction/development costs by combining all of the proposed uses in one site plan and constructing the complex under one contract.

We furthermore expect the study will show that by utilizing the latest construction techniques and building designs, the parties will save a minimum 10 percent in energy costs on an annualized basis.

### 3. Population Information and Documentation



#### State & County QuickFacts

#### Xenia (city), Ohio

 Further information

People QuickFacts	Xenia	Ohio
 Population, 2011 estimate	NA	11,544,951
 Population, 2010	25,719	11,536,504
 Population, percent change, 2000 to 2010	6.4%	1.6%
 Population, 2000	24,164	11,353,140
 Persons under 5 years, percent, 2010	7.0%	6.2%
 Persons under 18 years, percent, 2010	24.8%	23.7%
 Persons 65 years and over, percent, 2010	15.7%	14.1%
 Female persons, percent, 2010	52.8%	51.2%

**CITY OF XENIA, OHIO  
RESOLUTION NUMBER 12 - M**

**RESOLUTION SUPPORTING THE CITY OF XENIA'S APPLICATION FOR A LOCAL GOVERNMENT INNOVATION FUND GRANT FOR A FEASIBILITY STUDY AT 457 DAYTON AVENUE, AND DECLARING IT TO BE AN EMERGENCY**

**WHEREAS**, the State of Ohio has created a Local Government Innovation Fund grant program to assist communities in finding more efficient and cost effective ways to deliver services in partnership with other entities; and

**WHEREAS**, the property owner, YMCA of Greater Dayton, and the City of Xenia have signed a Cooperative Agreement for a land use feasibility study at 457 Dayton Avenue; and

**WHEREAS**, the City of Xenia believes opportunities exist to co-locate facilities and amenities that would improve the efficiency of service delivery to the public; and

**WHEREAS**, a land use feasibility study is necessary to determine how the various services envisioned for the site can best be laid out for maximum organizational and functional efficiencies, allowing the parties to contain construction and operational costs.

**NOW, THEREFORE**, the City of Xenia hereby resolves:

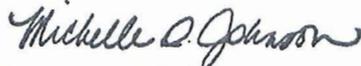
**Section 1.** The Council of the City of Xenia does hereby declare its strong support for the Local Government Innovation Fund grant submission to the State of Ohio.

**Section 2.** The Council of the City of Xenia supports working in collaboration with partners to create a multi-use facility at 457 Dayton Avenue, should the feasibility study determine the expected efficiencies and cost savings exist.

**Section 3.** This Resolution is declared to be an emergency measure to meet grant deadlines, and it shall be in force from and after the earliest date allowed by law.

Passed: April 26, 2012

Attest:

  
Michelle D. Johnson  
Clerk, Xenia City Council

  
Michael D. Engle  
President, Xenia City Council



FOR YOUTH DEVELOPMENT  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

April 11, 2012

Steve Brodsky  
City of Xenia  
101 N. Detroit Street  
Xenia, OH 45385-2935

Dear Steve:

Please accept this letter of support from the YMCA of Greater Dayton for the feasibility study that we would like to pursue involving a potential new YMCA facility to be located in Xenia, Ohio. Our YMCA is excited to be working with both the City of Xenia and 457 Dayton LLC and are supportive of the efforts to explore the feasibility to determine the potential advantages of co-locating a new YMCA facility and other facilities on the site.

Please don't hesitate to contact me if I can provide any further information.

Sincerely,

Tim Helm  
President & CEO

# PARAN

MANAGEMENT COMPANY LTD

April 23, 2012

Mr. Stephen Brodsky  
Development Director  
City of Xenia  
101 N. Detroit St.  
Xenia, OH 45382-2935

RE: *Xenia Community Center*

Dear Steve:

I am pleased to confirm our support and commitment to the development of our integrated community park on Dayton Xenia Road in Xenia.

The prospects for this development are exciting and we look forward to being a part of the team which makes it happen.

Sincerely yours,

*PARAN MANAGEMENT COMPANY, LTD.*



Joseph M. Shafran

JMS/csp



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