Resolutions – July 7, 2026

NUMBER	RESOLUTION TITLE
26-0496	Approving personnel changes for the employees under the jurisdiction of the Medina County Commissioners
26-0497	Amending the table of organization for the Medina County Dog Shelter
26-0498	Amending of appropriation for grant funds
26-0499	Expenditure adjustments for various funds
26-0500	Sales tax distribution to the various districts located in Medina County
26-0501	Authorizing the county auditor to transfer funds from various county department accounts to the Gasoline Rotary Fund
26-0502	Authorizing the acceptance of the Motorcycle Ohio Grant by the Medina County Sheriff's Office
26-0503	Declaring Medina County property as excess property
26-0504	Allowing claims and authorizing issuance upon the treasurer in settlement of such list of claims
26-0505	Authorizing a request for qualifications (RFQ) for architectural design and engineering services associated with miscellaneous Medina County facility projects
26-0506	Authorizing an agreement with Hasenstab Architects for design services related to the Medina County Sheriff’s Locker Room Renovation Project
26-0507	Authorizing the extension of a Service and Consulting Agreement between the Medina County Board of Commissioners and the Fedeli Group, LLC for health benefit consulting and administrative services
26-0508	Approving the Community Reinvestment Area Agreement for Cobblestone Crossings, LLC (Wallick)

REGULAR MEETING – TUESDAY, JULY 7, 2026

The Board of County Commissioners of Medina County, Ohio, met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26–0496

APPROVING PERSONNEL CHANGES FOR THE EMPLOYEES UNDER THE JURISDICTION OF THE MEDINA COUNTY COMMISSIONERS

WHEREAS, it is advisable and necessary that the following personnel changes be made for the employees working for the County Commissioners on the dates listed below:

NEW HIRE

Sean Parker, Sanitary, Water Computer Operator at $20.25 on fund 10005400 50030 50% & 16005400 50030 50% effective 7/7/26 (PCN 543854006)

Nicholas Braford, Sanitary, Operator in Training at $25.24 on fund 1005400 50040 effective 7/13/26 (PCN 542354002)

Laurie Amspoker, Maintenance, PT Cleaning Technician at $16.50 on fund 28052806 50030 effective 6/30/26 (PCN 280628060)

Nina Trone, County Home, Full-Time Resident Care Aide at $16.00 on fund 00103600 50030 effective 7/13/26 (PCN 360836006)

CHANGE IN PCN

Alex Matthews, IT Generalist "From" PCN 140014004 "TO" PCN 140014011 effective 6/30/26

LEAVE OF ABSENCE

Deborah Shaw, Transit, Bus Driver, Family Medical Leave of Absence beginning 5/20/26

RESIGNATION

Connor Kaminicki, Human Resources, Safety Coordinator, effective 7/10/26 (PCN 710111002)

David Farley, Maintenance, FT Cleaning Technician effective 6/29/26 (PCN 280628061)

Autumn Pamer, Dog Shelter, Intermittent Kennel Worker effective 7/10/26 (PCN 403340301)

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Medina County, Ohio, that the personnel changes listed above will become effective on the dates listed.

BE IT FURTHER RESOLVED that the President of the Board be authorized to sign the personnel action forms for these changes.

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: Human Resources

REGULAR MEETING – TUESDAY, JULY 7, 2026

The Board of County Commissioners of Medina County, Ohio, met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26-0497

AMENDING THE TABLE OF ORGANIZATION FOR MEDINA COUNTY DOG SHELTER

WHEREAS, the Board of County Commissioners, by Resolution No. 94-707 and dated August 1, 1994, approved the tables of organization for various departments within county government; and,

WHEREAS, the Board of County Commissioners, by Resolution No. 26-0417, dated June 9, 2026, last approved amendments to the table of organization for the Medina County Dog Shelter and,

WHEREAS, it is necessary to further amend these tables in the way of:

Removing: 1 Part-Time Deputy Dog Warden
Adding: 1 Full-Time Canine Care Technician
Changing: 1 Intermittent Kennel Worker position to 1 Part-Time Canine Care Technician

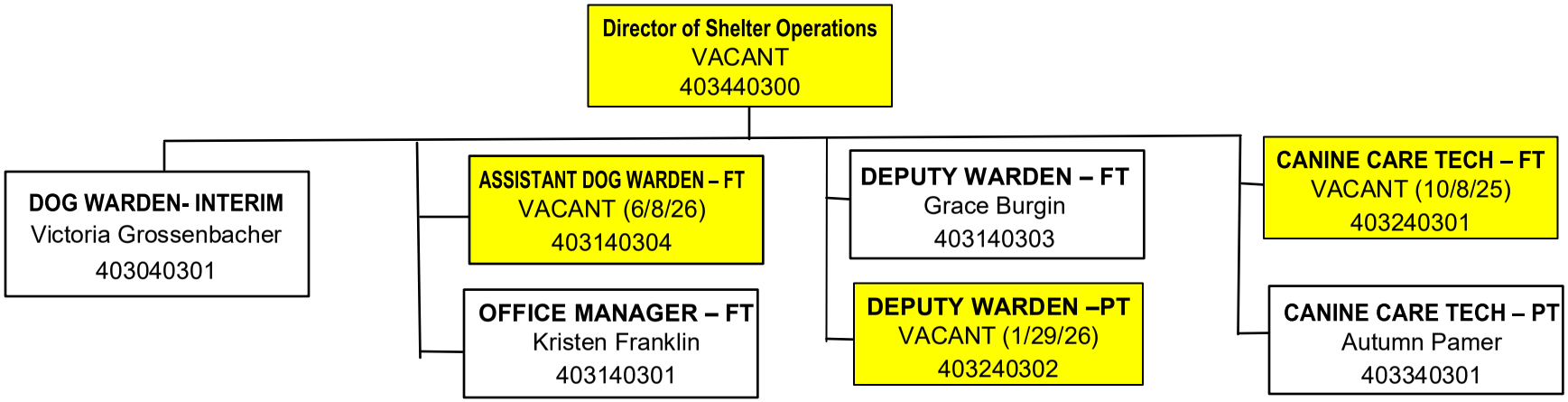
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that the revised table of organization attached hereto and marked as "Exhibit A" is hereby approved.

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: Human Resources

Dog Shelter


Director of Shelter Operations
VACANT
403440300
DOG WARDEN- INTERIM
Victoria Grossenbacher
403040301
ASSISTANT DOG WARDEN – FT
VACANT (6/8/26)
403140304
OFFICE MANAGER – FT
Kristen Franklin
403140301
DEPUTY WARDEN – FT
Grace Burgin
403140303
DEPUTY WARDEN –PT
VACANT (1/29/26)
403240302
CANINE CARE TECH – FT
VACANT (10/8/25)
403240301
CANINE CARE TECH – PT
Autumn Pamer
403340301

REGULAR MEETING - TUESDAY, JULY 7, 2026

The Board of County Commissioners of Medina County, Ohio met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26-0498

AMENDING OF APPROPRIATIONS FOR GRANT FUNDS

WHEREAS, the Board of Commissioners adopted appropriation measure Resolution No. 26-0132 on February 24, 2026 to provide for the current expenses and other expenditures of Medina County, and

WHEREAS, the amounts to be appropriated are within the amounts available on the Certificate of Estimated Resources, and

WHEREAS, changes in the appropriation levels of grants funds are now necessary.

NOW, THEREFORE, BE IT RESOLVED by this Board of County Commissioners that it's Resolution No. 26-0132, adopted February 24, 2026 be amended for grant funds as follows:

ACCOUNT NUMBER	ACCOUNT NAME	FROM	TO	DIFFERENCE
ADULT PROBATION BJA GRANT				
50791900 50030	BJA Salary	81,411.45	97,035.91	+15,624.46
50791900 50560	BJA Travel	1,745.79	2,912.76	+1,166.97
50791900 50610	BJA Other Exp	80,174.07	63,382.64	-16,791.43

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: Finance Department

The Board of County Commissioners of Medina County, Ohio met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26-0499

EXPENDITURE ADJUSTMENTS FOR VARIOUS FUNDS

WHEREAS, Medina County Adult Probation employees' salaries have been paid from the General Fund and it is now appropriate to charge the first and second quarter 2026 salaries to grant funds, and

WHEREAS, the Medina County Sheriff's Office has entered into an agreement with Northside Christian Academy for a campus SRO, therefore, it is now appropriate to credit the General Fund with the amount of corresponding expenditures, and

WHEREAS, the Medina County Career Center has entered into an agreement to supplement the operation of the D.A.R.E. program, therefore, it is now deemed appropriate to credit the General Fund with the amount of corresponding expenditures, and

WHEREAS, the Medina County Drug Abuse Commission has awarded a grant to the Medina County Sheriff's Office D.A.R.E. program services and it is now appropriate to credit the General Fund with the amount of corresponding expenditures, and

WHEREAS, Medina County Senior and Adult Services (MCSAS) has a voucher program that is expensed through the Wadsworth Kitchen fund and it now appropriate to adjust those expenses to the MCSAS grant fund, and

NOW, THEREFORE, BE IT RESOLVED by this Board of County Commissioners that the following expenditure adjustments be undertaken by the County Auditor:

EXPENDITURE ADJUSTMENTS

Account Number	Amount
00101900 50030	(30,000.00)
50091601 50030	30,000.00
00101900 50030	(15,000.00)
50091602 50031	15,000.00
00101900 50030	(29,500.00)
50091602 50032	29,500.00
00101900 50030	(238,292.46)
50161926 50020	238,292.46
00101900 50030	(60,143.72)
50791900 50030	60,143.72
29002901 50030	(51,552.63)
29522900 50030	51,552.63

RESOLUTION NO. 26-0499 (cont'd)

29002901 50030	(37,126.24)
69082900 50030	37,126.24
29002901 50030	(116,707.62)
79062901 50030	116,707.62
60959289 50100	(10,386.30)
60509289 50610	10,386.30

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: Finance Department

REGULAR MEETING – TUESDAY, JULY 7, 2026

The Board of County Commissioners of Medina County, Ohio met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26-0500

SALES TAX DISTRIBUTION TO THE VARIOUS DISTRICTS LOCATED IN MEDINA COUNTY

WHEREAS, the electors of Medina County have approved a one-half of one percent sales tax to provide additional revenue to the county school districts for permanent improvements, and

WHEREAS, The Medina County Commissioners have been given the responsibility to disburse this money based on the percentages adopted by the Community Improvement Board, and

WHEREAS, it has now been determined that the second quarter 2026 distribution should be made to the various school districts in the following amounts:

Black River Local School District	$ 78,287.82
Brunswick City School District	1,089,642.58
Buckeye Local School District	365,059.72
Cloverleaf Local School District	428,919.71
Highland Local School District	616,219.92
Medina Joint Vocational School	229,093.27
Medina Board of DD	9,302.40
Medina City School District	1,088,306.34
Norwayne Local School District	2,681.86
Rittman EVSD	3,681.71
Wadsworth City School District	761,030.90
Total	$4,672,226.23

NOW, THEREFORE, BE IT RESOLVED by this Board of County Commissioners that the amounts noted above be distributed to the school districts located within Medina County.

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: Finance Department

The Board of County Commissioners of Medina County, Ohio met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26-0501

AUTHORIZING THE COUNTY AUDITOR TO TRANSFER FUNDS FROM VARIOUS COUNTY DEPARTMENT ACCOUNTS TO THE GASOLINE ROTARY FUND

WHEREAS, O.R.C. 5705.15 provides for the transfer of funds from one fund to another, and

WHEREAS, the Board of County Commissioners has determined it necessary to transfer funds from various department funds for gasoline usage at the County Motor Vehicle Garage during the period of June 1, 2026 to July 1, 2026, and

WHEREAS, written approval has been received from said departments authorizing the County Finance Department to implement such transfers for gasoline expenses.

NOW, THEREFORE, BE IT RESOLVED by the Medina County Board of Commissioners that the County Auditor be and is hereby authorized to transfer the following funds:

FROM EXPENSE ACCOUNT	TO REVENUE ACCOUNT GASOLINE ROTARY FUND	AMOUNT
Auditor 03000305 50600	79009490 40250	$378.40
Prosecutor 00100700 50600	79009490 40250	$520.95
Coroner 00102400 50600	79009490 40250	$78.49
Maintenance Dept. 00102805 50600	79009490 40250	$1,135.94
Sheriff 29002900 50600	79009490 40250	$18,725.17
Building Inspector Dept. 00103200 50600	79009490 40250	$1,402.89
County Home 00103600 50600	79009490 40250	$32.58
Veteran's Service 00103800 50600	79009490 40250	$633.13
Animal Shelter 01004030 50600	79009490 40250	$55.91
Job and Family Services 01204100 50600	79009490 40250	$144.77

RESOLUTION NO. 26-0501 (cont'd)

FROM EXPENSE ACCOUNT	TO REVENUE ACCOUNT GASOLINE ROTARY FUND	AMOUNT
Real Estate Assessment		
01754200 50600	79009490 40250	$246.22
County Engineer		
02004302 50600	79009490 40250	$1,600.23
Storm Water Division		
02054300 50600	79009490 40250	$939.70
Sanitary Engineer		
10005400 50600	79009490 40250	$1,689.46
16005400 50600	79009490 40250	$3,463.35
Solid Waste		
27005600 50600	79009490 40250	$78.86
Juvenile Detention Center		
50682119 50600	79009490 40250	$196.60
DRETAC- Treasurer		
70720500 50600	79009490 40250	$115.15
	TOTAL	$31,437.80

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: Finance Department

The Board of County Commissioners of Medina County, Ohio met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26-0502

AUTHORIZING THE ACCEPTANCE OF THE MOTORCYCLE OHIO GRANT BY THE MEDINA COUNTY SHERIFF'S OFFICE

WHEREAS, the Medina County Sheriff's Office submitted an application for the Motorcycle Ohio Safety Grant to the Ohio Traffic Safety Office, and

WHEREAS, said grant has been approved for the period of July 1, 2026 through June 30, 2027, at an amount not to exceed $65,362.50, and

WHEREAS, the Board of County Commissioners wishes to have this project available in Medina County.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Medina County, Ohio, that the award for the Ohio Traffic Safety Office's Motorcycle Ohio grant is hereby approved by the Board of County Commissioners.

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: Finance Department

REGULAR MEETING – TUESDAY, JULY 7, 2026

The Board of County Commissioners of Medina County, Ohio met in regular session on this date with the following present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26-0503

DECLARING MEDINA COUNTY PROPERTY AS EXCESS PROPERTY

WHEREAS, requests have been received from various departments of Medina County asking that various vehicles, pieces of office equipment, computers, furniture, and miscellaneous items be declared as excess property, and

WHEREAS, the Board of County Commissioners, under O.R.C. 307.12, finds by resolution that the county has various surplus items previously acquired for the use of county officials which are not needed for public use or are unfit for the use for which they were acquired, the Board may sell such property at public auction or other means, and

WHEREAS, some items are either non-functioning, obsolete, or broken and have been determined to have no monetary value, and

WHEREAS, the Board of County Commissioners, pursuant to O.R.C. 307.12, finds by resolution that the county property listed below in "Table A" is now unfit for the use for which it was acquired and has no value, and that the items listed below in "Table B" be declared excess property and be made available to be sold by internet auction or other means.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Medina County Ohio that the item listed below in "Table A" be declared excess property, and that the various Medina County Departments listed below be authorized to discard or salvage said property.

BE IT FURTHER RESOLVED that property listed in "Table B" be declared excess property and be made available to the public by auction or other means.

"Table A Disposal"

County Department	*Asset tag number*	*Item Description*
Auditor	03302	Metal Cabinet
Auditor	3897	HP-DesignJet 500 Plotter
Auditor	8017A	File Cabinet
Auditor	08154	Metal Cabinet
Auditor	12017	Wood Table
Auditor	14501	HPLJ 9050dn Printer
Auditor	14518	Canon PIXMA iP6700D Printer
Auditor	14519	Canon PIXMA iP6700D Printer
Auditor	14609	Dell B2360DN Printer
Auditor	28591	HP PhotoSmart 8450 printer
Auditor	28655	Wood Printer Cabinet
Dog Shelter	022854	Lenovo Thinkpad
IT	24987	Monitor
IT	29762	Laptop
Juvenile Detention Center	19981	Wood table with broken leg
Law Library	27071	Royal Typewriter
Law Library	29813	Brother Printer/Scanner
Maintenance	028863	Wooden Desk
Sanitary Engineer	3438	Grinder
Sanitary Engineer	3843	Tractor Cart

"Table B Auction"

Item Description	*Asset Tag or Serial number*	*County Department*	*Reference Number*
Smart-UPS 1500	14367	Auditor	
LaserJet 600 M603 Printer	14621	Auditor	
ColorJet Pro MFP M477fdn Printer	14650	Auditor	
HP Color LaserJet Pro M452dn Printer	14658	Auditor	
HP Color LaserJet M553cn Printer	14726	Auditor	
(2) Monitor-20" Widescreen Dell	14554, 14555	Auditor	
(8) Dell P2012H Monitors	14575,14576,14578,14581,14582,14590,14591,14592	Auditor	
(2) Dell P1913t Monitors	14618,14620	Auditor	
(7) Dell P2014H Monitors	14626,14627,14629,14631,14641,14642,14661	Auditor	
(7) HP 21.5" EliteDisplay E222 Monitors	14665,14666,14668,14669,14670,14672,14674	Auditor	
(16) HP 21.5" EliteDisplay E223 Monitors	14679,14683,14687,14688,14690,14691,14697,14699,14700,14701,14702,14703,14704,14705,14706,14707	Auditor	
HP E190i 19" 5:4 Monitor	14693	Auditor	
HP EliteDisplay E243 Monitor	14736	Auditor	
(4) HP Mini-in-One Display 24" Monitors	14740,14765, 14766,14774	Auditor	
HP EliteDisplay E243M Video Conference	14768	Auditor	
Metal table with drawer	019743	Juvenile Detention Center	
Three Drawer Desk	019888	Juvenile Detention Center	
Metal/Wood Desk	019968	Juvenile Detention Center	
6 Drawer Desk	019997	Juvenile Detention Center	
2 Drawer File Cabinet	019192	Juvenile Detention Center	
Floor stand Hand Sanitizer Dispenser	4093	Sanitary Engineer	SE-6560
2026 Ford F250/F350 Truck Bed	No tag	Sanitary Engineer	

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: Finance Department

REGULAR MEETING – TUESDAY, JULY 7, 2026

The Board of County Commissioners of Medina County, Ohio, met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26 -0504

ALLOWING CLAIMS AND AUTHORIZING ISSUANCE UPON THE TREASURER IN SETTLEMENT OF SUCH LIST OF CLAIMS

WHEREAS, the payment of the required county bills to vendors in the total amount of $1,132,296.66 are included in the Auditor's office reports from 6/24/2026 to 6/30/2026 for checks dated 7/13/2026 and are hereby the same and authorize the County Auditor to issue warrants on the County Treasurer for payment in the same; and

WHEREAS, a complete list of bills is maintained in the Auditor's office.

NOW, THEREFORE, BE IT RESOLVED by this Board of County Commissioners of Medina, County, Ohio hereby authorizes payment of the county bills in the amount of $1,132,296.66, and authorizes the County Auditor to issue warrants on the County Treasurer for payment in the same.

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: Finance Department

Entry Date	Batch	CHECK RUN	Count	Invoice Amount	Invoices Released	Year	Effective Date	Due Date	Dept
06/23/2026	7762	071326	1	2,115.38	All	2026	07/13/2026	07/13/2026	2900
06/25/2026	7793	071326	35	85,044.19	All	2026	07/13/2026	07/13/2026	5400
06/25/2026	7794	071326	12	54,868.71	All	2026	07/13/2026	07/13/2026	4100
06/25/2026	7796	071326	1	5,840.00	All	2026	07/13/2026	07/13/2026	4300
06/26/2026	7801	071326	36	88,527.88	All	2026	07/13/2026	07/13/2026	5400
06/26/2026	7804	071326	1	130.53	All	2026	07/13/2026	07/13/2026	1800
06/26/2026	7807	071326	1	450.00	All	2026	07/13/2026	07/13/2026	1650
06/26/2026	7809	071326	36	262,685.71	All	2026	07/13/2026	07/13/2026	5400
06/26/2026	7811	071326	16	3,649.03	All	2026	07/13/2026	07/13/2026	9280
06/29/2026	7816	071326	6	18,208.30	All	2026	07/13/2026	07/13/2026	4100
06/29/2026	7817	071326	9	33,848.51	All	2026	07/13/2026	07/13/2026	0100
06/30/2026	7818	071326	10	7,270.36	All	2026	07/13/2026	07/13/2026	4100
06/29/2026	7819	071326	2	3,060.94	All	2026	07/13/2026	07/13/2026	4100
06/30/2026	7824	071326	9	151,679.00	All	2026	07/13/2026	07/13/2026	0100
06/30/2026	7825	071326	39	136,605.66	All	2026	07/13/2026	07/13/2026	2900
06/30/2026	7827	071326	6	35,478.07	All	2026	07/13/2026	07/13/2026	9200
06/29/2026	7829	071326	1	4,500.00	All	2026	07/13/2026	07/13/2026	0100
06/29/2026	7830	071326	19	6,803.74	All	2026	07/13/2026	07/13/2026	2900
06/29/2026	7833	071326	6	4,183.57	All	2026	07/13/2026	07/13/2026	1800
06/29/2026	7834	071326	1	59.92	All	2026	07/13/2026	07/13/2026	0700
06/29/2026	7836	071326	3	269.07	All	2026	07/13/2026	07/13/2026	3600
06/29/2026	7837	071326	1	102,768.56	All	2026	07/13/2026	07/13/2026	0100
06/29/2026	7838	071326	10	20,185.54	All	2026	07/13/2026	07/13/2026	0100
06/29/2026	7840	071326	6	17,380.33	All	2026	07/13/2026	07/13/2026	0100
06/30/2026	7841	071326	4	1,848.76	All	2026	07/13/2026	07/13/2026	4100
06/30/2026	7845	071326	13	3,032.58	All	2026	07/13/2026	07/13/2026	1900
06/30/2026	7846	071326	7	18,766.23	All	2026	07/13/2026	07/13/2026	2100
06/30/2026	7847	071326	1	931.83	All	2026	07/13/2026	07/13/2026	0105
06/30/2026	7848	071326	2	607.85	All	2026	07/13/2026	07/13/2026	0500
06/30/2026	7850	071326	7	661.22	All	2026	07/13/2026	07/13/2026	2300
06/30/2026	7852	071326	1	139.75	All	2026	07/13/2026	07/13/2026	2300
06/30/2026	7853	071326	3	1,072.34	All	2026	07/13/2026	07/13/2026	5600
06/30/2026	7854	071326	9	51,592.57	All	2026	07/13/2026	07/13/2026	2115
06/30/2026	7855	071326	4	7,836.31	All	2026	07/13/2026	07/13/2026	1601
07/01/2026	7862	071326	4	194.22	All	2026	07/13/2026	07/13/2026	0300
		TOTAL	**322**	**$ 1,132,296.66**					

REGULAR MEETING – TUESDAY, JULY 7, 2026

The Board of County Commissioners of Medina County, Ohio met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26-0505

AUTHORIZING A REQUEST FOR QUALIFICATIONS (RFQ) FOR ARCHITECTURAL DESIGN AND ENGINEERING SERVICES ASSOCIATED WITH MISCELLANEOUS MEDINA COUNTY FACILITY PROJECTS

WHEREAS, the Medina County Board of Commissioners has periodic and occasional need for the procurement of professional design services for various Medina County facility projects, and

WHEREAS, in order to conform with the design procurement laws of the State of Ohio, it is required by Ohio Revised Code Sections 153.65-153.71 that Medina County follow a request for qualifications (RFQ) process for all design services less than $50,000 cost range, and

WHEREAS, a public notice requesting the submission of architect and engineer qualifications for miscellaneous project work authorized by the Medina County Board of Commissioners must be made and submitted qualification statements for these services shall be kept on file for the period of September 1, 2026, through August 31, 2027.

NOW, THEREFORE, BE IT RESOLVED by this Board of County Commissioners that it hereby authorizes the Medina County Administrator to publicly announce a request for qualifications (RFQ) from architects and design professionals for miscellaneous County facility projects.

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: County Administrator

The Board of County Commissioners of Medina County, Ohio, met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26-0506

AUTHORIZING AN AGREEMENT WITH HASENSTAB ARCHITECTS FOR DESIGN SERVICES RELATED TO THE MEDINA COUNTY SHERIFF'S LOCKER ROOM RENOVATION PROJECT

WHEREAS, the Medina County Board of Commissioners approved Resolution 26-0204 which authorized Hasenstab Architects to provide initial design services for the renovation of the male and female locker rooms within the Medina County Sheriff's Locker Room located at 555 Independence Dr., and

WHEREAS, the County Administrator recommends the Board enter into an agreement with Hasenstab Architects for professional design services which will include developing construction documents and bidding specifications for the renovation of the male and female locker rooms located within the Medina County Jail, and

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners of Medina County Ohio, that the agreement with Hasenstab Architects for the provision of professional design services for the Medina County Sheriff's Locker Room Renovation Project is hereby approved in an amount not to exceed $87,675.00.

BE IT FURTHER RESOLVED that the County Administrator is hereby authorized to act as the agent on behalf of the Board in matters associated with the described project and to sign the agreement on behalf of the board as outlined in Exhibit A.

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: County Administrator

May 26, 2026

Mr. Matthew Springer
County Administrator
Medina County Board of Commissioners
144 N. Broadway, Suite 201
Medina, OH 44256

RE: MEDINA COUNTY SHERIFF'S OFFICE LOCKER ROOM RENOVATION PROJECT COMPLETION

Dear Mr. Springer:

Thank you for the opportunity to provide a proposal for architectural services. We are proposing to provide services based on the following criteria.

I. Project Description

- Renovation of and addition to the existing men's and women's locker rooms, as well as the fitness area. A Wellness Room is to be provided.
- The approximate square footage of the renovation is 2,000 sf.
- The approximate square footage of the addition is 1,600 sf.
- The original construction documents were issued in 1995 and designed by Myers / Vionovich Associates Architects / Engineers.
- No hazardous material identification nor design for removal is contemplated as part of this scope.
- A concept narrative and drawings of the project were completed by Hasenstab Architects and issued in May 2026.
- The project is anticipated to begin construction in the second quarter of 2027.
- The project will be financed through Medina County's 2027 Capital Funds.

Construction Cost

Based on the information we have to date, we estimate the construction cost to be as follows:

Preliminary Opinion of Probable Construction Cost	$	1,250,000.00

This is a preliminary opinion of "Probable Construction Cost" used to assist in preparing our Proposal. This amount may not represent the "Actual Construction Cost".

II. Scope of Services

Hasenstab Architects, Inc. will provide the Basic Services designated as "Included" in the attached Scope of Services. The compensation for these services is in the Fee for Basic Services. Services designated as "Not Included" are not in the Fee for Basic Services and will be provided only if requested by the Owner and agreed to in writing by the Owner, the Architect and/or the Architect's consultants. These services shall be considered Additional Services and shall be compensated as mutually agreed upon by a lump sum amount or in accordance with the hourly rate schedules attached to this proposal. All Additional Service amendments or agreements shall be executed prior to the provision of these said services and shall be confirmed in writing.

III. Form of Agreement

Hasenstab Architects, Inc. will provide services in accordance with the terms of this proposal and the AIA B102-2017. A copy is attached for your review. These documents should be edited as required to document our mutual agreement.

Limits of Liability

To the maximum extent permitted by law, the Client agrees to limit the Consultant's liability for the Client's damages to the sum of $50,000.00 or the Consultant's fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

IV. Deliverables

- Construction documents to describe the project for Owner approval, plan approval for authorities having jurisdiction, subcontractor bidding, establishment of final construction cost, and construction of the project.

V. Owner's Responsibilities

The Owner shall provide the following information and services to allow our office to properly coordinate our work and maintain the design schedule. The lack of this information within a sufficient time frame may result in additional service requests and delay the completion of our services.

- CAD backgrounds of the proposed project area.
- Access to record / original drawings and specifications of the proposed project area.
- Advertising for bids.
- Site survey.
- Geotechnical data.
- Equipment specification data.
- Any Owner / Vendor data contracted separately by Owner (i.e. signage, communications fiber, etc.).

VI. Design Team

We propose to use the following consultants contingent upon successful fee negotiations with each respective consultant.

Mechanical	Wright Engineering
Electrical	Wright Engineering
Structural	S.M. Haw
Civil	Wohlwend

VII. Compensation and Reimbursable Expenses

Hasenstab Architects, Inc. proposes the following fee for the services indicated:

TOTAL FEE INCLUDING ESTIMATED REIMBURSABLE EXPENSES (See breakdown below) **$87,675.00**

Fee Breakdown by Phase:

Schematic Design & Design Development (Combined Phase)	$ 21,094.00	(25%)
Construction Documents	$35,438.00	(42%)
Construction Procurement	$ 2,531.00	(3%)
Contract Administration	$ 25,312.00	(30%)
Subtotal	$84,375.00	(100%)
Estimated Reimbursable Expenses	$ 3,300.00	
TOTAL FEE INCLUDING ESTIMATED REIMBURSABLES	**$87,675.00**	

Estimated Reimbursable Expenses

Reimbursable expenses will be invoiced at cost plus 10% and are included in the fees above. Reimbursable expenses include the following and will be billed only as expended:

– Plan examination fees:	$ 3,100.00
– Regulatory approval/application fees:	$ 0.00
– All reproductions by third party vendors or major copying and printing performed in-house by HAI:	$ 0.00
– Travel mileage:	$ 200.00
– Postage or delivery charges beyond standard U.S. mail, such as overnight UPS:	$ 0.00
– Models, mock-ups:	$ 0.00
– Presentation/Rendering supplies:	$ 0.00
– Expense of additional general or professional liability insurance coverage or limits requested to be obtained by us, including professional liability insurance differing from our standard current coverage.	
Estimated Reimbursable Subtotal	$ 3,300.00

Note: The reimbursable expenses noted represent an estimated total. Actual reimbursables may exceed these amounts and require additional funding.

Payment Terms

Fees will be invoiced monthly as the services are completed or as reimbursable expenses are incurred. Payment of invoice is due 30 days after date on invoice.

Please contact our office if you have any questions. Again, thank you for the opportunity to provide architectural services.

Please indicate acceptance of the terms of this agreement by returning one endorsed copy of this proposal for our files.

Sincerely,

HASENSTAB ARCHITECTS, INC.

Regan Everhard

Regan Everhard
Associate

RE/md

cc:

File: Electronic Only
M:\Proposals_2026\M2600.018 Medina Co Jail Sheriffs Dept Locker Rm Reno Concept\00_PROPOSALS\03 START UP_PRELIM FEE\Project Completion\2026 05 26 Medina Co Sheriffs Office_Project Completion Proposal.docx

Proposed By:

Hasenstab Architects, Inc.
190 N. Union Street, Suite 400
Akron, OH 44304

Accepted By:

Medina County Board of Commissioners
144 N. Broadway, Suite 201
Medina, OH 44256

Architectural and Engineering Services

MEDINA COUNTY
SHERIFF'S OFFICE LOCKER ROOM RENOVATION

MAY 26, 2026

BASIC SERVICES
DESIGN PHASE SERVICES

Services Included or Not Included in Basic Fee:	Included	Not Included	Remarks
Project Coordination			
Agency Coordination/Approvals			
Building Permit	☒	☐	
Zoning Approval	☒	☐	
Design/Planning Boards	☐	☒	
Soil and Water Conservation	☐	☒	
Coordination of Owner-Supplied Data	☒	☐	
Attendance at Public Meetings	☐	☒	
Scheduling			
Estimate of Probable Construction Schedule	☐	☒	
Documentation of Multi-Phase Construction Schedule	☐	☒	
Fast Track Design/Construction	☐	☒	
Design			
Space Schematics/Flow Diagrams	☐	☒	
Conceptual Floor Plans	☒	☐	Utilize plans from concept study.
Conceptual Exterior Design/Elevations	☒	☐	Utilize elevations from study.
Site Planning	☒	☐	Limited to project area.
Architectural Design/Documentation	☒	☐	
Civil Engineering Design/Documentation	☒	☐	
Landscape Design/Documentation	☐	☒	
Structural Design/Documentation	☒	☐	
Mechanical Design/Documentation	☒	☐	
Electrical Design/Documentation	☒	☐	
Design of Audio Visual Systems	☐	☒	
Design of Access Control Systems	☐	☒	
Coordination with Owner Provided Systems (Access Control, Audio Visual)	☐	☐	
Information/Technology Design/Documentation	☒	☐	
Architectural Finishes/Documentation	☒	☐	
Cost Estimating			
Evaluation of Project Budget	☐	☒	
Preliminary Statement of Probable Construction Cost	☒	☐	
Preparation of Probable Construction Cost at Completion of Construction Documents	☒	☐	

Services in Basic Fee	Included	Not Included	Remarks
PROCUREMENT PHASE SERVICES			
Assist Owner in Selection of the Project Construction Delivery Method	☐	☒	To be Design-Bid-Build.
Assist Owner in Selection of Construction Manager and/or Prime Contractors	☐	☒	To be General Contractor.
Reproduction and Distribution of Bid Documents	☐	☒	
Attendance at Pre Bid Meeting	☒	☐	
Consultant Attendance at Pre-Bid Meeting	☐	☒	
RFI Responses	☒	☐	
Addenda	☒	☐	
Bidding Negotiations/Scope Reviews	☒	☐	
Analysis of Alternates/Substitutions	☒	☐	
Preparation of Construction Contract Agreements	☐	☒	
Bid Evaluation	☒	☐	
CONSTRUCTION PHASE			
Documentation of Meetings	☐	☒	
Review Shop Drawings/Submittals	☒	☐	
General Construction Administration	☒	☐	
Regular Attendance at Progress Meetings	☒	☐	
Construction Field Observation – No. of Visits	☒	☐	Bi-weekly basis.
Full Time On-Site Project Representation	☐	☒	
Special Inspection and Testing Coordination	☐	☒	Special Inspector to be hired by Owner.
Supplemental Documents	☐	☒	
Quotation Requests/Change Orders	☒	☐	
Project Schedule Monitoring	☐	☒	
Payment Review	☒	☐	
Construction Cost Accounting	☐	☒	
Project Closeout	☒	☐	
Issue/Respond to Request for Information	☒	☐	
Issue Change Proposals/Directives	☒	☐	
Record Drawings Documenting the Design	☐	☒	
Record Drawings Documenting the Construction	☐	☒	
SUPPLEMENTAL DESIGN SERVICES **PLANNING, PROGRAMMING AND PRE-DESIGN SERVICES**			
Programming of Space Needs	☐	☒	
Site Evaluation and Selection	☐	☒	
Traffic Flow/Parking Studies	☐	☒	
Marketing Studies	☐	☒	
Project Financing or Economic Feasibility Studies	☐	☒	
Existing Facility Documents/Databases			
Field Measure and Document Existing Facility	☒	☐	Project area only.
Document Existing Fire Walls, Ceilings, Other Field Conditions	☒	☐	Project area only.
Generate Digital Documents of Existing Facility for Planning, Design and Construction	☒	☐	Project area only.

Services in Basic Fee	Included	Not Included	Remarks
OTHER SUPPLEMENTAL CONSULTANT SERVICES			
Kitchen Equipment Design, Selection and Procurement	☐	☒	
Detailed Construction Cost Estimating	☐	☒	
Detailed Value Analysis or Consulting	☐	☒	
Comprehensive Interior Design			
Furniture Planning/Layout	☐	☒	
Furniture Selection/Procurement Documents	☐	☒	
Existing Furniture Survey	☐	☒	
Window Treatment Design	☐	☒	
Special Features Design (ex. Donor Walls)	☐	☒	
Decorative Items, Accessories, Plants	☐	☒	
Artwork Selection/Procurement	☐	☒	
Finish Presentation Boards	☐	☒	
Fine Arts Commissioning/Selection	☐	☒	
Special Furnishings Design	☐	☒	
Signage/Graphics/Wayfinding Procurement Documentation	☐	☒	
LEED Certification (AIA B214)			
Predesign Workshop and Certification Plan	☐	☒	
LEED Application Forms/Design/Specifications	☐	☒	
Bidding/Construction Administration	☐	☒	
LEED Certification Report	☐	☒	
Building Information Modeling (BIM) Databases for Owner's Facility Management	☐	☒	
Building Information Modeling (BIM) Databases for Constructors Use	☐	☒	
Historic Preservation	☐	☒	
Post Occupancy Evaluation	☐	☒	
Security Evaluation and Planning	☐	☒	
Graphics Design/Promotional Materials	☐	☒	
Scale Model Construction	☐	☒	
Mock-Up Room Construction/Coordination	☐	☒	
Life Cycle Cost Analysis	☐	☒	
Energy Studies	☐	☒	

SUPPORTING SERVICES

The following services are normally provided by the Owner or the Owner's consultants but may be provided or coordinated through the office of the Architect as an additional service:

Environmental Studies and Reports	☐	☒	
Geotechnical Engineering Services	☐	☒	
Site Surveying Services	☐	☒	
Mold Remediation/Assessment	☐	☒	
Asbestos/Hazardous Materials Assessments	☐	☒	
Materials and Systems Testing	☐	☒	
Environmental Monitoring	☐	☒	
Commissioning of Building Systems (AIA B211)	☐	☒	
Commissioning of Building Envelope	☐	☒	
Special Inspections During Construction Required by Ohio Building Code	☐	☒	

PERSONNEL HOURLY RATE SCHEDULE

PROJECT MANAGER 3	$ 205.00
PROJECT MANAGER 2	$ 185.00
PROJECT MANAGER 1	$ 160.00
CONSTRUCTION ADMINISTRATOR 2	$ 190.00
CONSTRUCTION ADMINISTRATOR 1	$ 145.00
ARCHITECT 3	$ 155.00
ARCHITECT 2	$ 140.00
ARCHITECT 1	$ 125.00
INTERIORS 2	$ 135.00
INTERIORS 1	$ 120.00
INTERN 3	$ 125.00
INTERN 2	$ 105.00
INTERN 1	$ 90.00
TECHNICAL STAFF 2	$ 140.00
TECHNICAL STAFF 1	$ 110.00
INFORMATION TECHNOLOGY 2	$ 120.00
INFORMATION TECHNOLOGY 1	$ 95.00
BUSINESS DEVELOPMENT	$ 150.00
GRAPHICS 2	$ 110.00
GRAPHICS 1	$ 90.00
ACCOUNTING	$ 110.00
NON-TECHNICAL STAFF 2	$ 110.00
NON-TECHNICAL STAFF 1	$ 80.00

*Rates subject to change annually

AIA® Document B102® – 2017

Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services

AGREEMENT made as of the day of in the year
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

and the Architect:
(Name, legal status, address and other information)

for the following (hereinafter referred to as "the Project"):
(Insert information related to types of services, location, facilities, or other descriptive information as appropriate.)

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

DRAFT

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ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

§ 1.1 The Architect shall provide the following professional services:
(Describe the scope of the Architect's services or identify an exhibit or scope of services document setting forth the Architect's services and incorporated into this document in Section 9.2.)

§ 1.1.1 The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 1.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 1.3 The Architect identifies the following representative authorized to act on behalf of the Architect with respect to the Project.
(List name, address, and other contact information.)

§ 1.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 1.5 The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 6.2.3.

§ 1.5.1 Commercial General Liability with policy limits of not less than One Million Dollars ($1,000,000.00) for each occurrence and Two Million Dollars ($2,000,000.00) in the aggregate for bodily injury and property damage.

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§ 1.5.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than One Million Dollars ($1,000,000.00) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 1.5.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 1.5.1 and 1.5.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 1.5.4 Workers' Compensation at statutory limits.

§ 1.5.5 Employers' Liability with policy limits not less than One Million Dollars ($1,000,000.00) each accident, One Million Dollars ($1,000,000.00) each employee, and One Million Dollars ($1,000,000.00) policy limit.

§ 1.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than Five Million Dollars ($5,000,000.00) per claim and Seven Million Dollars ($7,000,000.00) in the aggregate.

§ 1.5.7 Additional Insured Obligations. If requested by the Owner, to the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 1.5.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 1.5.

ARTICLE 2 OWNER'S RESPONSIBILITIES

§ 2.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 2.2 The Owner identifies the following representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.
(List name, address, and other contact information.)

§ 2.3 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 2.4 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 2.5 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect

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in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 2.6 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 3 COPYRIGHTS AND LICENSES

§ 3.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Architect intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

§ 3.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 3.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for the purposes of evaluating, constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due pursuant to Article 5 and Article 6. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 5.4, the license granted in this Section 3.3 shall terminate.

§ 3.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 3.3.1. The terms of this Section 3.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 5.4.

§ 3.4 Except for the licenses granted in this Article 3, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 3.5 Except as otherwise stated in Section 3.3, the provisions of this Article 3 shall survive the termination of this Agreement.

ARTICLE 4 CLAIMS AND DISPUTES

§ 4.1 General

§ 4.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 4.1.1.

§ 4.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201–2017, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

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§ 4.1.3 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 5.7.

§ 4.2 Mediation

§ 4.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 4.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 4.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 4.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 4.2, the method of binding dispute resolution shall be the following:
(Check the appropriate box.)

[ ] Arbitration pursuant to Section 4.3 of this Agreement

[X] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

§ 4.3 Arbitration

§ 4.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 4.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 4.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

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§ 4.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 4.3.4 Consolidation or Joinder

§ 4.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 4.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 4.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 4.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 4.4 The provisions of this Article 4 shall survive the termination of this Agreement.

ARTICLE 5 TERMINATION OR SUSPENSION

§ 5.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 5.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 5.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 5.6 If the Owner terminates this Agreement for its convenience pursuant to Section 5.5, or the Architect terminates this Agreement pursuant to Section 5.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

§ 5.7 In addition to any amounts paid under Section 5.6, if the Owner terminates this Agreement for its convenience pursuant to Section 5.5, or the Architect terminates this Agreement pursuant to Section 5.3, the Owner shall pay to the Architect the following fees:

(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)

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.1 Termination Fee:

.2 Licensing Fee, if the Owner intends to continue using the Architect's Instruments of Service:

§ 5.8 Except as otherwise expressly provided herein, this Agreement shall terminate
(Check the appropriate box.)

[ ] One year from the date of commencement of the Architect's services

[ ] One year from the date of Substantial Completion

[ ] Other
(Insert another termination date or refer to a termination provision in an attached document or scope of service.)

If the Owner and Architect do not select a termination date, this Agreement shall terminate one year from the date of commencement of the Architect's services.

§ 5.9 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 3 and Section 5.7.

ARTICLE 6 COMPENSATION

§ 6.1 The Owner shall compensate the Architect as set forth below for services described in Section 1.1, or in the attached exhibit or scope document incorporated into this Agreement in Section 9.2.
(Insert amount of, or basis for, compensation or indicate the exhibit or scope document in which compensation is provided for.)

§ 6.2 Compensation for Reimbursable Expenses

§ 6.2.1 Reimbursable Expenses are in addition to compensation set forth in Section 6.1 and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

.1 Transportation and authorized out-of-town travel and subsistence;
.2 Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;
.3 Permitting and other fees required by authorities having jurisdiction over the Project;
.4 Printing, reproductions, plots, and standard form documents;
.5 Postage, handling and delivery;
.6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
.7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
.8 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;
.9 All taxes levied on professional services and on reimbursable expenses;
.10 Site office expenses;
.11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and
.12 Other similar Project-related expenditures.

§ 6.2.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's

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consultants plus percent (%) of the expenses incurred.

§ 6.2.3 Architect's Insurance. If the types and limits of coverage required in Section 1.5 are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect for the additional costs incurred by the Architect for the additional coverages as set forth below:
(Insert the additional coverages the Architect is required to obtain in order to satisfy the requirements set forth in Section 1.5, and for which the Owner shall reimburse the Architect.)

§ 6.3 Payments to the Architect
§ 6.3.1 Initial Payments
§ 6.3.1.1 An initial payment of ($) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 6.3.2 Progress Payments
§ 6.3.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid ( ) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

%

§ 6.3.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 6.3.2.3 Records of Reimbursable Expenses and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 7 MISCELLANEOUS PROVISIONS
§ 7.1 This Agreement shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 4.3.

§ 7.2 Except as separately defined herein, terms in this Agreement shall have the same meaning as those in AIA Document A201™–2017, General Conditions of the Contract for Construction.

§ 7.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 7.4 The parties shall agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 7.4.1 Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

§ 7.5 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that

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would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 7.6 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 7.7 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 7.8 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 7.8 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 5.4.

§ 7.9 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 7.9.1. This Section 7.9 shall survive the termination of this Agreement.

§ 7.9.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 7.9.

§ 7.10 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

ARTICLE 8 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:
(Include other terms and conditions applicable to this Agreement.)

ARTICLE 9 SCOPE OF THE AGREEMENT

§ 9.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 9.2 This Agreement is comprised of the following documents identified below:

.1 AIA Document B102™–2017, Standard Form Agreement Between Owner and Architect

.2 Building Information Modeling Exhibit, if completed:

.3 Exhibits:
(Check the appropriate box for any exhibits incorporated into this Agreement.)

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204–2017 incorporated into this Agreement.)

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[ ] Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement.)

.4 Other documents:
(List other documents, including the Architect's scope of services document, hereby incorporated into the Agreement.)

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**ARCHITECT** *(Signature)*
(Printed name and title)	*(Printed name, title, and license number if required)*

DRAFT

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The Board of County Commissioners of Medina County, Ohio, met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26-0507

AUTHORIZING THE EXTENSION OF A SERVICE AND CONSULTING AGREEMENT BETWEEN THE MEDINA COUNTY BOARD OF COMMISSIONERS AND THE FEDELI GROUP, LLC FOR HEALTH BENEFIT CONSULTING AND ADMINISTRATIVE SERVICES

WHEREAS, the Medina County Board of Commissioners is responsible for the administration and oversight of employee health benefit programs for Medina County employees; and

WHEREAS, the Medina County Board of Commissioners entered into a Service and Consulting Agreement with The Fedeli Group, LLC dated May 28, 2024 through Resolution 24-0410, for consulting and administrative assistance related to employee health benefit programs; and

WHEREAS, The Fedeli Group, LLC has provided valuable consulting services to Medina County in connection with the administration of employee health benefit programs and both parties desire to exercise the first of three one (1) year extensions for continued health benefit consulting services as specified in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Medina County, Ohio, that the Service and Consulting Agreement Extension between Medina County and The Fedeli Group, LLC, be approved for an additional one-year period commencing June 1, 2026, and continuing through May 31, 2027.

Voting AYE thereon: Mr. Hambley, Mr. Harrison and Mrs. Swedyk

Adopted: July 7, 2026

Prepared by: County Administrator

SERVICE AND CONSULTING AGREEMENT EXTENSION
Between
THE FEDELI GROUP, LLC.
and
Medina County Board of Commissioners

This Service and Consulting Agreement Extension Agreement ("Extension Agreement") is entered into as of June 1, 2026, by and between:

THE FEDELI GROUP LLC, an Ohio Limited Liability Company with a principal place of business at 5005 Rockside Rd., Independence, Ohio 44131 ("Fedeli"), and Medina County Board of Commissioners, with an address at 144 North Broadway, Medina, Ohio 44256 ("Medina County").

WHEREAS, Fedeli and Medina County are parties to that certain Service and Consulting Agreement dated May 28, 2024 (the "Original Agreement");

WHEREAS, the Original Agreement is set to expire or has expired; and

WHEREAS, the parties desire to extend the term of the Original Agreement under the same terms and conditions, except as expressly modified herein.

1. **EXTENSION OF TERM**: The parties agree that the term of the Original Agreement is hereby extended for an additional **one (1) year**, commencing on **June 1, 2026**, and continuing through **May 31, 2027** (the "Extension Term").

2. **CONTINUATION OF TERMS**: Except as expressly modified by this Extension Agreement, all terms, conditions, and provisions of the Original Agreement shall remain in **full force and effect** during the Extension Term.

3. **AMENDMENTS:** There are no changes to the scope of services, compensation, or other material terms under the Original Agreement.

4. **CONFLICT:** In the event of any conflict between this Extension Agreement and the Original Agreement, the terms of this Extension Agreement shall control.

5. **COUNTERPARTS; ELECTRONIC SIGNATURES:** This Extension Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one agreement. Signatures delivered electrically shall be deemed binding.

6. **GOVERNING LAW:** This Extension Agreement shall be governed by and construed in accordance with the laws of the State of Ohio, without regard to its conflict-of-law principles.

IN WITNESS WHEREOF, the parties have executed this Extension Agreement as of the date first written above.

MEDINA COUNTY BOARD OF COMMISSIONERS	**THE FEDELI GROUP, LLC.**
By: _____	By: _____
Name:	Name:
Title:	Title:
Date: _____	Date: _____

The Board of Commissioners of Medina County, Ohio met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mrs. Swedyk.

RESOLUTION NO. 26-0508

APPROVING THE COMMUNITY REINVESTMENT AREA AGREEMENT FOR COBBLESTONE CROSSINGS, LLC (Wallick)

WHEREAS: Commissioners approved the creation of a Community Reinvestment Area for Montville Township, by Resolution No. 13-0341 on April 22, 2013; and

WHEREAS: Cobblestone Crossings, LLC has made an application for a Community Reinvestment Area Agreement to the County of Medina, Ohio; and

WHEREAS: Cobblestone Crossings, LLC has made application for membership in the City of Medina-Montville Township Joint Economic Development District for the Cobblestone Crossings, LLC (Wallick) agreement: and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Medina County, Ohio, that they did this day enact this Resolution and approves the Community Reinvestment Area Agreement for Cobblestone Crossings, LLC (Wallick).

Voting Aye thereon: Mr. Hambley and Mrs. Swedyk

Abstained: Mr. Harrison

Adopted: July 7, 2026

Prepared by: Medina County Economic Development Corporation

MEDINA COUNTY
COMMUNITY REINVESTMENT AREA PROGRAM
APPLICATION

IMPORTANT: FINAL APPROVAL IS NECESSARY BEFORE PROJECT CAN BEGIN

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between Montville Township located in the County of Medina and Cobblestone Crossings, LLC (property owner).

1. A. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Cobblestone Crossings, LLC Enterprise Name	Katie Lancianese Contact Person
	330-524-4394 Telephone number
3200 W. Market St., Suite 104 Akron, OH 44333 Address	 Fax number

B. Project Site:

Northeast Corner of Route 3 and Cobblestone Drive	John Marra Contact Person
Wallick Asset Management, LLC (to form a single purpose entity for this project)	
	216-390-1270 Telephone number
160 W Main Street, Suite 200, New Albany, OH 43054 Address	 Fax Number

2. A. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at site.

B. List primary 4 digit NAICS# 3311 (Assisted Living Facilities for the Elderly)

Business may list other relevant NAICS numbers. 623312

C. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred) (please feel free to attach additional sheets identifying the above).

D. Form of business of enterprise (corporation, partnership, proprietorship, or other).

Limited liability company (LLC)

3. Name of principal owner(s) or officers of business.

Wallick Asset Management, LLC is the parent entity of a to be formed LLC for this project

John Marra, Vice President

4. A. State the enterprise's current employment level at the proposed project site:

The community is to be built. No current employment at the project site

B. Will the project involve the relocation of employment positions or assets from one Ohio location to another?

Yes _____ No X

C. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

D. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

An assisted living community offering assisted living and memory care

services and amenities.

E. State the enterprise's current employment level for each facility to be affected by the relocation of the employment positions or assets:

N/A

F. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

N/A

5. Does the Property Owner owe:

A. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

Yes _____ No X

B. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State?

Yes _____ No X

C. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes _____ No X

D. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets if necessary).

6. Project Description: The proposed project will be approximately 5.1486 acres split from existing parcel 03011A15016 and 03011A15022 and is located on the eastern side of State Route 3, approximately midway between State Route 162 and Cobblestone Park Dr. The proposed project will consist of 112 units of assisted living and memory care, targeted for the senior population 65+. The project will be approximately 95,000 SF. Amenities for the residents at the community include on-site management, a commercial kitchen offering 3 meals a day, formal dining areas, activities rooms, barber/beauty salon, crafts room, fitness/rehab room, movie theater, outdoor courtyards and walking paths, nursing care, and planned activity and social events. When complete, the project will offer approximately 47 full time jobs for various positions, including but not limited to administrative, food service, nursing, maintenance, and social program positions.

7. Project will begin May , 20 26 and be completed May , 20 28 provided a tax exemption is provided.

8. A. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

There will be 47 full time employees employed directly by the project. All positions will be permanent.

B. State the time frame of this project hiring: 1 years 6 months

C. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): All positions hired for will be full time positions. Hiring will begin approximately 12 months before the projects opens, estimated to be May 2027 and will continue for about 6 months post the project opening as the community leases up and has more residents.

9. A. Estimate the amount of annual payroll such new employees will add:

$4,100,000 (new annual payroll must be itemized by full and part-time and permanent and temporary new employees). Of full time payroll.

B. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: $ _____

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A.	Acquisition of Buildings:	$ $700,000 (land)
B.	Additions/New Construction (Hard Costs):	$ 14,250,000
C.	Additions/New Construction (Labor):	$ 9,500,000
D.	Improvements to existing buildings:	$ 0
E.	Financing/Reserves:	$ 4,700,000
F.	Furniture & Fixtures:	$ 1,500,000
G.	Design Fees/Engineering:	$ 1,800,000
H.	Loan Fees/Interest:	$ 1,250,000
TOTAL NEW PROJECT INVESTMENT		**$ 33,700,000**

11. A. Business requests the following tax exemption incentives: 50 % for 15 years covering real Construction improvements as described above. Be specific as to the rate and term.

B. Business's reasons for requesting tax incentives (be quantitatively specific as possible)

The senior living and assisted living industry has faced persistent headwinds since COVID, as facilities—built to high commercial standards—have seen construction costs surge over 25% due to material inflation and ongoing supply-chain pressures. These elevated costs drive unusually high initial property

valuations, and despite strong rent growth, operators cannot offset the burden of full real estate tax assessments. Combined with a stubbornly high interest rate environment, new senior living development has largely stagnated throughout the Country, even as demand accelerates with the growth of the baby boomer population in Ohio and across the U.S. It is estimated that senior living needs to develop at a rate that is 8x higher than the current rate to meet the current and oncoming demand. With a widening undersupply of modern senior living options, tools like tax abatements are essential: they improve financing feasibility, support competitive and sustainable rents, and enable operators to deliver high-quality care in new facilities. If this property were assessed near its construction cost, annual taxes could approach $350,000 or more. A 50% abatement would still generate substantial new tax revenue compared to today's vacant-land tax, while allowing the community to operate sustainably, offer stronger wages, and contribute more payroll tax. Without relief, operators are often forced into lean staffing models or lower wages—cost-cutting measures that strain service quality, especially as unavoidable expenses like taxes and utilities continue to rise.

Submission of the application expressly authorizes Montville Township
(Name of Local Jurisdiction)

to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item #5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request. The applicant agrees to supply additional information upon request.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than $1,000 and/or a term of imprisonment of not more than six months.

Cobblestone Crossings, LLC	January 30, 2026
Name of Property Owner	Date
Katie Lancianese	Katie Lancianese, Managing Member and Authorized Signor
Signature	Typed Name and Title

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Department of Development within fifteen (15) days of final approval.

8/02 CRA Application Form

COMMUNITY REINVESTMENT AREA AGREEMENT

This Community Reinvestment Area Agreement (this "Agreement") made and entered into by and between Medina County, Ohio, a Board of Commissioners, with its main offices located at 144 N. Broadway Street, Medina, Ohio 44256, hereinafter referred to as "Medina County", and Cobblestone Crossings, LLC with its main office located at 3200 W. Market Street, Suite 104, Akron, Ohio 44333 hereinafter referred to as Cobblestone Crossings, LLC. This project is to be known by the name Cobblestone Crossings, LLC (Wallick).

WITNESSETH:

WHEREAS, Medina County has encouraged the development of real property and the acquisition of personal property located in the area designated as a Community Reinvestment Area; and

WHEREAS, Cobblestone Crossings, LLC desires to construct a 95,000 square foot building to be located in Montville Township approximately 5.1486 acres split from existing parcels 03011A15016 and 03011Al5022 and is located on the eastern side of State Route 3, approximately midway between State Route 162 and Cobblestone Park Dr. (final address will be based on plat address). The new facility (hereinafter referred to as the "PROJECT") will be constructed within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Medina County Board of Commissioners by Resolution No. 13-0341 adopted April 22, 2013 designated the area as a Community Reinvestment Area: pursuant Chapter 3735 of the Ohio Revised Code ("ORC"); and

WHEREAS, effective August 7, 2013, the Director of the State of Ohio Department of Development determined that the aforementioned area designated in said Resolution No. 13-0341 (Confirmation Area No. 103-51856-01) contains the characteristics set forth in Section 3735.66 of the ORC and confirmed said area as a Community Reinvestment Area under said chapter 3735; and

WHEREAS, Medina County having appropriate authority for the stated type of project is desirous of providing Cobblestone Crossings, LLC with incentives available for the development of the PROJECT in said Community Reinvestment Area under Chapter 3735 of the ORC; and

WHEREAS, Cobblestone Crossings, LLC has submitted a proposed Community Reinvestment Area agreement application (herein attached as Exhibit A) to Medina County (hereinafter referred to as "APPLICATION"); and

WHEREAS, the proposed PROJECT site is within the established boundaries of the City of Medina-Montville Township Joint Economic Development District (JEDD) expansion area and the Medina County Board of Commissioners desires to extend the benefits of tax exemption as

set forth in the CRA agreements to commercial or industrial properties encompassed within the boundaries of the JEDD as originally established or as, pursuant to law, its boundaries may be enlarged; and

WHEREAS, the PROJECT site as proposed by Cobblestone Crossings, LLC is located in the Medina City School District and the Medina County Career Center District, and the Boards of Education of the Medina City School District has been notified in accordance with Section 5709.83 and the school district and the Medina County Career Center have been given a copy of the application; and

WHEREAS, pursuant to section 3735.67 (A) and in conformance with the format required under Section 3735.671 (B) of the ORC, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. Cobblestone Crossings, LLC will build a commercial building consisting of approximately 95,000 square feet; the building will house 112 new assisted living and memory care units. Said facility shall be constructed on parcels 03011A15016 and 03011Al5022 and is located on the eastern side of State Route 3, approximately midway between State Route 162 and Cobblestone Park Dr., as the same is known and designed on the Auditors revised list of lots in Montville Township, Medina County, Ohio.

The PROJECT will involve a total investment by Cobblestone Crossings, LLC in the amount of $33,700,000 (Thirty Three Million Seven Hunndred Thousand Dollars) (+/- 10%). Included in this investment is $14,250,000 (Fourteen Million Two Hundred and Fifty Thousand Dollars) (+/- 10%) for the construction of a 95,000 square feet assisted living and memory care facility.

The PROJECT will begin on or about July 20, 2026 and all acquisitions, construction and installation will be completed by July 20, 2028.

2. Cobblestone Crossings, LLC shall cause the purchaser of the building and the purchaser's ultimate tenant, to create, within a time period not exceeding 36 (Thirty-Six) months after the commencement of construction of the aforesaid facility 47 (Forty-Seven) new, full-time equivalent job opportunities.

The creation of 47 (Forty-Seven) new full-time equivalent permanent jobs will result in approximately $4,100,000 (Four Million One Hundred Thousand Dollars) of increased payroll by Cobblestone Crossings, LLC, or its building purchaser, or building lessee/operator.

3. The Medina County Board of County Commissioners shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the property owner's compliance with this Agreement, including returns filed pursuant to section 5711.02 of the ORC if requested by the council.

4. Medina County Board of Commissioners hereby grants Cobblestone Crossings, LLC a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the ORC and shall be in the following amounts:

The identified project improvement will receive a 15 (Fifteen) year exemption period as pertaining only to the exemption provided on the building. The exemption will be in the amount of 50% (Fifty Percent) for the first 5 (Five) years; 35% (Thirty-Five Percent) for the following 5 (Five) years; 25% (Twenty-Five Percent) for the final 5 (Five) years. No exemption shall commence after December 31, 2028 or beyond December 31, 2043.

5. Cobblestone Crossings, LLC, and/or its building purchaser, or lessee/operator, shall apply for membership in the JEDD and, upon acceptance of membership, agrees to comply with JEDD program requirements in effect in November 2013.

6. Cobblestone Crossings, LLC shall pay, and/or cause its building purchaser, or lessee/operator to pay, an annual fee equal to the greater of 1% (One Percent) of the dollar value of annual incentives offered under the agreement or $500 (Five Hundred Dollars). The annual fee shall be at least $500 (Five Hundred Dollars). However, if the value of the annual incentives exceeds $250,000 (Two Hundred Fifty Thousand Dollars), the fee shall not exceed $2,500 (Two Thousand Five Hundred Dollars).

The fee shall be made payable to Medina County once per year for each year the Agreement is effective. The fee shall be deposited in a special fund created for such purpose and shall be used exclusively for the purpose of complying with section 3735.671 (D) of ORC and by the tax incentive review council created under section 3735.671 (D) of ORC exclusively for the purposes of performing the duties prescribed under that section.

7. Cobblestone Crossings, LLC shall pay, and/or cause its building purchaser, or lessee/operator to pay, such real and tangible personal property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If Cobblestone Crossings, LLC, and/or its lessee/operator, fails to pay such taxes or file such returns and reports, all incentives granted under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.

8. The Medina County Board of Commissioners shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

9. If for any reason the Community Reinvestment Area designation expires, the Director of the Ohio Department of Development revokes certification of the zone, or Medina County Board of Commissioners revoke the designation of the zone, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless Cobblestone Crossings, LLC, and/or its lessee/operator, materially fails to fulfill its obligations under this Agreement and the Medina County Board of Commissioners terminates or modifies the

exemptions from taxation granted under this Agreement.

10. If Cobblestone Crossings, LLC materially fails to fulfill its obligations under this Agreement, or if the Medina County Board of Commissioners determine that the certification as to delinquent taxes required by this Agreement is fraudulent, the Medina County Board of Commissioners may terminate or modify the exemptions from taxation granted under this Agreement. Medina County Board of Commissioners reserves the right to initiate a clawback penalty provision. Medina County Board of Commissioners reserves the right to require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this Agreement.

11. Cobblestone Crossings, LLC hereby certifies that at the time this Agreement is executed, Cobblestone Crossings, LLC does not owe any delinquent real or tangible personal property taxes to any taxing authority or the State of Ohio, and does not owe delinquent taxes for which Cobblestone Crossings, LLC is liable under Chapters 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of ORC or, if such delinquent taxes are owed, Cobblestone Crossings, LLC currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has not filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against Cobblestone Crossings, LLC for the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of ORC governing payment of those taxes.

12. Cobblestone Crossings, LLC affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State: (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the state; and (3) any other moneys to the state, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

13. Cobblestone Crossings, LLC and the Medina County Board of Commissioners acknowledge that this Agreement must be approved by formal action of the legislative authority of the Medina County Board of Commissioners as a condition for the Agreement to take effect. This Agreement takes effect upon such approval.

14. The Medina County Board of Commissioners has developed a policy to ensure recipients of Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this Agreement, Cobblestone Crossings, LLC is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.

15. Exemptions from taxation granted under this agreement shall be revoked if it is determined that Cobblestone Crossings, LLC any successor property owner, or any related member (as those terms are defined in Section 3735.66.61 of ORC) has violated the prohibition against entering into this Agreement under Division (E) of Section 3735.671 or Section 3735.66.62, 3735.66.63, or 3735.66.632 of ORC prior to the time prescribed by that division or either of those sections.

16. Cobblestone Crossings, LLC affirmatively covenants that it has made no false statements to

the state or local political subdivisions in the process of obtaining approval of the Community Reinvestment Area incentives. If false statements were made, Cobblestone Crossings, LLC shall be required to immediately return all benefits received under the Community Reinvestment Area Agreement pursuant to ORC Section 9.66 (C)(2) and shall be ineligible for any future economic development assistance from the state, any state agency or a political subdivision pursuant to ORC Section 9.66 (C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to ORC Section 2921.13 (D)(1), which is punishable by a fine of not more than ($1,000) One Thousand Dollars and/or a term of imprisonment of not more than (6) six months.

17. As a condition of receiving the incentives provided under this Agreement, the Applicant, and any successor, assign, transferee, purchaser, or future owner of the Property, utilizing the property for assisted living, memory care, or related uses shall execute and comply with a separate agreement with Montville Township concerning the payment of Life Support Team ("LST") fees, in a form agreed to by Montville Township. The Applicant, and any successor(s) shall provide notice of this obligation to any subsequent owner(s) of the Property and shall require any transferee to execute the applicable agreement with Montville Township. Failure to execute or comply with such agreement may constitute a default under this Agreement and may result in the suspension, termination, or recapture of incentives, subject to the terms of this Agreement.

18. This Agreement is not transferable or assignable without the expressed, written approval of the Medina County Board of Commissioners.

IN WITNESS WHEREOF, the Medina County Board of Commissioners, Ohio, by Colleen

M. Swedyk, its President, and pursuant to Resolution No. _____, has caused

this instrument to be executed this _____ day of _____ 2026, and Cobblestone Crossings, LLC by Katie Lancianese, its Managing Member, has caused this instrument to be executed on this _____ day of _____, 2026.

BY_____
Aaron M. Harrison
Medina County Commissioners

BY _____
Colleen M. Swedyk, President
Medina County Commissioner

BY _____
Stephen D. Hambley
Medina County Commissioner

BY_____
Katie Lancianese
Managing Member, Cobblestone Crossings, LLC

Prepared by: Medina County Economic Development Corporation