

**DAN SMITH COMMUNITY PARK**  
Kent, OH

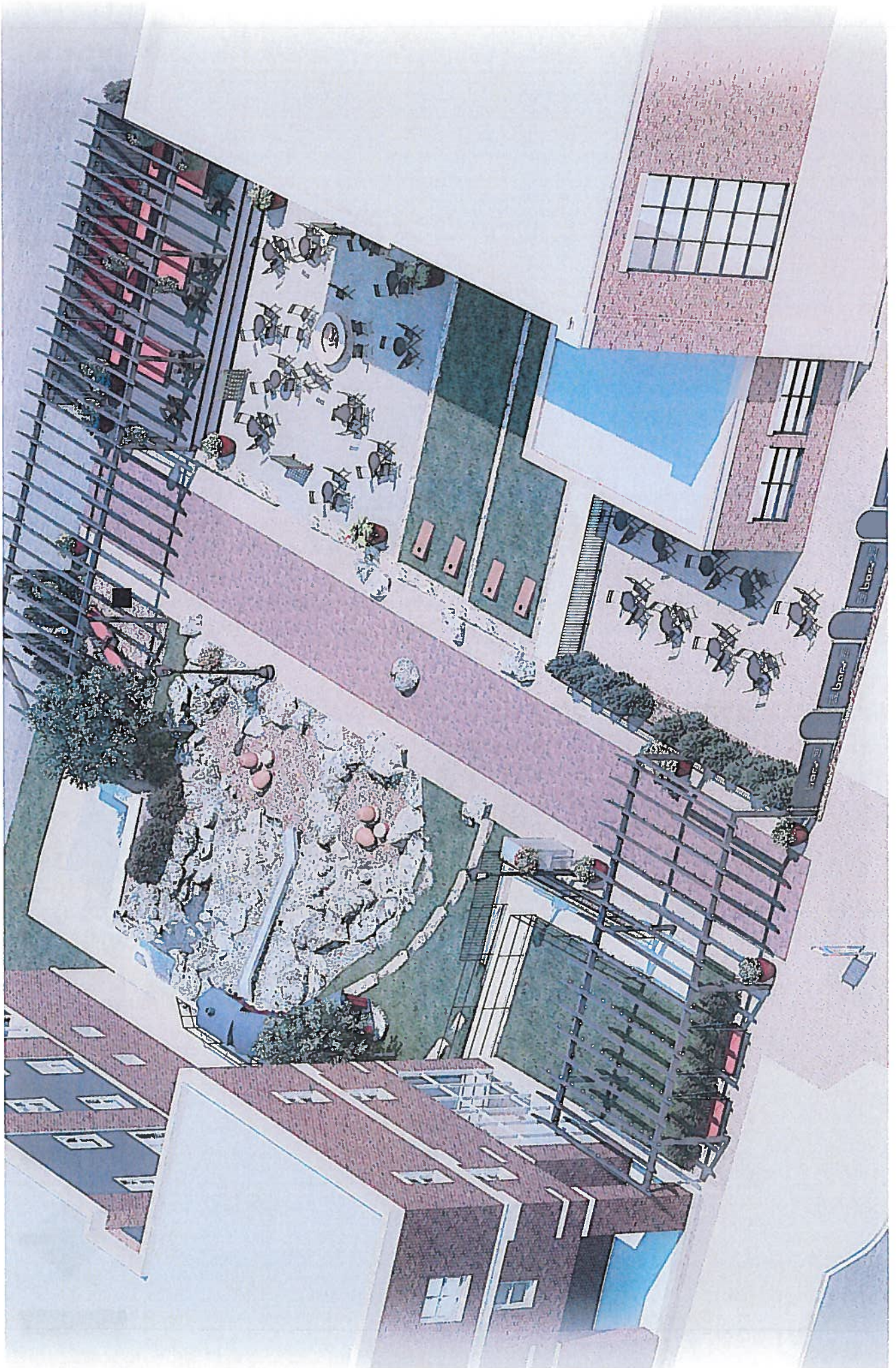
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DAN SMITH COMMUNITY PARK  
Kent, OH

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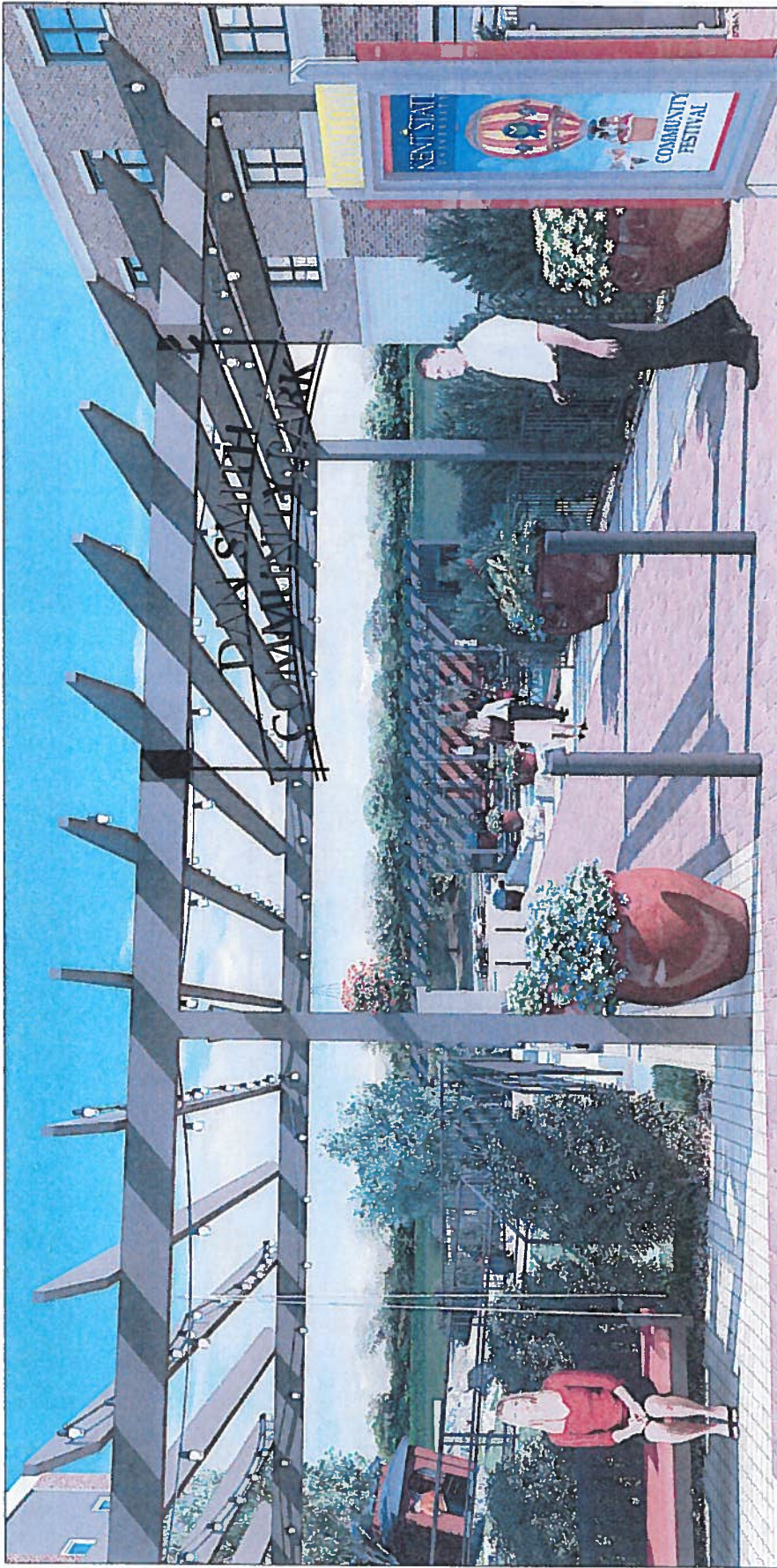


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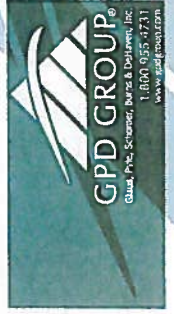


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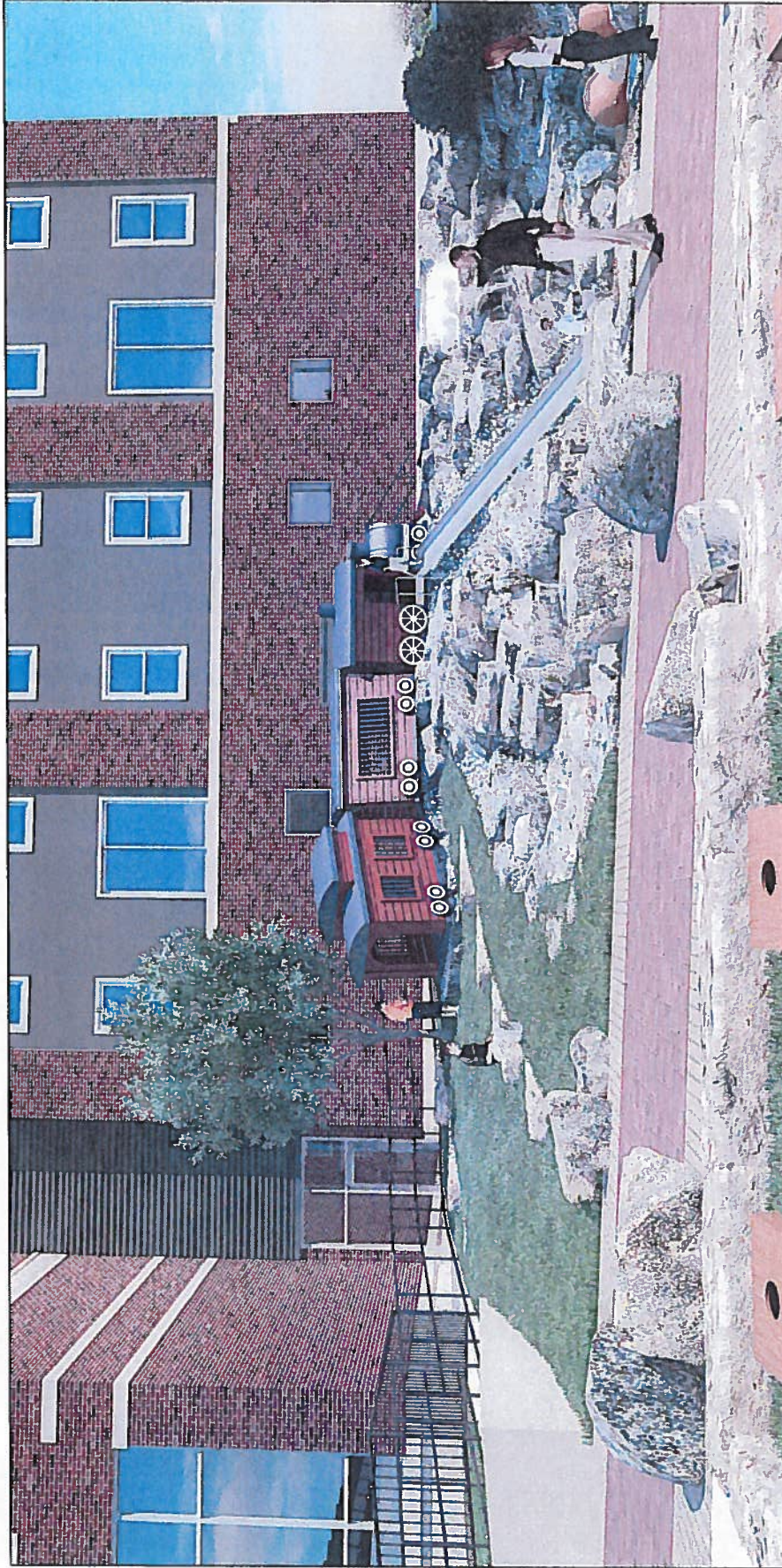


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Gina, Proj. Manager, 330.414.9999, gina@gpdgroup.com  
J. Ryan, Operations, 330.414.9999, jryan@gpdgroup.com





DAN SMITH COMMUNITY PARK  
Kent, OH

THE COLORPLOWN INTERIORS AND CLOUT APPEAL TO THE EYES OF THE VISITORS AND OFFERS A FEELING OF WARMTH AND COMFORT. THE COLORPLOWN IS A GREAT CHOICE FOR THE INTERIORS OF YOUR HOME OR OFFICE. CONTACT US TODAY TO GET THE BEST OF BOTH WORLDS.

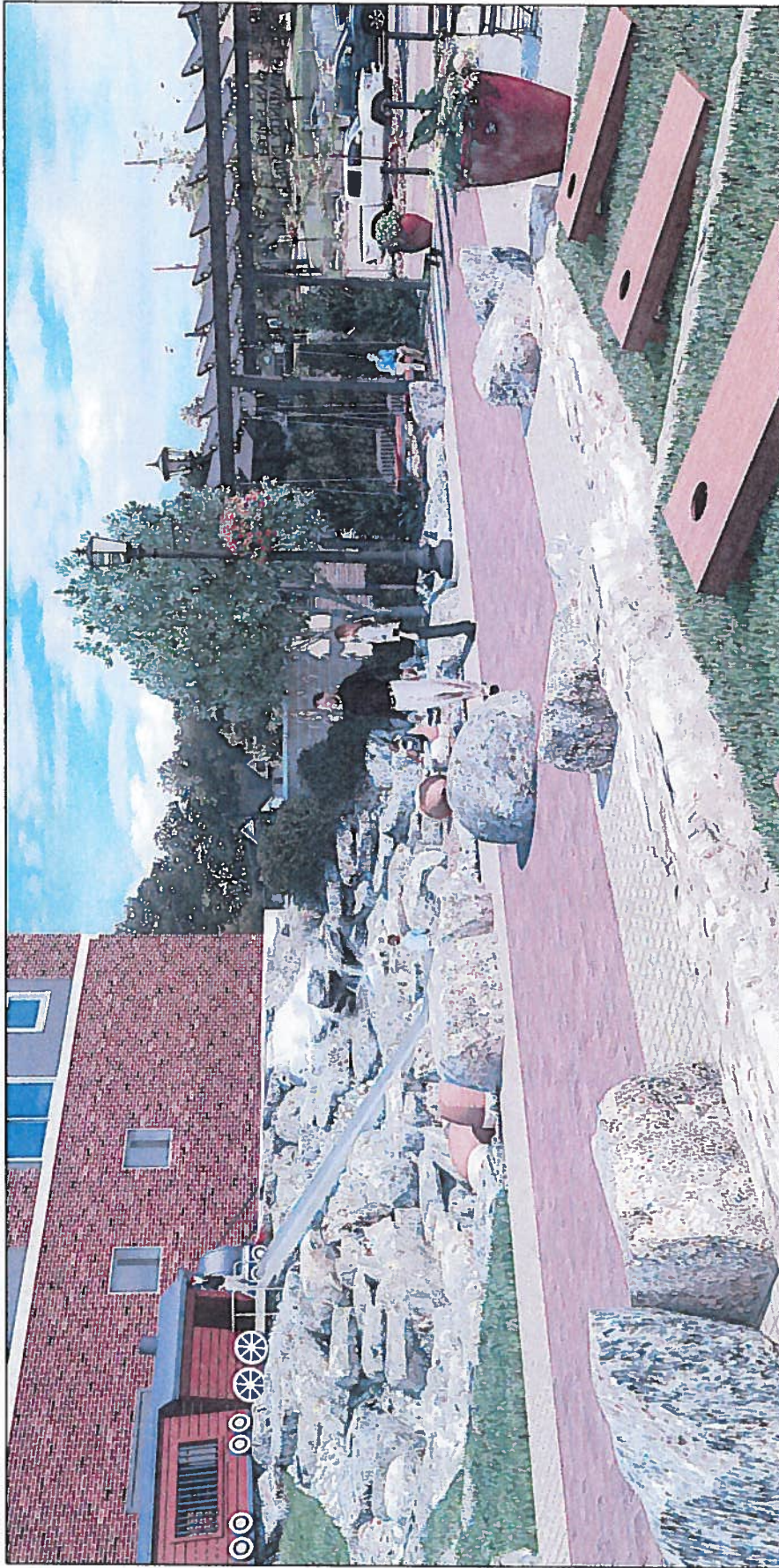


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Kent, OH

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**FAIRMOUNT  
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**DAN SMITH COMMUNITY PARK**  
Kent, OH

THE CITY OF KENT, OH, HAS BEEN DESIGNATED AS A "CITY OF THE FUTURE" BY THE NATIONAL ASSOCIATION OF REALTORS. THE CITY OF KENT IS CURRENTLY IN THE PROCESS OF DEVELOPING A COMPREHENSIVE MASTER PLAN TO IMPROVE THE QUALITY OF LIFE FOR ITS RESIDENTS AND TO BE A LEADER IN THE COMMUNITY OF THE FUTURE.



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**DAN SMITH COMMUNITY PARK**  
Kent, OH

THE COLORS AND DESIGN IN THIS ADVERTISING ARE CLOSE APPROXIMATIONS. IMAGES, COLORS AND VIBRATIONS ALSO REFERRED TO BY VISITORS. AN EXACT COLOR MATCH CANNOT BE GUARANTEED. THE OWNER IS ADVISED TO USE THE REFERRED TO COLORS ON THE BUILDING AND TO REFER TO THE ACTUAL COLOR MATERIALS PROVIDED.







**DAN SMITH COMMUNITY PARK**  
Kent, OH

THE COLORS SHOWN IN THIS BROCHURE ARE FOR INFORMATIONAL PURPOSES ONLY. COLORS MAY VARY DUE TO THE ACTUAL COLOR OF THE MATERIALS USED IN THE PROJECT. THE COLORS SHOWN IN THIS BROCHURE ARE FOR INFORMATIONAL PURPOSES ONLY. COLORS MAY VARY DUE TO THE ACTUAL COLOR OF THE MATERIALS USED IN THE PROJECT.



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THE COLOR, FINISH, AND MATERIALS ARE OUR APPROXIMATION. BECAUSE OF THE VARIATIONS AND DIFFERENCES IN FINISHES, MATERIALS, CHARACTERISTICS, AND TO BE KEPT FOR THE ACTUAL COLOR OF MATERIALS PROVIDED. THE VISUALS ARE NOT TO BE USED AS A GUIDE FOR THE ARRANGING OF COLORS OR THE BUILDING. AND TO BE KEPT FOR THE ACTUAL COLOR OF MATERIALS PROVIDED.



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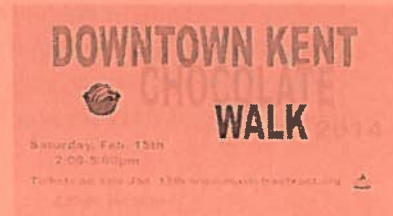


## Main Street Kent 2014 Accomplishments

**Marketing/Business Enhancement Activity** – At Main Street Kent, we provide collaborative marketing opportunities for downtown businesses, and do marketing to attract visitors to Kent for shopping, dining, and entertainment. We repeat and build on successful events, and develop new ones to entice visitors to come explore and most importantly, return to Kent over and over!

- **Beatles 50<sup>th</sup> Anniversary Progressive Event** – Feb. 8<sup>th</sup>. Main Street Kent held this fun, progressive event, which included a cocktail hour with live music at Venice Cafe, dinner at Laziza, concert at The Kent Stage, and dessert at Secret Cellar – a combination of “old” and “new” venues in downtown Kent. Event sponsors included: Hall-Green Agency, Marathon Financial Services, and Portage Community Bank.

- **Chocolate Walk** – Feb. 15<sup>th</sup>. This successful event continues to grow, yielding profits for Main Street Kent. Two hundred tickets were sold at \$20 each, and people came from communities all around for the event. Business owners reported many new customers and having significantly increased sales.



- **Super Saturday** – May 3<sup>rd</sup>. Downtown business Off the Wagon participated in National Comic Book Day and Main Street Kent built a fun event around it. Many businesses had special offerings that day including super sidewalk sales, raffles, specials, super hero costume contests, and more. “Super Squirrel” made his debut, walking around town for photo opportunities with shoppers, many who were dressed up too.

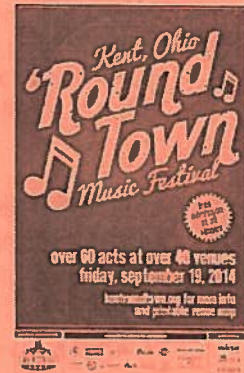


- **Masterpieces on Main Art & Wine Festival** – June 7<sup>th</sup>. Our eighth year for this event, it continues to grow and improve in many ways. This year, we brought in more artists, wineries, and profits than any year prior. Downtown Kent was bustling with people from all over Ohio and several businesses reported sales similar to those experienced during Heritage Fest. Kent Historical Society hosted a home tour the same day, and many attendees were able to enjoy both events.





- **Progressive Comedy Dinner Party** – August 8<sup>th</sup>. For this event, we sold 100 tickets, and guests enjoyed a full evening of fun in downtown Kent: happy hour at 157 Lounge, dinner at Bricco, a comedy show at Kent Stage, and a private dessert party at Tree City Coffee & Pastry. Event sponsors included Hometown Bank and McKay Bricker Framing & Black Squirrel Gifts. Many guests had never been to all of the locations visited that evening, so our goals were achieved – driving business to our downtown merchants and exposing people to businesses they’ve never been to before.
- **International Festival** – Sept. 13<sup>th</sup>. The fourth annual International Festival was a great success, and this year we added the International Chocolate Walk. The festival itself was free, and people could purchase a ticket for \$20 to participate in the international chocolate walk during the festival – collecting chocolates from around the world along the way. Thousands of people attended this popular event!
- **Round Town Music Festival** – Sept. 19, 2014. After decades of Kent State University putting on the famous “Folk Festival,” the name was changed to “Kent State ‘Round Town Music Festival” in 2013. Then the baton was passed to Main Street Kent in 2014, since the event had clearly become more of a benefit to the downtown district than to the university. Partnering with Crooked River Arts Council, as KSU had done in years past, this was our first year being involved in the event, with continued support from KSU and WKSU.



**Heritage Ohio’s 25<sup>th</sup> Anniversary Conference**

Hosted at the Kent State University Hotel & Conference Center Sept. 22-24, over 200 visitors enjoyed walking tours and workshops as well as exploring downtown Kent on their own. “Downtown Kent” was the recipient of the “Best Public/Private Partnership” award, presented to key stakeholders of the downtown revitalization project.

- **Oktoberfest**  
The first annual Main Street Kent Oktoberfest took place on Sat., Oct. 4<sup>th</sup> on Franklin Ave. in downtown Kent. Local eateries provided authentic German fare, area musicians performed live music and dance, and a wide variety of festive beers were offered at the event. Attendance was fantastic, though the weather was not, so plans are already in the works for the second annual event, which will be even better! Event sponsors included House of LaRose, PARTA, Central Portage County VCB, College Town Kent, Acorn Alley/Burbick Companies, and Star of the West Milling Company.





- **Family Friendly Halloween** - Oct. 24<sup>th</sup>. Thirty-five downtown businesses participated in this annual event, where families went trick-or-treating around town, played Halloween-themed games and participated in a costume contest at Hometown Bank Plaza. This was a great opportunity for people to preview where they will shop for the holidays, and for the businesses to make a positive impression on potential customers.
- **Murder Mystery Dinner Party** – Nov. 8<sup>th</sup>  
Guests kicked off the night at one of four downtown locations (Ray's Place, Pufferbelly, Bricco, or Water Street Tavern), and were greeted by one of the cast members of the murder mystery production, "The Ghost of Jeb Taylor." Clues were unveiled, while two drinks and light appetizers were served. Then, guests met up at the Kent State Hotel and Conference Center for dinner, and the cast told the rest of the story; guests then put their heads together to solve the mystery during "dessert & deliberation." Prizes were awarded - attendees had a blast! The event was sponsored by Hall-Green and Portage Community Bank.
- **Shop Kent for the Holidays Day**  
Main Street Kent and the Kent Area Chamber of Commerce worked with Mayor Fiala to proclaim an official "kick-off" to the holiday shopping season for local businesses. The mayor proclaimed Nov. 24<sup>th</sup> as "Shop Kent for the Holidays Day." These shopping days, Black Squirrel Friday and Small Business Saturday, are critical to small business success, and this was an effort to build awareness and promote our local merchants to the community and beyond.



- **Black Squirrel Friday / Black Squirrel Lotto** – Nov. 28<sup>th</sup>  
This promotion was developed to encourage shoppers to spend locally for the holidays. Participants brought in receipts from shopping at Kent businesses, and were entered in a drawing to win \$500 in gift cards to downtown businesses. For every \$25 spent at a Kent business, entrants received one chance to win the big prize!
- **Small Business Saturday / Sweet Finds Contest** – Nov. 29<sup>th</sup>  
MKS promoted shopping locally on Small Business Saturday with a promotion called the "Sweet Finds Contest." Shoppers were able to go on a "hunt" in downtown Kent businesses to find a hidden "sweet treat" (picture of a gingerbread man, candy cane, etc.) and then enter a drawing for gift cards to downtown businesses. Many businesses reported their "best sales of the year" on this day.





## Advertising

- **Akron Life** – For the third consecutive year, we have coordinated a large “Kent” section in the November issue of this magazine, and produced 5,000 copies of the section as a stand-alone piece for distribution in Kent and surrounding cities, at KSU, in area hotels, etc. This piece highlights the music scene, downtown events, shopping, dining, art and more valuable information about Kent.
- **Super Saturday Section** –Main Street Kent coordinated an 8-page, full-color tabloid section (an “insert”) for the local Record-Courier and weekly newspapers, highlighting the activities of Super Saturday and the advertisements of seventeen local businesses.
- **PARTA Bus Billboards** – For several months this year, we utilized PARTA bus billboards to build awareness of these downtown events: Art & Wine Festival, International Festival, Super Saturday and Oktoberfest. These were effective in creating additional “buzz” about Main Street Kent’s great events.



- **Cleveland Scene** – Main Street Kent placed a ¼ page ad promoting our downtown in the “Best of Cleveland” issue; 50,000 copies were released on April 23<sup>rd</sup> to hotels, travel centers, and other locations.

**Website** – Mainstreetkent.org is updated weekly, featuring downtown businesses, upcoming events, the music scene, and an up-to-date listing of all downtown businesses including photos, web links, and other important information. The total number of unique visitors to our site has reached **396,284** since its June 6, 2011 launch.



**DestinationKent.com** – Partnering with the City of Kent, Kent Area Chamber of Commerce, and the Burbick Companies, a new website is in the works, promoting Kent as a destination, and providing users with a one-stop-shop for everything downtown Kent! This collaborative effort will be maintained by the group once it launches – which will be late winter/early spring.

**Facebook, Twitter & Instagram** – We continue to post daily updates about events, live music, new businesses, promotions, random acts of art, exciting happenings, new products, and other relevant information about downtown Kent. A Kent State University photography student is managing an Instagram account for MSK, increasing awareness and hype about downtown Kent among the student population and beyond – after all, a picture is worth a thousand words!



## Design Activity

- **Adopt-A-Spot Program** – This year, we collaborated with the Davey Tree Expert Company, the City of Kent arborist, and the employees of Freedom Lawn Care to improve the program, paying close attention to soil condition and needs of the trees living in the beds. We produced a “master” list of recommendations for each bed, including appropriate flower species, etc. for our Adopt-A-Spot volunteers to use as a guideline next year and in the years to come. Also, during the fall, most of the existing beds were “turned,” amending the soil with leaf humus to better prepare them for spring planting.
- **Wayfinding Program** – Main Street Kent and many other stakeholders assisted in the development of the City of Kent wayfinding program in 2014. Moving into 2015, we will implement and manage the kiosk maps throughout the downtown, keeping all information complete and accurate on a regular basis. We will also work with Kent State University, the City of Kent, and downtown developers on creating guidelines and identifying synergies for the banner program throughout the city.
- **Mural Project** – The Architectural Review Board has approved a mural for the north-facing wall of the Water Street Tavern...stay tuned as this cool project comes to life! Started in the fall, this project will be completed in the spring of 2015.
- **Clean Up Kent** – Clean Up Kent Days have become a regular initiative for Main Street Kent. Volunteers from local companies and organizations, Kent State University, and the community all come together to do a “clean sweep” of the downtown district. We plan to continue this successful program at the change of seasons and as needed, in the interest of having a beautiful downtown.

## Operations

**Board of Directors** - The Main Street Kent Board of Directors has evolved over the past couple of years to better accommodate the needs of our organization. The officers for 2015 are as follow: Nancy Whitehead, President; Mike Finley, Vice President; Joan Conaway, Secretary; and Michelle Sahr, Treasurer. New to our board for 2015 is Jeffrey Meyers, a local architect, who will lead our Design Committee.

**Volunteers** – We continually recruit volunteers to participate on committees, help with projects/programs, and work at our events. This year, we have benefited from a variety of connections forged in the community. Many devoted, talented people are committed to the success of our organization.

<u>Month</u>	<u>Volunteer Hours</u>
January	71
February	58
March	29
April	114
May	156
June	176
July	129
August	121
September	192
October	230
November	83
December	44
<b>Total to Date</b>	<b>1403</b>



In-Kind Donations – MSK was the recipient of over \$20,000 in in-kind services in 2014. This includes graphic design and advertising services, equipment rental, live music performances, gift cards, and generous discounts from many businesses and people in the Kent community.

Main Street Kent also benefits greatly from being a member of the Kent Community TimeBank, where we are able to “purchase” services for time credits rather than money. Some things we have had done through the TimeBank include graphic design, photography, contest judging, and event assistance.

We look forward to continuing our mission in the years to come, and greatly appreciate your support!

*Our Mission:*

*Working to strengthen and beautify downtown Kent while fostering economic development, historic preservation, and a sense of community.*



## Main Street Kent


	2013	2014	2014 Actual updated 1/22/2015	
INCOME	2013 6/3/14 revisi	2014 BUDGET	Accrual	% Raised
Eligible Towards City Income				
Corporate Sponsors & Foundations & Board				
--Board Member Donations	\$1,575	\$5,890	5,215.00	89%
--Art and Wine Sponsors	\$3,241	\$5,000	2,950.00	59%
--Beautification Sponsors	\$300	\$0	500.00	
--Discover Downtown Sponsor			1,000.00	
--Int'l Festival Sponsors	\$1,250	\$1,500	0.00	
--Octoberfest Sponsors			7,100.00	new
--Progressive Event Sponsors	\$0	\$0	3,250.00	new
--Round town Sponsors			2,500.00	new
--Thur. Night Live Sponsors	\$1,100	\$1,100	677.80	62%
--Window Decorating contest sp.	\$850	\$850	0.00	
--Friend of Main Street Kent ( <\$151)	\$4,874	\$4,000	4,375.00	109%
--Excellent Partners (\$151-999)	\$0	\$3,000	0.00	
--Extraordinary Partners (to \$2500)	\$0	\$3,000	2,000.00	67%
--Distinctive Partner (to \$9999)	\$0	\$5,000	0.00	
--Legacy Partner Sponsors (\$10k+)	\$13,600	\$10,000	10,000.00	100%
<b>Total from Levels of Partnership</b>	<b>\$18,474</b>	<b>\$25,000</b>	<b>16,375.00</b>	<b>66%</b>
<i>Total Corporate Sponsors &amp; Foundations &amp; Boa</i>	<i>\$26,790</i>	<i>\$39,340</i>	<i>39,567.80</i>	<i>101%</i>
Fundraisers				
--Annual Dinner	\$2,599	\$3,000	5,499.92	183%
--Art & Wine Festival	\$20,377	\$20,500	26,958.40	132%
--Chocolate Walk	\$2,822	\$4,000	8,316.36	208%
--Heritage Festival	\$1,201	\$1,000	1,155.00	116%
--International Festival	\$495	\$1,000	3,314.66	331%
--Octoberfest			10,071.00	
--Progressive Events	\$0	\$4,000	16,591.57	415%
--Other Events misc	\$318	\$2,250	60.66	100%
<b>Total Fundraisers</b>	<b>\$27,812</b>	<b>\$35,750</b>	<b>71,967.57</b>	<b>201%</b>
Other	\$0	\$0	0.00	
In Kind Donations	\$19,542	\$18,018	20,001.00	111%
Marketing & Advertising Campaign	\$17,056	\$15,000	15,646.57	104%
<b>Total Eligible Towards City Income</b>	<b>\$91,200</b>	<b>\$108,108</b>	<b>147,182.94</b>	<b>136%</b>
Adopt A Spot Contract with City	\$8,000	\$10,000	10,000.00	100%
AdoptASpot Sponsorships	\$8,250	\$10,000	8,741.10	87%
City of Kent- Contract	\$58,066	\$54,054	31,862.00	59%
Parking Passes & Misc. Income	\$807	\$150	3,507.55	2338%
<b>Total Income</b>	<b>\$166,323</b>	<b>\$182,312</b>	<b>201,293.59</b>	<b>110%</b>
City Contribution - Limit = \$75,000 for 2014	\$45,600	\$54,054	73,591.47	





# CITY OF KENT, OHIO

## DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: January 29, 2015  
TO: Dave Ruller, City Manager  
FROM: Bridget Susel, Community Development Director   
RE: TREX Transfer Request

The City has received a TREX transfer permit request from "The Kent Cheesemonger," which will be leasing space at 155 East Erie Street, Suite #101, located in the Acorn Alley II complex. The new retail venture will be owned by Tim and Michelle Sahr who are the current owners of "Off the Wagon" located on East Main Street. The Sahr's and Mr. Burbick, owner of Acorn Alley II, have entered into a partnership for the proposed TREX transfer of a D1 and a D2 license which will allow for the sale and service of beer and wine at the new establishment.

Based on the information provided to the City, all of the requirements specified in the City's TREX Guidelines, approved by Council on May 15, 2013, have been met, including:

1. Investment in physical structure and leasehold improvements is equal to \$210 per square foot, which exceeds the City's minimum investment level requirement of \$175 per square foot;
2. Operation is located within the City of Kent Commercial-Downtown District (C-D);
3. Permit classifications already have been identified and source will be reported to the City prior to authorizing endorsement of TREX in writing to the Division of Liquor Control;
4. Willingness to enter into development agreement with the City of Kent if Council grants approval of the TREX transfer request;
5. Recognition from the applicants that they will seek Council approval if the permit is to be transferred to another individual, corporation, LLC or partnership located within the City of Kent.

I am respectfully requesting time at the February 4, 2015 Committee session to discuss this TREX transfer proposal in greater detail and seek Council approval, with emergency, of the TREX transfer request.

Please let me know if you need any additional information in order to add this to the February 4<sup>th</sup> agenda.

Thank you.

Cc: Jim Silver, Law Director  
Linda Jordan, Clerk of Council  
Tom Wilke, Economic Development Director  
Michelle Lee, Chief of Police

930 Overholt Rd., Kent, Ohio 44240 • (330) 678-8108 fax (330) 678-8030 •  
[www.KentOhio.org](http://www.KentOhio.org)



Suggested Kent City Ordinance (353.02) Language for Parking Time Restrictions on West Main Street.

**"MAIN ST, W**

**TWO HOUR PARKING BETWEEN 8AM AND 5PM AND NO PARKING BETWEEN 3AM AND 6 AM ON THE NORTH SIDE FROM WATER ST. TO GOUGLER AVE. AND THE SOUTH SIDE FROM FRANKLIN AVE. TO RIVER ST.. NO PARKING BOTH SIDES IN ALL OTHER AREAS."**



IRMA ST	NO PARKING EASTSIDE, NO PARKING RESTRICTIONS WEST-SIDE
IVAN DR	NO PARKING SOUTH SIDE, NO PARKING NORTH SIDE FROM S. LINCOLN ST. TO THE SOUTHERN DEAD END OF THE STREET, NO OTHER RESTRICTIONS ON THE NORTH SIDE (Ord. 2001-24. Passed 3-21-01)
JANET DR	NO PARKING RESTRICTIONS BOTH SIDES
JESSIE AVE	NO PARKING ON NORTHSIDE, NO PARKING RESTRICTIONS ON SOUTHSIDE EXCEPT BETWEEN 1106 WEST TO INTERSECTION OF JESSIE AND ELNO
JUDITH ST	NO PARKING RESTRICTIONS WESTSIDE, NO PARKING EASTSIDE
KEVIN DR	NO PARKING NORTH AND WEST SIDES, NO PARKING RESTRICTIONS SOUTH AND EAST SIDES
KING AVE	NO PARKING RESTRICTIONS
LAKE ST	NO PARKING BOTH SIDES (ORD. NO. 1995-85, PASSED 9-20-95)
LAKWOOD CIR	NO PARKING EAST SIDE FROM WINDWARD TO THE CUL-DE-SAC (ORD. 2010-85, PASSED 08-18-10).
LAUREL DR	NO PARKING BOTH SIDES (ORD. NO. 1998-29, PASSED 4-15-98)
LEONARD BL	NO PARKING RESTRICTIONS
LERROY DR	NO PARKING IN ALLEY
LINCOLN ST,N	NO PARKING BOTH SIDES
LINCOLN ST,S	NO PARKING BOTH SIDES
LINDEN RD	NO PARKING EASTSIDE, NO PARKING 8AM TO 4PM M-F (Ord. 2006-66. Passed 05-17-06)
LOCK ST	NO PARKING BOTH SIDES
LONGCOY AVE	NO PARKING BOTH SIDES
LONGMERE DR	NO PARKING WESTSIDE, NO PARKING RESTRICTIONS EAST-SIDE
LOOP RD	NO PARKING BOTH SIDES
LOUISE ST	NO PARKING WESTSIDE, NO PARKING RESTRICTIONS EASTSIDE
LOWELL DR	NO PARKING BOTH SIDES
LOWER DR	NO PARKING RESTRICTIONS
LUTHER AVE	NO PARKING BOTH SIDES
MAE ST	FIRE LANE FROM OAK ST TO DEAD IN ON EAST SIDE . NO PARKING BOTH SIDES
MAIN ST, E	TWO HOUR PARKING AND NO PARKING BETWEEN 3AM AND 6AM BOTH SIDES BETWEEN WATER ST. AND HAYMAKER PARKWAY. "TEN MINUTE DROP-OFF/PICK-UP" AT THE RECESSING DIAGONAL CURB AREA PRIOR TO FIRST PARKING SPACE EAST OF WATER ST. ON THE SOUTH SIDE AND AT THE FIRST SPACE WEST OF DEPEYSTER ST., ON THE NORTH SIDE. DISABLED/HANDICAPPED ONLY" AT THE FIRST DIAGONAL SPACES EAST OF WATER ST., ON THE NORTH AND SOUTH SIDES. "COMPACT CAR ONLY" AT THE FIRST TWO SPACES WEST OF DEPEYSTER ST., ON THE SOUTH SIDE. NO PARKING BOTH SIDES IN ALL OTHER AREAS. (Ord. 2004-137. Passed 10-20-04)
MAIN ST, W	TWO HOUR PARKING BETWEEN 8AM AND 5PM AND NO PARKING BETWEEN 3AM AND 6AM <del>ON THE NORTH SIDE FROM WATER ST. TO GOUGLER AVE., AND THE SOUTH SIDE FROM RIVER ST. TO MANUA ST.</del> NO PARKING BOTH SIDES IN ALL OTHER AREAS.(Ord. 2004-137. Passed 10/20/04)
MAJOR'S LN	NO PARKING RESTRICTIONS
MANCHESTER AVE	NO PARKING EAST AND NORTH SIDES, NO PARKING RESTRICTIONS WEST AND SOUTH SIDES

- ① - Revision For the recent change to parking on Both Sides of the Bridge
- ② - Suggested Revision. This Location IS NOT CURRENTLY 2012 Replacement SIGNED @ This Time