

ORDINANCE NO. 68-25

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO THE SECOND AMENDMENT TO MANAGEMENT AGREEMENT FOR THE MEDINA MUNICIPAL AIRPORT PERTAINING TO THE MANAGEMENT AGREEMENT WITH COLD STREAM AIR SERVICES, AND DECLARING AN EMERGENCY.

WHEREAS: City and Manager are parties to a Management Agreement for the City of Medina Airport (the "Management Agreement") dated November 1, 2023, and an Extension Amendment dated November 1, 2024, related to the Medina Municipal Airport (the "Airport")

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Mayor is hereby authorized to enter into the Second Amendment to Management Agreement for the City of Medina Airport pertaining to the Management Agreement with Cold Stream Air Services.
- SEC. 2:** That a copy of the Second Amendment to Management Agreement is marked Exhibit A, attached hereto and incorporated herein.
- SEC. 3:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.
- SEC. 4:** That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason the parties are currently operating under this agreement; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: April 15, 2025

SIGNED: [Signature]
President of Council Pro-Tem

ATTEST: [Signature]
Clerk of Council

APPROVED: April 14, 2025

SIGNED: [Signature]
Acting Mayor



DocId:8566760

Tx:8414034

2025OR011822

LINDA HOFFMANN
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON
07/15/2025 12:26 PM

REC FEE: 118.00
PAGES: 12
DOC TYPE: ORDI- NANCE

ORD 68-25

MEDINA COUNTY RECORDER

LINDA HOFFMANN

(DO NOT REMOVE THIS COVER SHEET.
THIS IS THE FIRST PAGE OF THIS DOCUMENT)

**SECOND AMENDMENT TO MANAGEMENT AGREEMENT
FOR THE CITY OF MEDINA AIRPORT**

ORD 68-26
EXH. A

THIS SECOND AMENDMENT AGREEMENT ("Agreement") is made as of the 15th day of April, in the year 2025, by and between **CITY OF MEDINA, OHIO** ("City"), and **COLD STREAM AIR SERVICES, INC.** ("Manager").

RECITALS:

A. City and Manager are parties to a Management Agreement for the City of Medina Airport (the "Management Agreement") dated November 1, 2023, and an Extension Amendment dated November 1, 2024, related to the Medina Municipal Airport (the "Airport");

B. Section E of the Management Agreement provides for Compensation to the Manager of an annual fee ("Management Fee"); and

C. Both parties agree that as additional revenue for management of the Airport, the Manager shall receive the rental monies received by the City from University Hospitals Health Systems, Inc. for the lease of land to University Hospitals Health System, Inc. for a Helicopter Crew Site and Ancillary Single T Hangar Space;

NOW, THEREFORE, the City and Manager, for an in consideration of the covenants and agreements herein contained, mutually agree that Section E of the Management Agreement shall be amended as follows:

E. COMPENSATION

1. During the initial term of this Agreement, the Manager shall be paid an annual fee ("Management Fee") in arrears equal to 50% of the Net Revenue (defined hereinafter) of the Airport revenues for each full calendar year during the term. "Net Revenue of the Airport" shall mean all revenue received by the City from the Airport operations during the year (not, however, including FAA grant revenue that is allocated to specific projects or to the extent including any portion of FAA grant proceeds for purposes of determining management fees would be

unlawful or prohibited by the terms of the Grant or applicable law) including access fees, rent and other fees minus all direct expenses incurred by City in maintenance, repair and other operations of the Airport (not however including expenses specifically payable with FAA grant proceeds where the grant requires application to the specific expenses or to the extent including any portion of FAA grant paid expenses for purposes of determining management fees would be unlawful or prohibited by the terms of the Grant or applicable law). For any subsequent partial calendar year during the term the Management Fee shall be based on the projected revenue and expense for the full calendar year and a proration of the projected Net Revenue for the partial year for which a determination is required.

2. The City of Medina receives rental income for the lease of land to University Hospitals Health System, Inc. as a tenant for a Helicopter Crew Site and Ancillary Single T Hangar Space. Commencing January 1, 2025, Cold Stream Air Services, Inc. shall be paid from the City of Medina the rental monies received from University Hospitals Health System, Inc. so that Cold Stream Air Services, Inc. has additional revenue for management of the Airport.


3. By mutual agreement memorialized in written amendment to this Agreement, the parties may agree to Manager's performance of other responsibilities associated with the Airport and the compensation basis therefor.

Except as modified pursuant to the Extension Amendment and this Second Amendment, the Management Agreement remains in full force and effect.

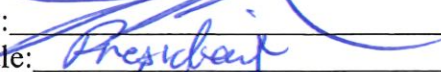
It is mutually agreed that the terms hereof shall inure to the benefit of and be binding upon the respective successors and permitted assigns of the parties hereto.

IN WITNESS WHEREOF, the City and Manager have hereunto caused their names to be affixed to this Second Amended Agreement.

City:
CITY OF MEDINA, OHIO

By: 
Title: John M. Coyne III, Acting Mayor
Dated: 4-16-2025

Manager:
COLD STREAM AIR SERVICES, INC.

By: 
Title: President
Dated: 4/24/25

This instrument prepared by:
Gregory A. Huber
Law Director, City of Medina
132 North Elmwood Avenue
Medina, OH 44256
Tel: 330-722-9070

Ref: 2025 OR 003364
2025 OR 003365
2025 OR 003366

Parcel #1: Existing Medina Municipal Airport
2050 Medina Road, Medina, OH

	PPN	Area (acre)	Notes
1	033-12A-07-016	237.45	✓
2	033-12A-13-010	13.77	✓
3	033-12A-08-015	7.20	Formerly part of the Totts property ✓
4	033-12A-06-012	2.46	✓
5	033-12A-06-013	1.03	✓ OLD 033-001-00-053-00
6	033-12A-06-014	1.03	✓ OLD - 033-001-00-052-00
7	034-12A-06-009	4.81	West side of Boneta Rd (shown on aerial as being a part of 1B)
8	034-12A-06-010	6.53	West side of Boneta Rd (shown on aerial as being a part of 1B)
9	033-12A-08-003	6.77	West side of Beach Rd
10	033-12A-08-004	2.71	West side of Beach Rd
11	033-12A-08-005	3.29	West side of Beach Rd
12	033-12A-08-006	2.71	West side of Beach Rd
	TOTAL	289.76	

Parcel #2: Totts Farm
2000 Medina Road, Medina, OH

	PPN	Area (acre)	Notes
1	033-12A-03-017	30.06	Shown on aerial as 2A and 2 B
	TOTAL	30.06	

PARCEL 033-12A-07-016

Parcel No. 033-12A-07-016
Known as 2050 Medina Rd, Medina Municipal Airport

Situated in the Township of Sharon, County of Medina and State of Ohio also known as being part of Sublots 8,7,6 in the Antal Subdivision No 2, Antal Subdivision No. 1 Subdivision, contain 237 463900 acres of land, more or less but subject to all legal highways and all covenants and agreements of record

PARCEL 033-12A-13-010

following real property: Situated in the Township of Sharon, County of Medina and State of Ohio and known as being part of Sharon Township Lot 18 being further bounded and described as follows: Beginning at the Northeast corner of Sharon Township Lot 18, said point being in the centerline of Beach Road, C. H. 54, 60 feet wide; thence S 89° 51' 14" W, along the North line of said Township Lot 18, 1412.26 feet to the principal place of beginning of the parcel described herein; thence S 01° 02' 25" W, 1200.00 feet to a point; thence S 89° 51' 14" W, 500.00 feet to a point; thence N 01° 02' 25" E, 1200.00 feet to a point in the North line of said Lot 18; Thence N 89° 51' 14" E, along said North line of Lot 18, 500.00 feet to the principal place of beginning and containing therein 13.7712 acres of land as surveyed in September 1988 by Thomas A. Cunningham, Registered Surveyor No. 5274.

Subject to: Restrictions, reservations, easements, covenants and conditions of record, zoning ordinances, if any, and taxes and assessments not currently due and payable.

Prior instrument reference: Volume 357 pages 511-513

Witness my hand this 19TH day of NOVEMBER, 1991.

Signed, acknowledged and delivered in the presence of:

Michael A. Robusto

Michael A. Robusto

Willie Addington

Willie Addington

Robert J. Addington
Robert J. Addington aka Roberta Addington

ROBERT HALE

CLERK OF RECORD

DATE

795

STATE OF OHIO, Cuyahoga

COUNTY, OHIO

32 FEB 14 P3:31

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33-12A-13-010

2-14-92 1.00

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PARCEL #033-12A-08-015

PARCEL NUMBER 1:

Situated in the Township of Sharon, County of Medina, and State of Ohio; and known as being part of Sharon Township Lot 3, being further bounded and described as follows: Beginning at the Southeast corner of Sharon Township Lot 3, said point being in the centerline of Beach Road, T.H. 54, 60 feet wide; Thence S 89° 51' 14" W, along the Southerly line of said Lot 3, 780.78 feet to a point; Thence N 0° 04' 17" E, 1840.25 feet to the principal place of beginning of the parcel described herein; Thence N 89° 52' 03" W, 486.51 feet to a point; Thence N 0° 07' 57" E, 644.92 feet to a point; Thence S 89° 52' 03" E, 485.82 feet to a point; Thence S 0° 04' 17" W, 644.92 feet to the principal place of beginning and containing therein 7.1979 acres of land as surveyed in January, 1989 by Thomas A. Cunningham, Registered Surveyor No. 5274.

PERMANENT PARCEL NO.: 033-12A-08-015

PARCEL #033-12A-06-012

described premises: Situated in the Township of Sharon, County of Medina and State of Ohio: Being a parcel of land in Lot 2 of said Township Beginning at a point in the centerline of County Highway #53, said point of beginning being southerly a distance of 1205.0 feet from the northwest corner of said Lot 2; thence going S. 87° 08' E., through an iron pin set 30.0 feet easterly, a distance of 450.0 feet to an iron pin; thence S 3° 00' W., a distance of 237.1 feet to an iron pin; thence N. 87° 20' W., a distance of 450.0 feet to a point in the centerline of said C. H. No. 53; thence N. 3° 00' E., along the centerline of said highway, a distance of 238.5 feet to the point of beginning, and containing within said boundaries 2.456 acres of land, as surveyed by T. J. Hood, October 10, 1962, be the same more or less, but subject to all legal highways.

Permanent Parcel No.: 033-12A-06-012

Tax Mailing Address: 132 North Elmwood Avenue, Medina, OH 44256

Clue, Grant, Warrant, Sell and Convey unto the said Grantee, its heirs and assigns, the following described premises, situated in the Township of Sharon, County of Medina and State of Ohio:

PARCEL 1: Situated in the Township of Sharon, County of Medina and State of Ohio: And being part of Township Lot #2; Beginning at a point in the center of Co. Rd. #53, said point being North 3° 00' East, a distance of 1810.00 feet from the southwest corner of said Twp. Lot #2; thence North 3° 00' East, a distance of 100.00 feet; thence South 87° 20' East, a distance of 450.00 feet to an iron pin; thence South 3° 00' West, a distance of 100.00 feet to an iron pin; thence North 87° 20' West, a distance of 450.00 feet to the point of beginning and containing within said boundaries 1.03 acres of land, more or less, but subject to all legal highways, as surveyed in December 1959, by Art Roepke, Registered Surveyor #2733. Now Known as lot number 9 in Antal's subdivision No. 2 in Sharon Township Lot 2 together with easement, including right of ingress and egress for maintenance, to lay a septic tank drain tile from the east line of above lot to the creek to the southeast of above described Lot 2, said line shall be laid so as to be the shortest distance between the creek and lot line.

PERMANENT PARCEL NO. 033-001-00-053-00 033-12A-06-013
* Sub

PARCEL 2: Situated in the Township of Sharon, County of Medina and State of Ohio: And being a parcel of land in Lot 2 of said Township and bounded and described as follows: Beginning at a point in County Highway #53, said point of beginning being North 3° 00' East a distance of 1910.0 feet from the southwest corner of said Lot 2; thence going South 87° 20' East, through an iron pin found 10.0 feet easterly, a distance of 450.0 feet to an iron pin; thence North 3° 00' East a distance of 100.0 feet to an iron pin; thence North 87° 20' West a distance of 450.0 feet to a point in the centerline of said C.H. #53; thence South 3° 00' West, along the centerline of said Highway and the West line of said Lot, a distance of 100.0 feet to the point of beginning, and containing within said boundaries 1.03 acre of land, more or less, as surveyed by T. J. Hood, Nov. 20, 1961.

PERMANENT PARCEL NO. 033-001-00-052-00

033-12A-06-014

title of the following described premises, to-wit: 034-12A-06-009

Situated in the Township of Sharon, County of Medina, State of Ohio and known as being part of Sharon Township Lot 1, being further bounded and described as follows:

Beginning at the Southeast corner of Sharon Township Lot 1, said point being in the centerline of Boneta Road, C. H. 53, 60 feet wide;

Thence N-00 degrees 15' 27"-E, along the East line of Lot 1 and the centerline of Boneta Road, 1360.18 feet to the principal place of beginning of the parcel described herein;

Thence S-68 degrees 36' 03"-W, 355.06 feet to a point;

Thence N-00 degrees 15' 27'-E, 700.86 feet to a point;

Thence S-89 degrees 44' 33"-E, 330.00 feet to a point in the centerline of Boneta Road;

Thence S-00 degrees 15' 27"-W, along the centerline of Boneta Road, 569.82 feet to the principal place of beginning and containing therein 4.8132 acres of land as surveyed in September 1988 by Thomas A. Cunningham, Registered Surveyor No. 5274.

Said premises are subject to an easement from Robert L. Betz and Lewana Betz to George W. Herman, Jr. and Sylvia Herman as found in Docket No. 89909 recorded with the Medina County Recorder on April 29, 1984 and recorded in Vol. 310, Page 293 of Medina County Deed Records.

034-12A-06-009

11-8-90

1.00

Situated in the Township of Sharon, County of Medina, State of Ohio, and known as being part of Sharon Township Lot 1, being further bounded and described as follows:

Beginning at the Southeast corner of Sharon Township Lot 1, said point being in the centerline of Boneta Road, C.H. 53, 60 feet wide;

Thence N-00 degrees 15' 27"-E, along the East line of Lot 1 and the centerline of Boneta Road, 1360.18 feet to a point;

Thence S-68 degrees 36' 03"-W, 355.06 feet to the principal place of beginning of the parcel described herein;

Thence N - 89 Degrees 44' 33" - W, 406.08 feet to a point;

Thence N - 00 degrees 15' 27" -E, 700.86 feet to a point;

Thence S - 89 degrees 44' 33" - E, 406.08 feet to a point;

Thence S - 00 degrees 15' 27" - W, 700.86 feet to the principal place of beginning and containing therein 6.5336 acres of land as surveyed in September 1988 by Thomas A. Cunningham, Registered Surveyor No. 5274,

excepting therefrom: any and all existing drainage systems for surface waters, as well as existing agricultural tile drainage system, from and to adjoining lands of Robert S. Schmelzer and Gloria F. Schmelzer,

be the same more or less, but subject to all legal highways.

PERMANENT PARCEL NO. 034-12A-06-010

PARCEL # 033-12A-08-003

Grant, unto the said Grantee ; its
heirs and assigns, the following described premises, situated in the
Sharon , County of Medina

Township of
and State of Ohio:

And known as being a part of Lot 3 in said Township bounded and described as follows:

beginning at a point in the center of County Rd. 54, said point being South 0 deg. 07' 40" East, a distance of 800.05 feet from the Northeast corner of said Lot 3, Sharon Township; thence South 0 deg. 07' 40" East a distance of 401.99 feet to a point; thence North 86 deg. 36' West, a distance of 786.05 feet to an iron pin; thence North 0 deg. 07' West, a distance of 350.00 feet to an iron pin; thence North 89 deg. 36' East, a distance of 784.68 feet to the point of beginning and containing within said boundaries 6.773 acres of land, subject to legal highways as surveyed by Art Roepke, Licensed Surveyor No. 2733, Sept. 9, 1946.

PP# 033-12A-08-003.

The City of Medina, Ohio, an Ohio municipal corporation

whose TAX MAILING ADDRESS will be P.O. BOX 703
MEDINA, OHIO 44258

003-12A-08-004

DO GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, its successors and assigns, the following described premises, situated in the Township of Sharon, County of Medina, and State of Ohio:

And known as being a part of Lot 3 of said Township, bounded and described as follows: Beginning at an iron pin found at the Southeast corner of Lot 3 in the centerline of Beach Road (County Highway 54); thence North 00° 07' 40" West along the East line of Lot 3 and the centerline of Beach Road a distance of 2073.69 feet to a railroad spike set at the TRUE PLACE OF BEGINNING of the parcel herein described; thence North 86° 36' 01" West a distance of 788.96 feet to an iron pin set in the East line of lands now or formerly owned by John and Bertha Totts, said line passing through an iron pin set 30.06 feet from the centerline of Beach Road; thence North 00° 05' 37" West along the East line of said Totts property a distance of 149.99 feet to an iron pin found at the Southwest corner of lands now or formerly owned by Hershel and Virgie Baker; thence South 86° 36' 01" East along the South line of said Baker property a distance of 788.87 feet to a railroad spike set in the centerline of Beach Road and the East line of Lot 3, said line passing through an iron pin found 30.33 feet from said centerline; thence South 00° 07' 40" East along the centerline of Beach Road and East line of Lot 3 a distance of 150.00 feet to a railroad spike set at the TRUE PLACE OF BEGINNING and containing within said bounds 2.7115 Acres of Land, more or less, but subject to all legal highways as surveyed by James R. Bock, Registered Surveyor No. 6051 of Bock & Clark, Inc., in August of 1975.

PERMANENT PARCEL NO. 033-12A-08-004.

~~Give, Grant, Bargain, Sell and Convey~~ unto the said Grantee, its heirs and assigns, the following described premises, situated in the Township of Sharon, County of Medina, and State of Ohio:

Situated in the Township of Sharon, County of Medina and State of Ohio: And known as being a part of Lot 3 of said Township, bounded and described as follows:

Beginning at an iron pin found at the Southeast corner of Lot 3 in the centerline of Beach Road (County Highway 54);

Thence North 00° 07' 40" West along the East line of Lot 3 and the centerline of Beach Road a distance of 1910.08 feet to a railroad spike set at the TRUE PLACE OF BEGINNING of the parcel herein described;

Thence North 89° 14' 39" West a distance of 787.68 feet to an iron pin set in the East line of lands now or formerly owned by John and Bertha Totts, said line passing through an iron pin set 30.00 feet from the centerline of Beach Road;

Thence North 00° 05' 37" West along the East line of said Totts property a distance of 200.01 feet to an iron pin set;

Thence South 86° 36' 01" East a distance of 788.96 feet to a railroad spike set in the centerline of Beach Road and the East line of Lot 3, said line passing through an iron pin set 30.06 feet from the said centerline;

Thence South 00° 07' 40" East along the centerline of Beach Road and the East line of Lot 3 a distance of 163.61 feet to a railroad spike set at the TRUE PLACE OF BEGINNING and containing within said bounds 3.2869 Acres of Land, more or less, but subject to all legal highways as surveyed by JAMES R. BOCK, Registered Surveyor No. 6051 of BOCK & CLARK, INC. in August, 1975.

PERMANENT PARCEL NO. 033-12A-08-005

E14-12505

That. we, John C. Calabrese and Cathi M. Calabrese, husband and wife,

, the Grantors ,
who claim title by or through instrument , recorded in Volume , Page ,

County Recorder's Office, for the consideration of --One or more-----

-----Dollars (\$1.00 or more)-----

full satisfaction of

Medina, Ohio, an Ohio municipal corporation

the Grantee ,

ING ADDRESS will be

do

Give, Grant, Bargain, Sell and Convey unto the said Grantee , its
heirs and assigns, the following described premises, situated in the Township of
Sharon , County of Medina and State of Ohio:

Situated in the Township of Sharon, County of Medina and State of Ohio: And known as being a part of Lot 3 of said Township, bounded and described as follows: Beginning at an iron pin found at the Southeast corner of Lot 3 in the centerline of Beach Road (County Highway 54); Thence North 00 degrees 07' 40" West along the East line of Lot 3 and the centerline of Beach Road a distance of 1760.08 feet to a railroad spike set in the Northeast corner of lands now or formerly owned by Joe and Gayhelie Demeter, said point also being the TRUE PLACE OF BEGINNING of the parcel herein described; Thence North 89 degrees 14' 39" West along the North line of said Demeter property a distance of 787.77 feet to an iron pin found at the North west corner of said Demeter property in the East line of lands now or formerly owned by John and Bertha Totts, said line passing through an iron pin found 30.47 feet from the centerline of Beach Road; Thence North 00 degrees 05' 37" West along the East line of said Totts property a distance of 150.00 feet to an iron pin set; Thence South 89 degrees 14' 39" East a distance of 787.68 feet to a railroad spike set in the centerline of Beach Road and the East line of Lot 3, said line passing through an iron pin set 30.00 feet from said centerline; Thence South 00 degrees 07' 40" East along the centerline of Beach Road and the East line of Lot 3 a distance of 150.00 feet to a railroad spike set at the TRUE PLACE OF BEGINNING, and containing within said bounds 2.7122 Acres of Land, more or less, but subject to all legal highways as surveyed by JAMES R. ROCK, Registered Surveyor No. 6051 of ROCK & CLARK, INC. in August, 1975.
PERMANENT PARCEL NO. 033-001-00-031702

This Conveyance has been examined and the
Grantor has complied with Section 319.202 of
the Revised Code. 7-8-88 .50

FEE \$

EXEMPT ☒

Ferris W. Brown,

Medina Co. Auditor

ROBERT HALE
MEDINA CTY. RECORDER
RECORDED THIS DATE

143-45
88 JUL 8 P2:14

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PARCEL #
033-12A-03-017

Exhibit "A"

Situated in the Township of Sharon, County of Medina, and State of Ohio: And known as being part of Lot 3 in said Township, bounded and described as follows: Beginning at the intersection of Beach Road (T.H. 54) and Medina Road (S.H. 18); Thence Westerly in the center of Medina Road (S.H. 18) a distance of 784.93 feet to a point; Thence South a distance of 50 feet to a point in the south right of way line of Medina Road (S.H. 18), said point being in the northwest corner of a 5.824 acre parcel now or formerly owned by Spectrum Rental Management Inc. (OR 905-839, 02/03/94) and the true place of beginning; Thence South an approximate distance of 3881.40 feet to the south line of Lot 3; Thence Westerly along the south line of Lot 3 to the southeast corner of a 237.4639 acre parcel now or formerly owned by the City of Medina (OR 406-473, 10/20/87); Thence North along the east line of said City of Medina parcel to a point in the northeast corner thereof, said point being in the south right of way line of Medina Road (S.H. 18); Thence East a distance of 484.19 feet to the place of beginning and containing within said boundaries 37.2540 acres more or less, but subject to all legal highways.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the Township of Sharon, County of Medina and State of Ohio: And known as being part of Sharon Township Lot 3, being further bounded and described as follows: Beginning at the southeast corner of Sharon Township Lot 3, said point being in the centerline of Beach Road, T.H. 54, 60 feet wide; Thence S. 89° 51' 14", along the southerly line of said Lot 3, 780.78 feet to a point; Thence N. 0° 04' 17" E., 1840.25 feet to the principal place of beginning of the parcel described herein; Thence N. 89° 52' 03" W., 486.51 feet to a point; Thence N. 0° 07' 57" E., 644.92 feet to a point; Thence S. 89° 52' 03" E., 485.82 feet to a point; Thence S. 0° 04' 17" W., 644.92 feet to the principal place of beginning and containing therein 7.1979 acres of land as surveyed in January, 1989, by Thomas A. Cunningham, Registered Surveyor No. 5274.

Intending to convey after said exception, 30.0561 acres.

Permanent Parcel No. 033-12A-03-017

Property Tax ID:	033-12A-03-017
Property Address:	2000 Medina Road, Medina, OH 44256

TTA #TTA2952