

DESTINATION MEDICAL CENTER CORPORATION

RESOLUTION NO. 61-2018

Providing Final Approval for the Expenditure of Funds from the 2018 CIP Budget for the Heart of the City Project

This Resolution was offered by Michael Dougherty, seconded by James Campbell.

BACKGROUND RECITALS

A. The Development Plan was adopted by the Destination Medical Center Corporation (“DMCC”) on April 23, 2015, and contains a subdistrict known as “Heart of the City”.

B. Substantial work has been done since the adoption of the Development Plan to envision and begin design of Peace Plaza and the public realm space located within the Heart of the City subdistrict, led by the staff of the City of Rochester (the “City”) and the Destination Medical Center Economic Development Agency (“EDA”) and their consultants. Program and design concepts have been presented and discussed with respect to schematic design, community workshops have been held and feedback from the public and stakeholders has been collected and received.

C. In the 2018 Five Year Capital Improvements Plan, (the “2018 CIP”) approved by the DMCC on November 2, 2017, the DMCC preliminarily approved the next steps of the design of the Heart of the City public realm work in the amount of \$350,000, and found that the Heart of the City and other projects itemized in the CIP were public infrastructure projects, consistent with the Development Plan. The DMCC reserved the right to grant final approval of funding of certain projects, including the Heart of the City, upon final determination of scope, costs and availability of funds.

D. Staff for the City and Destination Medical Center Economic Development Agency (“EDA”) now request that the DMCC give final approval of an amount not to exceed \$350,000 from the 2018 CIP budget to continue the design development, planning, phasing, integration of project design with adjacent properties, identifying and securing funds, and the development of a governance, maintenance and operation plan, with a specific focus on the areas of 1st Avenue and the east end of Peace Plaza; such request as set forth in Exhibit A, attached.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED, by the Destination Medical Center Corporation Board of Directors that the continuing design development and associated planning and analyses and studies related to the next phase of work on the Heart of the City is a public infrastructure project and is hereby approved in an amount not to exceed \$350,000.

BE IT FURTHER RESOLVED, that the Board requests the City and EDA staff for regular updates with respect to this next phase of work on the Heart of the City public realm development.

The question was on the adoption of the Resolution and there were 7 YEAS and 0 NAYS, as follows:

BOARD OF DIRECTORS
Destination Medical Center Corporation

	<u>YEA</u>	<u>NAY</u>	<u>OTHER</u>
Dana L. Bailey	_____	_____	_____
James V. Bier	<u>X</u>	_____	_____
Ardell F. Brede	<u>X</u>	_____	_____
James R. Campbell	<u>X</u>	_____	_____
Michael E. Dougherty	<u>X</u>	_____	_____
Mark Hickey	<u>X</u>	_____	_____
R.T. Rybak	<u>X</u>	_____	_____
Paul D. Williams	<u>X</u>	_____	_____

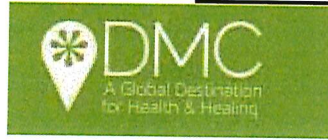
RESOLUTION ADOPTED on March 22, 2018.

ATTEST: _____



R.T. Rybak, Chair
Destination Medical Center Corporation

EXHIBIT A



TO: Destination Medical Center Corporation Board of Directors

**From: Patrick Seeb, DMC EDA Director of Economic Development and Placemaking
Aaron Parrish, City of Rochester Assistant City Administrator II**

RE: Heart of the City Public Realm

Date: March 15, 2018

Overview

Heart of the City is one of the three top priorities for the DMCC board. With this in mind, DMC and City of Rochester undertook a schematic design process for the public realm of the district.

2015:

1. DMC Development Plan presents a conceptual framework for the Heart of the City, including the public space.
2. DMCC identifies Heart of the City redevelopment as one of three priorities, which also include Discovery Square and Transportation.
3. DMCC authorize the purchase of Chateau Theatre, with the intent of redeveloping it as a central feature of Heart of the City.

2016:

1. DMCC commit financial and staff resources to support schematic design of Heart of the City public space.
2. City and DMC co-chair a Community Advisory Group to help guide the selection of a design team and provide guidance for the overall design process.
3. A design team led by RSP Architects is retain and commences work in October 2016.

2017:

1. The RSP-led design team completed the Schematic Design for Heart of the City in 2017. It was received by the Community Advisory Group, DMC EDA, DMCC, and City Council.
2. Subsequent discussion has focused on
 - Questions about project phasing, financing, on-going management and operations
 - Integration of project design with Chateau Theatre, Wells Fargo, and Titan/Harbor Bay
 - Determine project priorities/phasing, and construction timetable
 - Identify and secure funding streams and financing strategy
 - Develop governance, management, and operations program

Based on the opportunity associated with the redevelopment of the Wells Fargo building and activation of Chateau Theatre, DMC EDA and City of Rochester recommends focusing on two portions of the Heart of the City public realm: 1st Ave and the east end of Peace Plaza. To proceed in a timely manner, DMCC authorization for the use of CIP funds for this purpose is required.