



Port Clinton

"Walleye Capital of the World"

What is Port Clinton's "Brand Identity"?

- Vacation
- Tourism
- City on the lake
- Access to the islands
- Fishing
- Festivals



What is the current condition?

- Downtown storefront vacancies
- Rarely used second floors
- Under-used waterfront
- Waterworks Park in need of repair
- 500,000 visitors passing through



What is the current condition?







How do we change this?



Objective

To capitalize on the rich heritage and natural resources Port Clinton has to offer. Ultimately, restoring PRIDE in the community and creating a regional hub, which will bring people to the area year round.



The Harborfront at Port Clinton



Before-Hersberger Building-Madison St.



After-Hersberger Building-Madison St.



Before-Madison St. & East 2nd St.



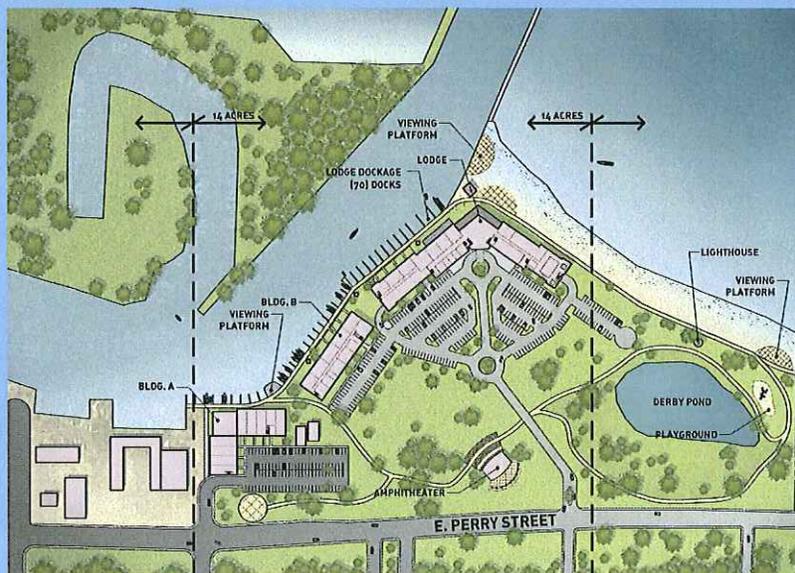
After-Madison St. & East 2nd St.



Before-Loof Building-Madison St.



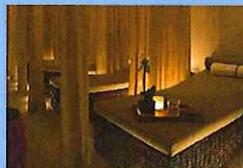
After-Loof Building-Madison St.



The Harborfront at Port Clinton

Lodge Amenities

- Banquet / Conference Rooms
- Studio to 3 bedroom units
- Indoor/outdoor pool
- Spa
- Fitness center
- Restaurant
- Pub
- Room service
- Adult game room
- Game room for kids



The Harborfront at Port Clinton

Banquets/events

- Banquet room
 - Corporate retreats
 - Government and environmental groups
 - Weddings
 - Trade shows
 - Training center
 - Conference center
- Full catering
- Premier restaurant that is five-star and casual



The Harborfront at Port Clinton

Community events

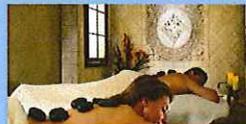
- National fishing competition
- Corporate expos for tackle, rods, sponsors, etc.
- "The Port Clinton Marathon"
- Kite surf boarding exhibition, competition
- Live performances at the amphitheater
- Regional food & spirits event as a platform for regional wineries
- Regional arts & crafts venue
- An expanded Walleye Festival, bird watching talks and displays, Camp Perry, etc.



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Winter activities

- For families
 - Community tree lighting, Santa
 - Holiday lights festival
 - Ice sculpting competition, ice skating on Derby Pond
- For couples
 - Spa packages, wine tastings
 - New Year's Eve, Valentine's Day
- Ice fishing
- Winter beer festival
- Snowmobiling
- Corporate retreats
- Banquets/weddings



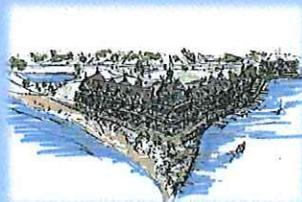
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Why Washington Properties....
....Why Port Clinton

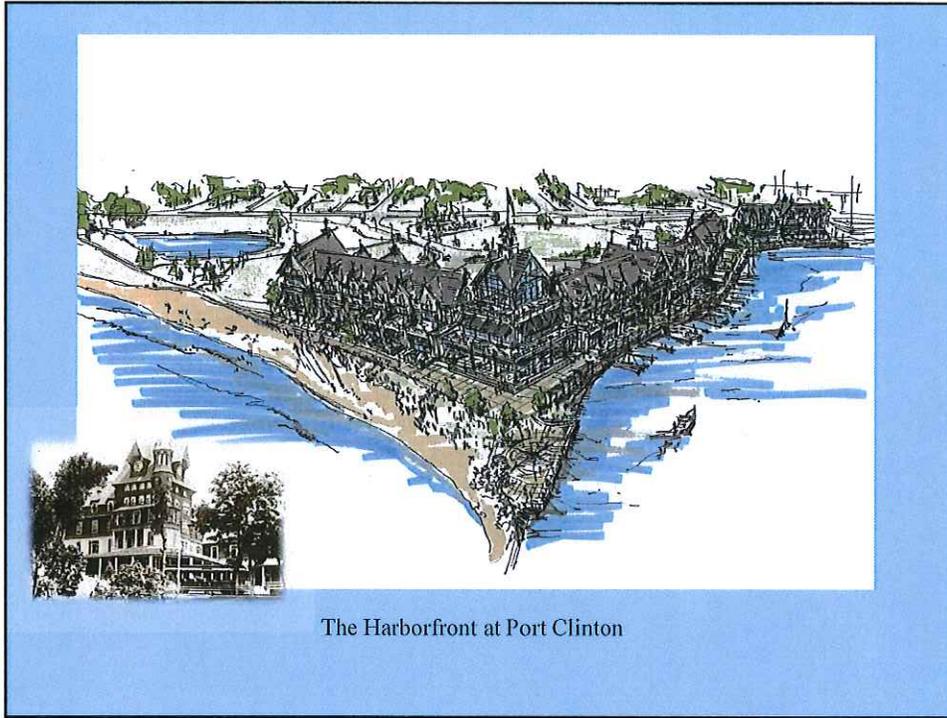
The Harborfront at Port Clinton

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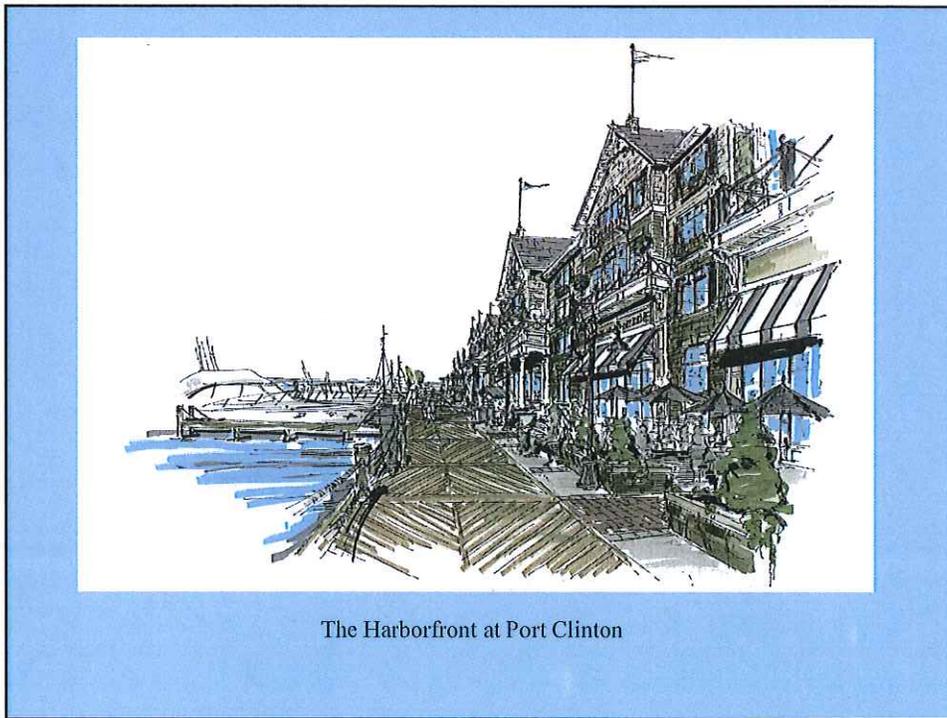
*For the revitalization of downtown Port Clinton and
the development and enhancement of the waterfront*



The Harborfront at Port Clinton



The Harborfront at Port Clinton



The Harborfront at Port Clinton

Key to Success

*The revitalization of Port Clinton requires investment in both the existing downtown **and** the existing waterfront. Washington Properties remains committed to both.*

The Harborfront at Port Clinton

Washington Properties Commitment

Washington Properties will invest \$60 million in the city, including 333,000sf of new construction.

173,000sf Lodge & Conference Center

31,600sf First Floor Retail, linking the downtown to the waterfront

119 Residential Units to support and encourage "downtown living"

The Harborfront at Port Clinton

Port Clintons Participation

Washington Properties would ask the City to take the lead in seeking and securing grants for public improvements to the site.

These improvements could include but are not limited to the following: Boardwalk, Marina, Amphitheatre, Walking Paths, Playground and Picnic Area, Streets and Utilities and enhancement of Derby Pond.

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Immediate Impact for the City

\$60 million Private Investment over 5 years

\$6 million Public Improvements over 5 years

10:1 ratio of Private to Public Investment

The project will create 500 jobs during the 5 year construction period and 585 full time jobs upon completion.

The project will create an influx of investment and renovations to the existing downtown, spurring new business start-ups and increase property values.

The Harborfront at Port Clinton

Economic Impact

An Economic Impact Analysis has been prepared by an independent party showing the direct and indirect impact this investment will have not only on the City, but the County and State as well.

The results of this study are impressive and will be shared and explained by the group who prepared it.

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Summary

Washington Properties has listened to the comments and concerns of people in the community and has made adjustments to accommodate the desires of the community as a whole.

There will be an enhanced Waterworks Park with 100% public access to the entire site, including the waterfront.

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Summary *continued*

Washington Properties has completed and submitted its plan for investment and redevelopment in the City of Port Clinton. The OCIC has provided an Economic Impact Analysis, prepared by an independent party.

No further action can occur until City Council approves the plan that has been submitted and authorizes the negotiations between the City and Washington Properties to commence.

Washington Properties is prepared to move forward once City Council completes these actions.

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Next Step

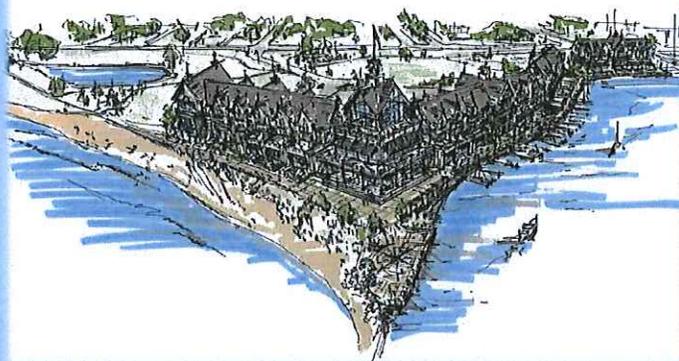
City Council approval of Washington Properties plan and negotiations commence between the City and Washington Properties.



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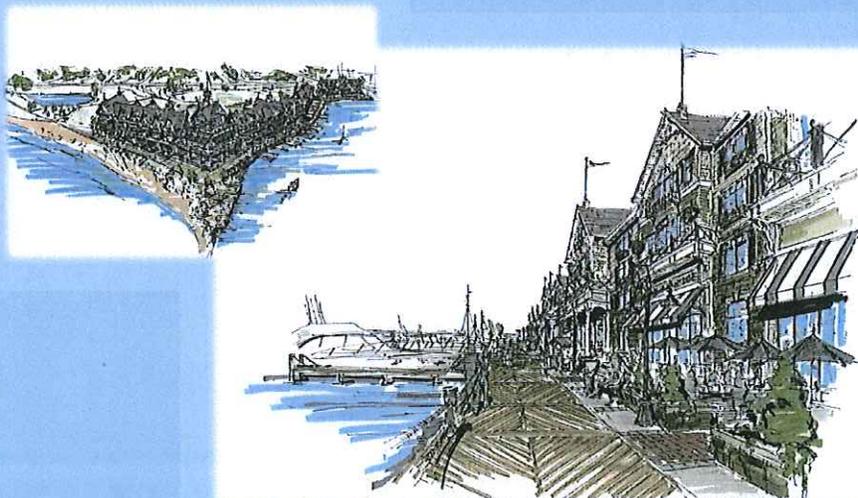
Goal

Begin Construction Spring 2015



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Questions from Council?



The Harborfront at Port Clinton