

RESOLUTION NO. 42-2014

Authorizing the Award of Re-emergent Corridor Assistance Program Funds to Help Improve Facility Exterior Facade and Streetscape Along Certain of the City's Commercial Corridors (6955 Worthington-Galena Road).

WHEREAS, in May 2014 the City launched its Re-emergent Corridor Assistance Program, or ReCAP, as an exterior façade and streetscape enhancement initiative to induce properties owners and tenants to re-invest in their commercial properties in Worthington; and,

WHEREAS, those commercial properties eligible for ReCAP assistance are located in the commercial corridor comprised by Huntley Road, Proprietors Road, and the connecting portions of Schrock Road and Worthington-Galena Road, respectively; and,

WHEREAS, the City received an application for program assistance from DK & M Real Estate, LLC to make exterior improvements to commercial real property the applicant owns and operates at 6955 Worthington-Galena Road, City of Worthington, Franklin County (the "Property"); and,

WHEREAS, as specified in the ReCAP Policy & Procedures, City staff prepared the application materials for review and recommendation by the Worthington Community Improvement Corporation ("CIC") at its regular meeting on September 12, 2014, with the CIC favorably reviewing DK & M Real Estate, LLC's application and forwarding said application to City Council for its approval; and,

WHEREAS, City Council is desirous of encouraging the exterior renovation and streetscape improvements to be made by DK & M Real Estate, LLC as set forth in its application for ReCAP assistance, which is attached hereto and incorporated herein as EXHIBIT A.

NOW THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the Council of the City of Worthington does hereby approve the award of \$6,784.60 in assistance under the Re-emergent Corridor Assistance Program, or ReCAP, to DK & M Real Estate, LLC, with said assistance structured in the form of one-half the amount in grant funds and one-half the amount in loaned funds to encourage investments in, and improvements to, the Property.

SECTION 2. This award of ReCAP assistance shall be in accordance with and subject to the requirements set forth in the ReCAP Policy & Procedures, including the use of City funds for only those Eligible Improvement Costs as identified therein.

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SECTION 3. The City Manager, the Director of Finance and the Director of Law, and any other City official, as appropriate, are each authorized and directed to sign the necessary documents to evidence the ReCAP assistance approved herein, and are authorized and directed to sign any other documents, instruments or certificates and to take such actions as are necessary or appropriate to consummate or implement the transaction described in or contemplated by this Resolution.

SECTION 4. That the Clerk of Council be instructed to record this Resolution in the appropriate record book.

Adopted October 6, 2014

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council

EXHIBIT A



**Re-emergent Corridor Assistance Program (ReCAP)
Application for Assistance (2014)**

Those interested in receiving ReCAP financing for exterior improvements must complete this form and submit to the City of Worthington. The City will review the information to determine whether an award of ReCAP assistance is approved for the described project.

Applicant Information	
Applicant Name	DK&M Real Estate LLC
Contact Name & Title	Kevin W Johnson, President
Contact email	kirocks@aol.com
Contact phone	Mobile 614-440-4463
Project Site Address	Is this site: Worthington, Ohio 43085 _____ xxx <input type="checkbox"/> Purchased <input type="checkbox"/> Leased (lease ends: ___ / ___ / ___)
Applicant's Federal Identification Number (FEIN)	___ 45 - 2422262 _____ (attach sheet if additional FEINs)
Describe Applicant's Commitment to and Involvement in the Worthington Community	<p>I have a recycling receptacle on my property. The income from this, plus additional monies, goes to benefit Worthington Christian School. My family and I utilize the Worthington Recreation Center, mainly the pool for my 8 year old daughter. She also did a couple of summer camps this summer, Dragons and Damsels and Tennis. I have utilized the bike path as it passes through Worthington, and to go between my home in Columbus and the 6955 Warehouse. We also frequent many restaurants and stores</p> <p>I own two music stores, one on Bethel road in Columbus and one on North Hamilton road in Gahanna. Part of the beauty of the warehouse is that it is located between these two locations in a very safe and secure area.</p>

Attach Copy of Applicant's Recent Letter of Credit or Loan Commitment from a Banking Institution	If the Applicant cannot show recent correspondence from a Banking Institution, Applicant can supply a completed Personal Financial Statement (SBA Form 413).

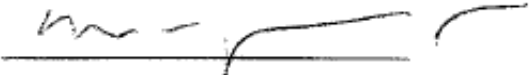
Property Owner Information

Property Owner Name*	DK&M Real Estate
Email	kjrocks@aol.com
Phone No.	Mobile 614-440-4463

** If Applicant is NOT the Property Owner, then Property Owner must supply notarized acknowledgement.*

As the owner in fee simple of the real property at the Project Site Address, I hereby acknowledge and approve of the Applicant submitting this request for City of Worthington ReCAP assistance to improve said property.

PROPERTY OWNER



STATE OF OHIO)
) ss.
 COUNTY OF _____)

Before me, a Notary Public, in and for said county, personally appeared the above-named Property Owner who acknowledged the signing hereof to be his/her voluntary act for the purposes therein mentioned.

Signed: _____
 Notary Public, State of Ohio

My Commission expires: _____

	Project Site – Current Conditions
In the Space Provided, Describe the Project Site's	(Attach additional sheets if necessary)

<p>Current Conditions, including Building & Site Improvement Needs</p>	<p>The property sits on Worthington Galena road across from the Liquibox facility. It is a triangle lot that has one side that follows Worthington Galena and one side the follows the railroad tracks, with an easement for a Telephone company as per county records. The exterior of the buildings two sides that face Worthington Galena are brick from the ground to about 8 feet above ground, then stucco from that point to the roofline. There are two elevations. One of the double paned windows is cracked in the office space. I don't know if this would be considered cosmetic or not. The building had awnings over the windows and pedestrian door to the front offices. The stucco needs some repair and painting/encapsulating. The Pedestrian entry door to the warehouse, between the two overhead doors, is in poor condition and needs replaced.</p>
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Attach Current, As-is Photographs of the Project Site

Project Scope of Work & Applicant Experience

<p>Estimated Total Exterior Project Costs</p>	<p>\$ _____ 9441.70+2300+1827.50=\$13569.20 _____</p>
<p>In the Space Provided, Describe the Exterior Improvement Project's Scope of Work*</p>	<p>(Attach additional sheets if necessary)</p> <p>The work outlined above would be the only improvements at this time.</p>

** If the exterior work is part of a larger renovation project at the Project Site, please describe other planned improvements*

<p align="center">In the Space Provided, Describe the Applicant's Experience in Undertaking / Managing Similar Projects</p>	<p>The work to be done would be subcontracted out. My experience with managing projects of this type include a fixer upper house for my family that included removing walls and adding bathrooms. I also own 4 residential doubles comprised of 8 apartments. Over the course of the 20 years of ownership, I have overseen major remodels, including electrical and structural upgrades. These have been in a positive cash flow position for almost 10 years. The President of Great Roofing provided an inside estimates and two outside bids for the proposed work. I can get an additional bid if this work is approved.</p>
<p align="center">Attach Schematic Designs and/or Drawings for the Exterior Improvement Project</p>	
<p align="center">Project Work Bids</p>	
<p>Attach Two (2) Written Bids for All Exterior Improvement Work to be Perofmed under the Project ¹</p>	<p>Applicant must supply at least two (2) written bids for the work to be performed. Applicants must ensure that both bids are based on the <u>same work</u> (example: if Bid 1 is for tuckpointing, window replacement, and flashing, Bid 2 must also be for same scope of services)</p> <p>NOTE: Although ReCAP awards are calculated only per the lowest bid, Applicants are free to accept higher bids.</p>
<p align="center">Contractor Selected & Construction Schedule</p>	
<p align="center">Contractor Selected</p>	<p>Name: _____</p>
<p align="center">Construction Schedule</p>	<p>Approximate date work to begin: <u>01/06/19</u> completed: <u>December 2019</u></p>

¹ If qualified to do so, the Applicant may perform the improvement work. But note that ReCAP funds cannot be used to compensate you for the purchase or rental of tools and equipment or for your labor or the labor of family, friends, employees, or others with a financial interest in the business or property; in such instances, ReCAP can be used only to pay for materials.

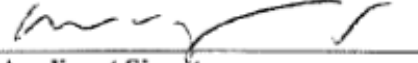
	____/____/____ ____/____/____ In all cases, ReCAP-assisted construction must be completed within 24 months of making application
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Applicant Signature

As an authorized representative of the Applicant, I hereby submit this Application. I understand that this Application, once submitted, in no way constitutes a commitment of funds by the City of Worthington.

I hereby represent and certify that I have reviewed the information contained in this Application, and the foregoing and attached information, to the best of my knowledge and belief, is true, complete and accurately describes the proposed project for which the City's ReCAP assistance is being sought.

I am aware that Ohio law sets forth criminal penalties for falsification on applications for economic development assistance (see Ohio Revised Code §2921.13(A)(4)).

 Applicant Signature	Kewan W. Jones, President Printed Name & Title	9/16/14 Date
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Applications are to be submitted to the following:

**City of Worthington, Economic Development
 6550 North High Street
 Worthington, Ohio 43085**