

RESOLUTION NO. 53-2014

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 (7099 Huntley 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 Geldreich Family LP to make exterior improvements to commercial real property the applicant owns and operates at 7099 Huntley 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 November 14, 2014, with the CIC favorably reviewing Geldreich Family LP'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 Geldreich Family LP 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 \$7,547.13 in assistance under the Re-emergent Corridor Assistance Program, or ReCAP, to Geldreich Family LP, 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 December 1, 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	Geldreich Family LP
Contact Name & Title	Scott Solomon, Agent
Contact Email	Scott@oxrealty.com
Contact Phone No.	614-221-6048
Project Site Address	Is this site: Worthington, Ohio <input type="checkbox"/> Purchased 12-27-2001 43229 <input type="checkbox"/> Leased (lease ends: ___ / ___ / ___)
Applicant's Federal Identification Number (FEIN)	attach sheet if additional FEINs)
Describe Applicant's Commitment to and Involvement in the Worthington Community	Building owner for over 20 years.
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*	Geldreich Family LP, Maryann Cohill
Email	Maryann@midwestcompanies.net
Phone No.	513-266-2878

* 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

[Signature] agent for Robert Geldreich

STATE OF OHIO
 COUNTY OF Franklin)
) ss.

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.



ERIN CAUDELL
 Notary Public, State of Ohio
 My Commission Expires 08-05-18

Signed: [Signature]
 Notary Public, State of Ohio

My Commission expires: 10-5-2018

Project Site - Current Conditions	
<p>In the Space Provided, Describe the Project Site's Current Conditions, including Building & Site Improvement Needs</p>	<p>(Attach additional sheets if necessary)</p> <p>Average Condition</p> <p>Exterior paint needed</p> <p>Shingles/roof replacement</p> <p>Windows old</p> <p>Landscape/dead trees</p>

Project Scope of Work & Applicant Experience

**Estimated Total Exterior
Project Costs**

Exterior paint	\$15,800
Tree/landscape	\$ 1,000
Roof replacement	\$ 5,640
Glass	\$ 5,400
TOTAL	\$27,840

(Attach additional sheets if necessary)

1. We would like to replace 12 original windows with new brinze insulated windows.
2. Remove dead trees and prune others.
3. Paint the block exterior
4. Replace old shingles on west brick building with new

**In the Space Provided,
Describe the Exterior
Improvement Project's
Scope of Work***

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

In the Space Provided,
Describe the Applicant's
Experience in Undertaking /
Managing Similar Projects

Attach Schematic Designs and/or Drawings for the Exterior Improvement Project
Project Work Bids

**Attach Two (2) Written Bids for
All Exterior Improvement
Work to be Performed under the
Project¹**

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 same work (example: if Bid 1 is for tuckpointing, window replacement, and flashing, Bid 2 must also be for same scope of services)

NOTE: Although ReCAP awards are calculated only per the lowest bid, Applicants are free to accept higher bids.

Contractor Selected & Construction Schedule

Contractor Selected

Name: _____

Construction Schedule

Approximate date work to begin: _____ Approximate date work to be completed: _____

5 / 1 / 2015

10 / 1 / 2015

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

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.

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.

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)).

MaryAnn Cobitt
Applicant Signature

MARYANN COBITT
Printed Name & Title

11/18/14
Date

Applications are to be submitted to the following:

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