City Council Meeting Agenda

Monday, April 13, 2015 ~ 7:30 P.M.

Louis J. R. Goorey Worthington Municipal Building
John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085

Bonnie D. Michael, President
Robert F. Chosy, President Pro-Tem
Rachael Dorothy
Scott Myers
David M. Norstrom
Douglas Smith
Michael C. Troper

Matthew H. Greeson, City Manager
D. Kay Thress, Clerk of Council

If you have questions regarding this agenda please contact the Clerk of Council at 614-786-7347. This agenda and amendments that may be made to it can be found at www.worthington.org
CALL TO ORDER

Roll Call

Pledge of Allegiance

REPORTS OF CITY OFFICIALS

Policy Item(s)

1) Consideration of Land Purchase for Park – 49 E. New England Avenue

REPORTS OF COUNCIL MEMBERS

EXECUTIVE SESSION

ADJOURNMENT
City Manager Report to City Council for the Meeting of Monday, April 13, 2015

REPORTS OF CITY OFFICIALS

Policy Item(s)

1) Consideration of Land Purchase for Park – 49 E. New England Avenue

Showe Worthington is planning a project at 634 High Street and 41 East New England Avenue to convert the existing Masonic Lodge building into condominiums and construct three new condominium units. The project includes six condominium units in the Masonic Lodge building, plus two new townhouse condominiums and a single unit condominium along East New England Avenue. The units will range from 1,346 square feet to 2,993 square feet in size.

Worthington residents have requested the City Council purchase land on the eastern most portion of the property for the creation of a pocket park, eliminating the single unit condominium. The area being considered for acquisition is approximately 48 x 135 feet. When the City Council approved Showe Worthington's request to rezone the land on January 20, 2015, the approval included a provision that provided the City Council 120 days to determine whether to purchase the property.

To help provide the City Council useful information as it considers this acquisition, the City staff did the following:

a) Procured an appraisal of the property, a summary of which is attached.
b) Negotiated and received a final and best offer for sale from Showe Worthington. The term sheet for acquisition is attached as part of the agenda package.
c) Created a conceptual or potential design of how such a park could be developed and an estimate of development and annual maintenance costs, which is also attached in the memorandum from the Director of Parks and Recreation.
d) Attached a presentation to provide an overview of the Showe Worthington project.

The City received significant amounts of public input, which included an additional concept for how the park could be developed. Additionally, staff was asked to produce
data that compares our parks system to other municipalities. This information, while not attached, is included on the City’s website. Comprehensive information regarding this issue, including the public input received, comparative data related to the parks system, drawings, renderings and information related to the condominium project, as well as the materials included in the agenda package and outlined above have been compiled and are available on the City’s website at:  www.worthington.org/index.aspx?NID=621

Staff will summarize in a presentation the above information. The City Council will be asked to provide direction as to whether it desires to enter into a contract for purchase of the subject property substantially consistent with the terms outlined in the enclosed Term Sheet.

The next steps are as follows:

1) **Consider the following motion:**  **Authorize the City Manager to execute a non-binding Letter of Intent (LOI) for acquisition of the subject property substantially consistent with the Term Sheet.**

2) **If the motion passes, the following will need to occur:**

   a. Prepare and execute the LOI and begin discussion on the Purchase and Sale Agreement

   b. Perform any additional due diligence that is necessary on the property

   c. Prepare a survey and subdivision documents

   d. Approval by City Council of ordinances authorizing:

      i. Purchase and Sale Agreement

      ii. Appropriation of funds for purchase of the property and any development desired in the near term
APPRAISAL OF REAL PROPERTY

LOCATED AT
49 E New England Ave
Worthington, OH 43085
Worthington PT LTS 117-B=0.544AC

FOR
City of Worthington

AS OF
02/10/2015

BY
John W Uttley III, SRA
Columbus Appraisal & Cons. Co., Inc
5964A Brown Park Dr
Hilliard, OH 43026
(614) 771-0101
jwu3@columbusappraisal.com
# LAND APPRAISAL REPORT

**Borrower:** Worthington Masonic Assoc., LLC  
**County:** Franklin  
**City:** Worthington  
**State:** OH  
**Zip Code:** 43065  
**Map Reference:** IRS

**Property Address:** 48 E New England Ave  
**Sale Price:** $150,000  
**Date of Sale:** 01-01-2015  
**Loan Term:** 20 yrs.  
**Property Rights Appraised:** Yes  
**Lender/Client:** City of Worthington  
**Occupant:** John W. Utley III, SRA  
**Instructions to Appraiser:**

**Location**  
- [ ] Urban  
- [ ] Suburban  
- [ ] Rural  
**Built Up**  
- [ ] 40%  
- [ ] Over 75%  
- [ ] 25% to 75%  
- [ ] Under 25%  
**Growth Rate**  
- [ ] Fully Dev.  
- [ ] Rapid  
- [ ] Steady  
- [ ] Slow  
**Property Values**  
- [ ] Increasing  
- [ ] Stable  
- [ ] Declining  
**Demand/Supply**  
- [ ] Shortsage  
- [ ] In Balance  
- [ ] Ovrasuply  
**Marketing Time**  
- [ ] Under 3 Mos.  
- [ ] 3-6 Mos.  
- [ ] 6-12 Mos.  
- [ ] Over 12 Mos.  
**Present Use**  
- [ ] 60% One-Unit  
- [ ] 2-4 Unit  
- [ ] 6% Apartments  
- [ ] 7% Commercial  
**Land Use**  
- [ ] Industrial  
- [ ] Residential  
- [ ] Vacant  
**Change in Present Use**  
- [ ] Not Likely  
- [ ] Likely  
- [ ] Taking Place  
**Property Type**  
- [ ] Apartment  
- [ ] Condominium  
- [ ] Commercial  
- [ ] Industrial  
- [ ] Residential  
**Sold Price:** $150,000  
**Old Price:** $180,000  
**Property Appraiser:** John W. Utley III, SRA  
**Other Sales Concessions:**

**Dimensions**  
- [ ] 48x135 +/-  
- [ ] 6.480 SF  
- [ ] Corner Lot  
**Zoning Classification**  
- [ ] R-10, Residential  
- [ ] Other (specify)  
- [ ] Other (specify)  
- [ ] Off Site Improvements  
- [ ] Public  
**Electric**  
- [ ] Street Access  
- [ ] Public  
- [ ] Private  
**Gas**  
- [ ] Surface Asphalt  
- [ ] Public  
- [ ] Private  
**Water**  
- [ ] Maintenance  
- [ ] Public  
- [ ] Private  
**Sanitary Sewer**  
- [ ] Storm Sewer  
- [ ] Culvert  
- [ ] Street Light  
**Comments**  
- [ ] Favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions  
- [ ] See attached addenda.

**Market Analysis**

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<tr>
<th>ITEM</th>
<th>SUBJECT PROPERTY</th>
<th>COMPARABLE NO. 1</th>
<th>COMPARABLE NO. 2</th>
<th>COMPARABLE NO. 3</th>
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<tbody>
<tr>
<td>Address</td>
<td>49 E New England Ave</td>
<td>Lot 20 W Clearview Ave</td>
<td>Lot 172 Lenawee Dr</td>
<td>675 Collinswood Dr</td>
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<tr>
<td>City</td>
<td>Worthington, OH 43085</td>
<td>Worthington, OH 43085</td>
<td>Columbus, OH 43214</td>
<td>Westerville, OH 43081</td>
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<td>Proximity to Subject</td>
<td>0.43 miles NW</td>
<td>2.69 miles S</td>
<td>8.31 miles NE</td>
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<td>Price/Sq. Ft</td>
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<td>10/17/2014</td>
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<td>Zoning</td>
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<td>Single Family R</td>
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<tr>
<td>Improvements</td>
<td>None</td>
<td>None</td>
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<td>Net Adj. (Total)</td>
<td>$15,000</td>
<td>$5,000</td>
<td>$10,000</td>
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<td>Indicated Value of Subject</td>
<td>$113,000</td>
<td>$82,000</td>
<td>$93,000</td>
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**Comments on Market Date:** See attached addenda.

**Comments and Conditions of Appraisal:** See attached limiting conditions. The subject property last transferred on 07/05/2013 for a recorded price of $150,000; this was not an arms-length sale and included the entire parcel. None of the comparable sales transferred within one year of their most recent dates of sale. The attached plot map shows the entire area of Parcel #100-001-003, however only the area east of the paved driveway is included in this valuation analysis.

**Reconciliation:**

The Sales Comparison (Market Date) Approach is accorded most weight; Cost and Income Approaches not developed or considered relevant or necessary to produce a credible result.

**Reconciliation:**

<table>
<thead>
<tr>
<th>Appraiser: John W. Utley III, SRA</th>
<th>Supervisory Appraiser: If applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date and Title: 02/12/2015</td>
<td>Date of Signature: 02/12/2015</td>
</tr>
<tr>
<td>State Certification: #009379522</td>
<td>State Certification: ST</td>
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<tr>
<td>State License: ST</td>
<td>ST</td>
</tr>
<tr>
<td>Expiration Date of State Certification or License: 06/19/2015</td>
<td>Expiration Date of State Certification or License: ST</td>
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Form LAND -- "WTD TOTAL" appraisal software by a la mode, Inc. -- 1-800-ALAMODE
Supplemental Addendum

Borrower/Client: Worthington Masonic Assoc, LLC
Property Address: 49 E New England Ave
City: Worthington
County: Franklin
State: OH
Zip Code: 43085

USPAP CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are
   my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to
   the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value
  or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or
  the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform
  Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.

SCOPE OF APPRAISAL: The Appraisal is based on information gathered by the appraiser from public records, other identified
sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area
or from within a comparable neighborhood when no suitable sales could be found in the subject's immediate neighborhood. The
original source of the comparable sales is shown in the Data Source section of the market grid along with the source of
confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting
information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in
the report nor used as a basis for the value conclusion. Physical, functional, and external depreciation, if present, are
specifically addressed in the attached report or other addenda. The effective age of the subject property is estimated by the
appraiser based upon all the accrued depreciation to the structure (s) on the property. In estimating site value, the appraiser
has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales
and/or abstraction of site values from sales of improved properties. For income producing properties, actual rents, vacancies
and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses. The
estimated market rent and gross rent multiplier utilized in the Income Approach are based on the appraiser's knowledge of the
subject market area.

ADVERSE ENVIRONMENTAL CONDITIONS: The appraiser would note in this section of the report any adverse conditions
(such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property. It
would also be noted if the appraiser became aware of any of the above during the normal research involved in performing the
appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent
conditions of the property adverse environmental conditions (including the presence of hazardous wastes, toxic substances,
etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no
guarantees or warranties, implied or expressed, regarding the condition of the property. The appraiser will not be responsible
for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions
exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered
as an environmental assessment of the property.

DIGITAL SIGNATURE STATEMENT (IF APPLICABLE)

This report contains digital signatures that are utilized by Columbus Appraisal Company when transmitting reports digitally.
Electronic digital signatures meet USPAP standards.

EXPOSURE TIME: The estimated exposure time for the subject property is based on the marketing times of actual sales in this
particular market area. Based on our analysis of this market area the exposure time for the subject is estimated to be 90 to 120
days.

ADDITIONAL CERTIFICATION: I certify that, to the best of my knowledge and belief, the reported analyses, opinions and
conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional
Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized
representatives.

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

J. William Utley III, SRA
Ohio Residential Certification # 379820

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal
financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of
dent nonpublic personal information. As professionals, we understand that your privacy is very important to you and are
pleased to provide you with this information.
Supplemental Addendum

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as “nonpublic personal information” about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be our employee, and in certain noise relations third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic information from unauthorized access by third parties, we maintain physical, electronic, and procedural safeguards that comply with our professional standards to assure the confidentiality and integrity of your information.

Please feel free to call us at any time if you have any questions about the confidentiality of the information that we provide to us.

Intended Use:

This appraisal report is prepared for the sole and exclusive use of the above named client, to assist with possible acquisition purposes. No third parties are authorized to rely upon this report without the express written consent of the appraiser. The appraiser is not a home inspector. This report should not be relied upon to disclose any conditions present in the subject property.

Exposure Time:

Exposure time is defined in USPAP as "the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming competitive and open market" (USPAP, Section 20). The estimated exposure time for the subject property that is utilized to arrive at the opinion of market value is 3-60 days.

- Land: Neighborhood Comments
  
The subject neighborhood is a densely developed, mixed-use area located in the historical section of Worthington, Ohio. Children attend Worthington Schools. Employment opportunities and support facilities are located within a 1-5 mile radius. This area enjoys strong demand and many properties have been redeveloped or renovated in recent years. Commercial buildings are located along High Street, single and multi-family dwellings are primarily found on the interior streets and SR 161. Many of the residential and commercial buildings are quite old, over 125 to 150 years in some cases. Virtually all of these older buildings have been renovated or updated at some point. Property maintenance in the area is generally considered above average. No adverse influences observed.

- Land: Site Comments
  
Typical utility easements only, no adverse influences observed. The subject site is to be split from Parcel #100-000103; lot size is estimated based on plat map from Franklin County Auditor website. Approximate dimensions are 48x135 +/- According to Pam Fox, Worthington Law Director, the site is zoned R-10, residential; the only permitted use would be for a single family house or to be used as a small park if purchased by the City of Worthington. There are single family houses bordering this property to the north and east. Therefore the Highest and Best Use of the subject site would be single family new construction.

- Land: Market Data
  
Comp #1 located in nearby competing section of Old Worthington, in a more predominately residential area. This comp is accorded most weight. Comp #2 is located on a scenic ravine in Clintonville, however development costs are higher due to terrain. Comp #3 is located in an established residential section of Westerville. These comparable sales are the best available from a limited market sample. The narrow frontage of the subject site will restrict the functional utility and limit the type/style of single family house development. Based on my analysis of the above sales, my opinion of the market value of the subject site is estimated to be $100,000.

Form TADD - WinTOTAL appraisal software by L.A. mode, Inc. - 1-800-ALAMODE
APPRAISAL AND REPORT IDENTIFICATION

This report is one of the following types:

☐ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

— The statements of fact contained in this report are true and correct.

— The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

— Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

— Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

— I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

— Any engagement in this assignment was not contingent upon developing or reporting predetermined results.

— My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

— My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

— Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

— Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance to stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 30-120 days.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

No USPAP related issues require disclosure. The undersigned has not performed any services on the subject property in the past three years.

APPRAISER:

Signature: [Signature]

Name: John W. Giffen II, SRA

State Certification #: 00379829

or State License #: [License Number]

State: OH Expiration Date of Certification or License: 06/19/2015

Date of Signature and Report: 02/12/2015

Effective Date of Appraisal: 02/10/2015

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 02/10/2015

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: [Signature]

Name: [Name]

State Certification #: [License Number]

or State License #: [License Number]

State: Expiration Date of Certification or License: [Expiration Date]

Date of Signature: [Signature Date]

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): [Inspection Date]
# PROPOSED TERM SHEET

<table>
<thead>
<tr>
<th>TO:</th>
<th>PAMELA FOX</th>
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<tbody>
<tr>
<td>FROM:</td>
<td>CHRIS PETERSON</td>
</tr>
<tr>
<td>DATE:</td>
<td>MARCH 24, 2015</td>
</tr>
<tr>
<td>CC:</td>
<td>KEVIN SHOWE</td>
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## TERM

### DESCRIPTION

**Seller:** Showe Worthington LLC, its successors and assigns

**Buyer:** The City of Worthington, Ohio

**Park Land Legal Description:** Generally known as the single family lot identified in the Ordinances referenced above. A specific legal description and survey will be provided at the Buyer’s cost. (“Park”)

**Form of Agreement:** Seller and Buyer will seek to enter into a non-binding Letter of Intent (“LOI”) before the end of the Good Faith Negotiation Period (hereinafter defined), on mutually acceptable terms.

Both parties will move subsequently to negotiate a final purchase and sale agreement (“PSA”) based on the LOI before the end of the PSA Negotiation Period (hereinafter defined).

Notwithstanding each parties’ commitment to negotiate in good faith, neither party is under any obligation to accept any PSA terms from the other party.

**Form of Conveyance:** Limited Warranty Deed

**Park Land Price:** $150,000.00

**Costs:** Buyer shall be liable for all costs associated with the conveyance of the Park including without limitation deed preparation, Seller's cost to redesign the site to amend the plat (removing the single family home), surveying the Park area (included in legal description box above), resurveying Seller’s land to be retained, and
resubmitting the subdivision and plat for approval, City of Worthington Application Fees, etc. The Seller should bear no additional cost for this transaction.

**Historic Marker:**

Buyer will erect and maintain a plaque or other memoriam on the Park, whose content honors the Masons, and New England Lodge No. 4 in particular.

**Deed Restrictive Covenants:**

Subject to sovereign immunity from land use restrictions based on powers of eminent domain, Park may be used for any legal purpose except as parking or for commercial enterprise.

**Good Faith Negotiation Period:**

120 Days from January 20, 2015 to May 20, 2015.

**PSA Negotiation Period:**

Buyer and Seller will negotiate a Purchase & Sale Agreement (“PSA”) no later than 30 Days from end of the Good Faith Negotiation Period. If Buyer and Seller do not come to terms on the PSA, then neither party will owe the other any obligation.

Buyer is a public entity and therefore cannot commit to an expenditure of funds until an ordinance appropriating those funds has been passed by City Council and is effective. Buyer shall provide Seller with a written description of Buyer’s public process for the appropriation of funds.

Seller will only sign the PSA once proof of Buyer’s funds has been made available.

**Due Diligence Period:**

30 Days from end of the execution of the PSA

**Close Period:**

30 Days from end of Due Diligence period

**Other Terms:**

To be spelled out in the LOI and/or PSA.
MEMORANDUM

TO: Matthew H. Greeson, City Manager
FROM: Darren Hurley, Parks & Recreation Director
DATE: April 1, 2015
SUBJECT: Pocket Park Options

I have attached a drawing of a potential design for the lot being discussed as a potential pocket park on New England Avenue. The sketch is not intended to be a final design, but just an example to give us an order of magnitude and begin to put some cost estimates to construction and maintenance of the potential park space. The sketch does not include a potential historical sign or marker which would likely be included or variations of the brick walkway which could hug the drive more or take various shapes and routes through the lot.

Also attached to this memo, is a breakdown of anticipated construction costs and operating costs. These are estimates provided based on development similar to that in the sketch. Obviously, these costs could vary significantly depending on changes in design and things not yet known such as issues underground, etc.

Finally, we have provided some information about a grant that might be an option for this property. The Ohio Department of Natural Resources has a NatureWorks Grant that was suggested for the project. Details to consider with this grant are outlined on the attached overview of the grant program.

If I can provide further information, please let me know.
**Construction Costs - $34,385**
- Irrigation upgrades - $2,000
- Landscaping upgrades/signage - $6,500
- Sidewalk installation - $14,900
- Benches and Pad - $6,000
- Trash Can - $500
- Contingency - $4,485

**Annual Maintenance - $2,800**
- Mowing - $1,100
- Misc (snow removal, irrigation repair, trash removal, etc) - $500
- Tree Work - $1,200
ODNR NatureWorks Grant

Application Deadline: May 1, 2015

Reimbursement: 75% reimbursement (total amount available for all of Franklin County - $264,000)

Eligibility: Funds can be used for land acquisition OR development (not both)

NatureWorks Applications for Land Acquisition Projects

To be eligible for NatureWorks funding assistance, the primary future use(s) of any property proposed for acquisition must be public outdoor recreation or public outdoor recreation support facilities. All applications must include a detailed plan or description of the proposed future use(s) of the property. All future uses during the COMPLIANCE PERIOD must be open to the public. The outdoor recreational development intended for the property should be developed within two years of NatureWorks project close out. Eminent domain acquisitions are not eligible.

Examples of eligible land acquisition grant projects:

- Purchase of land that will be used for active outdoor recreation.
- Purchase of land to enlarge an existing park.
- Purchase of wetlands, natural areas, woodlands, etc. that will provide unique public outdoor recreation opportunities.
- Purchase of stream or lake frontage for public swimming, boating, fishing, etc.
- Purchase of urban land for public playgrounds, picnicking, non-professional sport facilities, skate parks, dog parks, open play areas, etc.
- Purchase of natural areas or preserves where passive outdoor recreation will be permitted.
- Purchase of linear corridors for trails or greenways.
- Purchase of land for a support facility (parking area, restroom, concession building, etc) for public outdoor recreation.
- Purchase of land for public recreation centers.

Notes:

- Land acquired or developed using NatureWorks funds must be fully ADA compliant.
- These funds would be perfect for trail facility improvements along the Olentangy or purchasing tracts of land to continue building trails.
- The space requested to be a “pocket park” is less than a mile from 6 existing Worthington parks:
  - Village Green is one block away (.09 miles)
  - E. Granville Road Park (0.4), Park Boulevard Park (0.57) and Hartford (0.45) are all about a half mile away
  - Pingree Park is 0.71 miles away
  - Olentangy Parklands is less than a mile away (0.98)
Lodge Condominiums
Area under consideration