RESOLUTION NO. 26-2015

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 (1028 Proprietors 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 during program year 2015 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 MAC Construction Inc. to improve commercial real property owned by a related entity at 1028 Proprietors Road, City of Worthington, Franklin County (the “Property”); and,

WHEREAS, as specified in the ReCAP Policy & Procedures, City staff has prepared the application materials for review and approval by City Council; and,

WHEREAS, City Council is desirous of encouraging the exterior renovation and streetscape improvements to be made by MAC Construction Inc., 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 $25,000 in assistance under the Re-emergent Corridor Assistance Program, or ReCAP, to MAC Construction Inc., 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.
RESOLUTION NO. 26-2015

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 May 18, 2015

/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 (2015)

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.

<table>
<thead>
<tr>
<th>Applicant Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant Name</strong></td>
</tr>
<tr>
<td><strong>Contact Name &amp; Title</strong></td>
</tr>
<tr>
<td><strong>Contact Email</strong></td>
</tr>
<tr>
<td><strong>Contact Phone No.</strong></td>
</tr>
</tbody>
</table>
| **Project Site Address** | 4826 Proprietors Rd.  
Worthington, Ohio 43085 |
| **Is this site:** | Purchased \(\checkmark\)  
Leased (lease ends: ____/____/____) \(\checkmark\) |
| **Applicant’s Federal Identification Number (FEIN)** | [REDACTED]  
(attach sheet if additional FEINs) |
| **Describe Applicant’s Commitment to and Involvement in the Worthington Community** | Please see attached sheet |
| **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

<table>
<thead>
<tr>
<th>Property Owner Name*</th>
<th>MSM6, LLC (Laurie McEnery, owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td><a href="mailto:lmcecery@macconst.com">lmcecery@macconst.com</a></td>
</tr>
<tr>
<td>Phone No.</td>
<td>614-745-8268</td>
</tr>
</tbody>
</table>

* 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**

**COUNTY OF Franklin**

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.

**NOTARIAL SEAL**

**KIMBERLY S. ZINSMEISTER**

**NOTARY PUBLIC**

**STATE OF OHIO**

Comm. Expires: February 27, 2017

Recorded in Franklin County

Signed: [Signature]

Notary Public, State of Ohio

My Commission expires: February 27, 2017

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### Project Site – Current Conditions

(Attach additional sheets if necessary)

In the Space Provided, Describe the Project Site’s Current Conditions, including Building & Site Improvement Needs

Please see attached sheet

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Attach Current, As-is Photographs of the Project Site

Page 2 of 4
May 1, 2015

Worthington Economic Development

Re-emergent Corridor Assistance Program (ReCAP)

Application for Assistance

Re: MAC Construction Inc.

1028 Proprietors Rd.

Worthington, Ohio 43085

Applicant Information: To accompany MAC Construction Inc. Application for Assistance 2015

Describe Applicant’s Commitment to and Involvement in the Worthington Community:

MAC Construction Inc. has been an actively involved family construction business in the central Ohio region since its’ inception in 1983. After nearly 18 years based in Lewis Center, Ohio, the company had the opportunity to relocate to the Worthington business corridor and made the move in 2013 to our current location: 1028 Proprietors Rd. The current owners have lived in Worthington for over 25 years and the third generation of the family has attended both Worthington public and parochial schools. Several of the families have purchased first homes in Worthington and have many long time friendships here. Currently, five of our 12 employees are residents of Worthington. MAC Construction has always supported the Worthington Booster Program, Worthington Athletics, Worthington Recreation Center, Worthington Foundation and the McConnell Arts Center. Both the family and the company look forward to continuing this long standing legacy within the community.

Project Site-Current Conditions:

The site located at 1028 Proprietors Rd is a nearly 70 year old facility with an adjacent warehouse building that formerly housed a transportation company. Upon purchase of the property in 2013, interior renovations were undertaken. Interior space was reconfigured for use as an office building, utilities were updated, new energy efficient windows were installed and the building was refreshed with new paint. The warehouse, which is visible from Proprietors Rd. was not included in any renovations/refreshes at that time due to budget constraints. Included in this application is the specific building and site recommendations and requests developed in conjunction with the Neighborhood Design Center. Through the City of Worthington Corridor Assistance program, MAC Construction seeks to improve the overall facade of the office building and warehouse to make a pleasing, professional update to the Worthington Business corridor, thereby enhancing the neighborhood and attracting potential new business development to Worthington.
<table>
<thead>
<tr>
<th>Estimated Total Exterior Project Costs</th>
<th>$54,508</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Attach additional sheets if necessary)</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>In the Space Provided, Describe the Applicant's Experience in Undertaking / Managing Similar Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Please see attached)</td>
</tr>
</tbody>
</table>

Attach Schematic Designs and/or Drawings for the Exterior Improvement Project
MAC Construction, Inc. Exterior Office Renovation  
Scope of Work

1.) Demolition 
   a.) Existing Fence on the northwest side of the building. 
   b.) Existing front overhang, metal siding and associated roofing. 
   c.) Demo existing storefront door. 

2.) Rough Framing 
   a.) Frame new bump outs on south, west and east side of the building to receive new architectural finishes.

3.) Masonry 
   a.) Install new stacked stone veneer, as shown on drawings, on the south, west and east side of the building.

4.) Finish Carpentry 
   a.) Install new cedar siding at the entryway, per plans. 
   b.) Build and install (6) new cedar planting beds, per plans.

5.) Roofing 
   a.) Install new membrane roofing up the back of the new front entry wall. Wrap over the top on the wall and terminate with metal coping.

6.) Aluminum Storefront 
   a.) Install new storefront door and side light. Color to be either red or bronze. Includes all new hardware.

7.) Painting 
   a.) Paint exterior of main building and rear warehouse. 
   b.) Paint (12) awnings

8.) Awnings 
   a.) Install (2) suspended awnings. One for the main office and one for the rear warehouse. 
   b.) Install (6) suspended awnings over the windows on the south, west and east side of the building 
   c.) Install (4) awnings over each of the warehouse bay doors.

9.) Landscaping 
   a.) Install new landscaping beds and plantings where existing fence and picnic area are located.

10.) Electrical 
   a.) Install new lighting for new signage over main entryway.

11.) Signage 
   a.) Install new company logo sign over main entryway and awning. 
   b.) Install new street numbers on southwest side
Describe Applicant's Experience in undertaking/managing similar projects:

As the applicant in this façade improvement project, MAC Construction Inc. has well over 30 years of experience and expertise in the commercial industry. Our expertise has been in the renovation, remodeling and new builds for clients in numerous locales across the country. Our website: www.macconst.com highlights some of our current and completed projects. We are excited about the possibility of updating our office/warehouse facility as part of the Worthington Re-emergent Corridor Assistance Program and hope to create a positive statement for the City of Worthington.
### Project Work Bids

<table>
<thead>
<tr>
<th>Attach Two (2) Written Bids for All Exterior Improvement Work to be Performed under the Project ¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>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)</td>
</tr>
</tbody>
</table>

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

### Contractor Selected & Construction Schedule

<table>
<thead>
<tr>
<th>Contractor Selected</th>
<th>Name: MAC Construction Inc.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Construction Schedule</th>
<th>Approximate date work to be completed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximate date work to begin:</td>
<td><em>7 / 01 / 15</em></td>
</tr>
<tr>
<td></td>
<td><em>9 / 01 / 15</em></td>
</tr>
</tbody>
</table>

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.

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**

[Signature]

**Date**

**Printed Name & Title**

Laurie C. McFerry

[Date]

Applications are to be submitted to the following:

**City of Worthington, Economic Development**

6550 North High Street

Worthington, Ohio 43085

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.