RESOLUTION NO. 32-2015

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 (6601 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 property 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 Huntley Partners LLC to make exterior improvements to commercial real property the applicant owns at 6601 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 by the Worthington Community Improvement Corporation (“CIC”) at a special meeting on June 5, 2015; and,

WHEREAS, although the CIC lacked quorum at its June 5 special meeting, those Board members present favorably reviewed Huntley Partners LLC’s application and assented to 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 Huntley Partners 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 $5,000 in assistance under the Re-emergent Corridor Assistance Program, or ReCAP, to Huntley Partners 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.
RESOLUTION NO. 32-2015

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 June 15, 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>Applicant Name: Huntley Partners LLC</td>
</tr>
<tr>
<td>Contact Name &amp; Title: Greg A. Margulies, Managing Partner</td>
</tr>
<tr>
<td>Contact Email: <a href="mailto:gmarguli@gmail.com">gmarguli@gmail.com</a></td>
</tr>
<tr>
<td>Contact Phone No.: 614 239 9992</td>
</tr>
</tbody>
</table>
| Project Site Address: 660 1 Huntley Road  
Worthington, Ohio  
Is this site: ✔ Purchased  
☐ Leased (lease ends: _/_/___)  
applicant Federal Identification Number (FEIN):  
Huntley Partners has owned the building at 6601 Huntley Road since 2000. (The property was titled to J.M.Parterns a family partnership previously). When the partners purchased this building it was in deplorable condition having been all but abandoned and about to go into foreclosure. We renovated the building and found two great tenants who occupied the building until last year when one of them moved to smaller space. We are a property management/development company that believes in holding property for the long term when possible.  |
<p>| Describe Applicant’s Commitment to and Involvement in the Worthington Community:     |</p>
<table>
<thead>
<tr>
<th>Property Owner Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner Name*</td>
</tr>
<tr>
<td>Email</td>
</tr>
<tr>
<td>Phone No.</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

*Signature*

STATE OF OHIO  ss.
COUNTY OF ELYRIA  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.

Signed:  
Notary Public, State of Ohio

My Commission expires:

<table>
<thead>
<tr>
<th>Project Site – Current Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>In the Space Provided, Describe the Project Site's Current Conditions, including Building &amp; Site Improvement Needs</td>
</tr>
</tbody>
</table>

This is an industrial building in an industrial part of Worthington and serves a functional rather than aesthetic purpose. The building could be spruced up with new paint and landscaping and some design elements included in the paint scheme to improve the overall look.
## Project Scope of Work & Applicant Experience

<table>
<thead>
<tr>
<th>Estimated Total Exterior Project Costs</th>
<th>$ 10,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Attach additional sheets if necessary)</td>
<td></td>
</tr>
<tr>
<td>Repair the exterior of the building as per design by Neighborhood Design Group and perform minor repairs as needed to the exterior.</td>
<td></td>
</tr>
<tr>
<td>Add extensive landscape as per NDG plan.</td>
<td></td>
</tr>
</tbody>
</table>

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

If the exterior work is part of a larger renovation project on the Project Site itself, describe other planned improvements.
In the space provided, describe the Applicant's experience in undertaking/Managing similar projects.

I have been managing and renovating property since 1985 including many residences and office building construction and renovation projects including extensive work to this property at the time that it was purchased.

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

Project Work Bids

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: Spurbeck Construction

Approximate date work to begin: 7/10/2015
Approximate date work to be completed: 8/10/2015

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 5329.43 (A)(4)).

Applicant Signature: [Signature]
Printed Name & Title: [Name]
Date: [Date]

Applications are to be submitted to the following:

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