

ORDINANCE NO. 08-2016

Authorizing the Worthington Community Improvement Corporation to Execute a Lease Agreement Between the WCIC and Sew to Speak LLC for a Portion of the Kilbourne Building.

WHEREAS, in 2006 the City authorized the purchase of the James Kilbourne Memorial Library Building (the "Building") located at 752 High Street on the northeast corner of the Village Green; and,

WHEREAS, certain repairs and improvements have been made to the Building over the years since the City's acquisition, but it has remained vacant during that time; and,

WHEREAS, as part of the State Capital Budget the City was granted \$300,000 for improvements to the Building, which, together with additional funds appropriated by City Council, has been expended to make the Building accessible to the public for future commercial or public uses; and,

WHEREAS, Sweet Carrot Worthington, LLC ("Sweet Carrot") has executed a lease agreement with the Worthington Community Improvement Corporation (the "WCIC") for space in the southern portion of the Building to operate a restaurant and construct an outdoor patio; and,

WHEREAS, Sew to Speak LLC expressed interest in the northern space of the Building to expand its existing retail operations and has agreed to construct the tenant improvements as needed in exchange for rent concessions; and,

WHEREAS, the WCIC, as agent of the City, will administer the lease which sets forth the parties' respective rights and obligations for the use of the Building.

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

SECTION 1. That the Worthington Community Improvement Corporation, as agent for the City, is hereby authorized and directed to execute and deliver on behalf of the City the Lease Agreement for the Kilbourne Building with Sew to Speak LLC, substantially in the form of the Lease Agreement attached hereto as Exhibit "A" and made a part hereof, with such changes as approved by the Director of Law that are not inconsistent with this Ordinance and adverse to the City and the WCIC.

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SECTION 2. That the City Manager is authorized to execute and deliver all necessary documents to evidence the City's consent to this lease of a portion of the Building.

SECTION 3. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed March 7, 2016

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council

Introduced February 16, 2016
P.H. March 7, 2016
Effective March 30, 2016