

ORDINANCE NO. 37-2016

Authorizing the Worthington Community Improvement Corporation to Execute a Lease Agreement Between the WCIC and COhatch Worthington 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 mostly 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, COhatch Worthington LLC (“COhatch”), an Ohio limited liability company, has expressed interest in the Building to operate a co-working business concept, including open desk space and office memberships, administrative support services, conference space, member events and the creation of a “makerspace” area, with plans to construct an outdoor patio; and,

WHEREAS, the CIC, as agent of the City, has approved of the lease to COhatch and 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 COhatch Worthington 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 the lease of the space in the Building to COhatch.

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 November 7, 2016

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council

Introduced October 17, 2016
P.H. November 7, 2016
Effective November 30, 2016