

ORDINANCE NO. 33-2015

An Ordinance Authorizing the City to Accept Title in the City to Certain Property and to Transfer Title to the Property Back to the Original Owner for Public Purposes.

WHEREAS, the City of Worthington (the “City”) is committed to encouraging the redevelopment of existing property within the City limits; and,

WHEREAS, Trivium Development LLC (the “Company”) or its designee desires to purchase and completely renovate approximately 53,200 square feet of office space, substantially re-grading exterior parking facilities and creating handicap accessible facilities at a vacant single-tenant office building on West Wilson Bridge Road (the “Project”) and in doing so will construct certain improvements to real property that will serve a public purpose (the “Designated Improvements”) on the property described in Exhibit A attached hereto (the “Site”); and,

WHEREAS, the Site features a single-tenant commercial office building constructed in 1976 and which has been left vacant and unused for at least ten years since its last occupant relocated out of Worthington, and which such building requires significant retrofitting and renovations in order to render it market-viable; and,

WHEREAS, the City desires to support and facilitate the construction of the Designated Improvements by passing an Ordinance under Ohio Revised Code Section 5709.41 (the “TIF Ordinance”) declaring the development of the Designated Improvements to be a public purpose; and,

WHEREAS, the City must hold fee title to the real property comprising the Site prior to enacting the TIF Ordinance; and,

WHEREAS, it is necessary for the City to execute certain documents to accomplish the acceptance and subsequent transfer back to the Company of title to the real property comprising the Site, all prior to the City’s enactment of the TIF Ordinance.

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

SECTION 1. That the development of the Designated Improvements is a public purpose in furtherance of the City’s efforts to accomplish urban redevelopment within the City.

SECTION 2. That the City Manager is hereby authorized and directed to accept, on behalf of the City, title in the City to the real property comprising the Site, and to immediately transfer the Site back to the Company.

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SECTION 3. That the City Manager is authorized and directed to execute, in accordance with this Ordinance, the quit claim deed(s) and all additional documents necessary, and to take any other required action, to take title to the Site in the City's name from the Company and to immediately transfer title back to the Company. Each such transfer shall be made for no monetary consideration.

SECTION 4. 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 September 8, 2015

/s/ Bonnie D. Michael  
President of Council

Attest:

/s/ D. Kay Thress  
Clerk of Council

Introduced July 20, 2015  
P.H. September 8, 2015  
Effective October 1, 2015

## **EXHIBIT A**

The Site is comprised entirely of the following: Franklin County, Ohio Auditor's parcel number 100-005397-00.

The legal description of the Site is the following: 350 West Wilson Bridge Road, Officescape, Lot 4.