



# City Council Agenda

Monday, June 5, 2023 at 7:00 pm

6550 N. High Street, Worthington, Ohio 43085

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Visitor Comments

## Approval of the Minutes

### 5. Approval of Minutes

May 15, 2023 (Special Meeting) & May 15, 2023 Regular Meeting

## Public Hearings

### 6. Ordinance No. 14-2023-Street & Sidewalk Maintenance Program 748-23

Amending Ordinance No. 39-2022 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the 2023 Street and Sidewalk Maintenance Program and all Related Expenses and Determining to Proceed with said Project. (Project No. 748-23)

*Executive Summary:* This ordinance appropriates funds for the 2023 Street & Sidewalk Maintenance Program Project Number 748-23.

*Recommendation:* Motion to amend to insert the amount of the appropriations and the name of the contractor (Strawser Paving Company); approve as amended.

### 7. Orange Township Joint Economic Development District (JEDD)

*Executive Summary:* A public hearing will be held in compliance with ORC 7.15.70(D)(2) regarding City Council's consideration of forming a Joint Economic Development District with Orange Township.

*Recommendation:* Hold Public Hearing per Ohio Revised Code 715.70(D)(2)

## New Legislation - Resolution(s)

### 8. Resolution No. 35-2023-FACE Program Application – TIA Executive House LLC

Authorizing the award of façade assistance and corridor enhancement funds to help improve facility exterior facade and streetscape along certain of the city's commercial corridors (6797 & 6827 N. High Street)

*Executive Summary:* This Resolution would authorize \$36,254 in financial assistance under the FACE Program to TIA Executive House LLC, located at 6797 and 6827 N. High St.

*Recommendation:* Motion to approve as presented.

**9. Resolution No. 36-2023-Resolution – Authorizing Acquisition of the Parcel 4 Real Estate Interests from CSX Transportation for the NE Gateway Project**

Authorizing the Acquisition of Certain Real Estate Interests Involving Parcel 4 for the Northeast Gateway Intersection Improvement Project. (Project No. 602-14)

*Executive Summary:* This Resolution authorizes the acquisition of the Parcel 4 real estate interests from CSX Transportation for the NE Gateway Project pursuant to Ordinance 61-2018.

*Recommendation:* Introduce and approve as presented.

## **New Legislation - Ordinance(s)**

**10. Ordinance 15-2023 Authorizing Modification of the Columbus Water Service Agreement to Update the Worthington Boundary Map**

*Executive Summary:* This Ordinance authorizes the modification of the Columbus water service agreement to update the Worthington boundary map.

*Recommendation:* Introduction for public hearing on June 20, 2023.

## **Reports of City Officials**

**11. Policy Item(s)**

**a. Liquor Permit- Guru Wines**

*Executive Summary:* The Ohio Division of Liquor Control has notified the City of a requested change in LLC ownership interests for Guru Wines.

*Recommendation:* Motion to not request a hearing.

**12. Information Item(s)**

**a. Worthington Pools**

*Executive Summary:* Representatives of the working group will provide an update focused on an overview of potential financial strategies that could be pursued if the City decides to financially support capital improvements at the outdoor pools.

## **Reports of Council Members**

## **Other Business**

## **Executive Session**

- a. To consider the appointment of a public official.
- b. To conference with attorney(s) for the City concerning pending or imminent litigation.

# Adjournment

## 13. Motion to Adjourn

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Contact: Grace Brown, Clerk of Council ([grace.brown@worthington.org](mailto:grace.brown@worthington.org)) (614) 436-3100 | Agenda published on  
06/01/2023 at 4:28 PM



## City Council Special Meeting

### Minutes

Monday, May 15, 2023 at 6:00 pm

6550 N. High Street, Worthington, Ohio 43085

#### 1. Call to Order

**Minutes:**

Worthington City Council met in person in Special Session on Monday, May 15, 2023. President Robinson called the meeting to order on or about 6:00 p.m.

#### 2. Roll Call

**Minutes:**

Members Present: Katy Brewer, Pete Bucher, Rebecca Hermann, Beth Kowalczyk, Bonnie Michael, Doug Smith, David Robinson. Also Present: Clerk of Council, Grace Brown and Personnel Director, Lori Trego.

### Executive Session

#### 3. Executive Session

**Minutes:**

Ms. Michael moved, Ms. Brewer seconded a motion to go into Executive Session to consider the appointment of a public official. The motion carried unanimously by a roll call vote. City Council recessed at 6:03 p.m. Returned to open session at 6:49 p.m.

### Adjournment

#### 4. Motion to Adjourn

**Minutes:**

Ms. Kowalczyk moved to adjourn, seconded by Mr. Smith. The motion was carried unanimously by a voice vote. President Robinson declared the meeting adjourned at 6:53 p.m.





## City Council Agenda

### Minutes

Monday, May 15, 2023 at 7:00 pm

6550 N. High Street, Worthington, Ohio 43085

#### 1. Call to Order

**Minutes:**

Worthington City Council met in person on Monday, May 15, 2023. President Robinson called the meeting to order at 7:00 p.m.

#### 2. Roll Call

**Minutes:**

**Members Present:** Katy Brewer, Pete Bucher, Rebecca Hermann, Beth Kowalczyk, Bonnie Michael, Doug Smtih, David Robinson.

**Member(s) Absent:** None

**Also Present:** Acting City Manager Robyn Stewart, Assistant City Manager and Economic Development Director David McCorkle, Director of Law Tom Lindsey, Director of Finance Scott Bartter, Service & Engineering Director John Moorehead, Planning & Building Director Lee Brown, Director of Parks & Recreation Darren Hurley, Chief of Fire & EMS Mark Zambito, Acting Chief of Police Eric Grile, Clerk of Council Grace Brown

#### 3. Pledge of Allegiance

**Minutes:**

President Robinson invited those in attendance to stand and recite the Pledge of Allegiance.

#### 4. Visitor Comments

**Minutes:**

Mr. Mark Gideon, 91 Chaucer Court, spoke about the Northbrook Sanitary Sewer. He discussed actions that he thought City had not taken in the process. He emphasized that the City should use the public right of way for the project in phase two and that it was not too late to do so.

Mr. Michael Duffy, 645 Farrington Drive, was next to speak before Council. He offered comments about the former United Methodist Children's Home property. He encouraged Council to find out how the property was sold (through a legal discovery process) to Lifestyle Communities.

### Special Presentation(s)

#### 5. Franklin County Auditor's Office

**Minutes:**

Mr. P.R. Casey, Deputy Chief of Staff and General Counsel for the Franklin County Auditor's Office gave an update on the reappraisal process. Mr. Casey shared that the Auditor's Office was trying to reach all communities within Franklin County about the appraisal project. He shared that there was an informal appraisal and updated property values in 2020, but that 2023 would be a formal appraisal with an effort to reflect the current real estate market via mass appraisal.

Mr. Casey explained that mass appraisal was different from the appraisal done by banks at the time of a purchase of a home. The mass appraisal was done without entering homes. He offered that questions regarding home values and appraisal could be found on the Know Your Home Value website homepage. Mr. Casey mentioned that if home or business owners were unhappy with their appraisal, they could schedule a review session in August with the Auditor's Office online and that they would be scheduled to happen in person throughout the month of September. He highlighted that it was not a mandatory process though.

Councilmember Brewer asked how physical characteristics, such as new additions and fences, would be valued and how they would look at things on the property for valuation decisions. Mr. Casey responded by saying that by law, the office is permitted to make adjustments every year for people's property. He called it an annual maintenance review via permits sent to their office by municipalities.

Mr. Casey shared that Franklin County was continually rated as one of the hottest real estate markets in the country. He added that the reappraisal for 2023 would likely affect property taxes. He noted that it is not the case that just because property values would go up that taxes on that property would do the same. He stated that the formula was 35% of the auditor's value for a property multiplied by the taxing district rate is the amount (if any) of increases. Mr. Casey also provided the example that if a property value change decreases more than the average in the taxing district, one would see a small decrease in taxes. He again referenced the Know Your Home Value website for frequently asked questions.

Councilmember Bucher expressed his thanks for the work the Auditor's Office is doing with several communities in Franklin County and for Mr. Casey's presentation.

Councilmember Michael asked if residents in Worthington would see an increase in taxes and value. Mr. Casey replied that it was likely that most property owners would see some type of increase.

Councilmember Kowalczyk asked Mr. Casey to explain the Homestead Exemption. He shared that it was a law/program for older homeowners to get a tax credit, or tax break on their homes. He further explained that it was created to keep older citizens from being priced out of their homes.

Mr. Casey thanked Council for their time and the opportunity to present.

**6. Resolution No. 31-2023- Retirement of Lori Trego, Personnel Director**

Expressing the Appreciation and Best Wishes of the Worthington City Council to Lori Trego for 32 years of Outstanding Service to the City of Worthington.

**Minutes:**

**Introduced by Ms. Michael.**

**MOTION:** Ms. Michael moved, seconded by Ms. Kowalczyk to adopt Resolution No. 30-2023.

**The motion carried unanimously by a voice vote.**

Resolution 31-2023 honored Lori Trego, Personnel Director for her more than 32 years of outstanding service to the City of Worthington. Ms. Trego began in 1990 as an assistant in the Service Department and rose to the rank of the City's first Director of Personnel in 2009. Council President Robinson presented Ms. Trego with the official Resolution and thanked her for her service.

Ms. Stewart then presented Ms. Trego with a shadowbox containing her dais nameplate and spoke of her many years with the City. She recognized Ms. Trego's work in bringing the community and neighbors together via grants and programming. Her work on the bi-centennial wagon train celebration in 2003, her humor, and all her achievements during her time at Worthington.

Ms. Trego thanked Ms. Stewart, Council President Robinson, Councilmembers, and City Staff for the opportunity to work with them. She highlighted her time with hard-working dedicated employees and shared that she was confident the city was in good hands. She also thanked the Worthington community for the honor of serving them and her husband, for 32 years of support on her journey.

## Approval of the Minutes

### 7. Approval of Minutes

April 03, 2023, April 10, 2023, April 17, 2023, May 1, 2023 (Joint Meeting), May 1, 2023, & May 08, 2023

#### Minutes:

**MOTION:** Ms. Brewer moved, seconded by Ms. Michael to adopt the minutes of April 03, 2023, April 10, 2023, April 17, 2023, May 1, 2023 (Joint Meeting), May 1, 2023, & May 08, 2023 as presented.

**The motion carried unanimously by a voice vote.**

## Public Hearings on Legislation

### 8. Ordinance No. 07-2023- Funding Project Number 720-21 HVAC Improvement Program

Amending Ordinance No. 39-2022 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the HVAC Improvement Program and all Related Expenses and Determining to Proceed with said Project. (Project No. 720-21)

#### Minutes:

**MOTION:** Ms. Michael moved, seconded by Ms. Kowalczyk to remove Ordinance No. 07-2023 from the table. The motion carried unanimously by voice vote.

Ms. Stewart added a background that the ordinance had been tabled as a result of only receiving one bid in the prior round. She then asked that Mr. Moorehead offer additional details. He shared that there were three bids in the second round and asked the ordinance be amended to include the name of the contractor and the amount of appropriation.

**MOTION:** Ms. Hermann moved, seconded by Mr. Smith that the ordinance be amended to insert the amount of the appropriation (\$2,012,000.00) and the name of the contractor (ABM Building Solutions).

**The motion carried unanimously by voice vote.**

**There being no additional comments, the clerk called the roll on Ordinance No. 07-2023**

**The motion carried unanimously by the following vote:**

**Vote Results:** Ayes: 7 / Nays: 0

**9. Ordinance No. 12-2023- Municipal Motor Vehicle License Tax Increase**

To Levy the Additional Five-Dollar Annual License Tax for Operation of Motor Vehicles as Authorized by Section 4504.173 of the Ohio Revised Code.

**Minutes:**

Ms. Stewart offered background that when the Capital Improvements Program was adopted in the fall, it was contemplated at that time to increase revenue from the license tax by raising the rate by \$5. She then asked if Mr. Bartter had additional comments or background.

Mr. Bartter shared that historically, the city used the funds to offset the cost of the Street Improvement Program. He added that there were no big improvements in the program but that costs continued to go up. Mr. Bartter commented that the dollars collected with the increase would yield an estimated \$120,000 a year.

**There being no additional comments, the clerk called the roll on Ordinance No. 12-2023**

**The motion carried unanimously by the following vote:**

**Vote Results:** Ayes: 7/ Nays: 0

**10. Ordinance No. 13-2023- Acceptance of Sanitary Sewer Improvements for Stafford Village**

Accepting Sanitary Improvements Constructed in a Public Easement Located at the Stafford Village of Worthington Subdivision.

**Minutes:**

Ms. Stewart offered that the ordinance was for the redevelopment of Stafford Village and the construction of a new sanitary sewer line that would serve the property and was built by the developer which had gone through inspections and reviews.

Mr. Moorehead shared that this was a common occurrence in the City. When constructing public infrastructure, the developer paid for the installation, and then when done they turned over the property to the city. They requested a maintenance bond that covered 10% of the improvements for the next year and maintenance costs.

**There being no additional comments, the clerk called the roll on Ordinance No. 13-2023**

**The motion carried unanimously by the following vote:**

**Vote Results:** Ayes: 7/ Nays: 0

## **New Legislation - Resolution(s)**

**11. Resolution No. 32-2023- Appointment of Angela Harris to Central Ohio Health Care Consortium Board**

Resolution Appointing Angela N. Harris as the Principal Representative to the Board of the Central Ohio Health Care Consortium.

**Minutes:**

**Introduced by Ms. Michael**

Ms. Stewart shared that the City was part of a healthcare consortium with other local governments for the provision of health insurance benefits to its employees. As Lori Trego was the primary representative with Mr. Bartter as the alternate, it was appropriate that Ms. Harris take over the primary preventative role as the new director of personnel.

**MOTION:** Ms. Hermann moved, seconded by Mr. Bucher to adopt Resolution No. 32-2023

**The motion carried unanimously by a voice vote.**

**12. Resolution No. 33-2023-Acceptance of Grant for Cardiac Monitors and Source Capture**

To Accept a Grant from the Federal Emergency Management Administration – Assistance to Firefighters Grants for Cardiac Monitors and a Source Capture Exhaust System and to Authorize the City Manager to Execute the Necessary Grant Documentation.

**Minutes:**

**Introduced by Ms. Brewer**

Ms. Stewart said the resolution related to the acceptance of grant funds from the federal government and they would fund two items within the Fire and EMS Division, the first was cardiac monitors to be used for emergency medical services, and the second was an exhaust system for the bay where the fire and emergency medical equipment resided to create cleaner air. Chief Zambito added that he was excited to get the equipment and clean the air.

**MOTION:** Ms. Michael moved, seconded by Ms. Kowalczyk to adopt Resolution No. 33-2023

**The motion carried unanimously by a voice vote.**

**13. Resolution No. 34-2023- Vision Implementation Teams**

Creation of Vision Implementation Teams and Appointment of Team Leaders.

**Minutes:**

Mr. Aaron Shearer of 6875 Bowerman St. East, provided comments in support of taking immediate action for increasing housing in the city. He emphasized his belief that it was a matter of when and how and not if the issue would come to a head. Mr. Shearer provided examples of problematic properties as he deemed them. He requested that Council lead the project and solutions.

**Introduced by Ms. Brewer.**

Ms. Stewart recapped the development of the Vision Teams over the last several weeks before the meeting noting that it was a combination of work. She noted that the staff was also talking to a consultant which was previously discussed providing materials and process support for the teams. Ms. Brewer expressed appreciation for everyone's work on the teams and highlighted Ms. Stewart's efforts. She added notes of thanks for her fellow council members' willingness to start the work and process.

**MOTION:** Ms. Michael moved, seconded by Ms. Kowalczyk to adopt Resolution No. 34-2023

**The motion carried unanimously by a voice vote.**

**New Legislation - Ordinance(s)**

**14. Ordinance No. 14-2023-Street & Sidewalk Maintenance Program 748-23**

Amending Ordinance No. 39-2022 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the 2023 Street and Sidewalk Maintenance Program and all Related Expenses and Determining to Proceed with said Project. (Project No. 748-23)

**Minutes:**

**Introduced by Ms. Brewer and set for public hearing on June 5, 2023.**

**Reports of City Officials**

**15. Policy Item(s)**

#### **a. Flavored Tobacco**

##### **Minutes:**

Ms. Stewart introduced Mr. Sam Roberts, Public Policy Intern for the City of Worthington, who was actively involved in policy research on the initiative.

Mr. Roberts thanked Council and staff for the opportunity to present and for their support in his time with Worthington. He began his presentation by defining what flavored tobacco was and the populations (youth and African American) in which the sale and consumption were most affected in the US. He added that the sale of flavored tobacco was already banned in many states and that Governor DeWine was taking the initiative to prepare legislation in Ohio (First by permitting bans at the local level). Mr. Roberts continued by sharing licensing guidelines by Columbus Public Health. With licensing, he also outlined fines for illegal sales.

Ms. Brewer asked about nationwide state bans and Ms. Kowalczyk asked about higher penalties in comparison with Tobacco 21.

Mr. Edward Johnson, with Columbus Public Health, highlighted the rationale behind the higher penalties for illegal sales from what was introduced in Tobacco 21. He added that original fines were insufficient for them to change their sale behaviors.

Ms. Kowalczyk asked about updating the Tobacco 21 policy. Ms. Stewart said that it would be likely that the City would go along with the action of Columbus Public Health.

Mr. Smith asked if wholesalers would be affected by the updated policy, and Mr. Johnson responded that they would not as they sell to businesses.

**MOTION:** Ms. Michael moved and Ms. Hermann seconded a Motion to direct staff to prepare legislation.

**The motion carried unanimously by voice vote.**

#### **16. Discussion Item(s)**

##### **a. Deer in Worthington**

##### **Minutes:**

Worthington residents Ms. Val and Mr. Bill Knapp, of 290 Highgate Avenue, were the first of two guest speakers to speak before the Council regarding deer in Worthington. They shared their desire to have a deer task force to help control the deer population in Worthington. They shared that in their more than 25 years of living in Worthington, they have seen a large increase in the deer population. Especially as the deer seemed to have been finding their primary food sources in neighborhood properties. They provided Council with photos of deer on their property and asked that a task force be created to help find a solution.

Ms. Nancy Foust declined to speak after mentioning that Knapps converted her talking points.

Mr. Robinson spoke about the failed attempt to do a thorough deer count in the winter due to low snow accumulation and lack of subsequent sufficient snowfalls. (The fly-over helicopter counting process). He went on to say that the count was only part of the process. He wanted to have a formal task force created administratively. He suggested that police, parks and recreation, residents, and council members comprise the force.



Mr. Smith expressed support for the makeup of the team suggested by Mr. Robinson. He shared his thoughts that it may be part of education, to have drones do flyovers or other modes of counting the deer. He expressed interest in being part of the task force.

Mr. Bucher shared that Council should seek the advisement of an ODNR representative and resources from them would benefit the taskforce.

Ms. Kowalczyk asked about the expectation of public comment. Mr. Robinson said that the public should be able to comment. Ms. Michael asked that the comments be limited to possible solutions and not complaints or problems.

Ms. Stewart urged consideration for Vision Teams to get started on their work followed by the Deer task force in the third quarter.

Ms. Kowalczyk asked about posting education for citizens regarding fawns in season. Ms. Stewart said she would work with communications staff.

## Reports of Council Members

### 17. Reports of Council Members

#### Minutes:

Ms. Michael reported that she attended the Mid-Ohio Regional Planning Committee meeting, and updated on new staff and ongoing initiatives. She also added that Riverfest would be June 10 and 11 with free kayaking, canoeing, and paddle boarding.

Ms. Brewer provided an update from the ARB/MPC Meeting which included a fencing denial, no meeting on May 25, and an approval of landscaping modifications.

There were no other updates by Councilmembers.

Ms. Stewart noted that it was National Public Works Week and that there would be a need for an Executive Session.

Ms. Brown provided an update that she attended a 3-hour public record training on behalf of the Council.

## Other Business

### Executive Session

### 18. Executive Session

#### Minutes:

**MOTION:** Ms. Brewer moved, seconded by Ms. Kowalczyk to enter Executive Session for the purposes of considering the appointment of a public official and conferences with an attorney for the City concerning pending or imminent litigation.

**The motion carried unanimously by a roll call vote.**

**City Council entered Executive Session at 8:49 p.m.**

**Members returned to open session at about 9:38 p.m.**

## Adjournment

## 19. Motion to Adjourn

### Minutes:

**MOTION:** Ms. Michael moved, seconded by Ms. Hermann to adjourn.

**The motion carried unanimously by a voice vote.**

**President Robinson declared the meeting adjourned at approximately 9:38 pm.**

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Contact: Grace Brown, Clerk of Council ([grace.brown@worthington.org](mailto:grace.brown@worthington.org)) (614) 436-3100 | Minutes published on  
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**STAFF MEMORANDUM**  
**City Council Meeting – June 5 , 2023**

Date: May 31, 2023

To: Robyn Stewart, Acting City Manager

From: John Moorehead, P.E. Director of Service & Engineering

Subject: Ordinance No. 14-2023 Street & Sidewalk Maintenance Program 748-23

**EXECUTIVE SUMMARY**

This ordinance appropriates funds for the 2023 Street & Sidewalk Maintenance Program Project Number 748-23.

**RECOMMENDATION**

Motion to Amend to insert the amount of the appropriations and the name of the contractor (Strawser Paving Company); Approve as Amended

**BACKGROUND/DESCRIPTION**

This Ordinance was introduced with blanks for the amount and the firm pending the results of the bid opening. On Tuesday, May, 30<sup>th</sup>, 2023, at noon, staff opened bids for the 2023 Street & Sidewalk Maintenance Program. Three firms submitted acceptable and verified bids. The lowest and best bid was submitted by Strawser Paving Company in the amount of \$1,126,047.31. Staff is requesting a total appropriation of \$1,220,000.00, which includes the bid amount and a contingency of 10%, and permission for the City Manager to enter into a contract with Strawser Paving Company.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES** (if applicable)

The 2023 Capital Improvements Program included \$950,000 for Street & Sidewalk Maintenance and \$35,000 Community Center Sidewalk Replacement – Phase 1. The \$35,000 for Community center Sidewalk Replacement was previously appropriated with passage of Ordinance 46-2022.

Funding for sidewalk gaps and the crossing at Linworth Road and Beechview Drive will be drawn from prior year allocations to Bike and Pedestrian Improvements.

## **ATTACHMENTS**

Ordinance No. 14-2023

## ORDINANCE NO. 14-2023

Amending Ordinance No. 39-2022 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the 2023 Street Improvement Program and 2023 Bicycle & Pedestrian Improvement Program and all Related Expenses and Determining to Proceed with said Project. (Project No. 748-23)

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

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

SECTION 1. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.8150.533477 an amount not to exceed one million, one hundred twenty thousand dollars (\$1,120,000) to pay the cost of the 2023 Street Improvement Program (Project No. 748-23)

SECTION 2. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.8150.533478 an amount not to exceed one hundred thousand dollars (\$100,000.00) to pay the cost of the 2023 Bicycle & Pedestrian Improvements (Project No. 749-23)

SECTION 3. That the City Manager be and hereby is authorized and directed to enter into an agreement with the firm of Strawser Paving Company for the provision of the aforementioned services.

SECTION 4. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an "Ordinance Determining to Proceed" with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

SECTION 5. 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 \_\_\_\_\_

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President of Council

Attest:

Introduced  
P.H.

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Clerk of Council



# 2023 Street and Sidewalk Maintenance Program, Project 748-23

## Repairs

-  Pavement Repair
-  Renovation (Mill & Overlay)
-  Asphalt Rejuvenation
-  Pedestrian





**STAFF MEMORANDUM**  
**City Council Meeting – June 5, 2023**

Date: June 1, 2023

To: Robyn Stewart, Acting City Manager  
David McCorkle, Asst. City Manager/Economic Development Director

From: Ethan Barnhardt, Management Assistant/Special Projects Coordinator

Subject: Orange Township Joint Economic Development District

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**EXECUTIVE SUMMARY**

A public hearing will be held in compliance with ORC 7.15.70(D)(2) regarding City Council's consideration of forming a Joint Economic Development District with Orange Township.

**RECOMMENDATION**

Hold Public Hearing per Ohio Revised Code 715.70(D)(2)

**BACKGROUND/DESCRIPTION**

**PUBLIC HEARING REQUIREMENT**

Per ORC 715.70(D)(2), before the City of Worthington passes a resolution approving a contract to create a Joint Economic Development District (JEDD), the City is required to hold a public hearing concerning the district contract. During the thirty-day period prior to this public hearing, a copy of the contract designating the JEDD, a map and description of the areas to be included in the JEDD, and the economic development plan for the JEDD have been available for public inspection at City Hall.

**JOINT ECONOMIC DEVELOPMENT DISTRICTS**

In 1993, the Ohio General Assembly passed legislation enabling local jurisdictions to create special purpose districts known as Joint Economic Development Districts (JEDD) for the purpose of encouraging economic development, creating jobs, and improving the economic welfare of citizens. JEDDs allow for the levying of a district-wide income tax on development within the area of a township that otherwise would not have the authority to do so.

The primary benefit to the township is that they do not have to annex their land, giving up property tax revenue, and they will also begin collecting a portion of the income tax revenues that otherwise would not have been collected in the unincorporated area. The primary benefit for the municipality is that the township shares a portion of the new income tax revenues with the City.

#### ORANGE TOWNSHIP JEDD WITH THE CITY OF WORTHINGTON

In early 2022, the City was contacted by Orange Township about the possibility of partnering together to create a new JEDD in the Township. Worthington can work with Orange Township because under state law, municipalities and townships may create a JEDD as long as they are not separated by more than one other intervening municipal corporation or township. In this case, Sharon Township separates Worthington and Orange Township.

The Township has recently worked to amend its zoning overlay on the Route 23 corridor to include Commercial/Office, Mixed, and Advanced Manufacturing uses. The Township is requiring new commercial and/or industrial applicants to opt into joining a future JEDD as a condition of the zoning, providing future upside for the partnership with the City.

The proposed split for the income taxes collected would be 75/25, with the City of Worthington collecting 25%. It is projected that the initial amount of revenue projected to be generated is similar in scale to what is being collected under the JEDD with Sharon Township. However, the amount of potential growth available within the new zoning overlay could lead to significant revenue generation for both the City and Township over time as land is developed and existing properties are redeveloped.

It is important to note that as properties are being redeveloped, legislative action amending the JEDD agreement will need to be passed by both contracting entities before properties will be added, which will require staff time to administer.

#### **Orange-Worthington JEDD Estimated Income Tax Revenue Assumptions**

|  |                 |
|--|-----------------|
| Estimated Annual Payroll<br>(82 Employees)   | \$3,610,025     |
| Total Estimated Project Income Tax Revenue @ 2.5%<br>(Minus 5% RITA & Admin Costs) | \$85,738        |
| 25% Annualized City Share  | <b>\$21,435</b> |

#### NEXT STEPS

- The first step is giving 30 days' notice and making the draft contract and exhibits available for public review, before holding a public hearing in

compliance with ORC 7.15.70(D)(2).

- That public hearing is currently set for **June 5, 2023**, at the Regular Meeting of the Worthington City Council
- After the public hearing has been conducted, a resolution may then be introduced to approve contract with Orange Township to create Joint Recreation District.
  - Staff anticipates bringing back a resolution to approve the JEDD contract at the **June 20, 2023**, City Council meeting.
- Pursuant to O.R.C. 715.72(P)(1)(e), the City of Worthington will be required to appoint two board members to the JEDD.
  - The first appointment shall represent the City, while the second appointment shall represent the business owners located within the district.
  - Additional legislation will need to be brought before Council to appoint representatives for the City to the JEDD board.
- In accord with the JEDD Contract, the City will be required to enter into a JEDD Income Tax Agreement for the provision of administration, collection, and distribution of the JEDD Income Tax.
  - Additional legislation will need to be brought before Council to enter into the Income Tax Agreement

#### **ATTACHMENTS**

- Orange Township & City of Worthington Joint Economic Development District (JEDD) Contract w/Exhibits



**JOINT ECONOMIC  
DEVELOPMENT DISTRICT  
CONTRACT**

By and Among

**TOWNSHIP OF ORANGE  
and  
CITY OF WORTHINGTON**

Dated as of

                    , 202

## **JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT**

This Joint Economic Development District Contract (the “Contract”) is made and entered into as of [REDACTED], 202 [REDACTED], by and among the Township of Orange located in the County of Delaware, Ohio (the “Township”) and the City of Worthington, Ohio (the “City”). The Township and City are hereinafter collectively referred to as the “JEDD Parties” and individually a “JEDD Party”, in accordance with the terms and provisions set forth herein.

### **RECITALS**

A. The JEDD Parties desire to create a joint economic development district pursuant to Ohio Revised Code Section 715.72 (the “JEDD Statute”) to facilitate economic development, to create jobs and employment opportunities and to improve the economic welfare of the people of the Township, the City, and the State of Ohio.

B. In accordance with Ohio Revised Code Section 715.72(C)(1), the territory of each of the JEDD Parties is contiguous to the territory of at least one other JEDD Party, or contiguous to the territory of a township or municipal corporation that is contiguous to a JEDD Party.

C. The legislative authorities of the JEDD Parties have each approved, authorized and directed the JEDD Parties to make and enter into this Contract by and through their respective officers in accordance with Ordinance No. [REDACTED], enacted by the City Council of the City on [REDACTED], 202 [REDACTED], and Resolution No. [REDACTED], adopted by the Board of Trustees of the Township on [REDACTED], 202 [REDACTED].

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth in this Contract, the Township and the City agree as follows:

Section 1. Creation of District. The Township and the City hereby create a joint economic development district in accordance with the terms and provisions of this Contract and the JEDD Statute. The joint economic development district created by this Contract shall, initially, encompass the territory described in Exhibit A attached to this Contract, and incorporated herein by this reference, shall be known as the “Orange Township Joint Economic Development District”, and shall hereinafter be referred to as the “District.”

Each JEDD Party hereby acknowledges and agrees as follows with respect to this Contract and the District:

- A. that it is entering into this Contract freely and without duress or coercion;
- B. that the creation of the District and the levy of income tax within the District as provided herein will enable the City, the Township and the District to more efficiently provide governmental services to the area within the District and to more effectively promote economic development within the District, the City, and the Township;
- C. that the District shall, and it is the purpose of the District to, facilitate economic development to create or preserve jobs and employment opportunities and to improve the economic welfare of the people in the State, the County, the City, and the Township; and
- D. that consideration exists to support this Contract.

Subject to any applicable provisions of the Ohio Revised Code now existing or hereafter enacted, including Section 715.72(L) of the JEDD Statute, the parties may amend this Contract, including Exhibit A, from time to time by a writing approved by the legislative authorities of the contracting parties, to (a) add real property within the Township or the City to the territory of the District, or (b) to remove real property from the territory of the District; provided that the public hearing requirement of the JEDD Statute has been met with respect to such amendment.

Section 2. Term. The initial term of this Contract shall commence on the first day immediately after the occurrence of all of the following: (i) the Township's and the City's execution of this Contract, and (ii) the expiration of any statutory period permitting a referendum of the Township's resolution or the City's ordinance. Such date is hereinafter referred to as the "Effective Date." The initial term of this Contract shall terminate December 31, 2073, unless otherwise terminated prior to that date as hereinafter provided. The parties may renew for additional successive terms of twenty (20) years by written mutual consent of the parties, adopted by official legislative action from the respective bodies. Under no circumstance shall this Contract be effective prior to the 31<sup>st</sup> day after its approval in accordance with Ohio Revised Code Section 715.72, including approval by the electors of the Township if required.

This Contract may be terminated at any time by mutual consent of the Township and the City. In order for such termination to be effective, the legislative actions of the Township and the City providing for that termination must occur and be effective within a ninety (90) day period.

This Contract may be terminated by the Township or the City if it is determined in a "Terminable Final Judgment" (as defined below) that the District Income Tax is not legal or valid or that the District may not levy, collect or distribute the proceeds of the District Income Tax in accordance with this Contract.

A "Terminable Final Judgment" means a judgment by a court of competent jurisdiction for which either (i) the period of time permitted for an appeal of that judgment has expired without an appeal, or (ii) no further appeal is permitted.

If the Township or the City elects to terminate this Contract as the result of a Terminable Final Judgment, the terminating entity must deliver written notice of the termination to the other

entity and the Board. The effective date of such termination shall be not less than one hundred and eighty (180) days after the receipt of the notice by the other JEDD Parties and the Board.

Upon termination of this Contract, any property and assets of the District shall be used to reduce or settle any obligations of the District, and any remaining real or other personal property and assets shall be distributed to the Township. Upon termination of the Contract, any records or documents of the District shall be placed with the Township for safekeeping, which records and documents shall be maintained by the Township as are public records of the Township.

This Contract shall continue in existence throughout its term and shall be binding on the Township and the City and on any successors thereof, whether by annexation, merger, or otherwise.

### Section 3. Provision of Services to the District.

(a) The Township shall provide, or cause to be provided, the following services to the District: all usual and customary governmental services furnished by the Township to other unincorporated portions of the Township, including, but not limited to, fire and emergency medical services, road maintenance, zoning and code enforcement. The Township will also provide accommodation for meetings of the Board, maintenance of the records of the District and any necessary staffing for the Board.

(b) The City shall provide, or cause to be provided, the following services to the District: the administration, collection and enforcement of the District Income Tax pursuant to the Tax Agreement (as hereinafter defined). The City will also engage in economic development activities which serve to complement and benefit potential economic development areas located in, adjacent to and/or around the District as determined in the sole discretion of the City. The foregoing notwithstanding, the City shall not commence or engage in said activities without

receiving a request by the Township, and shall not conduct said activities without the engagement, advisement, and/or supervision of the Township. The City is not expected or required to undertake any promotional activity to the detriment of development areas located within the boundaries of the City.

Section 4. Economic Development Plan. The Economic Development Plan for the District shall consist of that Economic Development Plan attached hereto and incorporated herein as Exhibit B to this Contract, and includes a schedule for the provision of new, expanded, enhanced or additional services, facilities and improvements to be provided in the District.

Section 5. Schedule for the Collection of the District Income Tax. A schedule for the collection of the District Income Tax within the District is attached hereto and incorporated herein as Exhibit C to this Contract.

Section 6. Board of Directors. The Township and City hereby establish the Board to govern the District in accordance with Ohio Revised Code Section 715.72(P). If there are businesses located and persons working within the area or areas to be included within the District, then the Board shall initially consist of the following five members:

- (a) one member representing the City;
- (b) one member representing the Township
- (c) one member representing owners of businesses located within the District;
- (d) one member representing the persons working within the District; and
- (e) one member selected by the above-described other members.

The Worthington City Council shall appoint the member described in (a) and (c) above. The Board of Trustees of the Township shall appoint the member described in (b) and (d) above.

If there are no businesses located or persons working within the area or areas to be included in the District, the Board shall be composed of the members as set forth in (a), (b) and (e), above. If the Board is originally composed of the members as set forth in (a), (b) and (e), above, and subsequently one or more businesses are located, or persons begin working, in the District, the Board shall be increased to five (5) members by the appointment of the members as set forth in (c) and (d), above, in accordance with the procedure for such appointments as hereinbefore set forth.

The terms of service of each member of the Board shall be established in accordance with Ohio Revised Code Section 715.72(P). A member of the Board may be reappointed to the Board, but no member shall serve more than two consecutive terms on the Board. The member of the Board described in (e), above, shall serve as Chairperson of the Board. Each Board member shall attend all meetings of the Board unless excused by action of a majority of the other members. A Board member who is absent without being excused for three (3) consecutive meetings shall be deemed to have resigned as a member of the Board. In the event of the death, disqualification, removal or resignation of any member of the Board, a new member shall be appointed in the same manner as set forth above to serve as successor for the unexpired term of such member.

The Board members described in (a), (b), (c) and (d), above shall serve at the pleasure of the entity appointing such member(s). Unless sooner removed, a member shall serve until such member's successor is appointed and qualified.

The members of the Board shall serve without compensation as such members. Necessary and authorized expenses incurred by members on behalf of the District shall be reimbursed from District funds in accordance with procedures established by the Board.

The Board shall elect the following officers (together with the Chairperson, the "Officers") from among its members: a Vice Chair and a Secretary and a Treasurer, provided that the Secretary

and Treasurer may be the same person. Such Officers shall be elected at the first meeting of the Board every year for a one-year term. The Board shall establish a procedure for conducting those elections. The Officers shall perform such duties as provided herein and such additional duties as may be provided from time to time by the Board.

Section 7. Powers, Duties, Functions. The Board shall meet at least once each calendar year on a date determined by the Board, provided that the first meeting of the Board shall occur within one hundred twenty (120) days of the Effective Date. The Board shall adopt procedures for holding and conducting regular and special meetings. Meetings may be held at the offices of the Township or at other locations within the Township as determined by the Board. The principal office and mailing address of the District and the Board shall be determined by the Board at its first meeting and may be changed by the Board from time to time. The Board may maintain an office within the Township. If the Board consists of three members, a minimum of two members shall constitute a quorum for Board meeting purposes. If the Board consists of five members, a minimum of three members shall constitute a quorum for Board meeting purposes. The Board shall act through resolutions adopted by the Board. In the case of a three-member Board, a resolution must receive the affirmative vote of at least two members of the Board to be adopted. In the case of a five-member Board, a resolution must receive the affirmative vote of at least three members of the Board to be adopted. A resolution adopted by the Board shall be immediately effective unless otherwise provided in that resolution.

The Board may adopt by-laws for the regulation of its affairs and the conduct of its business consistent with this Contract.

The Chairperson shall preside over and conduct the meetings of the Board in accordance with its by-laws or other procedures adopted by the Board. The Chairperson or any two other



members of the Board may call special meetings of the Board by giving 24-hour written notice of such meeting to each member delivered to his or her residence or place of business.

The Vice Chairperson shall act as Chairperson in the temporary absence of the Chairperson.

The Secretary shall be responsible for the records of the Board including, but not limited to, correspondence and minutes of the meetings of the Board.

The Treasurer shall be the fiscal officer of the Board and shall be responsible for all fiscal matters of the Board including, but not limited to, the preparation of the budget and the appropriations resolution, paying or providing for the payment of expenses of operation of the Board, receiving, safekeeping and investing, or providing for the receipt, safekeeping and investment of, funds of the Board and maintaining, or providing for the maintenance of, accurate accounts of all receipts and expenditures.

The Board shall designate by resolution, or in its by-laws, those Officers who may sign documents on behalf of the Board.

The Board shall adopt an annual budget for the District. The fiscal year of the District shall be the same as the fiscal year of the Township (which is currently January 1 through December 31). The budget shall estimate the revenues of the District and expenses of the operation of the District. The Board shall establish an appropriations procedure to provide for payment of the operating expenses of the District.

The Board, on behalf of the District, shall maintain a system of accounting established and administered in accordance with generally accepted accounting principles applicable to government entities and consistently applied, in such form as required by the State of Ohio. The Board shall furnish to the Worthington Director of Finance and to representatives of the Township

as soon as available and in any event within seventy-five (75) days after the end of each fiscal year the following reports:

(A) A financial report for the fiscal year then ended, together with all notes thereto, fairly presenting the financial condition and results of operations of the District for the periods covered.

(B) Copies of any State mandated audits received by the Board on behalf of the District.

It is expressly understood that the Board shall provide such items to the Worthington Director of Finance and to representatives of the Township in a timely manner. In addition, the Board shall provide the Worthington Finance Director and to representatives of the Township such other information as they reasonably request.

The Board is authorized to take such necessary and appropriate actions, or establish such programs, to facilitate economic development in the District in accordance with the purpose of this Contract.

The Board, on behalf of the District, may:

(1) purchase, receive, hold, lease or otherwise acquire, and sell, convey, transfer, lease, sublease or otherwise dispose of, real and personal property, together with such rights and privileges as may be incidental and appurtenant thereto and the use thereof, including but not limited to, any real or personal property acquired by the District from time to time in the satisfaction of debts or enforcement of obligations, or otherwise;

(2) acquire, purchase, construct, reconstruct, enlarge, furnish, equip, maintain, repair, sell, exchange, lease or rent to others, lease or rent from others, or operate facilities for the District;

(3) make available the use or services of any District facility to one or more persons, one or more governmental agencies, or any combination thereof;

(4) apply to the proper authorities of the United States pursuant to appropriate law for the right to establish, operate, and maintain foreign trade zones within the area or jurisdiction of the District and to establish, operate and maintain such foreign trade zones;

(5) establish and maintain such funds or accounts as it deems necessary, either of its own or in conjunction with or through a JEDD Party;

(6) promote, advertise and publicize the District and its facilities, provide information relating to the District and promote the interests and economic development of the District, the JEDD Parties, the County and the State;

(7) make and enter into all contracts and agreements and authorize one or more Officers to sign all instruments necessary or incidental to the performance of its duties and the execution of its powers under this Contract;

(8) employ managers and other employees and retain or contract with consulting engineers, financial consultants, accounting experts, architects, attorneys and such other consultants and independent contractors as are necessary in its judgment to carry out the purposes of this Contract, and fix the compensation thereof, which shall be payable from any available funds of the District;

(9) receive and accept from any federal agency, state agency or other person grants for or in aid of the construction, maintenance or operation of any District facility, for research and development with respect to District facilities or for programs or other projects of the District, and receive and accept aid or contributions from any source of money, property, labor or other things of value, to be held, used and applied only for the purposes for which such grants, aid or contributions are made; and

(10) purchase fire and extended coverage and liability insurance for any District facility and for the office of the District and such other insurance protecting the District and its Board, Officers and employees against liability for damage to property or injury to or death of persons arising from its operations, and any other insurance that the Board may determine to be reasonably necessary.

The Board may enter into an agreement with a JEDD Party to administer and implement employment and discharge of, and salaries, benefits and work rules established for, employees of the District. All costs of employment, including but not limited to, compensation, salaries, benefits, taxes and insurance, shall be paid from revenues of the District. The Township and the City shall not be the employer of the employees of the District and shall not have any liability for any costs of employment or any other costs or expenses arising from such employment.

The Board may enter into an agreement with a JEDD Party to provide financial and accounting services, administrative support services, economic development consulting, or other necessary services.

The Board may provide by resolution that the purchases of real or personal property and other goods or services shall comply with applicable rules or regulations of the Township.

The Board is authorized to do all acts and things necessary or convenient to carry out the powers granted in this Contract.

Section 8. Levy of District Income Tax. The Board is hereby authorized to levy an income tax within the entire District in accordance with Ohio Revised Code Section 715.72 (the “District Income Tax”). The resolution of the Board levying the District Income Tax shall require that a percentage, not to exceed two percent (2%) of the gross amount of the District Income Tax, shall be set aside for the long-term maintenance and operation of the District (the “Maintenance Fees”).

The Board shall enact the District Income Tax authorized by this Section at or within one hundred twenty (120) days after the initial meeting of the Board. The rate of the District Income Tax shall be equal to the rate of the municipal income tax levied by the City (currently 2.5%) and shall change from time to time to remain equal to the rate of the municipal income tax levied by the City. The Board and/or the JEDD Parties shall take all actions necessary in order to effectuate such change(s). The revenues of the District Income Tax shall be used to carry out the Economic Development Plan for the District and for any other lawful purpose pursuant to the provisions of this Contract. The resolution of the Board levying the District Income Tax shall provide that the District Income Tax shall be effective as soon as legally permissible but, in any event, no later than ninety-five (95) days after the adoption of that resolution. The provisions of the District Income Tax within the Tax Agreement shall be similar to the provisions of the City's municipal income tax and acceptable to the City Director of Finance. The District Income Tax shall apply in the entire District throughout the term of this Contract notwithstanding that all or a portion of the District becomes subject to annexation, merger or incorporation.

Section 9. Administration of District Income Tax. In accordance with Ohio Revised Code Section 715.72 of the Revised Code, the Board shall enter into an agreement with the City to administer, collect and enforce the District Income Tax on behalf of the District (the "Tax Agreement"). The Tax Agreement shall provide that the City Director of Finance shall be the Administrator of the District Income Tax (the "Administrator"), who shall be responsible for the receipt and safekeeping of the District Income Tax. The Tax Agreement shall also provide that the Administrator shall make an annual report to the City, Township, and Board regarding the receipt and distribution of the District Income Tax. The Tax Agreement shall also provide for the payment of a fee by the District to the City to reimburse the City for the actual costs incurred by

the City in administering, collecting and enforcing the District Income Tax on behalf of the District (the “City Administration Fee”) in accordance with the formula contained therein, which formula shall be not less than the amount charged to the City by the Regional Income Tax Authority (“RITA”) for the administration, collection and enforcement of the City’s municipal income tax levied within the corporate limits (which rate is currently 3%).

Section 10. Distribution of District Income Tax. On the first business day of each quarter, the Administrator shall provide the District with the proceeds of the Maintenance Fee, which shall be an amount sufficient for the long-term maintenance of the District and to pay the outstanding or expected expenses of the operation of the District for that quarter (excluding the City Administration Fee which amount shall be paid first from the District Income Tax revenues in accordance with the Tax Agreement) in accordance with the budget and the appropriations resolution (as amended from time to time) of the Board. The cost of state mandated audits of the District shall first be paid from sums allocated to the District and, if insufficient, from the District Income Tax revenue. In addition, a JEDD Party may, at its option, contribute additional funds to the District to be used for District purposes.

The proceeds of the District Income Tax (including all investment earnings on such proceeds, and minus any refunds to taxpayers) in excess of those provided to the District (and those paid as a reimbursement to the City for the City Administration Fee under the Tax Agreement) shall be paid or credited by the Administrator to the JEDD Parties without need of further action by the Treasurer or the Board. On the 10<sup>th</sup> business day of each quarter, the Administrator shall allocate the remaining amount of the District Income Tax then on deposit with the Administrator into two (2) parts to be distributed to the JEDD Parties as follows:

(a) To the City, an amount equal to 25 percent of the remaining amount. That amount may be used by the City for any lawful purpose; and

(b) To the Township, an amount equal to 75 percent of the remaining amount. That amount may be used by the Township for any lawful purpose.

Section 11. Annexation; Other Revenues. No proceeding pursuant to Chapter 709 of the Ohio Revised Code that proposes the annexation to, merger of, or consolidation with a municipal corporation of any unincorporated territory within the District may be commenced at any time during the term of the Contract. This provision does not apply if the Board of Township Trustees of the Township whose territory is proposed to be annexed, merged or consolidated passes a resolution consenting to the commencement of the proceeding, which resolution, if passed, shall be filed with the Clerk of the Board of County Commissioners of the County. The Township covenants and represents that it shall not consent to the commencement of such annexation proceedings with a municipal corporation other than the City, and the Township may or may not consent to in its sole and absolute discretion.

Except as set forth in Sections 8, 9 and 10 of this Contract, as to the District Income Tax to be levied in the District, the Township shall retain all of its interest in all other tax revenues generated in the territory in the District, including, but not limited to, real estate, personal property, estate taxes, motel taxes and service levies. Pursuant to Ohio Revised Code Section 715.72(U), no JEDD Party shall grant any tax exemption under Chapter 1728 or Ohio Revised Code Sections 3735.67, 5709.62, 5709.63 and 5709.632 for any property in the District without the express written consent of the other JEDD Party. The JEDD Parties hereby agree for purposes of this Contract that Tax Increment Financing pursuant to Ohio Revised Code Chapter 5709 is not a tax exemption pursuant to the provisions of Ohio Revised Code Section 715.72(U). The City agrees

that the Township shall have the right, in its sole and absolute discretion, to grant Tax Increment Financing within the District for any purpose permitted by Ohio Revised Code Chapter 5709. The City consents to the use of Tax Increment Financing within the District by the Township and agrees that no further consent is required from the City. The City agrees not to withdraw its consent or to object to the use of Tax Increment Financing with the District by the Township even in the event it is later determined that Tax Increment Financing does come within the concept of a tax exemption as those terms are used in Ohio Revised Code Section 715.72. The Township shall also have the right to issue and reissue levies within all areas of Orange Township, including the territory in the District, for any purpose permissible under law.

Section 12. Defaults and Remedies. A failure to comply with the terms of this Contract shall constitute a default hereunder. The entity in default shall have thirty (30) days after receiving written notice from a non-defaulting entity of the event of default to cure that default. If the default is not cured within that time period, the non-defaulting entity may sue the defaulting entity for specific performance under this Contract or for damages or both. Other than as provided in Section 2 hereof, this Contract may not be canceled or terminated because of a default unless the Township and the City agree to such cancellation or termination.

Section 13. Amendments. This Contract may be amended at any time to add property to the District in the manner prescribed by the JEDD Statute and by a written agreement by and among the Township and the City. This Contract may also be amended at any time for any purpose other than adding property to the District by a written agreement by and between the Township and the City.

Section 14. Compliance with Ohio Revised Code Section 715.72(K) and 725.72(O). The Township agrees that it shall, on behalf of itself and the City send any and all notices, and make



all filings, required by Ohio Revised Code Section 715.72(K) and 715.72(O). The City agrees to cooperate with, and provide any necessary information and documents to, the Township necessary for the Township to give such notices and make such filings.

Section 15. Binding Effect. This Contract shall inure to the benefit of and shall be binding upon the Board, the District, the Township and the City and their respective successors. This Contract shall not inure to the benefit of any person or entity other than the Board, the District, the Township and the City.

Section 16. Support of Contract. The Township and the City agree to cooperate with each other and to use their best efforts to do all things necessary for the creation and continued operation of the District. The Township and the City shall support this Contract and shall defend the same against any lawsuits brought against the District or the Board or the Township or the City in conjunction with the District. The expenses and fees of the Board, the Township and the City, including reasonable attorney fees, incurred in any lawsuit brought against the District or the Board or the Township or the City shall be paid or reimbursed from the District Income Tax revenues prior to any distributions to the JEDD Parties. If the District Income Tax revenues are insufficient at any time to pay such expenses and fees, then each of the JEDD Parties shall initially pay their own respective expenses and fees, and the JEDD Parties shall each be reimbursed for the amount of such expenses and fees paid by them when the District Income Tax revenues are available for that reimbursement.

Notwithstanding the foregoing and only to the extent not otherwise covered by insurance, if the District Income Tax revenues are insufficient at any time to pay the expenses and fees of the Board incurred in the defense of a lawsuit brought by a third party within one (1) year of the Effective Date which seeks to terminate or similarly challenge this Contract, the Township shall

undertake the defense on behalf of the Board, and the Township shall be reimbursed for the amount of such expenses and fees paid by the Township when the District Income Tax revenues are available for that reimbursement. In the event of such litigation, the Township shall have the sole and unilateral authority to terminate the Contract without the consent of the other JEDD Parties; provided, however, that the Township shall provide the other JEDD Parties with thirty (30) days prior written notice of such termination. Moreover, the Township shall have the authority to control, compromise and/or settle such litigation on such terms as the Township deems satisfactory.

Section 17. Signing Other Documents. The Township and the City agree to cooperate with one another and to use their best efforts in the implementation of this Contract and to sign or cause to be signed, in a timely fashion, all other necessary instruments and documents, and to take such other actions, in order to effectuate the purposes of this Contract.

Section 18. Severability. Except as provided in Section 2 hereof, in the event that any section, paragraph or provision of this Contract, or any covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, or any application thereof, is held to be illegal or invalid for any reason,

(1) that illegality or invalidity shall not affect the remainder hereof or thereof, any other section or provision hereof, or any other covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, all of which shall be construed and enforced as if the illegal or invalid portion were not contained herein or therein,

(2) the illegality or invalidity of any application hereof or thereof shall not affect any legal and valid application hereof or thereof, and

(3) each section, paragraph, provision, covenant, agreement, obligation or action, or part thereof, shall be deemed to be effective, operative, made, assumed, entered into or taken in the manner and to the full extent permitted by law.

Section 19. Governing Law. This Contract shall be governed exclusively by and construed in accordance with the laws of the State, and in particular the JEDD Statute. In the event that the JEDD Statute is amended or supplemented by the enactment of a new section(s) of the Revised Code relating to Joint Economic Development Districts, the JEDD Parties may agree at the time to follow either the provisions of the JEDD Statute existing on the date of this Contract or the provisions of the JEDD Statute as amended or supplemented, to the extent permitted by law.

Section 20. Notices. All notices, demands, requests, consents or approvals given, required or permitted to be given hereunder shall be in writing and shall be deemed sufficiently given if actually received or if hand-delivered or sent by recognized, overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to the other entity at the address set forth in this Contract or any addendum to or counterpart of this Contract, or to such other address as the recipient shall have previously notified the sender of in writing, and shall be deemed received upon actual receipt, unless sent by certified mail, in which event such notice shall be deemed to have been received when the return receipt is signed or refused. For purposes of this Contract, notices shall be addressed to:

The Township at:

Orange Township Board of Trustees  
Attn: Township Administrator  
1680 E. Orange Road  
Lewis Center, Ohio, 43035

With a copy simultaneously sent or delivered to:

Brosius, Johnson & Griggs, LLC

Attn: Julia E. Donnan, Esq. 1600 Dublin Road, Suite 100  
Columbus, Ohio 43215

The City at:

City of Worthington  
Attn: Law Director  
374 Highland Avenue  
Worthington, OH 43085

With a copy simultaneously sent or delivered to:

City of Worthington  
Attn: Economic Development Director  
6550 N. High Street  
Worthington, OH 43085

Section 21. Captions and Headings. The captions and headings herein are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections hereof.

Section 22. Counterparts. This Contact may be executed in multiple counterparts, each of which shall be regarded for all purposes an original; and such counterparts will constitute but one and the same instrument.

Section 23. Appropriation. The financial obligations of the City and the Township, as applicable, under this Contract are expressly subject to future ordinances or resolutions of the City Council or the Township Trustees, respectively, appropriating and authorizing the expenditure of such funds as are necessary to meet their respective financial obligations occurring after the current fiscal year. Those obligations, as applicable, of the City or the Township are also subject to the certification of the Director of Finance of the City or the Township Fiscal Officer under Ohio Revised Code Sections 5705.41 and 5705.44. Notwithstanding anything to the contrary contained in this Contract, the financial obligations of the City and the Township, respectively, under this Contract shall be conditioned upon the availability of sufficient funds lawfully appropriated for such purposes.

IN TESTIMONY WHEREOF, the Township and the City have caused this Contract to be duly signed in their respective names by their duly authorized officers as of the date hereinbefore written.

**THE CITY**

By: \_\_\_\_\_  
City Manager

**Approved as to form:**

\_\_\_\_\_  
Worthington Law Director

**THE TOWNSHIP**

By: \_\_\_\_\_  
Township Trustee

**Approved as to form:**

\_\_\_\_\_  
Township Legal Counsel

### **DIRECTOR OF FINANCE'S CERTIFICATE**

The undersigned, director of finance of the City, hereby certifies that the moneys required to meet the obligations of the City during the year 202\_\_ under the Contract have been lawfully appropriated by the City for such purposes and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

Dated: \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
Director of Finance  
City of Worthington, Ohio

### **FISCAL OFFICER'S CERTIFICATE**

The undersigned, fiscal officer of the Township, hereby certifies that the moneys required to meet the obligations of the Township during the year 202\_\_ under the Contract have been lawfully appropriated by the Township for such purposes and are in the treasury of the Township or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

Dated: \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
Township Fiscal Officer  
Township of Orange, Ohio

## **EXHIBIT A-1**

### **Orange Township Joint Economic Development District**

#### **Description of the District**

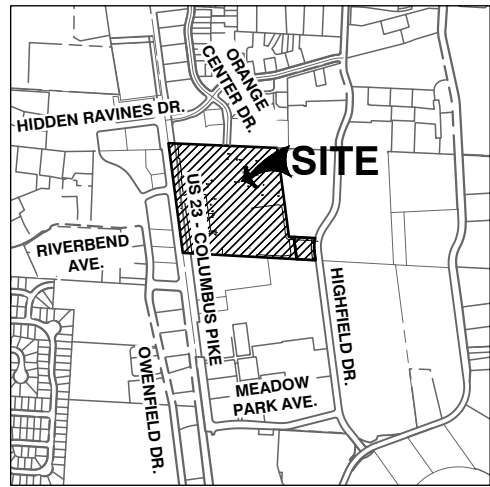
The Orange Township Joint Economic Development District (the “JEDD”) consists of:

| Parcel Number(s) | Current Zoning                           |
|------------------|--|
| 31832101010000   | Route 23 Corridor Overlay (RCOD)         |
| 31831203005005   | Route 23 Corridor Overlay (RCOD)         |
| 31832101010000   | Zoning District: Planned Commercial (PC) |
| 31831203005005   | Zoning District: Planned Commercial (PC) |
| 31823025001000   | Zoning District: Planned Commercial (PC) |

Except for that residential portion described on Exhibit A-1 page 2, which is attached hereto and incorporated herein by reference, the remainder of Parcel No. 31832101010000 is located within the JEDD.

The map attached as Exhibit A-2 shows the location of the parcels.





**VICINITY MAP**  
1"=1000'

| SETBACK DATA                                       |  |
|--|--|
| PARKING SETBACK                                    | 6-FT FROM PROPERTY LINE ON ALL SIDES   |
| BUILDING SETBACK (ROAD CLASS A: US-23)             | 80-FT FROM RIGHT-OF-WAY  |
| BUILDING SETBACK (ROAD CLASS C: HIGHFIELD DR)      | 50-FT FROM RIGHT-OF-WAY  |
| BUILDING SETBACK (ROAD CLASS C: ORANGE CENTRE DR)  | 30-FT FROM RIGHT-OF-WAY (DIVERGENCE REQUESTED)   |
| NONRESIDENTIAL USES ABUTTING RESIDENTIAL DISTRICTS | 100-FT FROM NORTHERN PROPERTY LINE   |
| BUILDING SETBACK (SIDE YARD)                       | 25-FT FROM PROPERTY LINES ON NORTH AND SOUTH (SETBACK REQUIRED PER NEIGHBORHOOD COMMERCIAL DISTRICT C-2 CODE AND IS SHOWN/LISTED FOR REFERENCE ONLY) |
| BUILDING SETBACK (REAR YARD)                       | 30-FT FROM PROPERTY LINE ON EAST (SETBACK REQUIRED PER NEIGHBORHOOD COMMERCIAL DISTRICT C-2 CODE AND IS SHOWN/LISTED FOR REFERENCE ONLY)             |

1. NO ISLANDS ARE NARROWER THAN 2-FT AT THE NARROWEST POINT TO ALLOW FOR ADEQUATE LANDSCAPING TO TAKE PLACE.
2. LIMITS OF LIGHT DUTY VERSUS HEAVY DUTY ASPHALT PAVEMENT CAN BE PROVIDED IF REQUIRED
3. ALL SIDEWALKS AND PATHS ARE TO BE CONSTRUCTED OF CONCRETE PAVEMENT EXCEPT FOR THE 10-FT WIDE PATH ALONG ORANGE CENTRE DRIVE WHICH WILL BE ASPHALT PAVEMENT.
4. SQUARE FOOTAGE OF ANCHOR TENANT BUILDING LISTED DOES NOT INCLUDE THE BREEZEWAY

Unshaded area- residential not included within the JEDD

Green Shaded Area - Included within JEDD

1. EXISTING TOPOGRAPHIC AND PARCEL INFORMATION IS BASED ON FIELD CONDUCTED SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. MARCH 2021

**JLP ORANGE, LLC.**  
4300 EAST FIFTH AVENUE  
COLUMBUS, OHIO 43219  
PHONE: 614-449-4414  
CONTACT: MARK UNGAR  
EMAIL: MARK.UNGAR@SPGROUP.COM

**CIVIL & ENVIRONMENTAL  
CONSULTANTS, INC.**  
250 OLD WILSON BRIDGE ROAD, SUITE 250  
WORTHINGTON, OHIO 43085  
PHONE: (614) 310 2075  
CONTACT: DUSTIN DOHERTY, P.E., MS4-SCP, CPESC  
EMAIL: DDOHERTY@CECINC.COM

SCALE: 1"=100'

**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road • Suite 250 • Worthington, OH 43085  
614-540-6633 • 888-598-6808

**SCHOTTENSTEIN REALTY, LLC  
US-23 DEVELOPMENT  
ORANGE TOWNSHIP  
DELAWARE COUNTY, OHIO**

## DEVELOPMENT PLAN

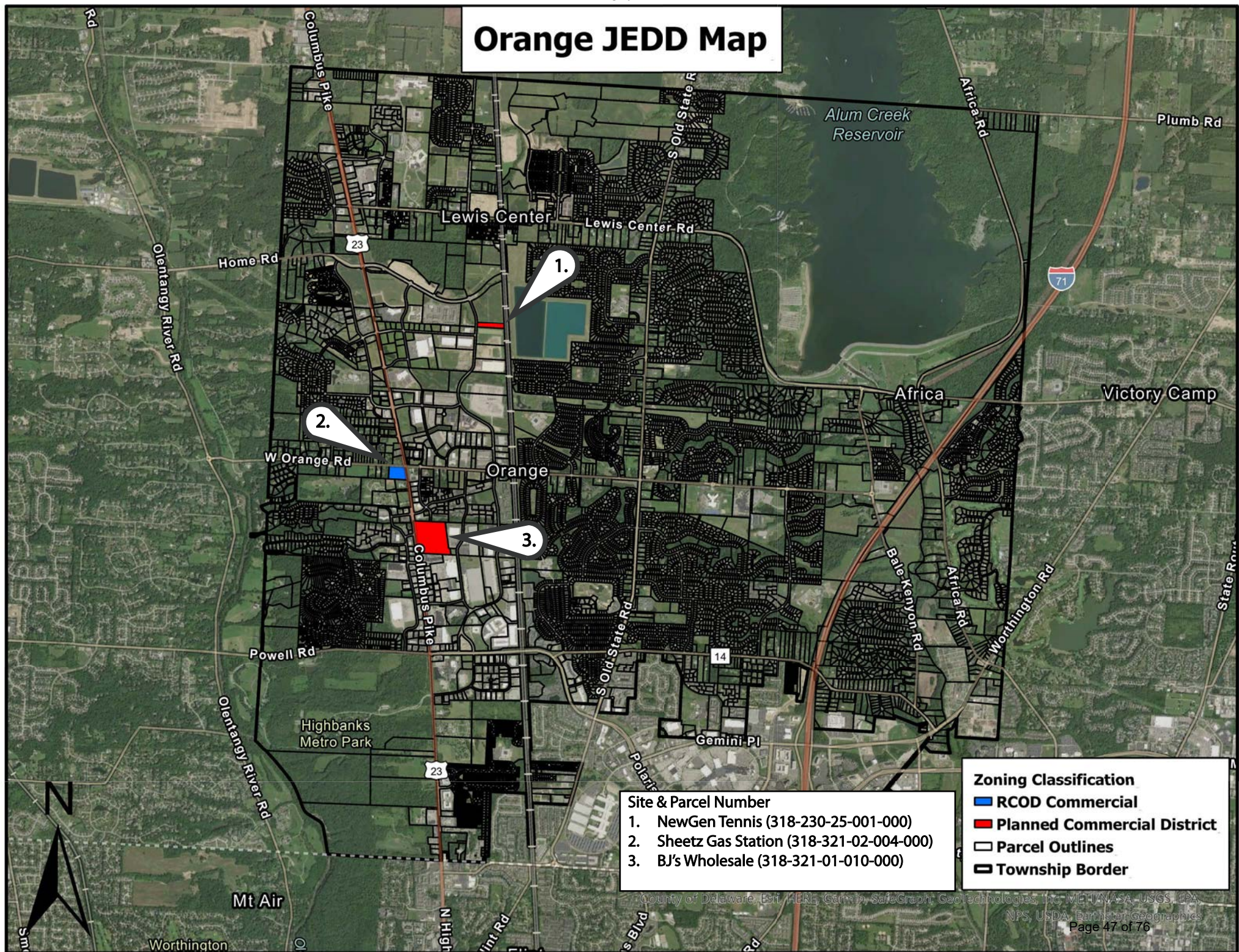
|              |            |             |       |
|--------------|------------|-------------|-------|
| DATE:        | MARCH 2022 | DRAWN BY:   | SDT   |
| DWG SCALE:   | 1" = 100'  | CHECKED BY: | DRAFT |
| PROJECT NO:  | 305-106    |             |       |
| APPROVED BY: | DRAFT      |             |       |

DRAWING NO.:

## **EXHIBIT A-2**



# Orange JEDD Map





## **EXHIBIT B**

### **Orange Township Joint Economic Development District**

#### **Economic Development Plan**

The Orange Township Joint Economic Development District (the “District”) is created pursuant to Section 715.72 of the Ohio Revised Code (the “Act”) by Orange Township (Delaware County), Ohio (the “Township”), and the City of Worthington, Ohio (the “City”) to facilitate economic development and redevelopment in the District. The Economic Development Plan for the District will be to create or preserve jobs and employment opportunities and to improve the economic welfare of the people in the State, Delaware County (the “County”), the Township, the City and the District; and (ii) the construction of public infrastructure (the “Public Infrastructure”) to facilitate and support the commercial and residential development, in particular, surrounding the State Route 23 in the Township, which may include, but is not limited to, the construction of roadway improvements; construction and installation of public utility improvements; construction and installation of gas, electric and communication service facilities; construction and installation of stormwater and flood remediation projects and facilities; streetscape and landscaping improvements; acquisition of easements and other interests in real estate; and other public infrastructure located within the City and the Township, together with all necessary or appropriate appurtenances.

In accordance with Section 4 of the Orange Township Joint Economic Development District Contract (the “Contract”) and Section 715.72(F)(3) of the Act, this Economic Development Plan outlines the goals for the District and the schedule for the provision of new, expanded, enhanced or additional services, facilities and/or improvements:

- a. Upon approval of the Contract and creation of the District, the Township and the City will provide services, as agreed upon by the parties, to assist the District with planning, marketing, promotion and related activities to facilitate economic development and redevelopment in the District. The District will cooperate with the Township and the City in activities that promote, complement and benefit economic development in the District and to further the economic development and redevelopment of the District.
- b. The District will cooperate with the Township and the City and regional entities to attract to and retain businesses that will drive economic development in the District.
- c. The District will encourage public and private partnerships to benefit the District and the region.
- d. The District will cooperate with the Township and the City and/or Delaware County to utilize other economic incentives to attract to and retain businesses in the

District, including (without limitation) tax increment financing, property tax incentives, Ohio Job Creation Tax Credits, Ohio 629 funds, Ohio Public Works funds, and developer contributions.

e. The Township shall provide all usual and customary governmental services furnished by the Township to similarly situated properties located in the unincorporated area of the Township outside of the District, including, but not limited to, fire and emergency medical services, road maintenance, zoning and code enforcement.

f. The City shall furnish additional services if allowed by law and mutually agreed upon by the City and the Board.

## **EXHIBIT C**

### **Orange Township Joint Economic Development District**

#### **Schedule for the Collection of the District Income Tax**

The Orange Township Joint Economic Development District (the “District”) to be created pursuant to the Joint Economic Development District Contract (the “Contract”) by and between the City of Worthington, Ohio (the “City”) and Orange Township (Delaware County), Ohio (the “Township”) authorizes and anticipates the levy by the board of directors of the JEDD (the “Board”) of a tax on the income of persons working or residing in the District and the net profits of businesses located in the District at the same rate currently levied by the City (currently 2.5%) for distribution to the Board, the City and the Township.



**STAFF MEMORANDUM**  
**City Council Meeting – June 5, 2023**

Date: May 31, 2023

To: Robyn Stewart, Acting City Manager

From: David McCorkle, Assistant City Manager & Economic Development Director

Subject: **FACE Program Application – TIA Executive House LLC**

---

**EXECUTIVE SUMMARY**

This Resolution would authorize \$36,254 in financial assistance under the FACE Program to TIA Executive House LLC, located at 6797 and 6827 N. High St.

**RECOMMENDATION**

Motion to approve as presented.

**BACKGROUND/DESCRIPTION**

The City of Worthington launched a façade improvement grant/revolving loan fund in May 2014 to induce private, commercial property owners and tenants to make exterior focused improvements. Worthington called this initiative the Re-emergent Corridor Assistance Program (ReCAP). After its fifth year in operation, the program was revised in 2019 to expand its geographic eligibility beyond the City's industrial corridor. The new program, the Façade Assistance and Corridor Enhancement (FACE) Program, continues to encourage exterior investment and enhancement to commercial industrial and office properties within the City. Worthington's commercial real estate is largely comprised of older properties which lag behind comparable properties elsewhere in the Central Ohio region, many of which are marked by declining investment and depressed leasing rates. Reimbursable grants and no-cost financing are available under the FACE Program to fund commercial building exterior enhancements. FACE provides half of the total award amount up-front as a loan payment to awardees, with the remaining half being a reimbursable grant that is received upon proof of invoices and payments, capped at \$25,000 per

property. This assistance is to partially fund well-designed exteriors that enhance design integrity and secure participating buildings against further devaluation and disinvestment.

The Worthington Community Improvement Corporation (CIC) met on May 12, 2023, and reviewed the proposed exterior improvements to 6797 and 6827 N. High Street. The CIC Board recommended approval of funding for both project sites. The improvements have already been approved by the Municipal Planning Commission (MPC) and Architecture Review Board (ARB). The application submitted by TIA Executive House LLC was scored by both City staff and the CIC Board, receiving a final score of 70 points (out of 100 possible; a minimum score of 65 points is required). Staff recommends that City Council approve \$36,254 in total FACE assistance to TIA Executive House LLC for the two properties located at 6797 and 6827 N. High Street. Funds will be used to make improvements pursuant to the program's guidelines and procedures.

#### **ADDITIONAL INFORMATION**

Application was made by Alex Alahakoon, owner and sole member of TIA Executive House LLC, to make improvements to two separate properties, located at 6797 and 6827 N. High Street. The applicant purchased both buildings in November 2022 and intends to make significant interior and exterior improvements to the property to increase the occupancy rate. The work proposed by the applicant consists of constructing a new tenant monument sign with lighting, new directional/wayfinding signage, new bollards and concrete work in the courtyard, and new landscaping. The proposed timeline for the project is 30-60 days and will begin late Spring or early Summer. The total cost of the eligible exterior improvements for this phase of the project is \$72,509.

In addition to the exterior work, TIA Executive House LLC anticipates making significant interior improvements that will help attract and retain employers in Worthington.

The Neighborhood Design Center (NDC) provided design and application assistance for this project. For 2023, NDC is on engagement with the City to provide no-cost (to the applicant) design and planning services to FACE projects.

#### **FINANCIAL IMPLICATIONS/FUNDING SOURCES**

|                         |                                 |          |
|-------------------------|---------------------------------|----------|
| Account 219.1919.540650 | Building Improvement Incentives | \$36,254 |
|-------------------------|---------------------------------|----------|

#### **ATTACHMENTS**

Resolution 35-2023  
FACE Scoring Sheet



RESOLUTION NO. 35-2023

Authorizing the Award of Façade Assistance and Corridor Enhancement Funds to Help Improve Facility Exterior Facade and Streetscape Along Certain of the City's Commercial Corridors (6797 & 6827 N. High Street)

WHEREAS, in January 2019 the City launched its Façade Assistance and Corridor Enhancement Program, or FACE, 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 properties eligible for FACE assistance during program year 2023 are located in one of the City's commercial corridors; and,

WHEREAS, the City received an application for program assistance from TIA Executive House LLC, to make exterior improvements to two commercial real properties the applicant owns at 6797 and 6827 N. High Street, City of Worthington, Franklin County (the "Properties"); and,

WHEREAS, as specified in the FACE Policy & Procedures, City staff prepared the application materials for review by the Worthington Community Improvement Corporation ("CIC") at its regular meeting on May 12, 2023; and,

WHEREAS, the CIC Board reviewed the applications and recommended approval; and,

WHEREAS, City Council is desirous of encouraging the exterior renovation and streetscape improvements to be made by TIA Executive House LLC as set forth in its application for FACE 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 an award up to a maximum of \$36,254 in assistance under the Façade Assistance and Corridor Enhancement Program for 6797 and 6827 N. High Street, to TIA Executive House LLC, for the work described in EXHIBIT A. Said assistance is 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 Properties.

SECTION 2. These awards of FACE assistance shall be in accordance with and subject to the requirements set forth in the FACE Policy & Procedures, including the use of City funds for only those Eligible Improvement Costs as identified therein.

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 FACE 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.

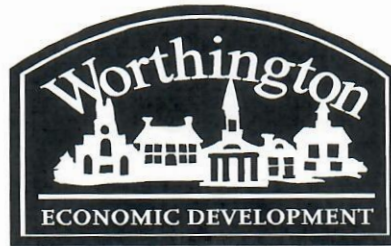
Adopted \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council

# EXHIBIT A



## Façade Assistance & Corridor Enhancement (FACE) Program Application for Assistance (2023)

Those interested in receiving FACE 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 FACE assistance is approved for the described project.

| Applicant Information   |  |
|---|--|
| <b>Applicant Name</b>   | TIA EXECUTIVE HOUSE LLC  |
| <b>Applicant's Mailing Address</b>  | 2503 EAST BROAD STREET, COLUMBUS OH 43209  |
| <b>Contact Name &amp; Title</b>   | ALEX ALAHAKOON; OWNER/SOLE MEMBER  |
| <b>Contact Email</b>  | alkoon72@gmail.com   |
| <b>Contact Phone No.</b>  | 7404083688   |
| <b>Project Site Address</b>   | 6797-6827 N.High St,<br>Worthington OH 43085<br>Is this site:<br><input checked="" type="checkbox"/> Purchased<br><input type="checkbox"/> Leased (lease ends: ____ / ____ / ____)   |
| <b>Applicant's Federal Identification Number (FEIN)</b>   | 88 - 4174969 (attach sheet if additional FEINs)  |
| <b>Describe the Economic Impact of the Project, including jobs created/retained, payroll considerations, and total investment</b> | Executive House office complex containing two multi-story office buildings (each in its separate parcel) is currently 50% vacant. Owner wants to upgrade the property façade to attract new tenants and retain existing tenants to increase the occupancy. Higher occupancy will help to stabilize the property's income and support local economy by providing a place for businesses to thrive and employ more locals. |

|   |  |
|---|--|
| <b>Attach Copy of Applicant's Recent Letter of Credit or Loan Commitment from a Banking Institution</b> | If the Applicant cannot show recent correspondence from a Banking Institution, Applicant can supply a completed Personal Financial Statement (SBA Form 413). |
|---|--|

| <b>Property Owner Information</b> |                    |
|-----------------------------------|--------------------|
| <b>Property Owner Name*</b>       | ALEX ALAHAKOON     |
| <b>Email</b>                      | alkoon72@gmail.com |
| <b>Phone No.</b>                  | 7404083688         |

*\* 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 FACE assistance to improve said property.**

**PROPERTY OWNER**

STATE OF OHIO )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

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: \_\_\_\_\_

| <b>Project Site – Current Conditions</b><br>(Attach additional sheets if necessary)   |   |
|---|---|
| <b>In the Space Provided, Describe the Project Site's Current Conditions, including Building &amp; Site Improvement Needs</b> | Exterior concrete courtyard is over 20 years old and breaking apart and an eyesore. There are outdated concrete planting structures that are partially broken and discolored. The exterior light fixtures are similarly outdated and some not operational. The center abandoned old fountain is in disheveled condition with plant remnants. No exterior monument sign to accommodate tenant panels. No directional signs to facilitate the visitors. |



**Attach Current, As-is Photographs of the Project Site**

**Project Scope of Work & Applicant Experience**

**Estimated Total Exterior  
Project Costs**

\$ 72,509.33

(Attach additional sheets if necessary)

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

1. Install a new monument sign and directional signs.
2. Remove existing concrete patio and existing concrete planters.
3. Install new concrete walkways.
4. Landscaping-
  - clean up and remove all existing plants from the abandoned fountain and replace with new topsoil and plants
  - new topsoil and grass seeding of the courtyard area
  - new plants in the courtyard
5. Nine new planters with color
6. Electric work-
  - Install six new bollards along the concrete walkways
  - Get electric supply to the new monument sign by boring underground from the base of a parking lot light to the new monument sign

|   |   |
|---|---|
|   |   |
| <p><b>In the Space Provided,<br/>Describe the Applicant's<br/>Experience in Undertaking /<br/>Managing Similar Projects</b></p> | <p><u>Alex Alahakoon manages a real estate portfolio over 100 million in Ohio and has been managing commercial real estate for over 10 years.</u></p> |
| <p><b>Attach Renderings, Illustrations and/or Drawings for the Exterior Improvement Project</b></p>                             |   |



### Project Work Bids

**Attach Written Bid(s) for All Exterior Improvement Work to be Performed under the Project**

Applicant must supply a written bid for the work to be performed. Up to (3) bids may be included. Applicants must ensure that all bids are based on the same work (example: if Bid 1 is for tuckpointing, window replacement, and flashing, Bids 2 and 3 must also be for same scope of services)

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

### Contractor Selected & Construction Schedule

**Contractor(s) Selected**

**Name: Bildsten Landscaping,  
Moore Signs,  
Commercial Lighting and Electric  
S&P Asphalt, LLC**

**Construction Schedule**

Approximate date work to begin:

Approximate date work to be completed:

5 / 01 / 2023

5 / 31 / 2023

In all cases, FACE-assisted construction must be completed within 24 months of making application

### Compliance with City Laws & Regulations

Please verify the following by providing a check mark next to the ones that are true.

☒ X Property taxes are up to date on this property.

☒ X Applicant is in full compliance with City income tax obligations.

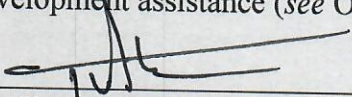
☒ X Property is fully compliant with the City's building & zoning code; There are no known violations.

### 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 FACE 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

**ALEX ALAHAKOCN**  
Printed Name & Title

**5/4/2023**  
Date

Applications are to be submitted to the following:

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





## Façade Assistance & Corridor Enhancement (FACE) Application Scoring Sheet

This sheet is used by the Worthington Community Improvement Corporation (CIC) to score each application for Façade Assistance & Corridor Enhancement (FACE) funding. A total score of 100 points is possible; to be considered for funding, an application must receive a minimum score of 65 points.

- Current Physical Condition / Exterior Appearance (**up to 30 points**)
- Scope of Work (**25 points**)
- Applicant's Project Viability & Demonstrated Ability to Repay (**15 points**)
- Economic Impact of Application (**30 points**)

One (1) scoring sheet is completed by the CIC for each application received, with each scoring session occurring during a regular or special meeting of the CIC. Items in this sheet have been weighted to best gauge the completeness and quality of each Applicant's responses.

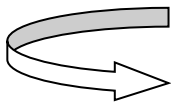
For each item addressed by the Applicant, to the degree indicated, provide a checkmark in the appropriate box. The total evaluation score assigned to each application then is determined by adding the values from all checked items.

| <b>City Staff Use Only</b>  |       |                             |
|---|-------|-----------------------------|
| Project located within the FACE Program Area?   | ✓ Yes | <input type="checkbox"/> No |
| Proposed improvements being made to a commercial building?  | ✓ Yes | <input type="checkbox"/> No |
| Applicant's City income tax obligations and real estate taxes on the building in full compliance?               | ✓ Yes | <input type="checkbox"/> No |
| Applicant provided bid(s) by contractors representing all exterior improvements contemplated under the Project? | ✓ Yes | <input type="checkbox"/> No |

| Applicant Information |   |
|-----------------------|---|
| Applicant Name        | TIA Executive House LLC (Alex Alahakoon)  |
| Applicant Type        | <input checked="" type="checkbox"/> Owner<br><input type="checkbox"/> Tenant, with Owner's approval |
| Project Site Address  | 6797 & 6827 N. High Street, Worthington, OH 43085   |
| Applicant Address     | 2503 E. Broad Street., Columbus, OH 43209   |

| Current Physical Condition / Exterior Appearance  |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <i>Using the items below, gauge the Project Site's current conditions, including building and site improvement needs, and the applicability of FACE assistance.</i> |                          |                          |                                     |                                     |
|   | <i>N/A</i>               | <i>Nominal</i>           | <i>Preferred</i>                    | <i>Extra-ordinary</i>               |
| Prominence and visibility of Project Site from commercial corridor(s).  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Perceived age of Project Site facilities and lack of exterior upkeep.   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Extent to which Project Site's current conditions are impacting surrounding properties.   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Using the marks given to the application above as a guide...

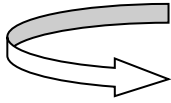


... score the application below:

| Criterion  | Point Value | Applicant Score                     |
|--|-------------|-------------------------------------|
| Need for exterior improvements to the Project Site – <b><u>choose ONLY ONE (1) of the following choices:</u></b> |             |                                     |
| • Project Site does <i>not</i> have a demonstrated need for improvement  | 0           | <input type="checkbox"/>            |
| • Project Site's need for improvements is <i>nominal</i>   | + 10        | <input type="checkbox"/>            |
| • Project Site's need for improvements is <i>preferable</i>  | + 20        | <input checked="" type="checkbox"/> |
| • Project Site's need for improvements is <i>extraordinary</i>   | + 30        | <input type="checkbox"/>            |

| Project Scope of Work  |                          |                          |           |                          |
|--|--------------------------|--------------------------|-----------|--------------------------|
| Using the items below, gauge the Applicant's Project Scope of Work (plan to make improvements), the reasons for making such improvements, and the timing in which they will occur. |                          |                          |           |                          |
|  | N/A                      | Nominal                  | Preferred | Extra-ordinary           |
| Scope of Work's described improvements will positively impact Project Site's appearance along the Corridor.  | <input type="checkbox"/> | <input type="checkbox"/> | ✓         | <input type="checkbox"/> |
| Scope of Work's improvements are in-line with design expectations and build quality typical for similar properties in Worthington.   | <input type="checkbox"/> | <input type="checkbox"/> | ✓         | <input type="checkbox"/> |
| Scope of Work will result in impactful, lasting aesthetic benefit to the property and does not simply entail deferred maintenance.   | <input type="checkbox"/> | <input type="checkbox"/> | ✓         | <input type="checkbox"/> |
| Extent to which the Applicant demonstrates pre-planning via its Scope of Work.   | <input type="checkbox"/> | <input type="checkbox"/> | ✓         | <input type="checkbox"/> |
| The project's estimated completion time.   | <input type="checkbox"/> | <input type="checkbox"/> | ✓         | <input type="checkbox"/> |

Using the marks given to the application above as a guide...

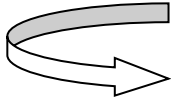


... score the application below:

| Criterion   | Point Value | Applicant Score          |
|---|-------------|--------------------------|
| Quality and comprehensiveness of Applicant's Scope of Work– <b><u>choose ONLY ONE (1) of the following choices:</u></b> |             |                          |
| • Scope of Work does <i>not</i> adequately enhance the exterior of the project  | 0           | <input type="checkbox"/> |
| • Described Scope is <i>nominal</i>   | + 5         | <input type="checkbox"/> |
| • Described Scope is <i>preferable</i>  | + 15        | ✓                        |
| • Described Scope is <i>extraordinary</i>   | + 25        | <input type="checkbox"/> |

| <b>Project Viability &amp; Demonstrated Ability to Repay</b>   |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| <i>Using the items below, gauge how well the Applicant demonstrates that its project is viable, the Applicant has experience undertaking similar projects &amp; Applicant's ability to repay the loan.</i> |                          |                          |                          |                          |
|  | <i>N/A</i>               | <i>Nominal</i>           | <i>Preferred</i>         | <i>Extra-ordinary</i>    |
| Estimated total exterior project costs are reasonable and appropriate to the Project scope.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| Provided contractor bids are in-line with trade customs and comparable projects in the area.   | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| Applicant demonstrates its capabilities and available administrative capacity to successfully manage and complete the Project.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| Project site not marked by obvious significant obstacles to renovation.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| Bank's letter of credit or loan commitment, or personal financial statement, is indicative of Applicant is likely repayment of the loan portion within three (3) years.                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |

Using the marks given to the application above as a guide...

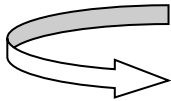


... score the application below:

| <b>Criterion</b>   | <b>Point Value</b> | <b>Applicant Score</b>   |
|--|--------------------|--------------------------|
| Project viability and loan repayment – <b><u>choose ONLY ONE (1) of the following choices:</u></b>       |                    |                          |
| • Applicant does <i>not</i> adequately demonstrate a viable project and/or its ability to repay the loan | 0                  | <input type="checkbox"/> |
| • Applicant demonstrates <i>nominal</i> project viability and loan repayment                             | + 5                | <input type="checkbox"/> |
| • Applicant demonstrates <i>preferred</i> project viability and loan repayment                           | + 10               | <input type="checkbox"/> |
| • Applicant demonstrates <i>extraordinary</i> project viability and loan repayment                       | + 15               | ✓                        |

| <b>Economic Impact of Application</b>   |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| <i>Using the items below, gauge the overall economic impact of the Applicant's submitted application, including the nature of the proposed project and the project's likely outcomes.</i> |                          |                          |                          |                          |
|   | <i>N/A</i>               | <i>Nominal</i>           | <i>Preferred</i>         | <i>Extra-ordinary</i>    |
| Applicant is making an investment in the property that exceeds the 1:1 match requirement.   | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> | <input type="checkbox"/> |
| FACE funding is critical to the advancement of the project.   | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| These improvements will help the applicant create jobs/payroll at the project site.   | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| These improvements will help the applicant retain jobs/payroll at the project site.   | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| The project, once completed, will assist in keeping commercial tenants and/or locating new tenants.   | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| The nature of the exterior improvement project likely will result in an increase in the value of the Project Site and surrounding properties.   | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| Applicant's described use of any FACE award provides optimal return-on-investment in improving exterior façade.   | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> | <input type="checkbox"/> |

Using the marks given to the application above as a guide...



... score the application below:

| <b>Criterion</b>   | <b>Point Value</b> | <b>Applicant Score</b>   |
|--|--------------------|--------------------------|
| Economic Impact of Application – <b><u>choose ONLY ONE (1) of the following choices:</u></b> |                    |                          |
| • Generally, the application describes a <i>subpar</i> economic impact                       | 0                  | <input type="checkbox"/> |
| • Generally, the application describes a <i>nominal</i> economic impact                      | +10                | <input type="checkbox"/> |
| • Generally, the application describes a <i>preferred</i> economic impact                    | + 20               | ✓                        |
| • Generally, the application describes an <i>extraordinary</i> economic impact               | + 30               | <input type="checkbox"/> |



**STAFF MEMORANDUM**  
**City Council Meeting – June 05, 2023**

Date: May 10, 2023

To: Robyn M. Stewart, Acting City Manager

From: Tom Lindsey, Law Director

Subject: Resolution – Authorizing Acquisition of the Parcel 4 Real Estate Interests from CSX Transportation for the NE Gateway Project

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**EXECUTIVE SUMMARY**

This Resolution authorizes the acquisition of the Parcel 4 real estate interests from CSX Transportation for the NE Gateway Project pursuant to Ordinance 61-2018.

**RECOMMENDATION**

Introduce and Approve as Presented.

**BACKGROUND/DESCRIPTION**

The Northeast Gateway Intersection Improvement Project (Project No. 602-14) reconstructed Worthington Galena Road starting 600 feet north of the CSX railroad to Lakeview Plaza Boulevard, Wilson Bridge Road from the CSX Railroad to Worthington Galena Road, and Huntley Road starting 400 feet south of Wilson Bridge Road to Wilson Bridge Road.

CSX Transportation and the City previously entered into a construction agreement which gave the City and its contractors a right of entry during construction of the Project. However, the City still needs to acquire real estate interests from CSX Transportation, including Parcels 4-SH1, SH2, T1, T2 at the crossing at Wilson Bridge Road (the "Parcel 4 real estate interests").

Council adopted Ordinance No. 61-2018 requiring the adoption of a resolution to authorize the acquisition of any parcels if the negotiated purchase price exceeds \$30,000 or is more than \$3,000 over the fair market value estimate as determined in accordance with the ODOT Manual.

CSX Transportation has agreed to sell the Parcel 4 real estate interests to the City for \$15,700. Passage of the proposed resolution is required for Parcel 4 since the price is more than \$3,000 above the City's originally estimated value of \$12,248.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)**

City Council has already appropriated the funds needed for acquisition of the Parcel 4 real estate interests from CSX Transportation.

**ATTACHMENT(S)**

Resolution No. 36-2023

RESOLUTION NO. 36-2023

Authorizing the Acquisition of Certain Real Estate Interests  
Involving Parcel 4 for the Northeast Gateway Intersection  
Improvement Project. (Project No. 602-14)

WHEREAS, the Northeast Gateway Intersection Improvement Project reconstructed Worthington Galena Road starting 600 feet north of the CSX railroad to Lakeview Plaza Boulevard, Wilson Bridge Road from the CSX Railroad to Worthington Galena Road, and Huntley Road starting 400 feet south of Wilson Bridge Road to Wilson Bridge Road (the "Project"); and,

WHEREAS, the Project required the City of Worthington to acquire various real estate interests from CSX Transportation, including Parcels 4-SH1, SH2, T1, T2 at the crossing at Wilson Bridge Road (the "Parcel 4 real estate interests"); and,

WHEREAS, Council passed Ordinance No. 61-2018 determining to proceed with the acquisition and requiring the adoption of a resolution to authorize the acquisition of any parcels described in Exhibit A of the ordinance if the purchase price exceeds \$30,000 or is more than \$3,000 over the fair market value estimate; and,

WHEREAS, CSX Transportation has agreed to sell the Parcel 4 real estate interests to the City for \$15,700 which is \$3,452 above the City's fair market value estimate of \$12,248.

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

SECTION 1. That Council hereby approves the purchase of the Parcel 4 real estate interests from CSX Transportation for \$15,700.00.

SECTION 2. That the City Manager, Finance Director, and Law Director are each hereby authorized, acting singly or jointly, to take all actions, including the execution of the purchase contract, any escrow agreements, closing statements, affidavits, approvals, payments, or other documents, necessary to effectuate the purchase of the Parcel 4 real estate interests.

SECTION 3. That the Clerk be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted:

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council





**STAFF MEMORANDUM**  
**City Council Meeting – June 5, 2023**

Date: May 31, 2023

To: Robyn M. Stewart, Acting City Manager

From: Tom Lindsey, Law Director

Subject: Ordinance – Authorizing Modification of the Columbus Water Service Agreement to Update the Worthington Boundary Map

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**EXECUTIVE SUMMARY**

This Ordinance authorizes the modification of the Columbus water service agreement to update the Worthington boundary map.

**RECOMMENDATION**

Introduction for public hearing on June 20, 2023.

**BACKGROUND/DESCRIPTION**

In 1983 the City executed an original water service agreement with the City of Columbus for the purpose of providing the residents of Worthington with water from the Columbus system. In 2008 the City executed a new twenty-five year water service agreement with the City of Columbus (the “2008 Water Service Agreement”) pursuant to Ordinance No. 11-2008. The 2008 Water Service Agreement includes a boundary map, marked as Exhibit A, that shows the covered water service areas.

In 2020 the City executed a new sewer service agreement with the City of Columbus pursuant to Ordinance No. 31-2020. One of the changes in the new sewer service agreement was a revised boundary map that modified the covered sewer service areas.

The proposed ordinance authorizes the City Manager to execute a modification to the 2008 Water Service Agreement to update the water boundary map to be consistent with the existing sewer boundary map.

**ATTACHMENT(S)**

Ordinance No. 15-2023

Exhibit A – Water Service Boundary Map

ORDINANCE NO. 15-2023

Authorizing and Directing the City Manager to  
Execute a Modification to the Water Service  
Agreement with the City of Columbus.

WHEREAS, on July 25, 1983, pursuant to Ordinance No. 59-83, the City of Worthington executed an original water service agreement with the City of Columbus for the purpose of providing the residents of Worthington with water from the Columbus system; and

WHEREAS, on March 17, 2008, pursuant to Ordinance No. 11-2008, the City of Worthington executed a new twenty-five year water service agreement with the City of Columbus commencing on April 9, 2008 (“2008 Water Service Agreement”); and

WHEREAS, on June 20, 2013, pursuant to Ordinance No. 17-2013, the 2008 Water Service Agreement was modified; and



WHEREAS, staff has recommended that the 2008 Water Service Agreement be modified to update the water service boundary to be consistent with the existing sewer service boundary and that all other terms and conditions of the 2008 Water Service Agreement should remain the same.

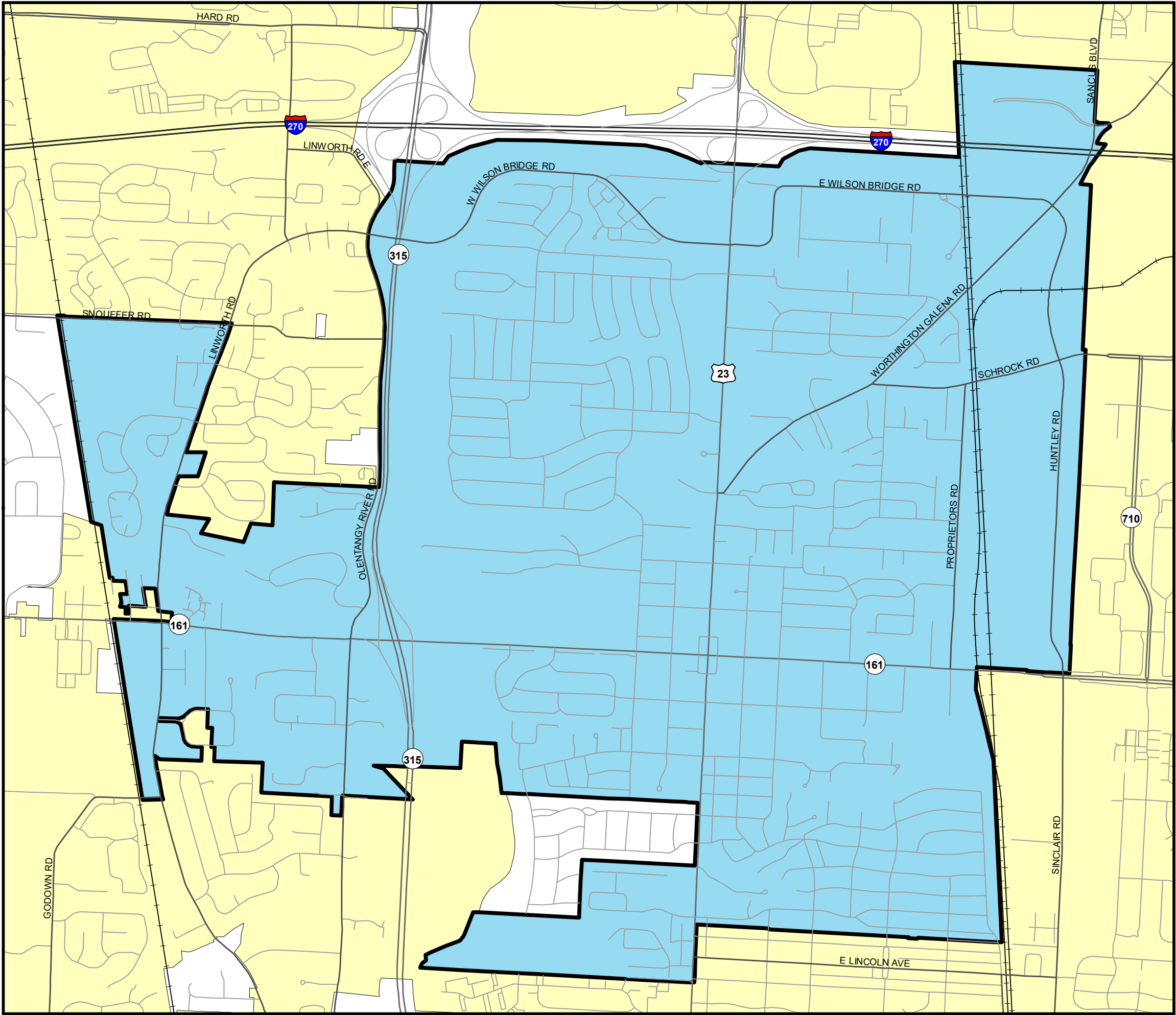
NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the City Manager is hereby authorized and directed to execute a modification to the 2008 Water Service Agreement with the City of Columbus to update the water service boundary by replacing the existing Exhibit A with the revised Exhibit A attached hereto.

SECTION 2. 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 together with 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.

**Exhibit A: Worthington  
Water Service Boundary**

-  Worthington Water Service Area
-  City of Columbus





**Staff Memorandum**  
**City Council Meeting – June 05, 2023**

Date: May 18, 2023

To: Robyn Stewart, Acting City Manager

From: Grace Brown, City Clerk

Subject: Liquor Permit Application – Guru Wines

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**EXECUTIVE SUMMARY**

The Ohio Division of Liquor Control has notified the City of a requested change in LLC ownership interests for Guru Wines.

**RECOMMENDATION**

Motion to Not Request a Hearing.

**BACKGROUND**

Guru Wines' application is for a change in the LLC ownership interests.

Guru Wines has had the C1, C2, and D6 permits since 2020 and the D8 since 2021. The classification of permits is as follows: C1 is for carry-out beer sales, C2 is for carry-out wine sales, D6 is for Sunday sales, and D8 is for the sale of tasting samples for onsite consumption.

**ATTACHMENT**

Notice from the Ohio Division of Liquor Control.

NOTICE TO LEGISLATIVE  
AUTHORITY

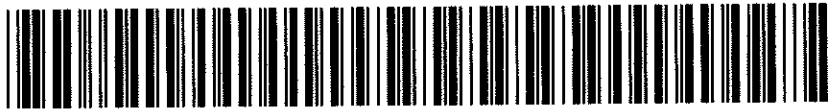
OHIO DIVISION OF LIQUOR CONTROL  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

|                |     |      |             |                                    |  |
|----------------|-----|------|-------------|------------------------------------|--|
| 3452168        |     | STCK |             | GURU WINES LLC                     |  |
| PERMIT NUMBER  |     | TYPE |             | 2285 W DUBLIN GRANVILLE RD STE 117 |  |
| ISSUE DATE     |     |      |             | WORTHINGTON OH 43085               |  |
| 01 03 2022     |     |      |             |                                    |  |
| FILING DATE    |     |      |             |                                    |  |
| C1 C2 D6 D8    |     |      |             |                                    |  |
| PERMIT CLASSES |     |      |             |                                    |  |
| 25             | 297 | B    | F29521      |                                    |  |
| TAX DISTRICT   |     |      | RECEIPT NO. |                                    |  |

FROM 05/05/2023

|                |  |      |             |
|----------------|--|------|-------------|
| PERMIT NUMBER  |  | TYPE |             |
| ISSUE DATE     |  |      |             |
| FILING DATE    |  |      |             |
| PERMIT CLASSES |  |      |             |
| TAX DISTRICT   |  |      | RECEIPT NO. |



MAILED 05/05/2023

RESPONSES MUST BE POSTMARKED NO LATER THAN. 06/05/2023

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.  
REFER TO THIS NUMBER IN ALL INQUIRIES **B STCK 3452168**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF WORTHINGTON CITY COUNCIL  
KAY THRESS  
6550 NORTH HIGH STREET  
WORTHINGTON OHIO 43085

Office Hours  
8:00 a.m. - 5:00 p.m.  
For Questions call  
(614) 644-3156

Ohio Department of Commerce - Division of Liquor Control  
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005  
<http://www.com.ohio.gov/liqr>

100K  
#537  
\$100



**APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS**  
**PROCESSING FEE \$100.00**

CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING:

Permit Holder Name: **Guru Wines LLC**  
**MURALIDHAR R DUSHARLA**

Permit Premises Address:

**2285, W. DUBLIN GRANVILLE RD,**  
**WORTHINGTON, OH - 43085**

Liquor Permit Number(s):

**3452168 F29521**

Federal Tax ID Number:

Email Address: [Grid of boxes for email address]

Attorney's Name, Address and Telephone Number (If represented):

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

**PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW**

**Section A - PREVIOUS** List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

| NAME                            | SOCIAL SECURITY #<br>OR FEDERAL TAX ID # | OFFICE HELD | INTEREST  | BIRTHDATE |
|---------------------------------|--|-------------|---|-----------|
| 1) ANJIREDDY<br>CHINNA CHOWDARY |  |             | <input type="checkbox"/> Managing Member<br><input type="checkbox"/> Voting interest _____ %<br><input checked="" type="checkbox"/> Membership interest <b>50</b> % |           |
| 2)                              |  |             | <input type="checkbox"/> Managing Member<br><input type="checkbox"/> Voting interest _____ %<br><input type="checkbox"/> Membership interest _____ %                |           |
| 3)                              |  |             | <input type="checkbox"/> Managing Member<br><input type="checkbox"/> Voting interest _____ %<br><input type="checkbox"/> Membership interest _____ %                |           |
| 4)                              |  |             | <input type="checkbox"/> Managing Member<br><input type="checkbox"/> Voting interest _____ %<br><input type="checkbox"/> Membership interest _____ %                |           |

**Section B - REVISED** List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

| NAME                           | SOCIAL SECURITY #<br>OR FEDERAL TAX ID # | OFFICE HELD | INTEREST   | BIRTHDATE |
|--------------------------------|--|-------------|--|-----------|
| 1) MURALIDHAR<br>R<br>DUSHARLA |  |             | <input type="checkbox"/> Managing Member<br><input type="checkbox"/> Voting interest _____ %<br><input checked="" type="checkbox"/> Membership interest <b>100</b> % |           |
| 2)                             |  |             | <input type="checkbox"/> Managing Member<br><input type="checkbox"/> Voting interest _____ %<br><input type="checkbox"/> Membership interest _____ %                 |           |
| 3)                             |  |             | <input type="checkbox"/> Managing Member<br><input type="checkbox"/> Voting interest _____ %<br><input type="checkbox"/> Membership interest _____ %                 |           |
| 4)                             |  |             | <input type="checkbox"/> Managing Member<br><input type="checkbox"/> Voting interest _____ %<br><input type="checkbox"/> Membership interest _____ %                 |           |



Department  
of Commerce

Rev 2/10/2021

Mike DeWine, Governor  
Jon Husted, Lt. Governor

Division of Liquor Control  
Sheryl Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension.
  - Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **must** be faxed, emailed, or mailed to the Division no later than the postmark deadline date given on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

**FAX:** (614) 644 – 3166

**EMAIL:** [LiquorLicensingMailUnit@com.state.oh.us](mailto:LiquorLicensingMailUnit@com.state.oh.us)

**MAIL:** Ohio Division of Liquor Control  
Attn: Licensing Unit  
6606 Tussing Road  
PO Box 4005  
Reynoldsburg, Ohio 43068-9005

Please note that the Division is no longer sending ownership information with this legislative notice. If you want to know who owns the applied for permit you can find that information in two ways:

- Go to [https://www.comapps.ohio.gov/liqr/liqr\\_apps/PermitLookup/PermitHolderOwnership.aspx](https://www.comapps.ohio.gov/liqr/liqr_apps/PermitLookup/PermitHolderOwnership.aspx) and enter the permit number listed on the legislative notice; or
- Contact your police department or your county sheriff if you are a township fiscal officer or county clerk. The Division sends the applicable law enforcement agency the pertinent ownership information when it notifies them of the permit application.

Thank you in advance for your cooperation,

Division Licensing Section

Licensing Section  
6606 Tussing Road  
Reynoldsburg, OH 43068-9009

Fax 614-728-1281  
TTY/TDD 800-750-0750  
[com.ohio.gov](http://com.ohio.gov)

An Equal Opportunity Employer and Service Provider