City Council Agenda

Monday, July 17, 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**
   June 20, 2023 & July 3, 2023 Regular Meetings
   Recommendation: Introduce and approve as presented.

Public Hearings on Legislation

6. **Ordinance No. 16-2023- Additional Appropriations – General Fund & General Bond Retirement Fund**
   Amending Ordinance No. 39-2022 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the General Fund and General Bond Retirement Fund Unappropriated Balance.
   Executive Summary: This legislation appropriates additional funds in the General Fund and General Bond Retirement Fund.

   Recommendation: Approve as presented.

New Legislation - Resolution(s)

7. **Resolution No. 43-2023 - Sponsorship of UnDesign the Redline**
   Approving 2023 Sponsorship of UnDesign the Redline Exhibition.
   Executive Summary: This Resolution approves the distribution of $2,000 to sponsor a national exhibition focused on the federal policy of redlining.

   Recommendation: Introduce and approve as presented.

8. **Resolution No. 44-2023 - Directing the Acting City Manager to Finalize the Scope of Work with Camoin Associates for a Housing Assessment**
   Directing the Acting City Manager to Finalize the Scope of Work with Camoin Associates for a Housing Assessment.
   Executive Summary: This Resolution Directs the Acting City Manager to Finalize the Scope of Work with Camoin Associates for a Housing Assessment.

Recommendation: Introduce and approve as presented.

9. **Resolution No. 45-2023 - Amendment to Development Plan with Variances for a Property at 200 E. Wilson Bridge Rd. – ADP 06-2022**

   Authorizing an Amendment to the Final Development Plan for 200 E. Wilson Bridge Rd. and Authorizing Variances (Worthington Schools).

   Executive Summary: This Resolution is for an Amendment to Development Plan with Variances for lighting at 200 E. Wilson Bridge Rd.

   Recommendation: On June 22, 2023, the Municipal Planning Commission reviewed and recommended conditional approval of an Amendment to Development Plan with Variances with the following condition:

   • The 30-inch bases are to be painted to match.

10. **Resolution No. 46-2023 - Worthington TIRC Follow-Up Actions by City Council**

    Accepting the Recommendations of the 2023 Worthington Tax Incentive Review Council concerning parcels of commercial real property in the City of Worthington receiving tax exemptions for purposes of economic development

    Executive Summary: This Resolution summarizes the actions taken by the Worthington Tax Incentive Review Council and accepts their recommendations for tax year 2022.

    Recommendation: Introduce and approve as presented.

11. **Resolution No. 47-2023 - General Fund and Law Enforcement Trust Fund Transfers**

    Adjusting the Annual Budget by Providing for a Transfer of Previously Appropriated Funds.

    Executive Summary: This Resolution authorizes the transfer of previously appropriated funds to cover expenses as anticipated for the remainder of the year in appropriate accounts. Approval of this Resolution will not result in an increase of total appropriations.

    Recommendation: Approve as presented.

Reports of City Officials

12. **Policy Item(s)**
    a. **Liquor Permit Transfer – Ohio Food Prep LLC**

       Executive Summary: The Ohio Division of Liquor Control has notified the City of a request to transfer liquor permits from Velcani Enterprises LLC to Ohio Food Prep LLC, located at 2149-51 W. Dublin Granville Rd. The City may request a hearing or waive their right to a hearing.

       Recommendation: Motion to Not Request a Hearing.

13. **Discussion Item(s)**
    a. **Worthington Pools**

       Executive Summary: Time is being set aside for continued conversations regarding the request from Swiminc for financial support of capital improvements at the outdoor pools.

b. 2024 Budget and 2023-2028 CIP

Executive Summary: Time is provided for continued discussion related to last week's presentation on significant trends with revenue and expenditures that are anticipated to influence the operating budget and capital plan.

Reports of Council Members

Other Business

14. Motion to Recess for the month of August

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

15. Motion to Adjourn

Contact: Grace Brown, Clerk of Council (grace.brown@worthington.org (614) 436-3100) | Agenda published on 07/13/2023 at 5:06 PM

City Council Agenda

Minutes

Tuesday, June 20, 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, June 20, 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 (Via Microsoft Teams), David Robinson. Member(s) Absent: Doug Smith **Also Present:** Acting City Manager Robyn Stewart, Assistant City Manager and Economic Development Director David McCorkle, Director of Law Tom Lindsey, 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 his experience with the City regarding a sanitary sewer project. He spoke of his desire to save trees, green space, wildlife, and more. Mr. Gideon expressed his issues and concerns in regard to communicating with City leaders and Council regarding projects that would affect his property.

Public Hearings on Legislation

5. **Ordinance No. 15-2023 - Authorizing Modification of the Columbus Water Service Agreement to Update the Worthington Boundary Map**

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

Minutes:
Ms. Stewart offered background that Ordinance 15-2023 created relatively minor modifications to

the agreement for water service with the City of Columbus. She added that it modified the map that was attached to that agreement to reflect some changes made in the sewer agreement with the City of Columbus several years ago.

Mr. Lindsey stated that it was simply matching the water boundary to the sewer boundaries which were done earlier.

There being no additional comments, the clerk called the roll on Ordinance No. 15-2023.

The motion carried unanimously by the following vote: Vote Results: Ayes: 6/ Nays: 0

New Legislation - Resolution(s)

6. **Resolution No. 38-2023 - Orange Township Joint Economic Development District**

   Authorizing the City Manager to Enter into a Joint Economic Development District Contract with Orange Township pursuant to Ohio Revised Code Section 715.72.

   Minutes:

   Mr. Robinson indicated that Staff had asked for Resolution No. 38-2023 to be tabled.

   Ms. Stewart shared that the request from Staff came after being notified that Orange Township asked for more time. They were waiting on more paper on their end.

   MOTION: Ms. Hermann moved, seconded by Ms. Kowalczyk to table Resolution No. 38-2023.

   The motion carried unanimously by a voice vote.

7. **Resolution No. 39-2023 - Amendment to Development Plan with Variances for a Property at 2285 W. Dublin-Granville Rd. (Suite 119 & Suite 120) – ADP 06-2023**

   Authorizing an Amendment to the Final Development Plan for 2285 W. Dublin-Granville Rd. (Suite 119 & Suite 120) and Authorizing Variances (Aaron Schlagbaum/Eastway Supplies Inc.).

   Minutes:

   Introduced by Ms. Brewer. Mr. Brown offered background on Resolution No. 39-2023. He shared that when properties are subject to a development plan and they need a variance, they are required to go on from the Municipal Planning Commission with a recommendation to the City Council for review and approval. Mr. Brown stated that on June 8th, the Architectural Review District and the Municipal Planning Commission did review and recommend approval with some modifications to the signage for the center. Mr. Brown reminded Council that the sign code only permitted one sign per business. In the situation before Council, the applicant was taking over two storefronts, so there were two spaces. He concluded that it looked more symmetrical having two signs. Ms. Brewer asked Mr. Brown if the variance incorporated suggestions previously made to have both sides match up. Mr. Brown confirmed that the condition was noted and included. Ms. Hermann thanked Mr. Brown for the consideration of the consistency of the look.

   MOTION: Ms. Hermann moved, seconded by Ms. Brewer to adopt Resolution No. 39-2023

   The motion carried unanimously by a voice vote.

8. **Resolution No. 40-2023 – 2024 Tax Budget**

   Providing for Adoption of the Tax Budget for the Fiscal Year Beginning January 1, 2024.

   Minutes:

   Introduced by Ms. Kowalczyk.

   Ms. Stewart offered background on Resolution No. 40-2023. She shared that state law, the Ohio Revised Code, required that municipalities file a tax budget, for Worthington, within Franklin County. Ms. Stewart indicated the budget included property tax or estimated rural property taxes.

as revenue and what they were expected to be in the upcoming year. As a signal of what might happen with the property tax revenue. Worthington was to continue the current property tax rate and there were no expected changes. **MOTION: Ms. Michael moved, seconded by Ms. Kowalczyk to adopt Resolution No. 40-2023. The motion carried unanimously by a voice vote.**

Reports of City Officials

9. Discussion Item(s)

a. Worthington Pools - Infrastructure Improvement Options

Minutes:

Mr. Hurley highlighted the good experience he had working with the City Schools, Swiminc, the Working Group, and staff on the project. He shared that Worthington Schools were constructing a new natatorium and that Swiminc was making a request for funding by the City for the outdoor pools.

Councilmember Michael was next to speak. She shared her personal use of the pool facilities for over 34 years. She shared that Swiminc was a 5013c, a not-for-profit organization, and separate from the City schools. She continued by saying that the pools were constructed over 70 years ago and that the middle and south pool were replaced in the 1990s.

The city of Worthington loaned Swiminc funds in 1996 for the renovation of the outdoor pools, and the city forgave the remaining payments for the loan in 2016. Ms. Michael shared that the City of Worthington provided Swiminc $85260 during the COVID-19 pandemic. She mentioned Swiminc was separate from the City of Worthington but had been cooperative with the City.

Mr. Southgate, of 455 Longfellow Avenue, represented Swiminc before Council. He introduced members of the board, staff, and support in the Council Chamber. He emphasized that in order to stay in operation, new development must get underway immediately. He shared that the redevelopment could not be paid for the same way more than 90% of all our previous capital projects were financed: out of money that Swiminc raised on its own for membership sales, lesson fees, etc.

Mr. Southgate introduced representatives from Brandstetter Carroll who then overviewed three options for the reconstruction of the pool facilities. They gave a visual presentation that offered three different plans with three investment price points: $10,300, $12,800 to $15,400,000.

Ms. Brewer asked them if each option would take approximately nine months as verbally stated for one option. The representatives confirmed it would be around nine months for all three options.

Mr. Southgate shared with Council that the third option ($15,400,000) was the preferred option for generational investment. He emphasized that pools funding themselves (indicating updates) out of revenue were in warmer and wealthier climates. He was confident that projected revenues by Swiminc, would permit continued payment/coverage of maintenance.

Mr. Southgate indicated that although Swiminc was an independent organization, shared governance is something they were open to.
Ms. Hermann asked for additional details/analysis on the eight years of maintenance costs. She continued by recommending that Council consider the funding options as previously shared by Mr. Bartter.
Mr. Robinson asked if there was a preference by the Working Group. Ms. Hermann indicated that they were keeping the options open.
Mr. Hurley offered that the Working Group would like to gather public input.
Ms. Hermann shared that the working group thought it would be a bond issue (property tax issue).
Mr. Robinson asked for more clarification. She replied that as the funds were not available, for $10 million or more, there would need to be more assistance.
Ms. Stewart indicated that when Mr. Bartter shared the options, the request for investment had increased. With the new numbers, several of the investment options had dropped, and that mileage would be needed.
Mr. Robinson shared that he did not accept that and there was money in the General Fund Balance to fund options. He did not want it off the table. He asked if anyone would be prepared to say no to the option.
Ms. Michael shared that there were three main options 1. Do nothing. 2. Have a bond issue which would require some property tax increase and 3. a joint recreation district. She emphasized that there should be a private fundraising effort.
Mr. Robinson asked to see the numbers on papers to measure judgments to narrow down options. He also mentioned shared governance as a possibility.
Ms. Kowalczyk asked about revenue generation by Swiminc, and how revenue would be brought in by competitions as mentioned by Swiminc in their response. (Separate from Worthington City Schools competitions).
Swiminc responded that interest and competitions at the pool would be separate from that of the City Schools.
Mr. Robinson asked why the cost of construction for the proposed updates was so much less than that highlighted in a Columbus Dispatch Article. Mr. Southgate offered that it was a broader reconstruction for indoor and outdoor pulls. He also attributed the strong partnership with Brandstetter Carroll as the cause for the lower estimates.
Ms. Michael suggested that Swiminc consider raising money via naming rights. Mr. Southgate offered that he was skeptical due to staffing size and bandwidth.
Mr. Robinson asked about the possibility of a JRD with the school district. Ms. Hermann shared that she did not personally get the impression that they were interested. Ms. Michael supported the statement by adding they did not have any clear direction from the school district. Mr. Hurley added that they had not received any specific recommendations.
Mr. Robinson thanked members of Swiminc for being present and for their presentations.

Reports of Council Members

Ms. Hermann did not have reports to share.

Mr. Bucher did not have reports to share.

Ms. Kowalczyk shared that the City and community groups were well represented at the Juneteenth flags. She thanked the Service Department for their efforts in changing the flags. Ms. Kowalczyk highlighted a successful Arts Festival.

Ms. Michael offered her recent experience with the City of Largo Water Olympics, senior programming, and group.

Ms. Brewer shared that the ARB/MPC meeting would be a shorter session with only a few items on the agenda.

Other Business

Ms. Brown noted that there was a blank agenda comment received during Council and that she reached out to the submitter for clarification.

Executive Session

a. To consider the appointment of a public official.

Minutes

MOTION: Ms. Brewer, seconded by Ms. Kowalczyk to enter Executive Session for the purpose of considering the appointment of a public official.
The motion carried unanimously by a roll call vote.
City Council entered Executive Session at about 8:40p.m.
Members returned to open session at about 10:28 p.m.

Adjournment

MOTION: Ms. Hermann moved, seconded by Ms. Brewer to adjourn.
The motion carried unanimously by a voice vote.
President Robinson declared the meeting adjourned at approximately 10:28 pm.

10. Motion to Adjourn

City Council Agenda

Minutes

Monday, July 3, 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, July 03, 2023. President Robinson called the meeting to order at 7:00 p.m.

2. **Roll Call**

Minutes:
Members Present: Katy Brewer (Via Microsoft Teams), Rebecca Hermann (Via Microsoft Teams), Beth Kowalczyk, BonnieMichael, Doug Smtih, David Robinson. **Member(s) Absent:** Pete Bucher **Also Present:** Acting City Manager Robyn Stewart, Assistant City Manager and Economic Development Director David McCorkle, Director of Law Tom Lindsey, and 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 City's right of eminent domain. He expressed concern about the City's communication about the process, or lack thereof, as a resident and property owner. He challenged the City to institute a more respectful process for obtaining sewer easements and involving property owners earlier on in the process.

Approval of the Minutes

5. **Approval of Minutes**

June 5 & 12, 2023

Minutes:
MOTION: Ms. Michael moved, seconded by Mr. Smith to adopt the minutes of June 5 & 12, 2023 as presented.
The motion carried unanimously by a voice vote.

New Legislation - Resolution(s)

6. **Resolution No. 41-2023- Adopting a Position Description for Human Resources Specialist**

   Adopting a Job Description for Human Resources Specialist, and Amending Staffing Chart and the Pay Resolution to Accommodate Said Position.

   Minutes:

   Introduced by Ms. Michael.

   Ms. Stewart shared that there were two positions within the Personnel Department. After evaluating the open Human Resources Manager position vacated by Angela Harris with her move to Personnel Director, Staff wanted to suggest that the position be reorganized to Human Resources Specialist. Ms. Harris evaluated what she needed most at the time and decided the specialist role was more appropriate. The resolution before Council was to also move the position from a range 16 to 14.

   MOTION: Ms. Hermann moved, seconded by Ms. Kowalczyk to adopt Resolution No. 41-2023.

   The motion carried unanimously by a voice vote.

7. **Resolution No. 42-2023-Authorizing a Cooperation Agreement with the Franklin County Board of Commissioners Regarding Various HUD Programs**

   Reauthorizing the Cooperation Agreement Between the City of Worthington and the Board of County Commissioners, Franklin County, Ohio on Behalf of the City of Worthington in Order to Participate in the Franklin County, Ohio Department of Housing and Urban Development Entitlement Program and Abide by the Covenants of That Program.

   Minutes:

   Introduced by Ms. Brewer.

   Ms. Stewart explained the agreement was one that the city entered into every three years for a number of years with Franklin County, and that it related to the distribution of federal funds from the U.S. Department of Housing and Urban Development (HUD).

   She continued by saying the CDBG program, Community Development Block Grant Program was the most prominent, and there was also the home program which supported investment in affordable housing and the emergency solutions grant. Ms. Stewart added that while most Worthington neighborhoods do not meet the income requirements for the grants, it would benefit other neighborhoods and communities in Franklin County.

   The resolution and agreement provided for the automatic renewal in three years.

   Mr. Robinson asked if the renewal would be automatic on a one-time or an ongoing basis. Ms. Stewart and Mr. Lindsey confirmed it would be ongoing.

   Ms. Michael expressed support for the program.

   MOTION: Ms. Michael moved, seconded by Ms. Brewer to adopt Resolution No. 42-2023.

   The motion carried unanimously by a voice vote.

Reports of City Officials

Ms. Stewart expressed hope for a great event and celebration on July 4, 2023.

Reports of Council Members

Ms. Stewart shared a high-level update of the Northeast Area plan on behalf of Ms. Brewer.

Ms. Hermann shared her opportunity to visit and tour the Franklin County Coroner's office. She also mentioned their efforts in suicide prevention and how much she was impressed by the staff and tour. She shared that the Working Group still had outstanding requests for Swiminc. (She aslo shared that Mr. Smith and Ms. Michael may also share more).

Ms. Kowalczyk thanked Mr. Barnhardt for an updated quarterly report. She shared that she would be attending the Monday, July 17 meeting virtually and may be a little late.

Mr. Smith spoke of needing community feedback regarding plans for the Worthington Pools. He mentioned he would like to get a consultant involved to survey the community. (Ms. Stewart replied that she was researching what funds may be available for consulting services). Mr. Smith shared that he was thinking an ask of $10,000 would be likely.

Mr. Robinson asked about timelines for the consultant work. Ms. Stewart offered that the conversation with the consultant would indicate that. Mr. Smith indicated it may take a month from his research.

Ms. Michael shared that Working Group still had outstanding questions and requests with Swiminc. She offered the example of an incremental approach and what the planners would need to do that. (She provided the scenario of them needing to rework building/construction plans). She also reviewed the need to have private fundraising by Swiminc.

Mr. Robinson did not have reports to share.

Council decided not to convene in Executive Session.

Other Business

Executive Session

a. To consider the appointment of a public official.

Adjournment

MOTION: Ms. Kowalczyk moved, seconded by Ms. Hermann to adjourn.
The motion carried unanimously by a voice vote.
President Robinson declared the meeting adjourned at approximately 7: 25pm.

8. Motion to Adjourn

DRAFT

STAFF MEMORANDUM
City Council Meeting – July 17, 2023

Date: July 12, 2023

To: Robyn Stewart, Acting City Manager

From: Scott F. Bartter, Finance Director

Subject: Additional Appropriations – General Fund & General Bond Retirement Fund

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EXECUTIVE SUMMARY
This legislation appropriates additional funds in the General Fund and General Bond Retirement Fund.

RECOMMENDATION
Approve as presented.

FINANCIAL IMPLICATIONS
Increases appropriations in the General Fund by $107,000.
Increases appropriations in the General Bond Retirement Fund by $105,000.

BACKGROUND/DESCRIPTION
Consultants - Legislative
An additional $15,000 is requested to fund professional survey work.

Testing & Assessment - Personnel
Testing and assessment costs have increased due to the high number of hiring and promotional processes that have occurred to date in 2023.

Equipment Maintenance – Police Administration
Additional funds are being requested to support the City's new records management system.

Community Relations Supplies - Police
Additional funds are being requested in community relations supplies to continue to increase community engagement in the Division of Police.

Building Improvement – McConnell Arts Center

The McConnell Arts Center (MAC) building is owned and maintained by the City. A significant roof repair was funded through the 2023 Building Improvement allocation in the Capital Improvement Fund. In an effort to better track expenses related to the support of the McConnel Arts Center, this appropriation would move that expense to the McConnell Arts Center department of the General Fund – thus keeping MAC related expenses together.

Interest & Fiscal Charges

With the May issuance of $4.4 million in bonds to fund McCord Park Phase 2 and Sewer Improvements, the first interest payment will be due in December 2023. The appropriation funds the amount necessary for that payment.

ATTACHMENT

- Ordinance No. 16-2023

ORDINANCE NO. 16-2023

Amending Ordinance No. 39-2022 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the General Fund and General Bond Retirement Fund Unappropriated Balance.

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 General Fund and Capital Improvement Fund unappropriated balance to:

Account No.	Description	Amount
General Fund #101		
101.1010.540570	Consultants - Legislative	$ 15,000.00
101.1040.540513	Testing & Assessment – Personnel	20,000.00
101.2010.540500	Equipment Maint. – Police Admin	30,000.00
101.2020.521003	Community Relations Supplies – Police	6,000.00
101.1180.540560	Building Improvement – MAC	36,000.00
Total General Fund		$ 107,000.00
General Bond Retirement Fund		
409.9010.571902	Interest & Fiscal Charges	$ 105,000.00
Total General Bond Retirement		$ 105,000.00

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 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 _____

_____
President of Council

Attest:

Introduced
P.H

_____
Clerk of Council

STAFF MEMORANDUM
City Council Meeting – July 17th, 2023

Date: July 12th, 2023

To: Robyn Stewart, Acting City Manager

From: Scott F. Bartter, Finance Director

Subject: Resolution No. 43-2023 – Sponsorship of UnDesign the Redline

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EXECUTIVE SUMMARY
This Resolution approves the distribution of $2,000 to sponsor a national exhibition focused on the federal policy of redlining.

RECOMMENDATION
Introduce and Approve as Presented

BACKGROUND/DESCRIPTION
The City has received a request from the Community Relation Commission (CRC) to sponsor a national exhibition called UnDesign the Redline. The request is attached to this memo.

To clarify the amount, the CRC annually receives an appropriation in the budget – for 2023 the amount appropriated was $8,000. However, the CRC does not have its own separate spending account. When the CRC votes to dedicate $500 to go towards the sponsorship of this event, the funds come from City of Worthington funds. If City Council supports the additional $1,500, a check for the total amount of $2,000 needs to be authorized with this Resolution.

FINANCIAL IMPLICATIONS/FUNDING SOURCES
$500 from the CRC appropriation in the General Fund
$1,500 from existing appropriations in the General Fund

ATTACHMENTS
Resolution No. 43-2023
Letter from the Community Relations Commission

RESOLUTION NO. 43-2023

Approving 2023 Sponsorship of UnDesign the Redline Exhibition.

WHEREAS, the Community Relations Commission has requested that the City of Worthington co-sponsor, in conjunction with the Worthington Libraries, an exhibition focused on the federal policy of redlining; and,

WHEREAS, the exhibition, named UnDesign the Redline, would be hosted by the Worthington Libraries and accessible to the entire Worthington Community; and,

WHEREAS, the total contribution from the City of Worthington, including an amount approved by the Community Relations Commission would be $2,000.

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

SECTION 1. That City Council hereby awards sponsorship funds for UnDesign the Redline in the amount of $2,000.

SECTION 2. That funds previously appropriated within the General Fund may be utilized to provide this financial support.

SECTION 3. That the Finance Director is authorized and directed to distribute sponsorship funds to the organization facilitating the exhibit in the amount indicated in Section 1.

SECTION 4. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted: _____

_____
President of Council

Attest:

_____
Clerk of Council

July 5, 2023

Dear Members of City Council,

Last year, the local YWCA brought a national exhibition to Columbus focused on the federal policy of redlining. This exhibition, appropriately named UnDesign the Redline, seeks to explain this federal policy, its implications, and spark broader discussion around racial inequality. It is currently "on tour," traveling throughout Central Ohio and making eight-week stops in suburban municipalities and local organizations for a cost of $2,500. The exhibit is currently in Upper Arlington, in the city's municipal building and was sponsored by the office of UA's City Manager.

Given the growing local enthusiasm around honest local history, the Worthington Library, Worthington Historical Society, Worthington School District, and partners from Otterbein and OSU Universities are seeking to bring this exhibition to Worthington this August. After it leaves Worthington, the exhibit will travel to Westerville where Otterbein University and the Westerville Library are co-sponsoring the event.

Earlier this year, the Community Relations Commission (CRC) voted to encumber $500 to go towards sponsorship of the UnDesign the Redline. The Worthington Libraries has likewise committed $500 and offered space to host the exhibit that will make it accessible to the entire Worthington community. We are still seeking $1,500 for sponsorship and request these funds from City Council.

We believe this is an exceptional opportunity for the Worthington Community to learn about historical policies that created inequality and, specifically, the role that Worthington has played throughout history regarding these issues. To this end, the Worthington Library, Worthington Historical Society, Worthington Schools, OSU and Otterbein partners, and local non-profit Erase the Space (EtS) are partnering to conduct additional research about these issues in Worthington to create new panels for the UnDesign the Redline exhibit.

The exhibition as it is has a national focus, and a local focus which is very much centered on Columbus. These new panels will focus solely on Worthington, including Worthington schools, neighborhoods, and families. Worthington High School students and teachers have already started working with EtS, the Library, the Historical Society, and OSU and Otterbein faculty to begin the research that will eventually populate the additional panels. However, none of this will be possible without the additional $1,500 sponsorship which we are seeking from the City.

The CRC believes that this opportunity is unique and will offer a model for engaging youth in local history education as the collaborative working with our high school students will be holding an event in the fall to showcase their work and teach the community what they have uncovered about Worthington's past. We believe that this is the sort of civic opportunity that Worthington should be providing for our youth; one that not only engage youth in local political history but doing so in a manner that engaging the broader community.

Lastly, the exhibition supports our collective work to make Worthington a more diverse and equitable community, directly complementing initiatives within that vision statement such as proactively identifying, evaluating and addressing policies and practices that negatively affect underrepresented populations.

We look forward to answering any questions you may have about this request and look forward to working with City Council on this and many other projects in the future.

Respectfully submitted,

Eddie Pauline, Chairperson
Worthington Community Relations Commission

MEMORANDUM

TO: Robyn Stewart, Acting City Manager
David McCorkle, Assistant City Manager

FROM: R. Lee Brown, Director of Planning & Building

DATE: July 11, 2023

SUBJECT: Resolution Directing the Acting City Manager to Finalize the Scope of Work with Camoin Associates for a Housing Assessment.

EXECUTIVE SUMMARY
This Resolution Directing the Acting City Manager to Finalize the Scope of Work with Camoin Associates for a Housing Assessment.

RECOMMENDATION
Introduce and Approve as Presented.

BACKGROUND/DESCRIPTION
On February 6, 2023, City Council directed staff to conduct a housing assessment to inform future housing strategies and/or review of the Comprehensive Plan. The Housing Assessment shall include a review of existing housing needs, an understanding of current and future housing supply and demand, identification of barriers to development, the impact of the city's zoning code on meeting housing needs, and the regional housing finance landscape with consideration of current demographics, fiscal and market trends for the region, and the potential impact on market rates for rent and home values in the area. The Assessment should also identify possible options or strategies to fulfill these objectives that would be evaluated further in a Comprehensive Plan Update and/or the development of a focused Housing Strategy or Plan for the City.

It is anticipated that the housing assessment will be followed by a Comprehensive Plan Update and/or the development of a focused Housing Strategy or Plan for the City which will be informed by the assessment.

City staff drafted a Request for Proposals (RFP) that was posted on April 3, 2023, with a deadline of May 5, 2023. City staff received a total of six (6) RFP's and interviewed three (3) of the firms. The interview committee has recommended Camoin Associates. Money

was budgeted with the anticipation of undertaking a housing assessment in 2023. Approximately $50,000.00 has been allocated for the Housing Assessment.

RFP & Project Timeline:

- Issue RFP Tuesday, April 4, 2023
- Questions are due in writing by 12:00 PM Wednesday, April 19, 2023
- Response to any questions by Friday, April 21, 2023
- RFQ Submittal Deadline of Friday, May 5, 2023, at 12:00 PM
- Project Team Review – Week of May 15, 2023 & May 22, 2023
- Interviews with selected firms – Weeks of June 5, 2023, and June 12, 2023
- Selection of recommended firm by June 26, 2023
- City Council Contract Approval – July 2023 (approx.)
- Project Initiation – August 2023 (approx.)
- Project Completion – Early Summer 2024 (approx.)

Interview Committee:

- Robyn Stewart
- Lee Brown
- Lynda Bitar
- Colleen Light

Submitted RFPs:

- Camoin Associates
- Stantec
- Urban Partners
- Sterling Advisory Services
- TPMA
- Novogradac

ATTACHMENTS:

- Resolution No. 44-2023
- RFP Submittal

RESOLUTION NO. 44-2023

Directing the Acting City Manager to Finalize the Scope of Work with Camoin Associates for a Housing Assessment.

WHEREAS, City Council acknowledges the fact that the Comprehensive Plan Update and 2005 Strategic Plan for the City of Worthington have not been updated since 2005, and recognizes the need to gather updated information as it relates to housing in Worthington; and,

WHEREAS, City Council passed Resolution 09-2021 adopting the Visioning Committee's vision statements and supporting principles as guides and expressions of values in pursuing and adopting action steps that connect the visions for the community's future to City priorities and programs, to update action plans and steps, and track progress in moving toward the visions; and,

WHEREAS, City Council passed Resolution 77-2019 directing staff to make applications to join the AARP Network of Age-Friendly Cities and Communities and recognizing the current lack of sufficient housing options for older adults to remain in Worthington, and the importance of having a wide range of housing options so that residents have the option to live in Worthington no matter their age or abilities; and,

WHEREAS, housing often determines who has access to transit, grocery stores that sell fresh produce, jobs that pay living wages, safe parks, and good schools; and that a wide range of present and future outcomes are all inextricably tied to access to a variety of housing options; and,

WHEREAS, City Council believes it is important to conduct a more detailed assessment of housing needs in Worthington, including evaluating the current housing options available in the community; older adult, workforce, and affordable housing needs and approaches, and accessibility of existing housing.

WHEREAS, on February 6, 2023, City Council by Resolution No. 03-2023 directed the Acting City Manager to undertake a Housing Assessment that would be used to inform future housing strategies and/or review of the Comprehensive Plan.

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

SECTION 1. That the Acting City Manager is authorized and directed to finalize the Scope of Work for the Housing Assessment with Camoin Associates.

SECTION 2. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

RESOLUTION NO. 44-2023

Adopted:

_____
President of Council

Attest

_____
Clerk of Council

PROPOSAL FOR

City of Worthington Housing Assessment

City of Worthington, OH

SUBMITTED TO:

R. Lee Brown, AICP
Director of Planning & Building
374 Highland Avenue
City of Worthington, Ohio 43085

May 5, 2023

PRESENTED BY:

camoin associates
PO Box 3547
Saratoga Springs, NY 12866
518-899-2608
www.camoinassociates.com

May 5, 2023

Dear City of Worthington,

When I started my economic development career in the public sector, I often found myself paging through qualification responses like this one, looking for the right team that understood our needs and could offer the best solution. With that experience and perspective in mind, I hope we convey a few very important messages about our philosophy, experience, and approach.

- First, **every client, problem, and solution is unique**. We know this work, but also understand that your needs and objectives must be understood from the outset so that we can provide a comprehensive, tailored, and successful solution.
- Second, we believe that **meaningful employment and housing opportunities** are critical to creating a sustainable economy, a healthy vibrant community, and sound fiscal conditions that **offer opportunity and prosperity for all**.
- Third, we absolutely love what we do and **care deeply about this work** and the people it impacts.

Since Camoin Associates began in 1999, our intent has not waivered—to support efforts like yours to build better communities and lives through equitable economic development, job creation, and housing opportunities. During that time, we have completed over 1,000 projects in 40 states, including 30+ dedicated housing studies within just the past six (6) years.

We understand that Worthington is facing a variety of complex housing challenges:

- **Rapid home price increases:** Worthington saw a dramatic 75% increase in home prices at the peak of its housing market in 2022 from just four years earlier. Today housing prices still remain 43% higher than pre-pandemic.
- **Few workers living in the city:** Virtually no workers employed in in the city also live in the community (3.5%).
- **Lack of rental units:** Rentals represent less than 20% of housing units and the number of rentals is projected to decrease over the next five years.
- **Little housing diversity:** Only 10% of the city's housing is found in "missing middle" housing types, with the vast majority of housing consisting of detached single-family detached homes.
- **Little housing development:** Constrained by relatively built-out conditions, the city has added an average of only 20 housing units per year over the past 12 years, increasing its housing stock by only 4%.

Our team has been immersed in analyzing these types of issues and other housing challenges in communities around the country and we hope to have the opportunity to work with you to delve into your unique housing issues to help set the groundwork for addressing your future housing needs. Thank you for your consideration of the Camoin Associates team. I can be reached at rcamoin@camoinassociates.com or 518-487-9587 if you have any questions.

Yours respectfully,

Robert Camoin, CEcD
President & CEO

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1. TECHNICAL UNDERSTANDING & APPROACH

1. Project Start-Up

KICKOFF MEETING

Our work will begin with a kickoff meeting between the Camoin team and representatives from the City. During this initial meeting, we will discuss the project approach and make any modifications needed. We will also discuss information needs, timeline, and process.

This meeting will establish the working relationship we will have with your team. Camoin will hold bi-weekly project management calls with your team's point person throughout the engagement to help maintain the project schedule, address information and other needs, and share emerging findings. We have found these project management calls are vital to ensure you are up to date on the project's progress. Additionally, we encourage you to reach out to us with any questions or updates throughout the project between these calls.

REVIEW OF EXISTING STUDIES, INITIATIVES, AND PLANS

We recognize that there have been numerous previous initiatives, plans, and research reports, which is why we will inventory and examine these existing resources at the outset of this initiative. This information will provide a foundational understanding of previously identified housing issues that will help guide our research and focus moving forward. For each resource, we will summarize the key findings that are relevant to the Project and utilize these findings to inform our research, analysis, and recommendations development to ensure we are building off previous efforts.

DATA COLLECTION

As part of the Project's initial kickoff phase, we will collect housing, demographic, and economic data from a variety of public and proprietary sources. Camoin subscribes to CoStar, the national leader in real estate market data. CoStar provides up-to-date information on multifamily properties throughout the City and aggregates market data, including vacancy rates, rental rates, market absorption, deliveries, and other key market metrics.

2. Engagement and Outreach

PUBLIC ENGAGEMENT PLAN

We will work with your team to create a public engagement plan at the outset of the process. The plan will be formed with an understanding of the most effective outreach methods specific to the City and its unique population groups. Specifically, the engagement plan will include the number and type of engagement events, methods of outreach for typically underrepresented population segments, interview protocols, roles and responsibilities of Camoin and the City's team and other similar information that will provide a clear and detailed plan for the outreach and engagement process.

DISCOVERY SITE VISIT

This 1.5 day site visit to Worthington by two senior Camoin professionals, Dan Stevens and Robert O'Brien, will include in-person meetings with City representatives, key stakeholders, local and regional housing experts, and others as well as a familiarization tour with the City and its various residential neighborhoods.

STAKEHOLDER ENGAGEMENT

Camoin will conduct stakeholder interviews over the phone, via video conference, or in-person as appropriate with up to ten (10) individuals or groups of local real estate/housing experts, major employers, community/nonprofit groups, municipal leaders, housing developers, and others. We will work with you to determine the most appropriate individuals and groups to reach out to as part of the public engagement plan. Focus groups may also be held around key housing topics or with related organizations/professionals.

COMMUNITY HOUSING NEEDS SURVEY

With input from the City's project team, we will develop an online community survey aimed at understanding the most pressing housing issues and how these issues impact the city. The survey will explore issues including affordability of housing, housing types needed, quality of housing, potential solutions to housing issues, and other topics that will provide information that supplements the data analysis and stakeholder interview findings and focus strategy development to target the most urgent housing needs in the city. Camoin will create the survey and set it up in a user-friendly online format. The City's project team will be primarily responsible for the distribution and promotion of the survey throughout the community via appropriate channels. Camoin will provide promotional materials to assist, including a press release, flyer, and social media graphic. Camoin will then analyze and integrate the results into the study.

3. Economic and Demographic Context

DEMOGRAPHIC TRENDS AND PROJECTIONS

To help set the framework for the housing analysis, we will develop a demographic and socioeconomic profile of the city that will be used for reference throughout the study. We will document key demographic trends to provide a detailed assessment of where and what specific types of population changes will impact housing needs and market demand. The demographic profile will provide data points on existing and projected trends such as: population distribution by age and income, number of households, household composition, median age, and others. This information helps set the foundation for identifying how these trends may impact future housing needs.

ECONOMIC, OCCUPATION, WAGE, AND WORKFORCE CHARACTERISTICS AND TRENDS

In this task, we will compile information on labor market size and trends along with commuter trends, including typical commute distances, patterns (inflow and outflow), location of residence for workers, and other detailed commuting data. We will also provide a detailed breakdown of the major employers, jobs, and wages in the city and region to understand the housing price points needed for workers in the city now and into the future.

4. Housing Inventory and Analysis

EXISTING HOUSING INVENTORY

The Housing Inventory and Analysis task will document the current housing supply and how that supply has changed over the past five and ten years. Inventory data will primarily be collected from CoStar, Esri, U.S. Census Bureau, and property tax records. The inventory will look at the type of housing, quality, cost and affordability, vacancy, seasonality, and other key attributes. The inventory will specifically include (but is not limited to) the following:

- Owner- vs. renter-occupied housing supply
- Affordable housing supply
- Age of housing stock
- Single-family vs. multifamily housing
- Home values, rental rates, and affordability
- Local vs. nonlocal housing ownership
- Housing for special population groups
- Vacant and obsolete housing
- Year-round vs. seasonal housing
- Home-sharing and short-term rental analysis (e.g., Airbnb and VRBO)
- Senior housing
- Student housing
- Transitional housing

HOUSING AFFORDABILITY ASSESSMENT

Using previously collected data on income and wage levels of households and workers in the city, we will compare and contrast the housing price points needed relative to the housing price points available. This analysis will highlight the gap between what is needed in the region versus the housing sale prices and rental rates. The gap analysis will help inform the quantification of housing needs. An example of an affordability gap analysis is provided below from the Town of North Elba Housing Needs Assessment report.

Home Affordability Gap: Median Home Price vs. Median Household Income, Town of North Elba (2019)

	Median Value		Median Sale Price	
	All Single-Family Homes	Non-Waterfront Single-Family Homes	All Single-Family Homes	Non-Waterfront Single-Family Home
Median Home Value/Price	**$ 299,700**	**$ 285,000**	**$ 400,000**	**$ 343,500**
Down Payment of 10%	$ 29,970	$ 28,500	$ 40,000	$ 34,350
Loan Amount	$ 269,730	$ 256,500	$ 360,000	$ 309,150
Average Mtg Payment, 30 Years at 4%	$ 1,288	$ 1,268	$ 1,719	$ 1,476
Estimated Additional Costs per Mortgage Payment	$ 528	$ 502	$ 705	$ 605
Average Mtg Payment, 30 Years at 4% with Additional Costs	$ 1,816	$ 1,770	$ 2,424	$ 2,081
Household Income Threshold	$ 72,640	$ 70,804	$ 96,948	$ 83,247
Median Household Income	$ 54,200	$ 54,200	$ 54,200	$ 54,200
Income Gap	**$ (18,440)**	**$ (16,604)**	**$ (42,748)**	**$ (29,047)**

Note: Estimated additional costs include private mortgage insurance, taxes, and insurance, for comparable priced houses within each region.

Source: HUD Income Limits, Property Tax Records, MLS, Zillow, Camoin 310

This analysis will also examine cost burdened households by housing type, including AMI bracket, families, seniors, minority households, and other key household types.

5. Market Conditions Assessment

HOUSING DEVELOPMENT TRENDS

This task will examine key recent trends in housing development in the city to understand what types of housing projects are attracting private developer interest and investment and to help gauge the types of housing products in the greatest demand. The analysis will specifically include the following:

- Key trends in the how the city's housing inventory has been changing
- Inventory of major current, recent, and proposed housing projects in the city and surrounding market area
- Future housing development (supply) projections based on recent trends, anticipated demographic and economic changes, the state and national housing market outlook, etc.

We will use this information to summarize key development trends that will help identify future opportunities and help identify future potential gaps in the city's housing supply.

RENTAL MARKET TRENDS

We will examine the rental housing market throughout the city, and within individual neighborhoods. Primarily utilizing best-in-class CoStar data, the analysis will include trends in rental rates, vacancy, net absorption, deliveries, demolitions/conversions, and other key market metrics. We will breakdown this market analysis by class of property (e.g., A, B, C) to understand the performance of properties of different quality levels. We will also assess rental market trends by type of housing product (e.g., affordable vs. market rate, garden apartments vs. mid-rise buildings, etc.)

Interviews will also be utilized to supplement our understanding of the types of rental units in the greatest demand, availability of rental units, most desirable neighborhoods and locations, and additional nuanced qualitative information on the city's current and future rental market dynamics.

FOR-SALE MARKET TRENDS

A detailed analysis of current and recent home sale market trends will be provided, including trends in home sale prices, number of home sales, time on the market, available inventory, changes in characteristics of homes being sold (size, number of bedrooms, etc.), single-family vs. condo, and other pertinent housing market data related to for-sale homes. Home sale data will primarily be collected from the Multiple Listing Service (MLS) and available data from the City and County.

Qualitative market trend information will also be gathered from interviews with housing experts, including local realtors as identified in the public engagement plan (see Task 2A). These interviews will provide additional information on the types of housing in demand, desirable price points, market segments, and other valuable insights.

SUMMARY OF HOUSING MARKET OPPORTUNITIES AND BARRIERS

This task will summarize the housing market opportunities as well as the challenges of housing development in the city. A city's development environment is multi-faceted, including land use regulations, approvals processes, incentives and public private partnership opportunities, infrastructure, safety issues, community support (or resistance) and other perceptions (real and perceived). This task will examine these characteristics to understand what elements of the development environment are conducive to supporting housing development and what challenges/barriers exist to development projects. This task will specifically address the following questions:

- Are there existing zoning/land use controls that are preventing the city from realizing housing development opportunities?
- Is the City's approvals process more burdensome than similar peer communities?
- Is the City offering appropriate incentives and engaging in public-partnership opportunities?
- What are the most common challenges faced by housing developers (e.g., construction costs, labor availability, availability of building sites, permitting and approvals, etc.)?
- What is the perception of the city's market from developers throughout the region?
- What are the opportunities for the City to reduce barriers and/or induce development?

6. Housing Needs Analysis (Gap Analysis)

This task will examine the sources of current and future housing demand in the city with a focus on specific market segments. Examples of market segments include (but are not limited to):

- **Underhoused Individuals:** This includes people that are living with parents, family members, or other roommates because they cannot find suitable housing to meet their needs.
- **Population Growth:** New households through household formation or net positive in-migration, including from attracting remote workers, is a potential driver of housing demand in the city.
- **Economic (Job Growth):** New jobs in and around the city would attract new workers in need of housing.
- **Cost-Burdened Households:** These households are currently spending more than 30% of their income on housing expenses, the key threshold set by the U.S. Department of Housing and Urban Development (HUD). These households are further broken into cost-burdened vs. severely cost-burdened (spend more than 50% of income on housing).
- **Displaced Commuters:** These are workers that have jobs in the city but are commuting from further away than they would prefer because they cannot find suitable local housing to meet their needs.
- **Mismatched Households:** These households may have housing they can afford and in the location they prefer, but it doesn't align with their needs for other reasons such as the type of housing (e.g., renting when prefer to own).
- **Households Living in Substandard Housing:** These households live in units that may be lacking full kitchen facilities, plumbing, etc. or are otherwise substandard or obsolete.
- **Empty Nester and Senior Households:** Often a source of housing demand for downsized units and housing offering care and services.

The analysis will provide both a quantitative and qualitative determination of the current projected future housing needs in the city. The quantitative analysis will provide a detailed breakdown of current and future housing need by type of housing (e.g., renter vs. owner occupied) and income level (price point). Demand projections will be provided for a 5- and 10-year horizon.

Income Brackets and Housing Affordability					
Income Bracket	**Under 50% AMI**	**50-80% AMI**	**80-120% AMI**	**120-200% AMI**	
Income Range	Under $35,150	$35,150-$56,240	$56,240-$84,360	$84,360-$140,600	
Affordable Rent Range	Under $879	$879-1,460	$1,400-$2,100	$2,100-$3,500	
Affordable Home Value	Under $123,000	$123,000-$196,000	$196,000-$300,000	$300,000-$490,000	
Housing Needs by Income Bracket (# of Units)					
Income Bracket	**Under 50% AMI**	**50-80% AMI**	**80-120% AMI**	**120-200% AMI**	**Total**
Rental	769	122	32	6	**929**
Owner-Occupied	244	184	126	51	**605**
Total	**1,013**	**306**	**158**	**57**	**1,534**

For each category of housing need, we will characterize the community impacts that are being generated as a result of that gap. These may include homelessness, poverty and social service needs, adverse impacts to childcare and education, senior isolation and lack of access to services, and others.

7. Strategy Considerations

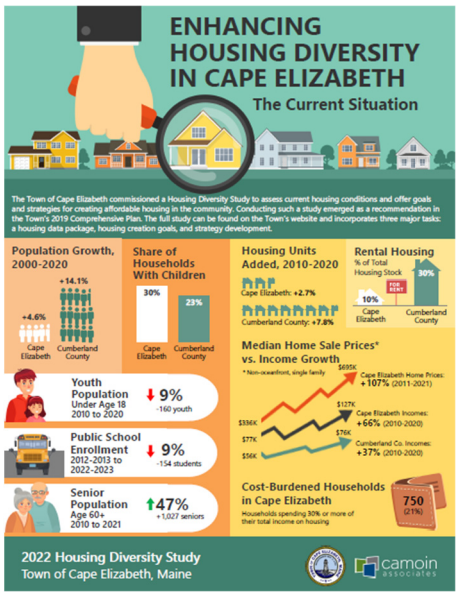
This section will help provide a starting point and jump strategy for the City's Comprehensive Plan Update by outlining potential strategy options for the City to consider as part of that effort that will be subsequent to the housing study. While this section will not provide a robust narrative, strategic approaches will be described that address Worthington's unique housing challenges.

These strategy considerations are likely to include the following:

- Framework(s) for regional collaboration
- Public-private partnerships
- Public-nonprofit partnerships
- Zoning and regulatory strategies
- Funding/financing programs
- Developer incentives
- Homeownership incentives
- Infrastructure and streetscape projects, and
- Programs for maintenance of older housing

8. Final Report and Infographic

Camoin will compile the results of all work completed into a Draft Report. The body of the report will include the results of the housing needs assessment, constraints, analysis, and recommendations for action steps. Appended to the report will be supporting data analysis, public engagement input, and other supporting technical analysis and information. The Draft Report will include a graphically designed executive summary written for a non-technical audience, which can be used as a standalone document for media and/or informational purposes. Camoin will address any written comments on the draft report and issue a final report. An infographic will also be prepared (similar to that shown to the right) to help communicate the results of the study.



Optional Add-on Tasks

The following tasks are presented as optional tasks for the City's consideration:

A: COMMUNITY HOUSING WORKSHOP

If desired by the City, a community housing workshop would be held during the course of the project to collect input on housing issues in the city as well as to gain feedback on potential strategies and ideas to address housing needs. We would work with you to determine the timing and format of this meeting. If this workshop is held, we recommend that it take place once the majority of the research and analysis has been completed and prior to the creation of goals, strategies, and action steps. Workshops typically include a brief presentation at the beginning, including project background and key research findings followed by interactive exercises, such as small group breakouts or interactive open house "stations."

B: ENHANCED SURVEY

The enhanced survey approach includes additional work by our team to help achieve a strong and representative response to the survey, with the primary additional cost (and benefit) from a postcard mailing campaign. The additional work included in the "enhanced" survey option includes:

- Printing of hard-copy surveys
- Camoin staff entry of hard copy surveys (up to 200)
- Paid promotion including social media
- Physical postcard mailing to all City households (QR code and web link to survey)
- Additional Camoin assistance (time) in promoting survey

2. AVAILABLE RESOURCES

ABOUT OUR TEAM

A meaningful job has the power to change people's lives forever. It improves self-esteem and strengthens families. I founded Camoin in 1999 to multiply that dynamic and, in the process, change communities for the better.

ROB CAMOIN, PRESIDENT & CEO, CAMOIN ASSOCIATES

OUR PURPOSE

At Camoin Associates, we believe a meaningful job that provides purpose, hope, and a good income is what it is all about. It takes hard work to achieve that goal for entire communities, so everyone can have a chance to prosper. That's where we come in. We work with public officials to target resources to improve the business climate in communities and we help business leaders and not-for-profit executives resolve tough management issues.

OUR PEOPLE

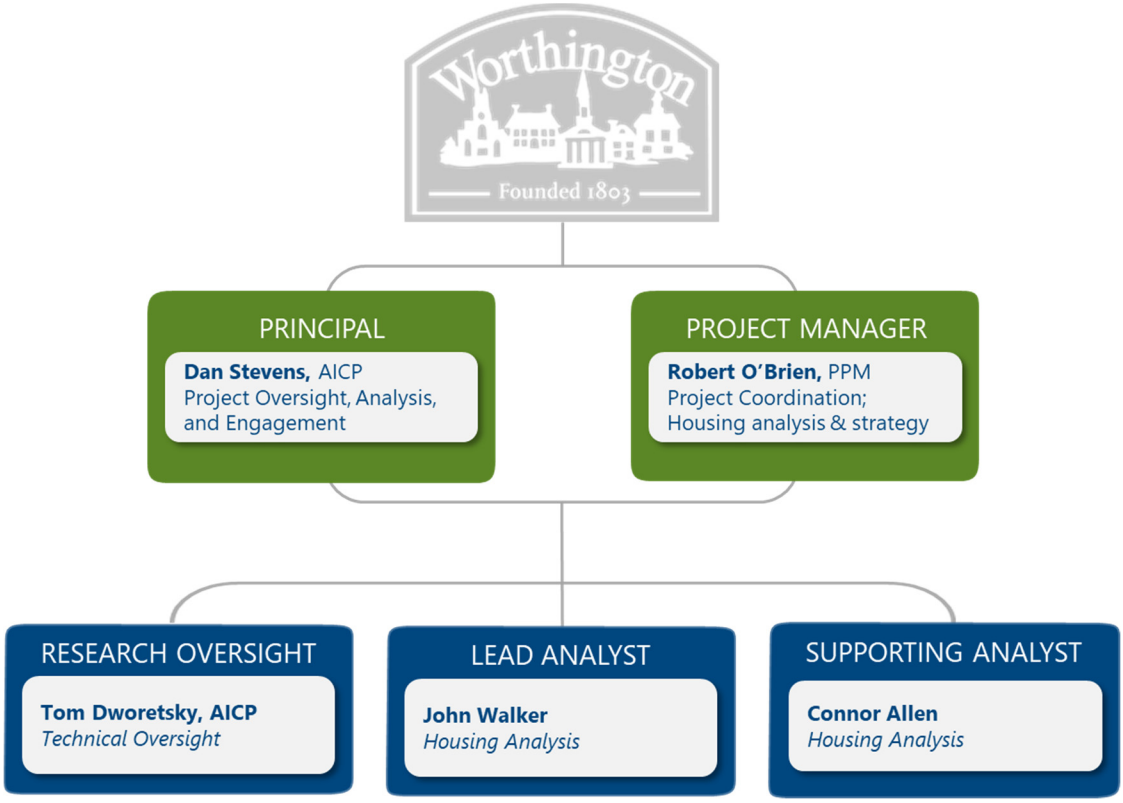
We live where we work and love it. With staff in several regional offices across the nation, from New England and Virginia to Montana and the Pacific Northwest, we know what makes life interesting: exceptional people and places. We are professionals without pretense. We enjoy helping our clients make good things happen.

OUR COMMITMENT

We want you to succeed. The work we do for you will be integrated, pragmatic, forward-leaning, intelligent, and actionable.

MEET OUR PROJECT TEAM

Our project team includes real estate, housing, and planning experts, supported by a staff of experienced analysts. Dan Stevens, Director of Real Estate Development Services at Camoin Associates, brings over a decade of real estate and housing experience to the project and will oversee the study as Principal-in-Charge. Robert O'Brien, Senior Housing Specialist, will serve as project manager, provide housing analysis, and advise on strategy development. A team chart is provided below with detailed resumes provided on the following pages.



Staff Capacity and Availability:

The allocation of work for each staff member is provided in the detailed budget provided in Section 4 of this proposal. Camoin Associates utilizes an internal time management system to ensure assigned staff have "reserved" time over the course of this project to ensure that deliverables are completed on time and are of consistently excellent quality. Please note that the physical location of each staff person is provided on their resume on the following pages.

JOINED CAMOIN: 2014

YEARS OF EXPERIENCE: 13+

EXPERTISE

- Real estate market analysis
- Housing analysis and planning
- Community planning and design
- Brownfield redevelopment
- Financial feasibility analysis and modeling
- Economic and fiscal impact analysis

AFFILIATIONS

- American Institute of Certified Planners (AICP)
- American Planning Association, Upstate New York Chapter
- Commercial Real Estate Development Association (NAIOP)

CAREER EXPERIENCE

- Community Planner and Redevelopment Specialist, Private Consulting Firm
- Economic Analyst and Conservation Planner at the Trust for Public Land
- GIS Mapping Analyst

EDUCATION

- Master of Urban Planning, Harvard University
- B.A. Economics, Binghamton University

Daniel Stevens, AICP | *Director of Real Estate Development Services (Saratoga Springs, NY)*

PROJECT ROLE: Principal-in-Charge

Dan brings a passion for real estate development and redevelopment to Camoin Associates and believes in the transformational power of projects to communities. His balanced approach to real estate development includes data-driven analysis, qualitative intelligence gathering, and creative and unconventional thinking. Dan enjoys working in challenging markets and with challenging properties to implement projects that beat the odds.

Dan leads Camoin Associate's Real Estate Development Services Team and founded the firm's Spatial Intelligence Program that provides site selection and detailed geographic analysis capabilities to the firm's real estate and housing work. His real estate work with the firm has included market feasibility studies for projects of all scales and market types, including market rate and affordable housing, industrial building reuse, residential development, historic adaptive reuse, and commercial office and retail studies. His work has led to successful housing development and redevelopment projects across the northeast.

FEATURED PROJECTS

Community Housing Market Analysis | Town and City of Groton, CT | As principal and lead analyst, Dan completed a comprehensive housing market analysis to determine housing development potential over a 10-year timeframe. The analysis identified key demand drivers and target markets and the housing types needed to meet demand in the future.

Lake Placid Workforce Housing Market Feasibility Study | Regional Office of Sustainability Tourism and Private Developer | Dan led this project and served as lead analyst to identify market demand potential for new workforce-level housing in and around the Village of Lake Placid, including a site being considered for a major redevelopment project.

Housing Needs Assessment | Town of North Elba/Village of Lake Placid, NY | Facing a growing workforce housing crisis and increases in second homes and short-term rentals, the Town and Village turned to Camoin for a housing needs assessment and recommendations. Dan was the project manager for this effort, which included a community open house and survey in addition to comprehensive data analysis and stakeholder interviews.

Housing Action Plan | Town of Brattleboro, VT | Dan was the project manager for this housing needs assessment and strategy for the Town. The project featured extensive public engagement including a community survey, focus groups, and a hybrid (virtual and in-person) community workshop.

Dan brings creative thinking and problem-solving to complex real estate development challenges.

JOINED CAMOIN: 2023

YEARS OF EXPERIENCE: 10+

EXPERTISE

- Data analysis
- Urban planning
- Public policy
- Strategic planning
- Housing strategies

CAREER EXPERIENCE

- Senior Economic Development Manager, Greater Portland Council of Governments, Maine
- Program Director, Maine Development Foundation
- Planning Assistant, Town of Freeport, ME
- Assistant Director, Maine Preservation
- Elected Member, Board of Public Education, Portland, ME
- Elected Member, Charter Commission, Portland, ME (twice)
- Appointed Member, Historic Preservation Board, Portland, ME

EDUCATION

- Master's, Public Policy and Management, Muskie School of Public Service, University of Maine System
- BA, Liberal Arts, Bates College

Robert J. O'Brien | *Senior Housing Specialist (Portland, ME)*

PROJECT ROLE: Project manager; lead analyst; strategy advisement

Robert's professional background spans public policy, urban planning, and economic development. He has worked in a municipal planning office, consulted on a municipal comprehensive plan, staffed a statewide chapter of the National Main Street Center, and directed community development efforts on broadband, housing, and economic redevelopment in towns that lost an industrial anchor. Robert was most recently a senior economic development manager at a regional economic development district, where he convened federal, state, local, and corporate representatives around the prospective redevelopment of a defunct paper mill.

Robert has held elected office three times, once for the school board and twice for separate charter commissions. He currently serves on his city's historic preservation board, overseeing applications for both commercial and residential construction in sensitive districts. Robert is lobbying to expand the state historic tax credits in Maine to small commercial properties and residences.

FEATURED PROJECTS

Robert recently joined the Camoin Associates team. His featured projects were performed in previous roles.

Housing Needs Assessment | Broome County, NY | Robert gathered data and provided assessment and strategies for a housing plan in Broome County.

Housing Studies | Maine's Forest Opportunity Roadmap (FOR/Maine) | Robert oversaw a team of contractors producing housing studies in seven mill towns around the state of Maine.

Comprehensive Plan | Newcastle, ME | Robert interpreted demographic and economic data to write copy for the town's comprehensive plan.

Broadband Utility | Katahdin Broadband | Maine | Robert identified and scheduled presenters for collaborative meetings between three towns seeking to establish a locally owned broadband utility in a remote region.

Main Street Charette | Citizens' Institute on Rural Design | Millinocket, ME | Robert helped the Town of Millinocket win a national competition for design services from a team of consultants for improvements and rehabilitation of an economically depressed main street. He also participated in public events and design development.

Robert enjoys pursuing creative solutions in housing, planning, and public policy to build a desirable society.

JOINED CAMOIN: 2014

YEARS OF EXPERIENCE: 10+

EXPERTISE

- Real estate market analysis
- Financial feasibility analysis and modeling
- Economic and fiscal impact analysis
- Supply chain analysis
- Targeted industry research

AFFILIATIONS

- American Institute of Certified Planners (AICP)
- American Planning Association, Mass. Chapter (MA-APA)
- Urban Land Institute (ULI), Boston/New England Chapter
- Massachusetts Economic Development Council (MEDC)

EDUCATION

- Master of City and Regional Planning, The University of North Carolina at Chapel Hill
- B.S. Business Administration, Questrom School of Business, Boston University

Tom Dworetsky, AICP | *Director of Research (Boston, MA)*

PROJECT ROLE: Senior Technical Advisor

Tom's role at Camoin Associates focuses on harnessing the power of data to uncover economic development opportunities and measure the results of strategic implementation. As the leader of Camoin Associates' Data Team, he is well-versed in a broad array of economic data sources and methodologies that get to the core of critical research questions and produce insights that lead to action.

Having analyzed dozens of distinct industries across the economy, Tom is adept at leveraging industry research to inform economic development strategic planning initiatives. He has led and completed a variety of supply chain studies, economic and fiscal impact analyses, and real estate analyses. His work has included quantifying the impacts of complex policies and plans, building pro forma financial models for large development projects, and conducting regional and site-specific market analyses for a range of communities and use types.

As an AICP-certified planner with national experience in both real estate and land use planning, Tom brings expertise for tackling economic development challenges in communities with unique market conditions and land use challenges. He has a special interest in strategies for downtown revitalization and the positive economic impacts that reinvigorating historic town centers can have on communities. Taking a data-driven approach, Tom has advanced innovative, community-specific initiatives to spur revitalization through redevelopment, business attraction, adaptive reuse, and other creative methods.

FEATURED PROJECTS

Scarborough Downs Redevelopment Market Analysis | Scarborough, ME | Tom spearheaded a comprehensive real estate market analysis of the greater region to inform the types of development that would be best supported as part of the project. The analysis included a detailed assessment of housing market trends, including rental and for-sale housing at various price points and housing for seniors across the continuum of care spectrum.

Multifamily Market Analysis | Greater Portland, ME | Tom's analysis of real estate market trends in the area helped focus the strategy toward attracting the types of unit-sizes, phasing schedule, amenities, and price points that are needed to ensure successful absorption of additional units in the market.

Housing Need Assessment | Island Housing Trust, Mount Desert Island, ME | Tom led the data analysis and research tasks for a housing need assessment aimed at quantifying housing affordability challenges on Mount Desert Island in Maine. The assessment estimated the pent-up and future demand for housing among the island's permanent and seasonal workers, senior citizens, and other residents and offered policy recommendations on how to increase the supply of affordable housing.

JOINED CAMOIN: 2021

YEARS OF EXPERIENCE: 20+

EXPERTISE

- Economic and fiscal impact analysis
- Real estate market analysis

CAREER EXPERIENCE

- Operations Analyst, Syncsort
- Market Analyst/Model Developer, International Planning and Research
- Economist, Dodge Analytics/McGraw-Hill
- Economic Development Analyst, Cambridge Systematics

EDUCATION

- MA Economics, Northwestern University
- BS Economics and Statistics, University of Minnesota

John Walker | *Analyst (Vermont)*

PROJECT ROLE: Analyst

John brings a broad range of experiences to Camoin Associates—from analyzing the economic impacts of proposed highway expansions to forecasting commercial real estate market demand at the metro-area level. He has modeled commercial and residential construction activity based on economic and demographics drivers and projected technology spending and adoption at the industry level.

FEATURED PROJECTS

Urban Redevelopment Opportunity | Hartford, CT | John assessed the opportunities and challenges in the development and rehabilitation of residential and commercial properties in North Hartford. He conducted industry, demographic, and real estate analyses and authored report materials supporting further residential development and evaluating prospects for other commercial activity.

College Based Retirement Community | Saint Joseph's College | Standish, ME | John researched and authored report materials profiling the various business models of retirement communities and the economic and demographic factors influencing the industry. This focused specifically on University-Based Retirement Communities (UBRC) and on the prospects for Saint Joseph's to successfully develop such a facility. Considerations included the school's ability to draw a sufficient clientele from alumni and the surrounding community to make the proposed project financially viable.

Retreat Farm Impact Analysis | Brattleboro, VT | In support of the proposed purchase of cheese production facilities and added retail space, John evaluated the employment and income impacts on the community based on new construction activity, increased employment, and added visitors to the existing destination location.

Brownfield Opportunity Areas and Downtown Revitalization Initiatives | Upstate NY | For municipalities seeking to expand economic opportunities, John authored multiple industrial and demographic profiles and analyzed the potential for residential development and expansion of retail offerings.

John enjoys the challenge of analyzing data to discover an underlying story and from there, distilling the most essential insight.

JOINED CAMOIN: 2022

YEARS OF EXPERIENCE: 2+

EXPERTISE

- Economic and fiscal impact analysis
- Workforce analysis
- Market data analysis
- Economic development analysis
- Statistical modelling

CAREER EXPERIENCE

- Research Analyst, University of Idaho
- Teaching Assistant, University of Idaho

EDUCATION

- Master of Science in Applied Economics, University of Idaho
- Bachelor of Science in Business Economics, University of Idaho

Connor Allen | *Analyst (Idaho)*

PROJECT ROLE: Analyst

Connor is excited to use his background in economics and statistics to help communities discover their strengths and learn what makes their region tick. In addition to his Master of Science degree in Applied Economics and Bachelor of Science degree in Business Economics, Connor received additional training in marketing and statistical analysis through his undergraduate minor studies.

Prior to joining Camoin Associates, Connor spent two years in higher education where he worked on a broad range of economic analysis projects, from analyzing consumer demand and firm investment decisions to modeling regional economic development and providing theoretical analysis in sports economics and contest success functions. Connor brings an enthusiasm for economic development and a passion for using data to unveil new opportunities and solve challenging problems.

FEATURED PROJECTS

Housing Study | Lincoln County, ME | Connor served as an analyst on a Lincoln County housing study. His work included analyzing the current supply and demand of housing, creating town-by-town housing profile, identifying factors contributing to housing shortages in the County, and estimating what future housing demand looks like in the County.

Housing Needs Assessment | Marble Falls, TX | Connor served as the analyst on City of Marble Falls Housing Need Assessment. His work included analyzing the current supply and demand of housing, creating town-by-town housing profile, identifying factors contributing to housing shortages in the City, and estimating what future housing demand looks like in the City.

Connor uses his passion for data analysis to help uncover what makes communities tick and how they can increase their opportunities and further thrive.

3. PAST EXPERIENCE

OUR BACKGROUND

Camoin Associates was founded by Robert Camoin in 1999 with a commitment to improve the economic well-being of communities. Along the way, we've completed over 1,600 projects in 45 states and the US Virgin Islands and helped advance prosperity for entrepreneurs, small businesses, multinational corporations, rural villages, cities, counties, and metropolitan regions. Today we are 28 highly skilled professionals who work diligently to analyze and understand data, build consensus, and creatively manage complex situations.

OUR APPROACH

We find simple and elegant solutions amidst complex realities. We know how to step into your position to profoundly understand your challenges before stepping back to assimilate a broad perspective. Along the way, we become your trusted adviser as we work together to answer perplexing questions and break through the obstacles that stand in your way.

OUR SPECIALTIES

We work with public officials to create and implement strategies and actions that improve the quality of life for communities, and we help business leaders and not-for-profit executives deal with tough issues. Simply stated, we stimulate investment.

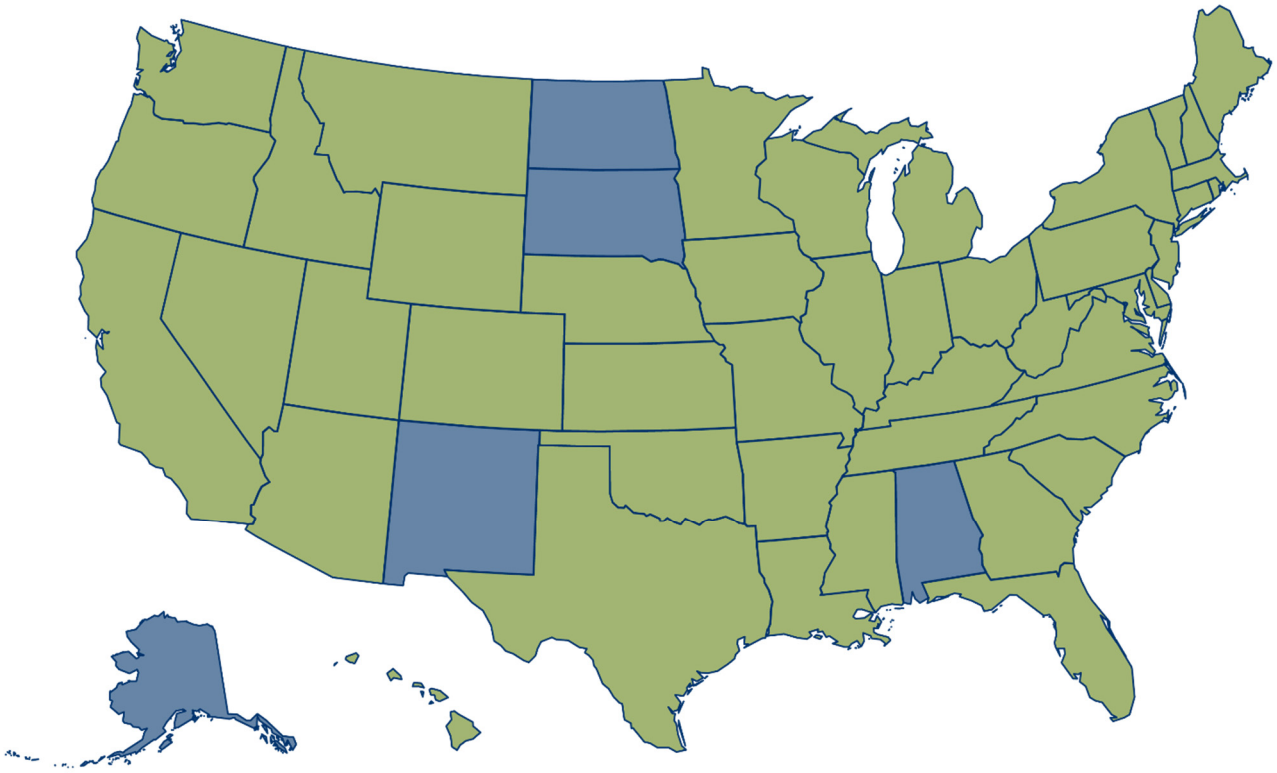
camoin associates

- Strategic and organizational planning
- Industry and workforce analytics
- Economic and fiscal impact analysis
- Real estate development services
- Lead generation and business relationships
- Entrepreneurship and innovation

Economic development is a process that requires a comprehensive understanding and unique approach for advancing economic prosperity—that's what we do.

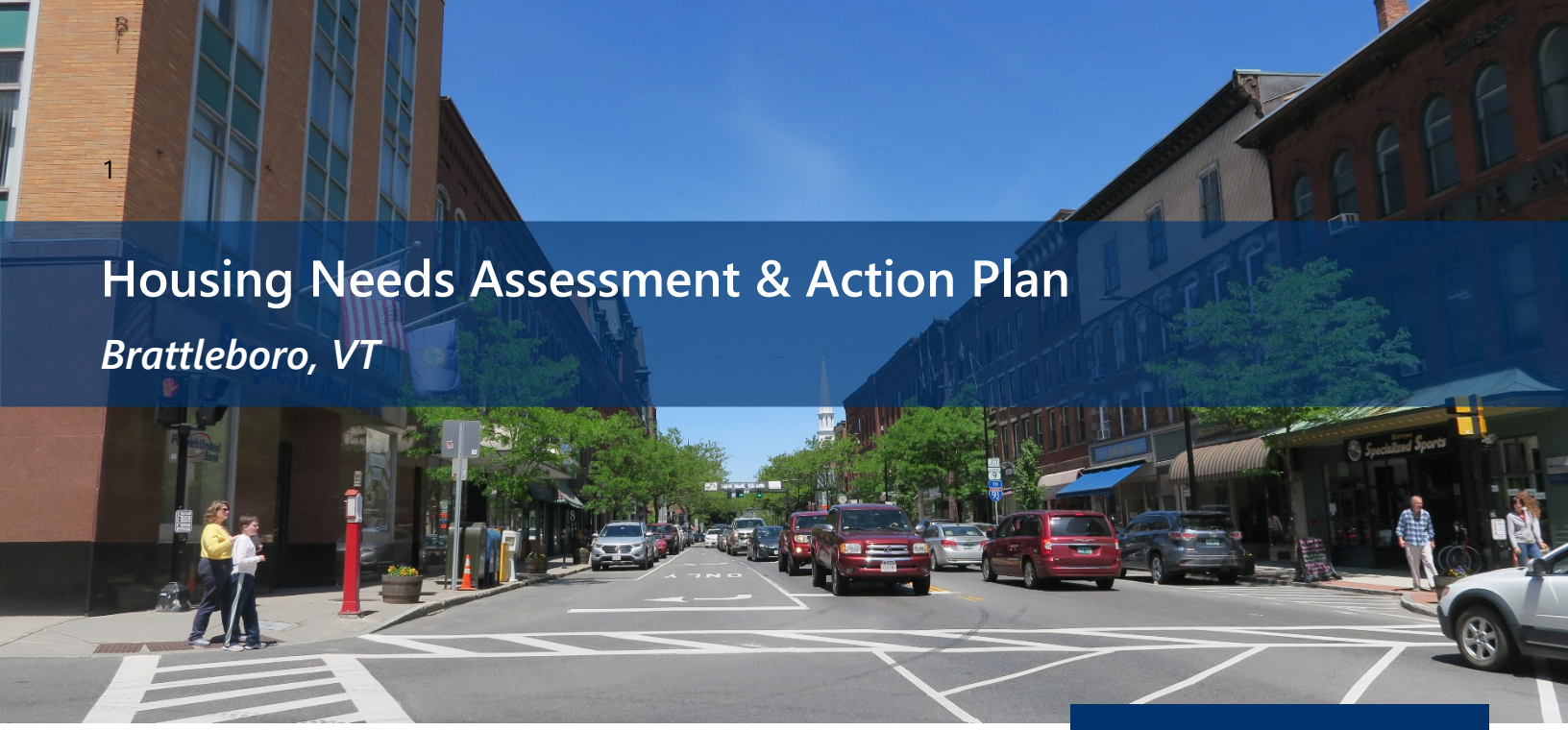
PROJECT EXPERIENCE

Since 1999, Camoin Associates has completed over 1,600 projects in 45 states and the US Virgin Islands. Over just the past five years, our firm has completed over 25 housing studies and strategies. The following projects show our expertise in housing analysis and needs assessment. Additional project profiles can be found on our website, **www.camoinassociates.com.**



REQUIRED EXPERIENCE INFORMATION:

Camoin Associates has not had any projects during the past five years where it was issued a stop work order or had a project terminated.



Housing Needs Assessment & Action Plan

Brattleboro, VT

THE CHALLENGE | Brattleboro serves as a regional center and has the largest concentration of commercial and industrial development in the county. However, Brattleboro has not sustained an active residential subdivision or condominium development market since the early 1990s. The town's older housing stock often fails to meet contemporary market demand, which is being driven by long-term demographic changes. The town is also facing an increasing affordability crisis with nearly half of its households burdened by housing costs.

THE SOLUTION | Camoin Associates worked with the Town to produce a comprehensive Housing Needs Assessment and Action Plan. The plan identified a need for 229 additional rental units and 289 additional owner-occupied units at key affordability levels to address the Town's housing gap. Camoin Associates produced a strategy designed to address the town's housing issues and needs, including identifying housing development sites, recruiting a senior housing developer, creating new funding sources and strategies to close the gap for housing projects, creating a short-term rental registration program, and more.

THE IMPACT | The Town has already seen implementation successes during the first year after the plan was completed. The Town issued an RFP for a senior housing development on an underutilized town property and received three bids for the project. Another housing project was also proposed for a former school site that would create up to 500 new housing units.

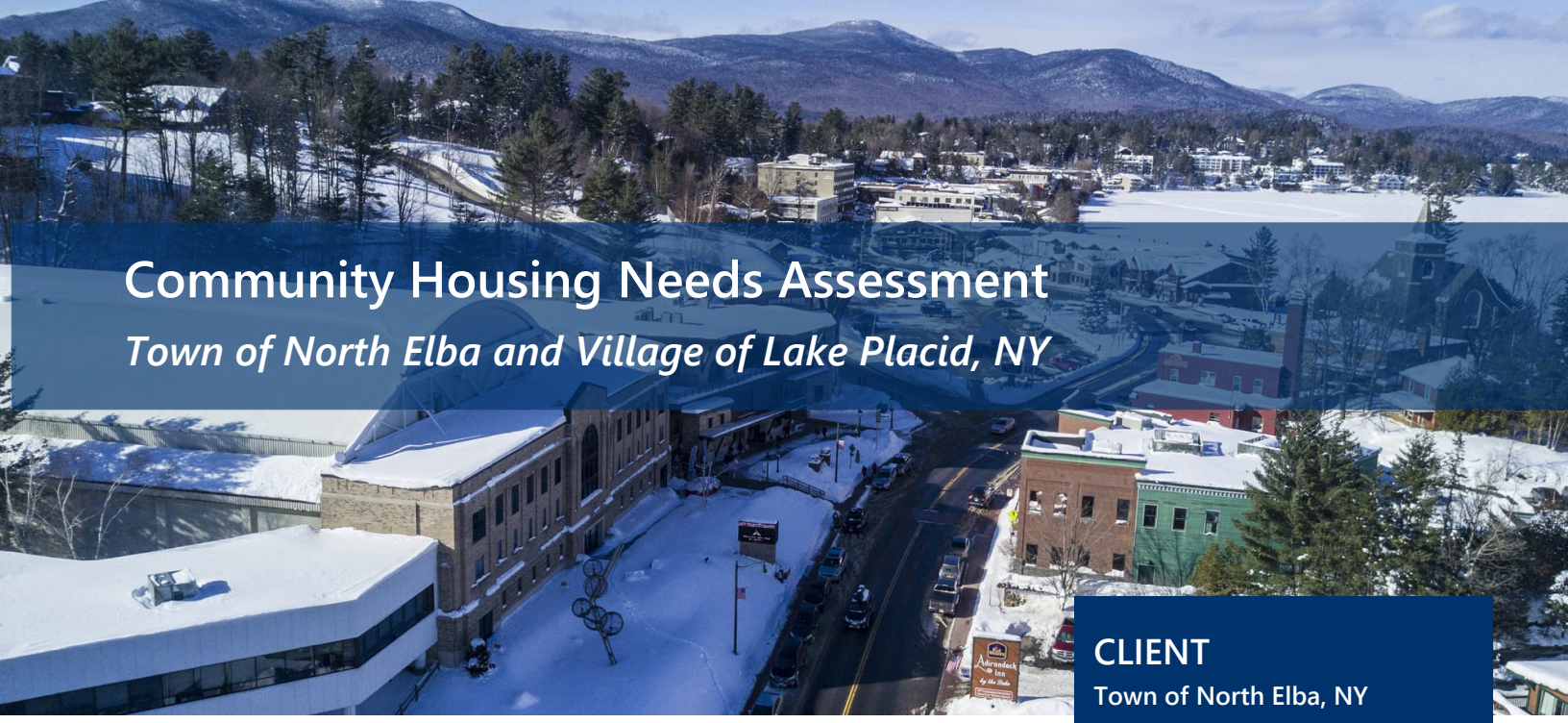
CLIENT

Town of Brattleboro, VT

SERVICES

- Existing Conditions Analysis
- Housing Development Constraints Analysis
- Community Engagement
  - Community workshop
  - Survey
  - Stakeholder interviews
- Housing Needs Analysis
- Strategic Recommendations

Project Cost: $25-$35,000



Community Housing Needs Assessment

Town of North Elba and Village of Lake Placid, NY

THE CHALLENGE | The Town of North Elba and Village of Lake Placid, a popular vacation and second-homeowner destination, face a workforce housing crisis. Housing affordability has been a long-term issue in the community, with second-home ownership levels trending upwards. The local workforce increasingly commutes from outside the community, which is impacting local businesses' ability to recruit and retain employees. A growing number of short-term rentals in the community has exacerbated existing housing affordability and availability issues for the workforce.

THE SOLUTION | The Community Housing Needs Assessment was prepared to identify the critical housing issues facing the North Elba and Lake Placid community with a focus on preserving a year-round working population. The assessment included a comprehensive analysis of the existing housing supply, community input via a public open house, survey, and stakeholder interview, analysis of an employer housing survey, a quantitative workforce housing unit needs analysis, and strategies to address critical housing issues.

THE IMPACT | The Housing Needs Assessment identified current unmet housing needs, with a particular focus on moderate income or workforce-level households. Camoin Associates also completed an assessment of short-term rental ordinances as the Town and Village work to create equitable regulation of these units, as well as a housing market demand and a relocation analysis after the report brought attention to rental and condominium housing needs. As a result of the needs assessment, the Town is now working in partnership with a private developer on a 200+ unit workforce housing development with income-targeted units.

CLIENT

Town of North Elba, NY

SERVICES

- Existing Conditions Analysis
- Community Engagement
  - Open house
  - Survey
  - Stakeholder interviews
- Housing Needs Assessment
- Strategic Recommendations

Project Cost: $25-$35,000

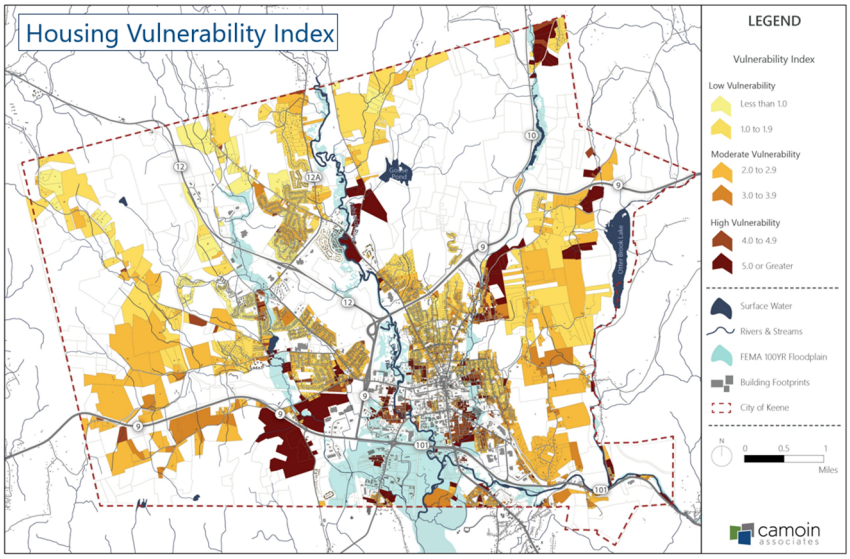
Housing Needs Assessment and Strategy

City of Keene, NH

THE CHALLENGE | The City of Keene found that its aging housing stock aligned poorly with the needs of a changing demographic profile and characterized these challenges as being "at the crisis stage". The City needed solid quantitative knowledge and specific, actionable recommendations to guide its housing related zoning and regulations.

THE SOLUTION | Camoin Associates was engaged by the City of Keene to perform a full review and assessment of housing needs within the community. Based on analysis of current and projected needs along with a detailed profile of the current housing stock (including GIS data), the City was presented with key findings and overall themes that in turn determined recommended strategies for the community.

THE IMPACT | Analysis and strategic recommendations provided by Camoin Associates are now key inputs in reexamining the City of Keene's residential other zoning districts and broader housing policies and regulations.



CLIENT

City of Keene, NH

SERVICES

- Demographic and Economic Trends Profile
- Housing Inventory and Analysis
- Residential Market Conditions Assessment
- Community and Stakeholder Interviews
- Housing Resilience
- Housing Needs Gap
- Housing Strategy

Project Cost: $40-$50,000

Housing Need Assessment

City of Bristol, VA

THE CHALLENGE | The City of Bristol, Virginia is on the precipice of tremendous economic growth. With the recent approval of the Bristol Hard Rock Resort and Casino and the announcement of an Amazon Fulfillment Center locating in the city, an estimated 2,200 jobs will be coming to the area. This growth in Bristol is met within a challenging housing market where there is not enough adequate supply for the existing population due to a lack of buildable land, a deteriorating housing stock resulting in uninhabitable units, housing price points that do not align with area wages, and a severe lack of rentals for a smaller household size.

THE SOLUTION | The purpose of our work was to identify the critical housing needs in Bristol and provide strategies to meet these needs. The report provides the City of Bristol and its partners with a greater understanding of the housing supply and demand outlook through a demographic trends analysis, a supply and demand analysis, an in-depth look at the current state of the housing real estate market, findings from a series of stakeholder interviews, and review of background documentation.

THE IMPACT | Camoin provided information for the City to begin systematically addressing their internal capacity and increasing partnerships to create additional housing units. Through improving the substandard housing stock, increasing the number of rentals, facilitating housing for seniors, and creating internal mechanisms that promote needed housing, the City now has a playbook address their housing needs.

CLIENT

City of Bristol, VA

SERVICES

- Demographic trends analysis
- Housing supply analysis
- Impact analysis of new job influx
- Stakeholder interviews
- Housing demand analysis
- Real estate trends
- Strategy recommendations
- Case studies

Project Cost: $25-$35,000

4. PROJECT MANAGEMENT, SCHEDULE, & COST

BUDGET

We propose a total project fee of **$45,485**, inclusive of all time and expenses as detailed below.

	Tasks	Principal/ Director	Sr. Project Manager	Analyst	Total Fee
		DS, TD	RO	CA, JW	
1.	Project Start-Up	2	4	8	**$2,360**
2.	Engagement and Outreach	10	23	8	**$7,875**
3.	Economic and Demographic Context	2	4	22	**$4,320**
4.	Housing Inventory and Analysis	6	8	40	**$8,580**
5.	Market Conditions Assessment	2	6	24	**$4,970**
6.	Housing Needs Analysis	8	12	40	**$9,820**
7.	Strategy Considerations	4	4	2	**$2,020**
8.	Final Report and Virtual Presentation	4	6	2	**$2,390**
	Subtotal of hours per person	38	67	146	**$42,335**
	Rate per hour	$250	$185	$140	
	Subtotal of fee by category	$9,500	$12,395	$20,440	
	Total Professional Services Fee				**$42,335**
	Project Expenses				**$3,150**
	Total Project Fee				**$45,485**

DS: Dan Stevens **TD:** Tom Dworetsky **RO:** Robert O'Brien **CA:** Connor Allen **JW:** John Walker

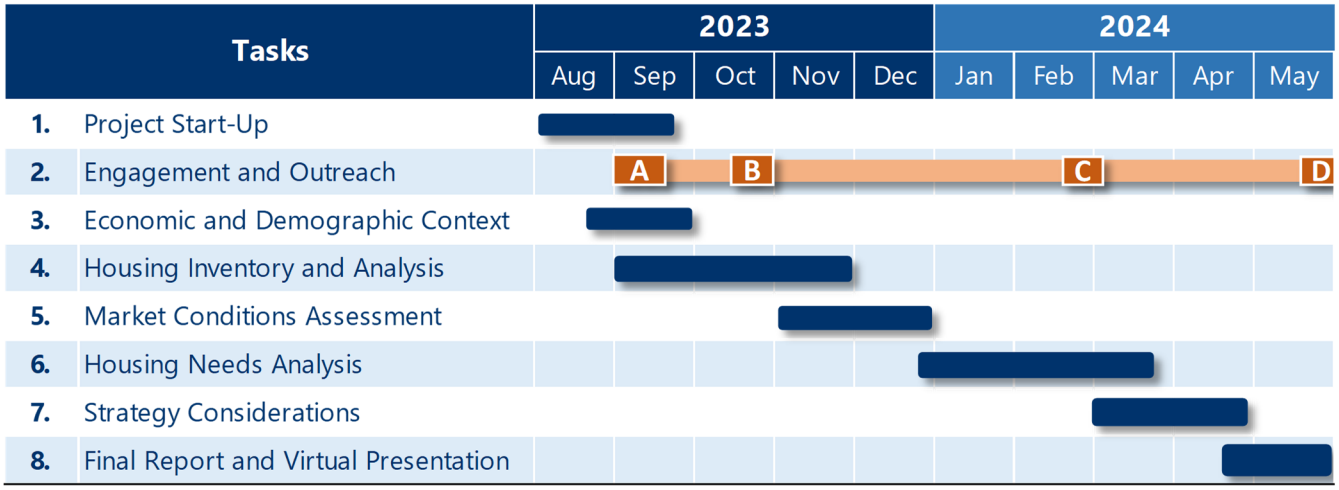
Optional Add-on Tasks

The additional fee for the optional add-on tasks as described in the technical understanding and approach is provided below:

	Tasks	Additional Fee
A.	Community Workshop	$4,500
B.	Enhanced Survey	Up to $6,400 depending on specific scope of work

SCHEDULE

We propose the complete the project within 10 months of the project kickoff meeting, as shown in the table below.



A: Public Engagement Plan **B:** Community Survey Launch **C:** Community Workshop **D:** Presentation

PROJECT MANAGEMENT

Robert O'Brien will serve as Project Manager and primary point of contact for our team. A project management structure is provided in Section 2. As project manager, Robert will oversee all tasks and be responsible for the successful completion of each project task on time. In addition to our primary team for this project, Camoin Associates has many talented professionals as a firm of 28 economic, real estate, and housing experts. Should the need arise for additional staff resources, we have the depth to bring in additional staff to assist with this effort. Additionally, our team has multiple experts in each of our focus areas, including housing, redundancy that allows us to adapt to changing circumstances, however rare these occasions may be.

CITY STAFF RESOURCES

Staff commitment from the City is expected to be relatively minimal for the course of the project. Key expectations of the City team include:

- Helping to collect local data (e.g., property tax records)
- Assisting in identifying stakeholders and their contact information
- Promoting public engagement opportunities including the survey and workshop
- Responding to questions in a timely manner
- Reserve space/manage logistics for any in-person meetings

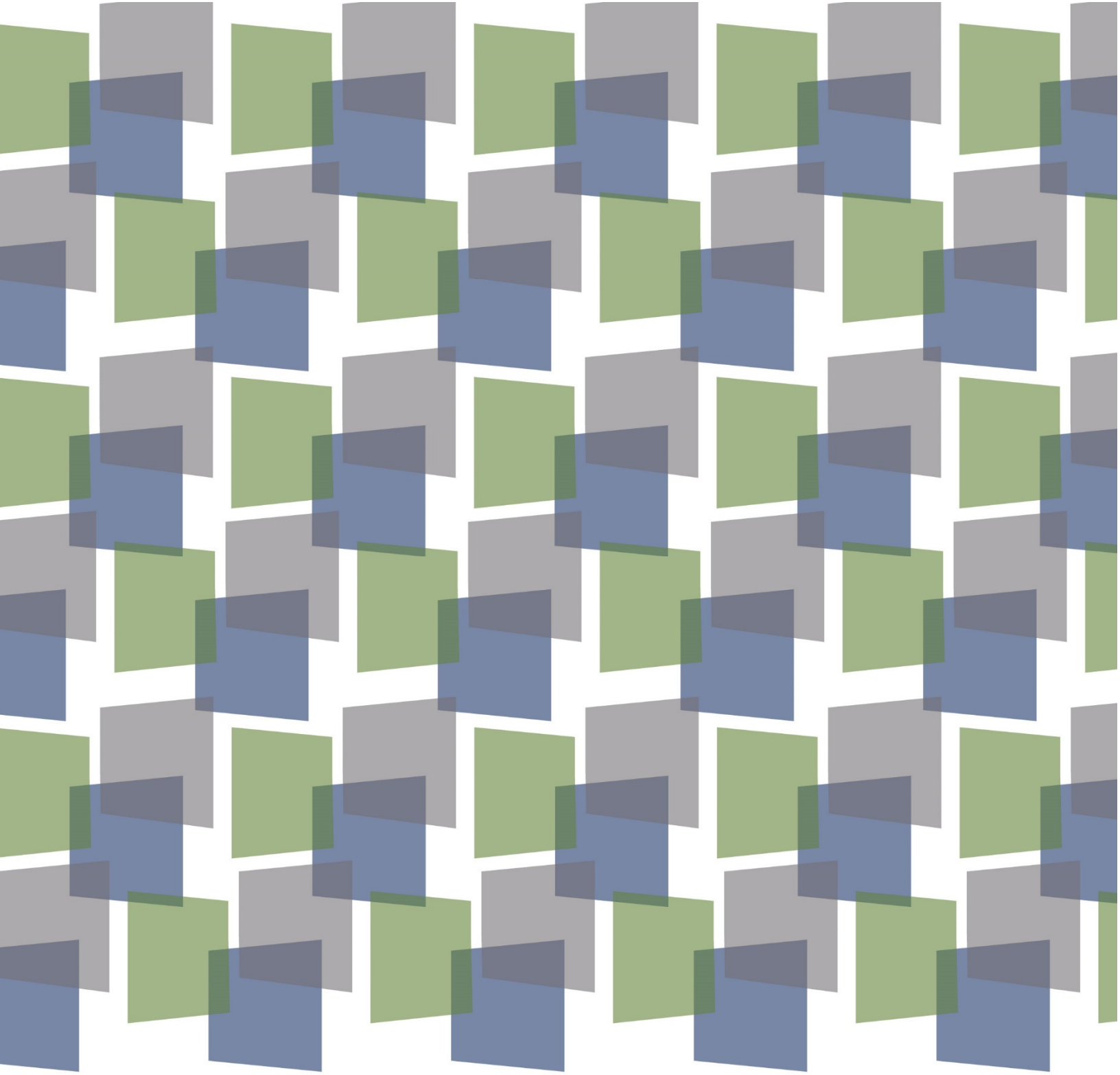
We understand the City is also considering ways to utilize its services to reduce the consulting fee for this effort. Our recommendation is that if the City is looking for additional ways to add value to this effort and/or reduce costs, that City activities be focused on public engagement and outreach efforts. We welcome the opportunity to further discuss how our teams can work together to complete this study.

REFERENCES

Beth Gilles, Director, *Lake Champlain – Lake George Regional Planning Board*
Phone: 518-668-5773 | **Email:** beth.gilles@lclgrpb.org
Address: PO Box 765, Lake George, NY 12845
Project: Building Balanced Communities for the North Country: A Comprehensive Housing Study and Strategy
Link to Housing Study: https://www.lclgrpb.org/project-portfolio

Jonathan J. Reiner, AICP, Director, *Planning and Development Services, Town of Groton, CT*
Phone: 860-446-5980 | **Email:** JReiner@groton-ct.gov
Address: 134 Groton Long Pond Road, Groton, CT 06340
Project: Multiple projects, including Housing Market Study, Town-wide Economic Development Strategy
Link to Housing Study: https://www.exploremoregroton.com/doing-business/market-research/p/item/14891/2021-housing-market-study

Maureen O'Meara, Town Planner, *Town of Cape Elizabeth, ME*
Phone: 207-799-0115 | **Email:** maureen.omeara@capelizabeth.org
Address: PO Box 6260, 320 Ocean House Rd, Cape Elizabeth, ME 04107
Project: Housing Diversity Study
Link to Housing Study:
https://www.capeelizabeth.com/media/Planning/Housing%20Diversity%20Study/2022.09.15%20Final%20Report%20-%20Housing%20Diversity%20Study%20-%20Town%20of%20Cape%20Elizabeth.pdf



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STAFF MEMORANDUM
City Council Meeting – July 17, 2023

Date: June 27, 2023

To: Robyn Stewart, Acting City Manager
David McCorkle, Assistant City Manager

From: R. Lee Brown, Director of Planning & Building

Subject: Resolution for an Amendment to Development Plan with Variances for a Property at 200 E. Wilson Bridge Rd. – ADP 06-2022

EXECUTIVE SUMMARY
This Resolution is for an Amendment to Development Plan with Variances for lighting at 200 E. Wilson Bridge Rd.

RECOMMENDATION
On June 22, 2023, the Municipal Planning Commission reviewed and recommended ***conditional approval*** of an Amendment to Development Plan with Variances with the following condition:

- The 30-inch bases are to be painted to match.

To view the meeting, please go to the Video Archives for June 22, 2023, ARB & MPC Meeting.

BACKGROUND/DESCRIPTION
This 70,789 square foot building was constructed in 1978 on a ~7-acre tract of land adjacent to the I-270 right-of-way. The property was purchased by the Worthington Schools in 1999 and has been used as the district's administrative offices since the early 2000s. This application is a request to replace the parking lot and building lighting and install cameras.

Project Details:

1. Existing parking lot poles and building mounted fixtures that illuminate the parking lot would be removed.
2. New bronze poles would be spread throughout the lot. The poles are planned to be 24' high and sit on either 6" or 30" high concrete bases. Variances are needed for the height of the poles. Bronze fixtures are proposed that would have color temperature of 4000K.

3. Flood lights are proposed to illuminate the front of the building and the northwest corner and would also have color temperature of 4000K.
4. Existing well lights would be reused.
5. Cameras are proposed to be mounted on stanchions on many of the light poles.
6. It seems light would not spill past the property line per the photometric drawing. The average illumination level would be 2.1 footcandles.

Land Use Plans:

Chapter 1181 - Wilson Bridge Corridor Districts

1181.05 Development Standards.

(d) Lighting. All exterior lighting shall be integrated with the building design and site and shall contribute to the night-time experience, including façade lighting, sign and display window illumination, landscape, parking lot, and streetscape lighting.

(1) The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.

(2) The height of parking lot lighting shall not exceed 15' above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the lot, and not building-mounted lights.

(3) For pedestrian walkways, decorative low light level fixtures shall be used, and the height of the fixture shall not exceed 12' above grade.

(4) Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.

Staff Comments:

- Lower light poles are required for the Wilson Bridge Corridor District and are typical for the corridor. The contractor designed the site with lower poles and the cost doubled, so the School District is asking for variances for the height with this proposal.
- Light bases are recommended to be 6" high. If any 30" bases are approved, painting of the bases should be required.
- The average illumination level would be below the required 3.0 footcandles and should be 0 footcandles at the property lines.
- Building-mounted lights are being removed as part of this proposal.

ATTACHMENTS

- Resolution 45-2023 & Exhibit A
- Application & Materials

RESOLUTION NO. 45-2023

Authorizing an Amendment to the Final Development Plan for 200 E. Wilson Bridge Rd. and Authorizing Variances (Worthington Schools).

WHEREAS, Worthington Schools has submitted a request for an amendment to the Final Development Plan with variances for 200 E Wilson Bridge Rd.; and,

WHEREAS, Sections 1175.02(f), 1181.07(4) and 1107.01 of the Codified Ordinances of the City of Worthington provide that when an applicant wishes to change, adjust or rearrange buildings, parking areas, entrances, heights or yards, following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council; and,

WHEREAS, the proposal has received a complete and thorough review by the Municipal Planning Commission on June 22, 2023 and approval has been recommended by the Commission with the following condition:

- Bases are to be painted to match.

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

SECTION 1. That the amendment to the approved Final Development Plan with variances at 200 E. Wilson Bridge Rd. as per Case No. ADP 06-2022, Drawings No. ADP 06-2022 dated June 15, 2023, attached hereto as Exhibit "A" be approved.

SECTION 2. That there be and hereby is granted a variance from Code Section 1181.05(d)(2) to permit the installation of lighting that would exceed 15-feeet in height on a property located in the C-3 District.

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

Adopted:

_____
President of Council

Attest:

_____
Clerk of Council

MPC APPLICATION
ADP 06-2022
200 E. Wilson Bridge Rd.

Plan Type:	Wilson Bridge Corridor	**Project:**		**App Date:**	01/23/2023
Work Class:	Modification	**District:**	City of Worthington	**Exp Date:**	
Status:	In Review			**Completed:**	
Valuation:	$0.00			**Approval**	
Description:	Exterior parking lot pole replacement			**Expire Date:**	

Parcel:	100-005476 Main	**Address:**	200 E Wilson Bridge Rd Worthington, OH 43085 Main	**Zone:**	C-3(Institutions and Offices)

Applicant	Owner
Mandy Aldrich	Worthington Local School
4110 Demorest Rd.	District Bd of Education
Grove City, OH 43123	200 E WILSON BRIDGE RD
Business: 6148750104	Worthington , OH 43085

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003329	Amendment to Development Plan	$50.00	$50.00
	Total for Invoice INV-00003329	$50.00	$50.00
	Grand Total for Plan	**$50.00**	**$50.00**

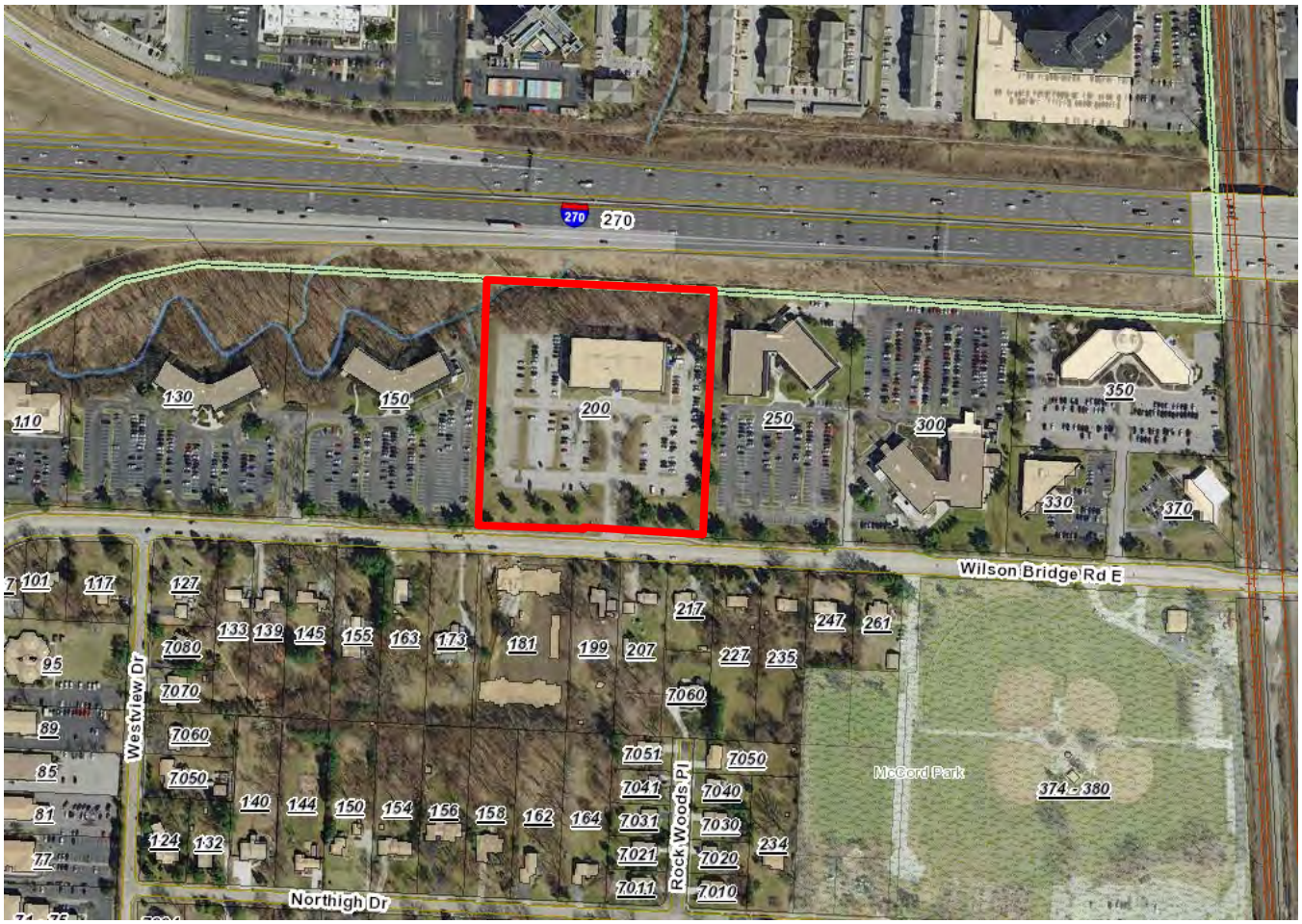
30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Lynda Bitar

Clerk

200 E. Wilson Bridge Rd.



D-Series DSXF3
LED Floodlight

d#series

TYPE F1

Catalog Number

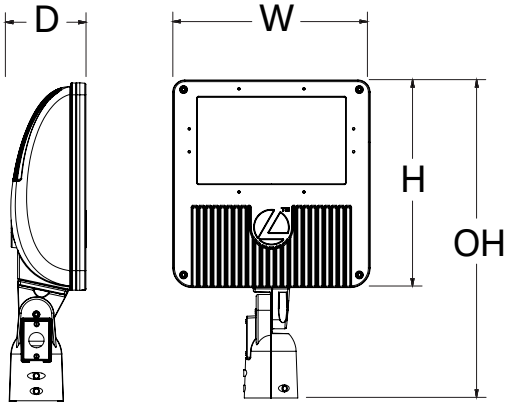
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA @ 90°:	1.4 ft² (0.13 m²)
Depth:	4.89" (12.4 cm)
Width:	12.90" (32.8 cm)
Height:	13.58" (34.5 cm)
Overall Height	20.80" (52.8 cm)
Weight:	21 lbs (9.5 kg)



Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF3 delivers 12,000 to 27,000 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 400W HID floodlights. All configurations are made in North America allowing for quick delivery.

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Lynda Bitar

Clerk

Ordering Information

EXAMPLE: DSXF3 LED 6 P2 40K 70CRI FL MVOLT THK DDBXD

DSXF3 LED

Series	Light Engines	Performance Package	Color Temperature	CRI	Distribution	Voltage		Mounting
DSXF3 LED	6 Six COB engines	P1 P2 P3 [1] P4 [1]	30K 3000K 40K 4000K 50K 5000K	70CRI	WFL Wide flood (6x6) FL Flood (5x5) MFL Medium flood (4x4) WFR Wide flood rectangular (6x5) HMF Horizontal medium flood (6x4) MSP Medium Spot (4x4) NSP Narrow Spot (3x3)	MVOLT [2] 120 208 240	277 347 480	**Shipped included** IS Integral slipfitter (fits 2-3/8" O.D. tenon) YKC62 Yoke with 2ft, 16-3 SO cord THK Knuckle with 3/4" NPT threaded pipe

Options

Shipped installed

PE	Photocontrol, button style [3]
PEX	Photocontrol external, swivel [4]
PER7	Seven-wire receptacle only (controls ordered separate) [5,6]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)

Shipped separately [7]

UBV	Upper/bottom visor (universal)
FV	Full visor
VG	Vandal guard
WG	Wire guard

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White

CITY OF WORTHINGTON

DRAWING NO. ADP 06-2022

DATE 06/15/2023

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BEACON
design . performance . technology

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

VIPER Area/Site

VIPER LUMINAIRE

TYPE PL1

MICRO STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. ADP 06-2022

DATE 06/15/2023

c UL us IP65 | BUY AMERICAN SOLUTIONS – See Certification Specifications | DLC LISTED | DLC LISTED PREMIUM

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS | wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with both Premium and Standard Qualified configurations. Please refer to the DLC website for specific product qualifications at http://www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

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VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper

Optic Platform
Micro Strike

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	5500 lumens
160L-50 [6]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
720L-435	60000 lumens
720L-475	65000 lumens
720L-515	70000 lumens
720L-565 [6]	75000 lumens
720L-600 [6]	80000 lumens
CLO	Custom Lumen Output [1]

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Clerk

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	wiSCAPE® In-Fixture Module [3,4]
WIRSC	wiSCAPE® Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions

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VIPER Area/Site

VIPER LUMINAIRE

TYPE PL2

MICRO STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
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30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Clerk

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CONTROL TECHNOLOGY

NX LIGHTING CONTROLS | wiSCAPE™

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SPECIFICATIONS

CONSTRUCTION

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- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
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- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
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CONTROLS

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- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
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CERTIFICATIONS

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- Fixture is IP65 rated
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- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.

WARRANTY

- 5 year warranty

KEY DATA	
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Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

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VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper

Optic Platform	
Micro Strike	

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	5500 lumens
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160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
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720L-475	65000 lumens
720L-515	70000 lumens
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CLO	Custom Lumen Output [1]

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4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

30" Bases must be painted to match

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City of Worthington
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Linda Bitar

Clerk

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
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WA	Wall mount bracket with adjustable arm

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DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	wiSCAPE® In-Fixture Module [3,4]
WIRSC	wiSCAPE® Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
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7PR-SC	7-Pin Receptacle with shorting cap [4]
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VIPER Area/Site

VIPER LUMINAIRE

TYPE PL3

MICRO STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
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Zynda Bitar

Clerk

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CONTROL TECHNOLOGY

NX LIGHTING CONTROLS | wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

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ELECTRICAL

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VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper

Optic Platform	
Micro Strike	

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	5500 lumens
160L-50 [6]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
720L-435	60000 lumens
720L-475	65000 lumens
720L-515	70000 lumens
720L-565 [6]	75000 lumens
720L-600 [6]	80000 lumens
CLO	Custom Lumen Output [1]

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Lynda Bitar

Clerk

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	wiSCAPE® In-Fixture Module [3,4]
WIRSC	wiSCAPE® Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions

CITY OF WORTHINGTON

DRAWING NO. ADP 06-2022

DATE 06/15/2023

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ELECTRICAL SYMBOLS

	DASH SYMBOL INDICATES PARTICULAR OUTLET OR DEVICE TO BE REMOVED AND CIRCUITRY MADE CONTINUOUS WHERE REQUIRED.
	EXISTING OUTLET OR DEVICE TO REMAIN. MAINTAIN EXISTING CIRCUITING.
	ELECTRICAL CONNECTION.
	20A-125V DUPLEX RECEPTACLE, NEMA 5-20R (18" MH UNLESS NOTED OTHERWISE). WHEN ⏻ SHOWN, RECEPTACLE TO HAVE "CONTROLLED" MARKINGS.
	20A-125V SINGLE RECEPTACLE, NEMA 5-20R (18" MH UNLESS NOTED OTHERWISE).
	SPECIAL PURPOSE RECEPTACLE. REFER TO NOTE ON PLAN.
	20A-125V DOUBLE DUPLEX RECEPTACLE. NEMA 5-20R, (18" MH UNLESS NOTED OTHERWISE) TWO GANG ASSEMBLY.
	20A-125V DUPLEX RECEPTACLE, NEMA 5-20R WITH BOTTOM OUTLET CONTROLLED BY WALL SWITCH. (18" MH UNLESS NOTED OTHERWISE).
	20A-125V DUPLEX RECEPTACLE, NEMA 5-20R (46" MH UNLESS NOTED OTHERWISE).
	20A-125V DUPLEX RECEPTACLE, NEMA 5-20R WITH 2 INTEGRAL USB CHARGERS (18" MH UNLESS NOTED OTHERWISE).
GF	20A-125V DUPLEX RECEPTACLE, NEMA 5-20R, WITH GROUND FAULT CIRCUIT INTERRUPTER (18" MH UNLESS NOTED OTHERWISE).
WP	20A-125V WEATHERPROOF DUPLEX RECEPTACLE, NEMA 5-20R (HORIZONTAL 18" MH UNLESS NOTED OTHERWISE) WITH TAYMAC #MM420G EXTRA DUTY GRAY COVER, VERTICAL MOUNT.
WP/GF	20A-125V WEATHERPROOF DUPLEX RECEPTACLE, NEMA 5-20R WITH GROUND FAULT CIRCUIT INTERRUPTER (18" MH UNLESS NOTED OTHERWISE), WITH TAYMAC #MM420G EXTRA DUTY GRAY COVER, VERTICAL MOUNT.
EM	20A-125V DUPLEX RECEPTACLE, NEMA 5-20R, ON EMERGENCY POWER (18" MH UNLESS NOTED OTHERWISE).
T	20A-125V POWERLOCK GROUNDING TYPE RECEPTACLE, HOSPITAL USE (66" MH UNLESS NOTED OTHERWISE).
	20A-125V DUPLEX PEDESTAL TYPE FLOOR RECEPTACLE, NEMA 5-20R, IN HUBBELL BA-2527 FLOOR BOX WITH SA-2525 COVERPLATE AND SC-3091 HOUSING. PROVIDE CARPET FLANGE WHERE REQUIRED.
F X	FLOOR BOX, # INDICATES TYPE, REFER TO FLOOR BOX (FB) SCHEDULE. IF NO #, PROVIDE HUBBELL BA-2527 FLUSH FLOOR BOX WITH ROUND SA-3925 COVERPLATE AND ONE 20A-125V DUPLEX RECEPTACLE. PROVIDE CARPET FLANGE WHERE REQD.
P X	FIRE RATED POKE-THRU, # INDICATES TYPE, REFER TO POKE-THRU (PT) SCHEDULE. IF NO #, PROVIDE HUBBELL 6 INCH RECESSED ACCESS POKE-THRU WITH TWO 20A-125V DUPLEX RECEPTACLES. PROVIDE CARPET FLANGE WHERE REQD.
IG	20-125V DUPLEX RECEPTACLE, NEMA 5-20R, WITH ISOLATED GROUND (18" MH UNLESS NOTED OTHERWISE).
20A	20A-125/250V-1PH-4W SINGLE RECEPTACLE, NEMA 14-20R (18" MH UNLESS NOTED OTHERWISE).
30A	30A-125/250V-1PH-4W SINGLE RECEPTACLE, NEMA 14-30R (18" MH UNLESS NOTED OTHERWISE).
50A	50A-125/250V-1PH-4W SINGLE RECEPTACLE, NEMA 14-50R (18" MH UNLESS NOTED OTHERWISE).
20A	20A-250V-3PH-4W SINGLE RECEPTACLE, NEMA 15-20R (18" MH UNLESS NOTED OTHERWISE).
30A	30A-250V-3PH-4W SINGLE RECEPTACLE, NEMA 15-30R (18" MH UNLESS NOTED OTHERWISE).
50A	50A-250V-3PH-4W SINGLE RECEPTACLE, NEMA 15-50R (18" MH UNLESS NOTED OTHERWISE).
J	JUNCTION BOX.
	MULTI-OUTLET RECEPTACLES ASSEMBLY, NEMA 5-15R (SINGLE OUTLETS ON 18" CENTERS) (46" MH UNLESS NOTED OTHERWISE).
	WIREMOLD RACEWAY, AS NOTED ON PLANS.
C	CLOCK HANGER OUTLET, SINGLE NEMA 5-15R RECESSED IN COVER PLATE (84" MH UNLESS NOTED OTHERWISE).
$	SINGLE POLE SWITCH (46" MH UNLESS NOTED OTHERWISE).
2 $	TWO POLE WALL SWITCH (46" MH UNLESS NOTED OTHERWISE).
# $	MULTI-WAY WALL SWITCH, # INDICATES NUMBER OF WAYS (46" MH UNLESS NOTED OTHERWISE).
P $	SWITCH WITH NEON PILOT LIGHT. ONE-GANG ASSEMBLY (46" MH UNLESS NOTED OTHERWISE).
K $	KEY OPERATED WALL SWITCH (46" MH UNLESS NOTED OTHERWISE).
L $	LOW-VOLTAGE MOMENTARY WALL SWITCH (46" MH UNLESS NOTED OTHERWISE).
DM $	LIGHTING DIMMER SWITCH (46" MH UNLESS NOTED OTHERWISE) 1000 WATTS UNLESS OTHERWISE INDICATED.
R $	SWITCH WITH RECEPTACLE (46" MH UNLESS NOTED OTHERWISE) STANDARD TWO-GANG ASSEMBLY OF SWITCH AND RECEPTACLE.
M $	FLUSH FRACTIONAL HORSEPOWER MOTOR STARTER WITH NEON PILOT LIGHT. ONE-GANG ASSEMBLY (46" MH UNLESS NOTED OTHERWISE).
H $	HP RATED WALL SWITCH (46" MH UNLESS NOTED OTHERWISE).
	ELECTRICAL PANEL OR SWITCHBOARD PER DRAWINGS.
P/B	PULL BOX.
J	DISCONNECT SWITCH.
	MOTOR STARTER.
J	COMBINATION MOTOR STARTER AND DISCONNECT SWITCH.
	ELECTRIC MOTOR.
UH	UNIT HEATER.
FC	FAN COIL.
AC	AIR CONDITIONER.
CU	CONDENSING UNIT.
UV	UNIT VENTILATOR.
CR	CORD REEL.
PP	POWER POLE.
T	LINE VOLTAGE THERMOSTAT.
H DH	DUCT HEATER.
H EB	ELECTRIC BASEBOARD HEATER.
M	INTERCOM SYSTEM DESK MOUNTED MASTER CONTROL STATION. SUBSCRIPT "W" INDICATES WALL MOUNT (46" MH UNLESS NOTED OTHERWISE).
I	INTERCOM STAFF STATION (46" MH UNLESS NOTED OTHERWISE).
H	INTERCOM HORN TYPE SPEAKER (84" MH UNLESS NOTED OTHERWISE).
S	INTERCOM SPEAKER FLUSH MOUNT IN CEILING.
	PUSHBUTTON (46" MH UNLESS NOTED OTHERWISE) EDWARDS 852 (120 VOLT).
	BUZZER (90" MH UNLESS NOTED OTHERWISE) EDWARDS 340-A (120 VOLT).
B	4" DIAMETER (90" MH UNLESS NOTED OTHERWISE) EDWARDS "ADAPTABEL" (120 VOLT).
	ELAPSED TIME INDICATOR CLOCK (90" MH UNLESS NOTED OTHERWISE) WITH RESET SWITCH (46" MH UNLESS NOTED OTHERWISE).
PC	PHOTOELECTRIC SENSOR.
LC	LIGHTING CONTACTOR.
OS M	CEILING MOUNTED OCCUPANCY SENSOR.
OS M	WALL MOUNTED OCCUPANCY SENSOR.
DS	CEILING MOUNTED DAYLIGHT SENSOR.
OP	OCCUPANCY SENSOR POWER PACK.

ABBREVIATIONS

AAP	- AREA ALARM PANEL - MEDICAL GAS
ACC	- ACCESS
ADJ	- ADJUSTABLE
AF	- ARC FAULT CIRCUIT INTERRUPTER
AFCI	- ARC FAULT CIRCUIT INTERRUPTER
AFF	- ABOVE FINISHED FLOOR TO BOTTOM OF ITEM
AFG	- ABOVE FINISHED GRADE TO BOTTOM OF ITEM
ALT	- ALTERNATE
AP	- ACCESS PANEL
APPROX	- APPROXIMATE
ARCH	- ARCHITECT OR ARCHITECTURAL
ASSY	- ASSEMBLY
ATS	- AUTOMATIC TRANSFER SWITCH
BLDG	- BUILDING
BOE	- BOTTOM OF EQUIPMENT
BOT	- BOTTOM
BTWN	- BETWEEN
CFCI	- CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CKT	- CIRCUIT
CLG	- CEILING
CMU	- CONCRETE MASONRY UNIT
CONN	- CONNECT OR CONNECTION
CONTR	- CONTRACTOR
CORR	- CORRIDOR
CTR	- CENTER
D	- DEPTH
DET	- DETAIL
DIA	- DIAMETER
DIM	- DIMENSION
DIV	- DIVISION
DN	- DOWN
DWG	- DRAWING
EA	- EACH
EC	- ELECTRICAL CONTRACTOR (DIVISION 26)
EJ	- EXPANSION JOINT
ELEC	- ELECTRICAL
ELEV	- ELEVATION OR ELEVATOR
EM	- EMERGENCY
EQ	- EQUAL
EQS	- EQUIPMENT SUPPLIER
EQUIP	- EQUIPMENT
E/R	- EXISTING TO BE RELOCATED
EX	- EXISTING TO REMAIN
EXP	- EXPANSION
EXT	- EXTERIOR
FCE	- FIRE CONTROL EQUIPMENT
FF	- FINISHED FLOOR ELEVATION
FLR	- FLOOR
FSC	- FIRE SUPPRESSION CONTRACTOR (DIVISION 21)
FT	- FEET
FTG	- FOOTING
GC	- GENERAL CONTRACTOR
GF	- GROUND FAULT CIRCUIT INTERRUPTER
GFCI	- GROUND FAULT CIRCUIT INTERRUPTER OR GOVERNMENT FURNISHED CONTRACTOR INSTALLED
GFFT	- GROUND FAULT FEED THRU
HC	- HVAC CONTRACTOR (DIVISION 23)
HP	- HORSE POWER OR HIGH POINT
HVAC	- HEATING, VENTILATING, AND AIR CONDITIONING
ID	- INSIDE DIAMETER
IN	- INCHES
KEC	- KITCHEN EQUIPMENT CONTRACTOR
L	- LENGTH
LBS	- POUNDS
MAP	- MASTER ALARM PANEL (MEDICAL GAS)
MAX	- MAXIMUM
MEZZ	- MEZZANINE
MFR	- MANUFACTURER
MH	- MANHOLE OR MOUNTING HEIGHT TO CENTER LINE OF ITEM
MIN	- MINIMUM OR MINUTE
MISC	- MISCELLANEOUS
MTD	- MOUNTED
MTG	- MOUNTING
NIC	- NOT IN CONTRACT
NOM	- NOMINAL
NTS	- NOT TO SCALE
OD	- OUTSIDE DIAMETER
OFCI	- OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	- OWNER FURNISHED OWNER INSTALLED
PC	- PLUMBING CONTRACTOR (DIVISION 22)
PLBG	- PLUMBING
RAD	- RADIUS
REC	- RECESSED
REQD	- REQUIRED
RI	- ROUGH-IN
S	- SURFACE MOUNTED
SC	- SECURITY CONTRACTOR
SCH	- SCHEDULE
SHT	- SHEET
SMS	- SECURITY MANAGEMENT SYSTEM
SPEC	- SPECIFICATIONS
SQ	- SQUARE
SS	- STAINLESS STEEL
STD	- STANDARD
STRUC	- STRUCTURAL OR STRUCTURE
SUC	- SITE UTILITY CONTRACTOR
TC	- TECHNOLOGY CONTRACTOR
TEMP	- TEMPERATURE
TOE	- TOP OF EQUIPMENT
TYP	- TYPICAL
UNO	- UNLESS NOTED OTHERWISE
VFD	- VARIABLE FREQUENCY DRIVE
VOL	- VOLUME
W/	- WITH
W/O	- WITHOUT
WP	- WEATHERPROOF
ZVC	- ZONE VALVE CABINET

GENERAL FLOOR PLAN NOTES

B / E2	DETAIL: B = DETAIL DESIGNATION E2 = SHEET WHERE DETAIL IS LOCATED
1 / E2	SECTION: 1 = SECTION DESIGNATION E2 = SHEET WHERE SECTION IS LOCATED
T2 1	ELEVATION: 1 = ELEVATION DESIGNATION T2 = SHEET WHERE ELEVATION IS LOCATED
3	PLAN NOTE. APPLIES ONLY TO THE SHEET WHICH IT IS SHOWN.
3	DETAIL NOTE. APPLIES ONLY TO THE ASSOCIATED DETAIL.
3	LIGHTING CONTROL DETAIL NOTE. APPLIES TO THE LIGHTING CONTROL SEQUENCE OF OPERATIONS SCHEDULE FOR ROOM CONTROL.
3	DEVICE QUANTITY - POWER NOTE. REFER TO DEVICE QUANTITIES - POWER SCHEDULE.
	LADDER TRAY, 12" x 4" DEEP UNLESS NOTED OTHERWISE.
	CABLE TRAY, 12" x 4" DEEP UNLESS NOTED OTHERWISE.
4"	WIRE & CONDUIT IN WALL OR ABOVE CEILING.
4"	WIRE & CONDUIT IN OR BELOW SLAB OR GRADE.
4"	CONDUIT TO BE REMOVED.
EX	EXISTING WIRE & CONDUIT TO REMAIN.
DAT	CONDUIT FOR DATA CIRCUITRY.
EM	WIRE & CONDUIT FOR EMERGENCY CIRCUITRY.
FA	WIRE & CONDUIT FOR FIRE ALARM CIRCUITRY.
I	WIRE & CONDUIT FOR INTERCOM SYSTEM CIRCUITRY.
NC	WIRE & CONDUIT FOR NURSE CALL CIRCUITRY.
NL	WIRE & CONDUIT FOR NIGHT LIGHT CIRCUITRY.
PHO	CONDUIT FOR PHONE CIRCUITRY.
S	WIRE & CONDUIT FOR SOUND SYSTEM CIRCUITRY.
SEC	WIRE & CONDUIT FOR SECURITY SYSTEM CIRCUITRY.
TV	WIRE & CONDUIT FOR TELEVISION SYSTEM CIRCUITRY.
W	WIRE RUN IN SURFACE WIREWAY.
CM	CABLE MANAGEMENT SYSTEM PATHWAY.
X - 1,2	EACH ARROWHEAD REPRESENTS ONE COMPLETE CIRCUIT; "X" DENOTES PANEL NAME; NUMBER(S) DENOTES CIRCUIT(S).

LUMINAIRE SYMBOLS

A a	LIGHTING FIXTURE. CAPITAL LETTER DENOTES FIXTURE TYPE, LOWER CASE LETTER DENOTES SWITCHING ARRANGEMENT.
	LIGHTING FIXTURE ON NIGHT LIGHT OR EMERGENCY CIRCUIT.
	EXIT LIGHTING FIXTURE, ARROWS AS INDICATED.

SECURITY SYMBOLS

CCTV	CCTV CAMERA MOUNTED TO STANCHION ON LIGHT POLE. MULTIPLE CAMERAS MAY EXIST PER LIGHT POLE. PARALLEL LINE INDICATES AIMING DIRECTION.

E_SHEET LIST

SHEET NUMBER	SHEET NAME
E001	LEGEND & INDEX
E002	SCHEDULES
E101	DEMOLITION PLAN
E201	LIGHTING PLAN
E202	LIGHTING CALCULATIONS
Total Count: 5	

NOTE: ALL SYMBOLS AND ABBREVIATIONS ARE SUBJECT TO MODIFICATIONS ON OTHER DRAWINGS.

ALL SYMBOLS OR ABBREVIATIONS MIGHT NOT NECESSARILY BE USED ON THIS PROJECT.

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Clerk

CONSULTANTS

HEAPY

P: 937-224-0861 www.heapy.com
PROJECT NO. 2022-07150

2/10/23
STATE OF OHIO
EVAN W. HATFIELD
E-75255
REGISTERED
PROFESSIONAL ENGINEER

Exterior Lighting

OWNER

WORTHINGTON CITY SCHOOLS
WORTHINGTON EDUCATION CENTER
200 EAST WILSON BRIDGE ROAD, WORTHINGTON OH 43085

CITY OF WORTHINGTON
DRAWING NO. ADP 06-2022
DATE 06/15/2023

MARK	DATE	DESCRIPTION
1	01/13/23	BULLETIN 1

PROJECT NO:	2022-07150
REVIT FILE:	C:\BIM\Model\2022-07150-MEP-Central_nkar59ULJ.rvt
DRAWN BY:	CJR
CHK'D BY:	GLC
PROJECT STATUS:	BIDDING SET OF DOCUMENTS
ISSUE DATE:	SEPTEMBER 19,2022
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SHEET TITLE

LEGEND & INDEX

E001

C:\BIM\Model\2022-07150-MEP-Central_nkar59ULJ.rvt
2/10/2023 11:56:16 AM

LUMINAIRES

NOTES:
1. SEE DETAIL E002 / 2. DETAIL E001 / 2 WITH THE HIGHER POLE BASE ONLY APPLIES TO THE POLES INDICATED ON PLAN.
2. PROVIDE WEATHERPROOF HARDWARE FOR SINGLE OR MULTIPLE CAMERA MOUNT.
3. SEE DETAIL E002 / 3.

MARK	LAMPS: DELIVERED LUMENS	LAMPS: COLOR	LOAD (VA)	FIXTURE VOLTAGE	MANUFACTURER	CATALOG NO.	DESCRIPTION	OTHER ACCEPTABLE MANUFACTURERS	DIFFUSING MEDIA	TRIM COLOR: WHITE	TRIM COLOR: BLACK	TRIM COLOR: ALUMINUM	TRIM COLOR: BRONZE	TRIM COLOR: STANDARD	TRIM COLOR: SEE NOTE	MOUNTING	SIZE: DIAMETER	SIZE: WIDTH	SIZE: LENGTH	SIZE: DEPTH	SEE NOTE
F1	21,387	4000K	183	277	LITHONIA	DSXF3-LED-6-P2-40K-70CRI-WFL-MVOLT-IS-DDBXD	CONCRETE BASE MOUNTED LED FLOODLIGHT TO MATCH EXISTING FLAG LIGHT. PROVIDE DIGITAL CONTROL INPUT FOR ON/OFF.	N/A	CLEAR GLASS				•			GM	4.313"			3.25"	3
PL1	12,500	4000K	97	277	BEACON	VP-1-160L-100-4K-4W-277-ASQU-DBT-BC-NXSPW40F	SINGLE POLE LIGHT WITH TYPE 4W DISTRIBUTION ON 24 FT POLE WITH CAMERA MOUNT STANCHION AS INDICATED ON PLAN. PROVIDE ALL MOUNTING HARDWARE AND ACCESSORIES.	RAB LIGHTING, HUBBELL, KIM LIGHTING	CLEAR GLASS				•			PM		6.96"	16.76"	3.48"	1,2
PL2	33,000	4000K	241	277	BEACON	VP-2-320L-235-4K-5QW-277-ASQU-DBT-NXSPW40F	SINGLE POLE LIGHT WITH TYPE 5QW DISTRIBUTION ON 24 FT POLE WITH CAMERA MOUNT STANCHION AS INDICATED ON PLAN. PROVIDE ALL MOUNTING HARDWARE AND ACCESSORIES.	RAB LIGHTING, HUBBELL, KIM LIGHTING	CLEAR GLASS				•			PM		6.96"	16.76"	3.48"	1,2
PL3	21,000	4000K	143	277	BEACON	VP-2-320L-145-4K-3-277-ASQU-DBT-BC-NXSPW40F	SINGLE POLE LIGHT WITH TYPE 3 DISTRIBUTION ON 24 FT POLE WITH CAMERA MOUNT STANCHION AS INDICATED ON PLAN. PROVIDE ALL MOUNTING HARDWARE AND ACCESSORIES.	RAB LIGHTING, HUBBELL, KIM LIGHTING	CLEAR GLASS				•			PM		6.96"	16.76"	3.48"	1

MOUNTING: GM-GROUND MTD PM-POLE MTD S-SURFACE R-RECESSED SM-STEM MTD WM-WALL MTD C-CHAIN MTD UC-UNDER CAB CS-CEIL SURFACE

Panel: L1

Location:
Supply From:
Voltage: 480/277 Wye-3PH-4W
Mounting: Surface
Enclosure: Type 1
A.I.C. Rating:
Mains Type:
Mains Rating: 225 A

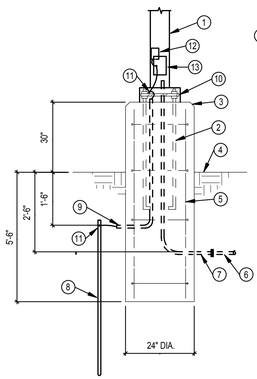
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	WOMENS ROOM...	20 A	1	0 VA	0 VA					1	20 A	MENS ROOM HEATER	2
3	Spare	20 A	1			0 VA	0 VA			1	20 A	Spare	4
5	LIGHTING	20 A	1					0 VA	0 VA	1	20 A	Spare	6
7	LIGHTING	20 A	1	0 VA	0 VA					1	20 A	LIGHTING	8
9	LIGHTING	20 A	1			0 VA	--			1	--	Space	10
11	LIGHTING	20 A	1					0 VA	--	1	--	Space	12
13	LIGHTING	20 A	1	0 VA	--					1	--	Space	14
15	LIGHTING	20 A	1			0 VA	--			1	--	Space	16
17	LIGHTING	20 A	1					0 VA	--	1	--	Space	18
19	LIGHTING	20 A	1	0 VA	--					1	--	Space	20
21	LIGHTING	20 A	1			0 VA	0 VA			1	20 A	LIGHTING	22
23	Spare	20 A	1					0 VA	--	1	--	Space	24
25	Spare	20 A	1	0 VA	--					1	--	Space	26
27	* NEW LIGHTING *	20 A	1			3009...	--			1	--	Space	28
29	* NEW LIGHTING *	20 A	1					1042...	--	1	--	Space	30
31	* NEW LTG CONTROL *	20 A	1	485 VA	--					1	--	Space	32
33	Space	--	1			--	--			1	--	Space	34
35	ECUH-1 HEATER	20 A	2					0 VA	--	1	--	Space	36
37	--	--	--	0 VA	--					1	--	Space	38
39	ECUH-1 HEATER	20 A	2			0 VA	--			1	--	Space	40
41	--	--	--					0 VA	--	1	--	Space	42
			Total Load:	0.49 kVA		3.01 kVA		1.04 kVA					

Load Classification	Connected...	Demand Factor	Estimated...
Equipment	485 VA	100.00%	485 VA
Lighting	4051 VA	125.00%	5064 VA

Panel Totals	
Total Conn. Load:	4.54 kVA
Total Est. Demand:	5.55 kVA
Total Conn.:	5 A
Total Est. Demand:	7 A

Notes: * - INDICATES EXISTING CIRCUIT BREAKER TO BE REUSED

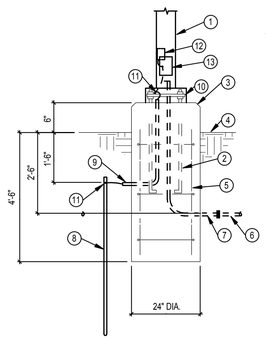
NEW ADDITIONAL CONNECTED	NEW ADDITIONAL ESTIMATED DEMAND
4.54 kVA	5.55 kVA (7 A)



DETAIL NOTES

1 SEE FIXTURE SCHEDULE FOR POLE AND FIXTURE ASSEMBLY.
2 ANCHOR BOLTS BY POLE SUPPLIER, WELD TO REBARS.
3 CHAMFERED EDGE.
4 FINISH GRADE, COMPACT TO 95%.
5 SIX #4 REINFORCING BARS VERTICALLY ON #3 STIRRUPS AT 18" O.C.
6 PVC CONDUIT, SCHEDULE 40. SEE SITE PLAN FOR ONE OR TWO CONDUIT COUNT (TWO CONDUIT COUNT INCLUDES LV AND LINE VOLTAGE).
7 RIGID GALVANIZED STEEL CONDUIT. SEE SITE PLAN FOR ONE OR TWO CONDUIT COUNT (TWO CONDUIT COUNT INCLUDES LV AND LINE VOLTAGE).
8 GROUND ROD.
9 1/2" PVC GROUND CONDUCTOR SLEEVE WITH #8 GROUND CONDUCTOR.
10 BASE PLATE, LEVELING NUTS, BASE GROUT.
11 EXOTHERMICALLY WELDED GROUND CONNECTION.
12 LIGHTNING ARRESTOR.
13 HANDHOLE.
14 ALL POLES MOUNTED ON THIS SIZE POLE BASE SHALL BE 20' IN HEIGHT.

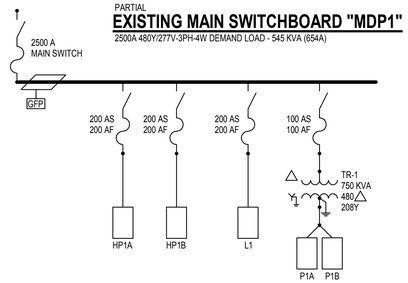
1 TYPE I POLE BASE
SCALE: NONE



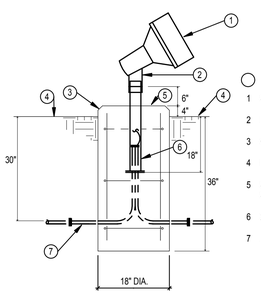
DETAIL NOTES

1 SEE FIXTURE SCHEDULE FOR POLE AND FIXTURE ASSEMBLY.
2 ANCHOR BOLTS BY POLE SUPPLIER, WELD TO REBARS.
3 CHAMFERED EDGE.
4 FINISH GRADE, COMPACT TO 95%.
5 SIX #4 REINFORCING BARS VERTICALLY ON #3 STIRRUPS AT 18" O.C.
6 PVC CONDUIT, SCHEDULE 40. SEE SITE PLAN FOR ONE OR TWO CONDUIT COUNT (TWO CONDUIT COUNT INCLUDES LV AND LINE VOLTAGE).
7 RIGID GALVANIZED STEEL CONDUIT. SEE SITE PLAN FOR ONE OR TWO CONDUIT COUNT (TWO CONDUIT COUNT INCLUDES LV AND LINE VOLTAGE). .
8 GROUND ROD.
9 1/2" PVC GROUND CONDUCTOR SLEEVE WITH #8 GROUND CONDUCTOR.
10 BASE PLATE, LEVELING NUTS, BASE GROUT.
11 EXOTHERMICALLY WELDED GROUND CONNECTION.
12 LIGHTNING ARRESTOR.
13 HANDHOLE.

2 TYPE II POLE BASE
SCALE: NONE



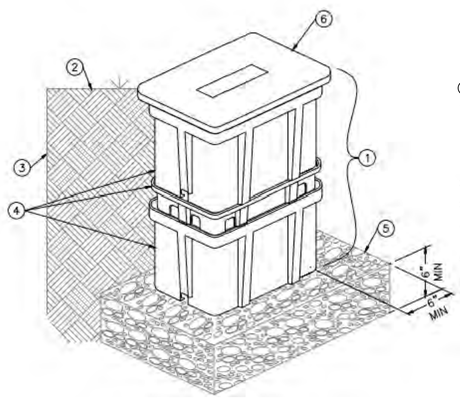
6 PARTIAL SINGLE LINE
SCALE: NONE



DETAIL NOTES

1 SEE FIXTURE SCHEDULE FOR F1 ASSEMBLY.
2 LUMINAIRE SLIP FITTER.
3 CHAMFERED EDGE.
4 FINISH GRADE, COMPACT TO 95%.
5 SIX #4 REINFORCING BARS VERTICALLY ON #3 SIRRUPS AT 18" O.C.
6 2.0" RGC PIPE FOR SLIP FITTER MOUNT.
7 .75" PVC CONDUIT, SCHEDULE 40, POWER

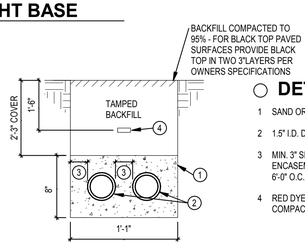
3 FLOOD LIGHT BASE
SCALE: NONE



DETAIL NOTES

1. PULLBOX TO SERVE POWER QUAZITE "PG" STYLE (STACKABLE) SERVICE BOX ASSEMBLY WITH HEAVY DUTY BOLTED COVER LABELED "ELECTRIC" OR "COMMUNICATION". MINIMUM BOX DIMENSIONS ARE 11" X 18" X 24" DEEP. STACK MULTIPLE BOXES WHERE NECESSARY TO ACHIEVE MINIMUM DIMENSIONS. ALL CONDUITS ARE TO ENTER VERTICALLY FROM BELOW.
2. FINISHED GRADE.
3. COMPACT FILL TO 95%
4. ARRANGE DEPTH OF ASSEMBLY TO COORDINATE WITH DUCTS. MAINTAIN MINIMUM 30" COVER OVER CONDUITS.
5. PROVIDE MINIMUM 6" GRAVEL FILL.
6. COVER LEVEL AND FLUSH WITH FINISHED GRADE. ADJUST GRAVEL FILL BELOW ASSEMBLY WHERE NECESSARY TO ACHIEVE LEVEL AND FLUSH INSTALLATION.

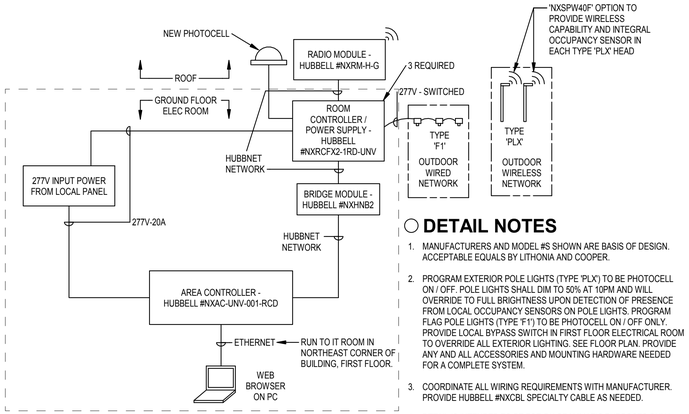
4 GROUND MOUNTED PULL BOX
SCALE: NONE



DETAIL NOTES

1 SAND OR PEA GRAVEL
2 1.5" I.D. DUCTS, SCHEDULE 40 PVC.
3 MIN. 3" SPACING BETWEEN CONDUITS AND MIN. 3" ENCASEMENT (TYPICAL). PROVIDE CONDUIT SPACERS 6'-0" O.C.
4 RED DYE, RED DUST AND YELLOW MARKER TAPE ON COMPACTED FILL.

5 UNDERGROUND DUCTS - 1 & 2
SCALE: NONE



DETAIL NOTES

1. MANUFACTURERS AND MODEL #S SHOWN ARE BASIS OF DESIGN. ACCEPTABLE EQUALS BY LITHONIA AND COOPER.
2. PROGRAM EXTERIOR POLE LIGHTS (TYPE 'PLX') TO BE PHOTOCELL ON / OFF. POLE LIGHTS SHALL DIM TO 50% AT 10PM AND WILL OVERRIDE TO FULL BRIGHTNESS UPON DETECTION OF PRESENCE FROM LOCAL OCCUPANCY SENSORS ON POLE LIGHTS. PROGRAM FLAG POLE LIGHTS (TYPE 'F1') TO BE PHOTOCELL ON / OFF ONLY. PROVIDE LOCAL BYPASS SWITCH IN FIRST FLOOR ELECTRICAL ROOM TO OVERRIDE ALL EXTERIOR LIGHTING. SEE FLOOR PLAN. PROVIDE ANY AND ALL ACCESSORIES AND MOUNTING HARDWARE NEEDED FOR A COMPLETE SYSTEM.
3. COORDINATE ALL WIRING REQUIREMENTS WITH MANUFACTURER. PROVIDE HUBBELL #NXCBL SPECIALTY CABLE AS NEEDED.
4. DETAIL IS INTENDED TO BE FOR DIAGRAMMATIC PURPOSES ONLY. PROVIDE AS MANY COMPONENTS (ROOM CONTROLLERS, BRIDGE MODULE, ETC.) NEEDED FOR A COMPLETE SYSTEM.

7 LIGHTING CONTROL DETAIL
SCALE: NONE

CONSULTANTS

HEAPY
P: 937-224-0861 www.heapy.com
PROJECT NO. 2022-07150

2/10/23
STATE OF OHIO
EVAN W. HATFIELD
E-75255
REGISTERED
PROFESSIONAL ENGINEER

Exterior Lighting

OWNER
WORTHINGTON CITY SCHOOLS
WORTHINGTON EDUCATION CENTER
200 EAST WILSON BRIDGE ROAD, WORTHINGTON OH 43085

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023
Lynda Bitter
Clerk

CITY OF WORTHINGTON
DRAWING NO. ADP 06-2022
DATE 06/15/2023

MARK	DATE	DESCRIPTION
1	01/13/23	BULLETIN 1

PROJECT NO:	2022-07150
REVIT FILE:	C:\BIM\Model\2022-07150-MEP-Central_nkar59ULJ.rvt
DRAWN BY:	CJR
CHK'D BY:	GLC
PROJECT STATUS:	BIDDING SET OF DOCUMENTS
ISSUE DATE:	SEPTEMBER 19,2022
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SHEET TITLE
SCHEDULES

E002

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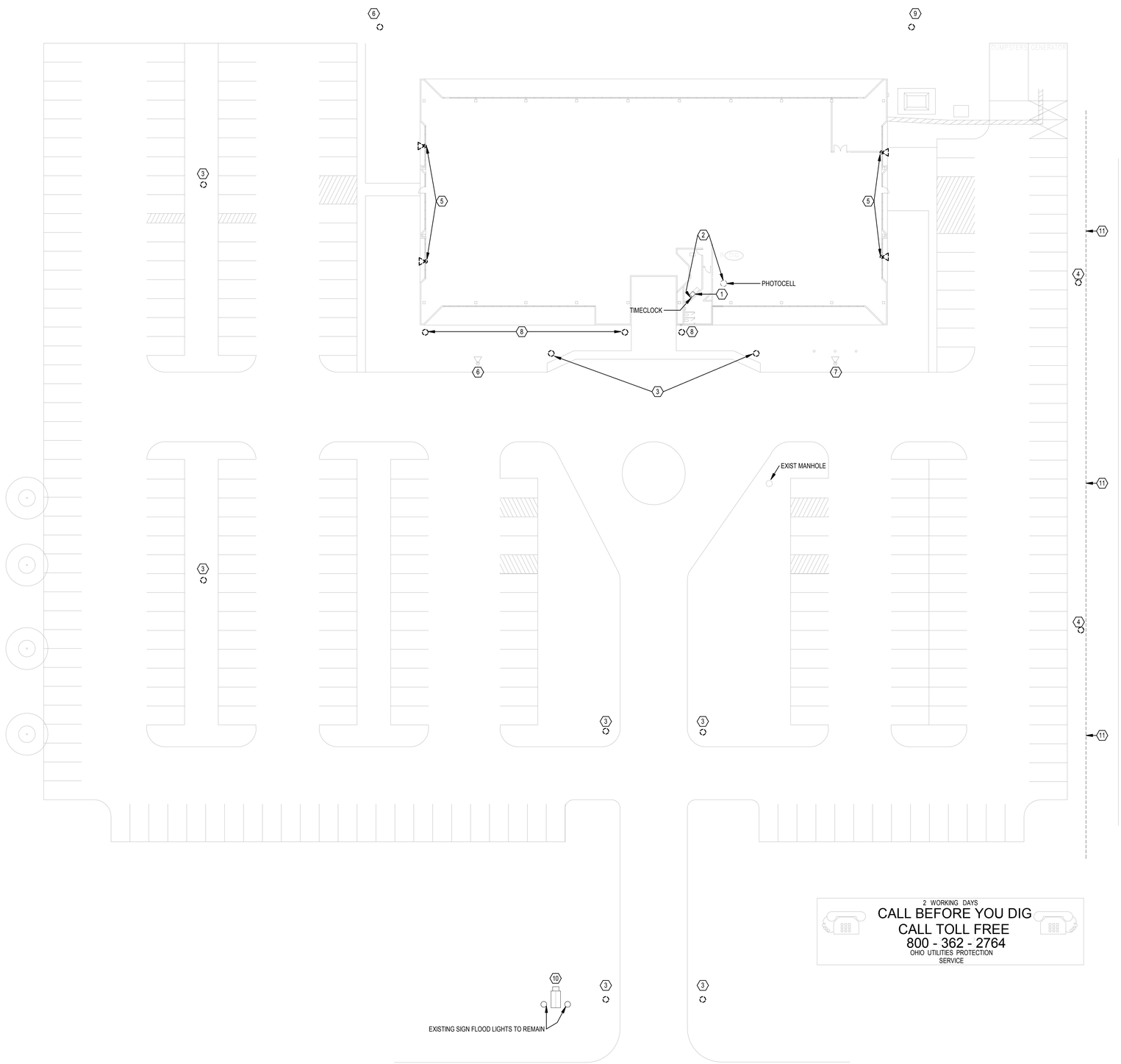
2/10/2023 11:56:18 AM



1 ELECTRICAL SITE PLAN - DEMOLITION

SCALE: 1" = 25'-0"

PLAN NOTES

1. REMOVE EXISTING LIGHT, CONTROLS, WIRING AND CONDUIT
2. EXISTING BUILDING MOUNTED PHOTOCELL AND TIMECLOCK TO REMAIN.
3. REMOVE COMPLETE POLE FIXTURE ASSEMBLY INCLUDING POLE BASE, POLE, FIXTURE. REPAIR AND COMPACT SURFACE CONSISTENT WITH SURROUNDING AREA WITH TOPSOIL. REMOVE ANY WIRING IN CONDUIT, ABANDON ANY WIRING OR DIRECT BURIED WIRE.
4. REMOVE POLE FIXTURE ASSEMBLY INCLUDING POLE BASE, POLE AND FIXTURE. USE CARE IN REMOVING THE POLE BASE AS TO NOT CAUSE DAMAGE TO EXISTING FIBER OPTIC CONDUITS. REMOVE ANY WIRING IN CONDUIT, ABANDON ANY WIRING OR DIRECT BURIED WIRE.
5. REMOVE EXISTING ROOF PARAPET MOUNTED FLOOD LIGHT INCLUDING ATTACHED STRUCTURE FOR MOUNT, AND ALL EXPOSED WIRING AND CONDUIT BACK TO ORIGIN ON ROOF. PATCH ALL PENETRATIONS OF MOUNTING HARDWARE CONSISTENT WITH OWNER'S ROOFING SYSTEM AND BUILDING PARAPET MATERIALS CONSISTENT WITH ACCEPTED STANDARDS AND TRADE PRACTICES.
6. REMOVE EXISTING FLOODLIGHT ASSEMBLY INCLUDING CONCRETE BASE, WIRING, AND CONDUIT. ABANDON ANY WIRING OR DIRECT BURIED WIRE. NEW CONCRETE BASE WILL BE PLACED IN EXISTING POSITION. SEE DETAIL 3/E002.
7. REMOVE EXISTING FLOODLIGHT ASSEMBLY INCLUDING CONCRETE BASE, WIRING, AND CONDUIT. FLOODLIGHT WILL BE REUSED IN THIS LOCATION. ABANDON ANY WIRING OR DIRECT BURIED WIRE. NEW CONCRETE BASE WILL BE PLACED IN EXISTING POSITION. SEE DETAIL 3/E002.
8. EXISTING IN-GROUND WELL LIGHTS TO BE RECONNECTED TO NEW 120V CIRCUIT CONTROLLED FROM NEW LIGHTING CONTROLS. REMOVE EXISTING WIRING AND CONDUIT. ABANDON ANY WIRING OR DIRECT BURIED WIRE.
9. REMOVE EXISTING FLOODLIGHT ASSEMBLY INCLUDING CONCRETE BASE, WIRING, AND CONDUIT. ABANDON ANY WIRING OR DIRECT BURIED WIRE.
10. EXISTING 277V TO 120V TRANSFORMER TO REMAIN WITH CONNECTIONS TO EXISTING SIGN FLOOD LIGHTS TO REMAIN AS IS. REMOVE LINE SIDE WIRING AND ABANDON ANY WIRING OR DIRECT BURIED WIRE ON LINE SIDE. THIS TRANSFORMER WILL BE RE-CONNECTED UNDER NEW WORK. SEE DRAWING E-201.
11. EXISTING UNDERGROUND FIBER OPTIC CABLING IN THIS GENERAL AREA. CONTACT OHIO UTILITIES PROTECTION SERVICE FOR LOCATION OF FIBER OPTICS VERIFICATION. PROVIDE ALL EXCAVATION IN THIS AREA TO BE DONE WITH HYDRO-VAC PROCESS.

CONSULTANTS

HEAPY
P: 937-224-0861 www.heapy.com
PROJECT NO. 2022-07150

2/10/23
STATE OF OHIO
EVAN W. HATFIELD
E-75255
REGISTERED
PROFESSIONAL ENGINEER

Exterior Lighting

OWNER

WORTHINGTON CITY SCHOOLS
WORTHINGTON EDUCATION CENTER
200 EAST WILSON BRIDGE ROAD, WORTHINGTON OH 43085

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023
Clerk

CITY OF WORTHINGTON
DRAWING NO. ADP 06-2022
DATE 06/15/2023

MARK	DATE	DESCRIPTION
1	01/13/23	BULLETIN 1

PROJECT NO:	2022-07150
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DRAWN BY:	CJR
CHK'D BY:	GLC
PROJECT STATUS:	BIDDING SET OF DOCUMENTS
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SHEET TITLE

DEMOLITION PLAN

E101

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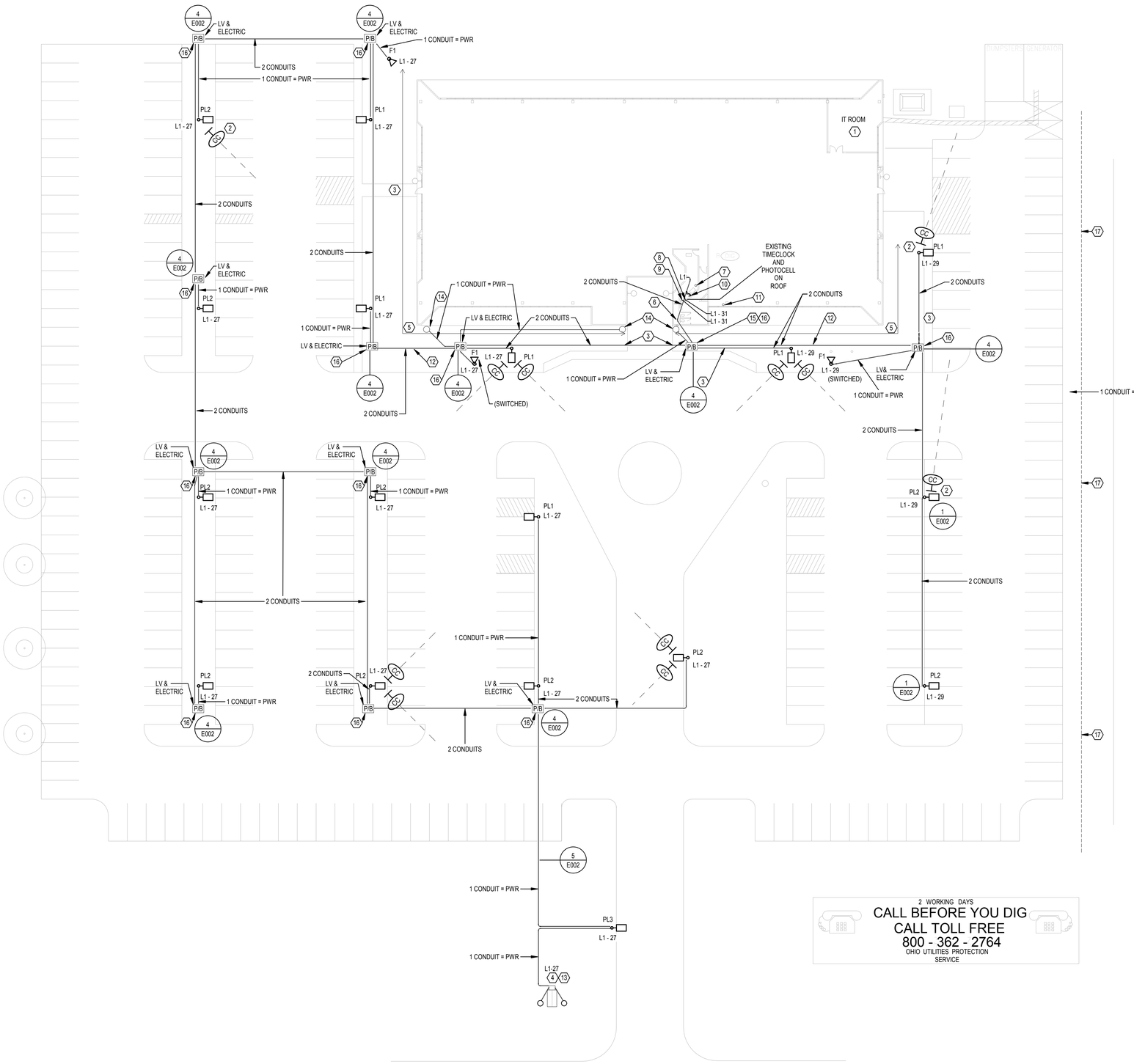
2/10/2023 11:56:18 AM



PLAN NOTES

1. PROVIDE (2) STRAND SINGLE MODE FIBER OPTIC CABLE FROM THE BUILDING TECH ROOM IN THE LOWER LEVEL NORTHEAST CORNER TO EACH BOX FOR SITE CAMERAS. PROVIDE FIBER TO POE++MEDIA CONVERTER IN PULLBOX NEAREST THE CAMERA POLE. MEDIA CONVERTER SHALL ACCEPT DUPLEX LC FIBER OPTIC CONNECTORS AND SHALL INJECT POE++ ON RJ-45 CONNECTION TO CAMERA LOCATION. MEDIA CONVERTER SHALL ACCEPT STANDARD 120V POWER AT THIS LOCATION. PROVIDE A 120V CONNECTION AS REQUIRED BY THE MEDIA CONVERTER. MEDIA CONVERTER SHALL BE RATED FOR OUTDOOR OPERATION. CONTRACTOR SHALL SUBMIT PROPOSED MEDIA CONVERTER FOR OWNER AND ENGINEER APPROVAL. PROVIDE MEDIA CONVERTERS TO PROVIDE (1) RJ-45 PORT PER SITE CAMERA. INCLUDE ALL WORK AS PART OF ELECTRICAL ALTERNATE E-1.
2. CAMERA POLE WITH STANCION MOUNT PERPENDICULAR TO LIGHTING FIXTURES. INCLUDE AS PART OF ELECTRICAL ALTERNATE E-1.
3. CONCRETE PAVING AND SIDEWALKS SHALL NOT BE CUT. ALL CONCRETE SURFACES SHALL BE PROTECTED AND CONDUIT NEEDED FOR FEEDS TO THE POLES AND CONTROL SHALL BE PUSHED BELOW THESE SURFACES.
4. EXISTING 277V TO 120V TRANSFORMER TO REMAIN WITH CONNECTIONS TO EXISTING SIGN FLOOD LIGHTS TO REMAIN AS IS. REMOVE LINE SIDE WIRING AND ABANDON ANY WIRING OR DIRECT BURIED WIRE ON LINE SIDE. THIS TRANSFORMER WILL BE RE-CONNECTED UNDER NEW WORK. SEE DRAWING E-201. PROVIDE NEW FUSIBLE DISC. SWITCH FUSED AT 20A.
5. IRRIGATION PIPING IN THIS AREA. REPAIR PIPING AS REQUIRED BY OWNER'S IRRIGATION SYSTEM CONTRACTOR FOR ANY DAMAGE CAUSED BY EXCAVATION FOR DUCTBANK INSTALLATION.
6. DROP SITE LIGHTING 277V CIRCUITS (4-#8 & 1-#8 GRD) ON INSIDE OF BUILDING EXTERIOR WALL AND TURN OUT THROUGH CORE DRILLED HOLE WITH WP LB FITTING TO BELOW GRADE FOR CONTINUATON TO IN GRADE PULL BOX AND POLE LIGHTS.
7. POSITION OF EXTERIOR LIGHTING CONTROL PANEL MOUNTED NEXT TO EXISTING 120/208V PANEL "P1A". CONNECT POWER INPUT TO CONTROL PANEL FROM SPARE 20A/1P CIRCUIT BREAKER IN PANEL "P1A". MOUNT TOGGLE SWITCH FOR MANUAL BY-PASS OF EXTERIOR LIGHTING CONTROLS AND LABEL "EXTERIOR LIGHTING MANUAL BY-PASS". RUN 3/4" CONDUIT VERTICALLY TO ROOF THROUGH STACKED ELECTRICAL ROOMS ON SECOND AND THIRD FLOORS. PROVIDE A ROOF PENETRATION IN CONFORMANCE WITH OWNER'S ROOFING CONTRACTOR, TO ROOF PARAPET MOUNTED TRANSMITTER TO POLE LIGHTS FOR "ON-OFF" VIA NEW PHOTO CELL AND 50% LIGHTING REDUCTION BY NEW PROGRAMMABLE TIME SETTING (SET FOR 10:00 PM). TEST AT NIGHT FOR CONFIRMATION OF CORRECT OPERATION. PROVIDE CORROSION PROOF MOUNTING HARDWARE REQUIRED FOR SECURE MOUNTING.
8. PROVIDE LIGHTING CONTROL PANEL WITH REMOTE DIAGNOSTICS AND MANAGEMENT CAPABILITY. INPUT VOLTAGE TO BE 277V. SEE DETAIL #7 ON SHEET E002 FOR MANUFACTURER, MODEL # AND OTHER REQUIRED COMPONENTS.
9. PROVIDE ROOM CONTROLLER / POWER SUPPLY. INPUT VOLTAGE TO BE 277V. SEE DETAIL #7 ON SHEET E002 FOR MANUFACTURER AND MODEL # AND OTHER REQUIRED COMPONENTS.
10. PROVIDE SINGLE POLE 277V BYPASS SWITCH TO OVERRIDE ALL EXTERIOR LIGHTS ON / OFF.
11. PROVIDE RADIO MODULE MOUNTED ON ROOF. PROVIDE ETHERNET CABLING IN 1.25"C. FROM ROOM CONTROLLER IN FIRST FLOOR ELEC ROOM TO RADIO MODULE ON ROOF. MODULE TO HAVE 300' RANGE TO FIRST POLE LIGHT. SEE DETAIL #7 ON SHEET E002 FOR MANUFACTURER AND MODEL # AND OTHER REQUIRED COMPONENTS. COORDINATE MOUNTING OF EQUIPMENT WITH OWNER PRIOR TO ROUGH-IN.
12. DUCT BANK - SEE DETAIL 5/E002.
13. PROVIDE TORK PHOTO CELL RATED FOR 120V AND CONNECT TO OUTPUT OF TRANSFORMER. PROVIDE NEMA 3R JUNCTION BOX FOR FEED TO SIGN FLOOD LIGHTS FROM PHOTO CELL.
14. EXISTING WELL LIGHT TO BE REUSED. ATTACH NEW 0.75" SCHEDULE 40 PVC CONDUIT TO FIXTURE AND ROUTE TO NEW PULLBOX. RUN 2-#10 & 1-#10 GRD (120V) TO EXISTING SPARE 20A/1P CIRCUIT BREAKER IN EXISTING 120/208V PANELBOARD IN ELECTRICAL CLOSET. CONNECT LIGHTING CIRCUIT TO NEW LIGHTING CONTROL FOR PHOTO ON - PHOTO OFF CONTROL.
15. EXTEND A DEDICATED 120V-20A CIRCUIT FROM EXISTING 120/208V PANELBOARD WITH 2-#8 & 1-#10 GRD TO ALL INGROUND PULLBOXES FOR CAMERA POE INJECTORS AS PART OF ELECTRICAL ALTERNATE E-1.
16. PROVIDE BARRIER IN PULLBOX FOR CAMERA SIGNAL CABLE AND POWER WIRING. BARRIER SHALL BE THE SAME MATERIAL AS PULLBOX ENCLOSURE. ENSURE BARRIER SEPERATES LINE VOLTAGE WIRING FROM SIGNAL WIRING.
17. EXISTING UNDERGROUND FIBER OPTIC CABLING IN THIS GENERAL AREA. CONTACT OHIO UTILITIES PROTECTION SERVICE FOR LOCATION OF FIBER OPTICS VERIFICATION. PROVIDE ALL EXCAVATION IN THIS AREA TO BE DONE WITH HYDRO-VAC PROCESS.

2 WORKING DAYS
CALL BEFORE YOU DIG
CALL TOLL FREE
800 - 362 - 2764
OHIO UTILITIES PROTECTION SERVICE

1 ELECTRICAL SITE PLAN - NEW WORK

SCALE: 1" = 25'-0"

CONSULTANTS

HEAPY
P: 937-224-0861 www.heapy.com
PROJECT NO. 2022-07150

2/10/23
STATE OF OHIO
EVAN W. HATFIELD
E-75255
REGISTERED
PROFESSIONAL ENGINEER

Exterior Lighting

OWNER

WORTHINGTON CITY SCHOOLS
WORTHINGTON EDUCATION CENTER
200 EAST WILSON BRIDGE ROAD, WORTHINGTON OH 43085

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023
Lynda Bitner
Clerk

CITY OF WORTHINGTON
DRAWING NO. ADP 06-2022
DATE 06/15/2023

MARK	DATE	DESCRIPTION
1	01/13/23	BULLETIN 1

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DRAWN BY:	CJR
CHK'D BY:	GLC
PROJECT STATUS:	BIDDING SET OF DOCUMENTS
ISSUE DATE:	SEPTEMBER 19,2022
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SHEET TITLE

LIGHTING PLAN

E201

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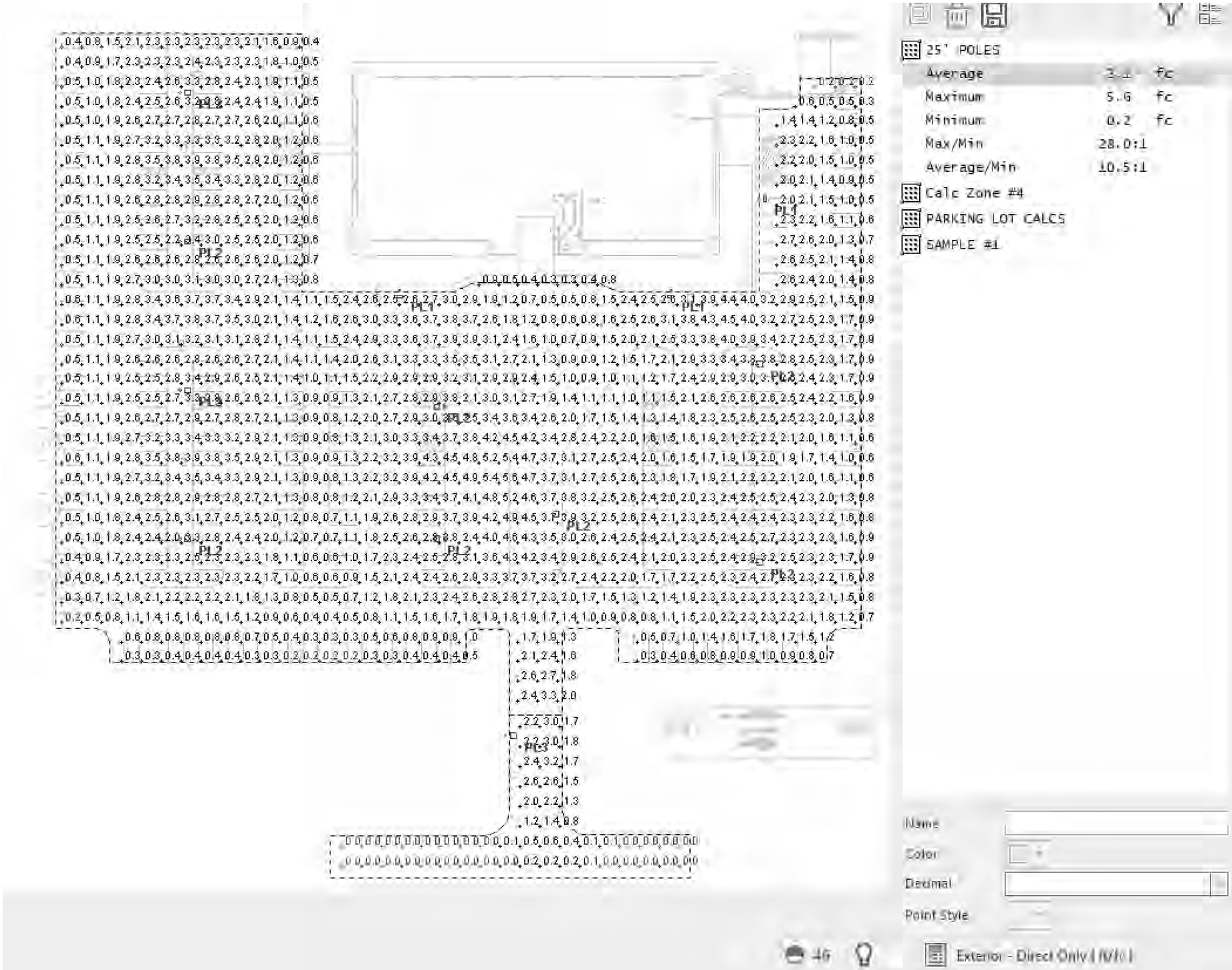
2/10/2023 11:56:18 AM



CONSULTANTS

HEAPY

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PROJECT NO. 2022-07150

2/10/23

STATE OF OHIO
EVAN W. HATFIELD
E-75255
REGISTERED
PROFESSIONAL ENGINEER

Exterior Lighting

OWNER

WORTHINGTON CITY SCHOOLS
WORTHINGTON EDUCATION CENTER
200 EAST WILSON BRIDGE ROAD, WORTHINGTON OH 43085

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SHEET TITLE

LIGHTING CALCULATIONS

E202

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2/10/2023 11:56:19 AM

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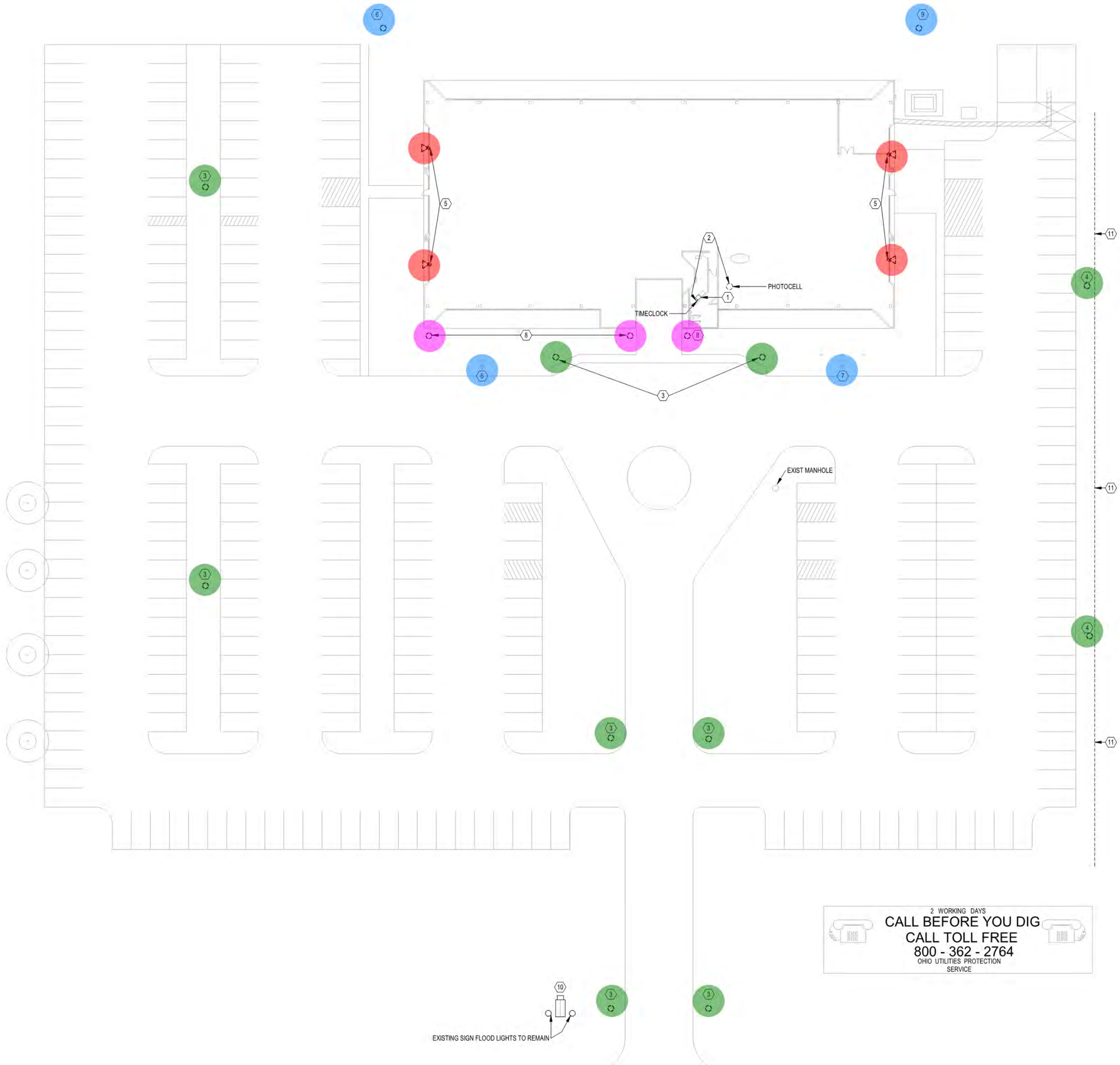
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Clerk

EXISTING LIGHT FIXTURES

NEW LIGHT FIXTURES



10 EXISTING LIGHT POLE

4 EXISTING FLOOD LIGHT

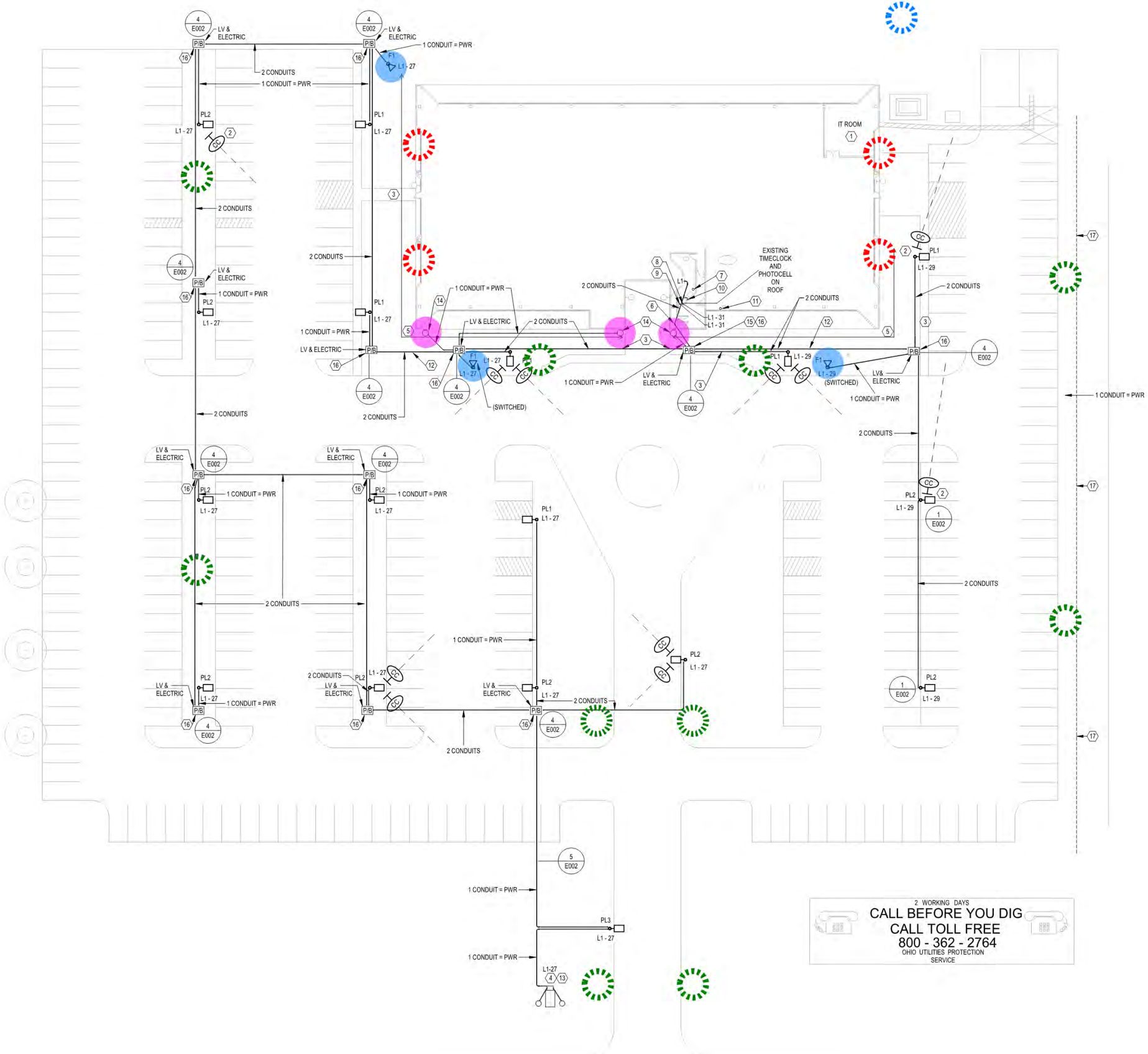
3 EXISTING WELL LIGHT

4 EXISTING WALL MOUNTED LIGHT

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Clerk



10 REMOVED LIGHT POLE

3 EXISTING FLOOD LOCATIONS REMAIN

1 REMOVED FLOOD LIGHT

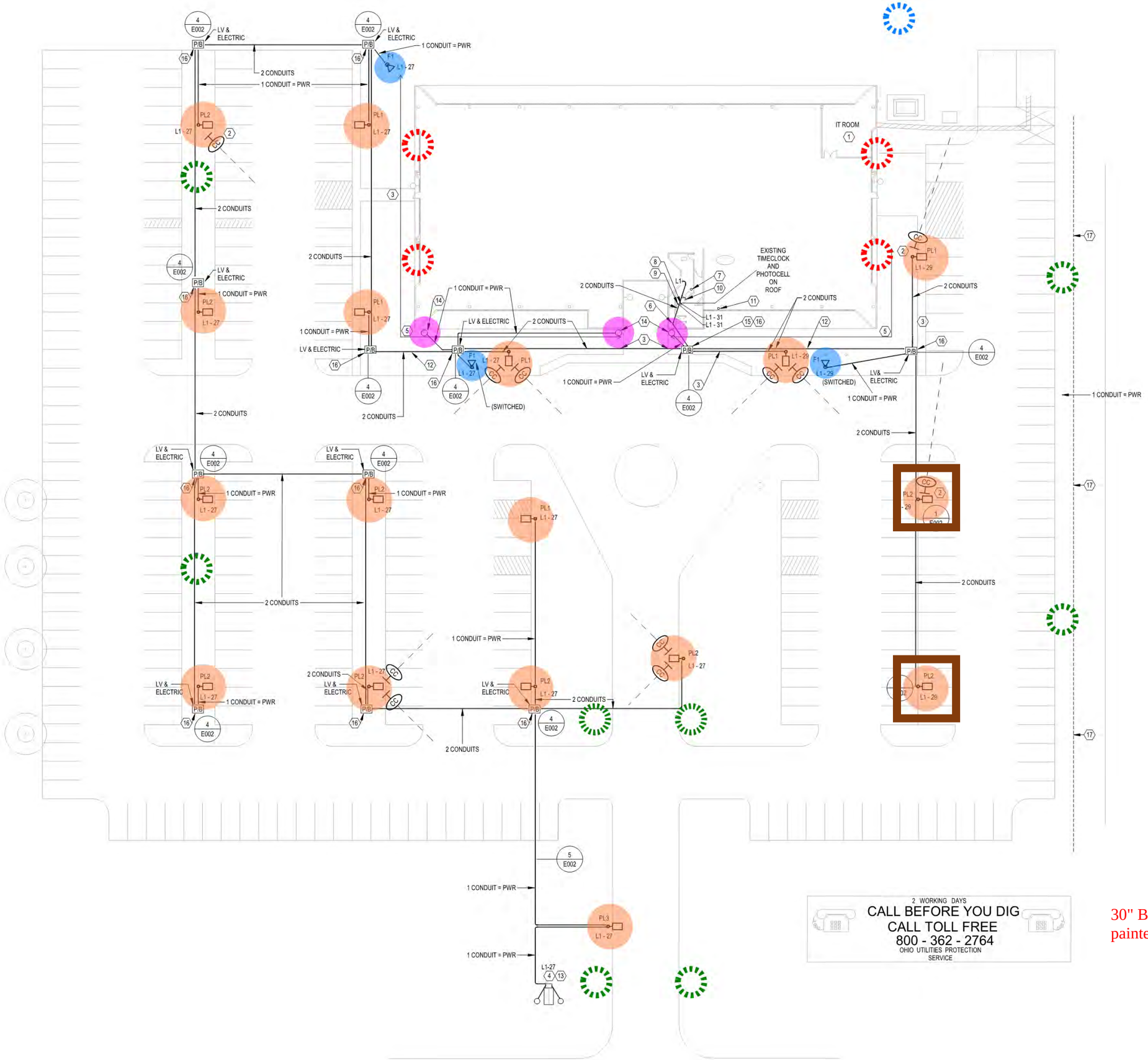
3 EXISTING WELL LOCATIONS REMAIN

4 REMOVED WALL MOUNTED LIGHT

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Clerk



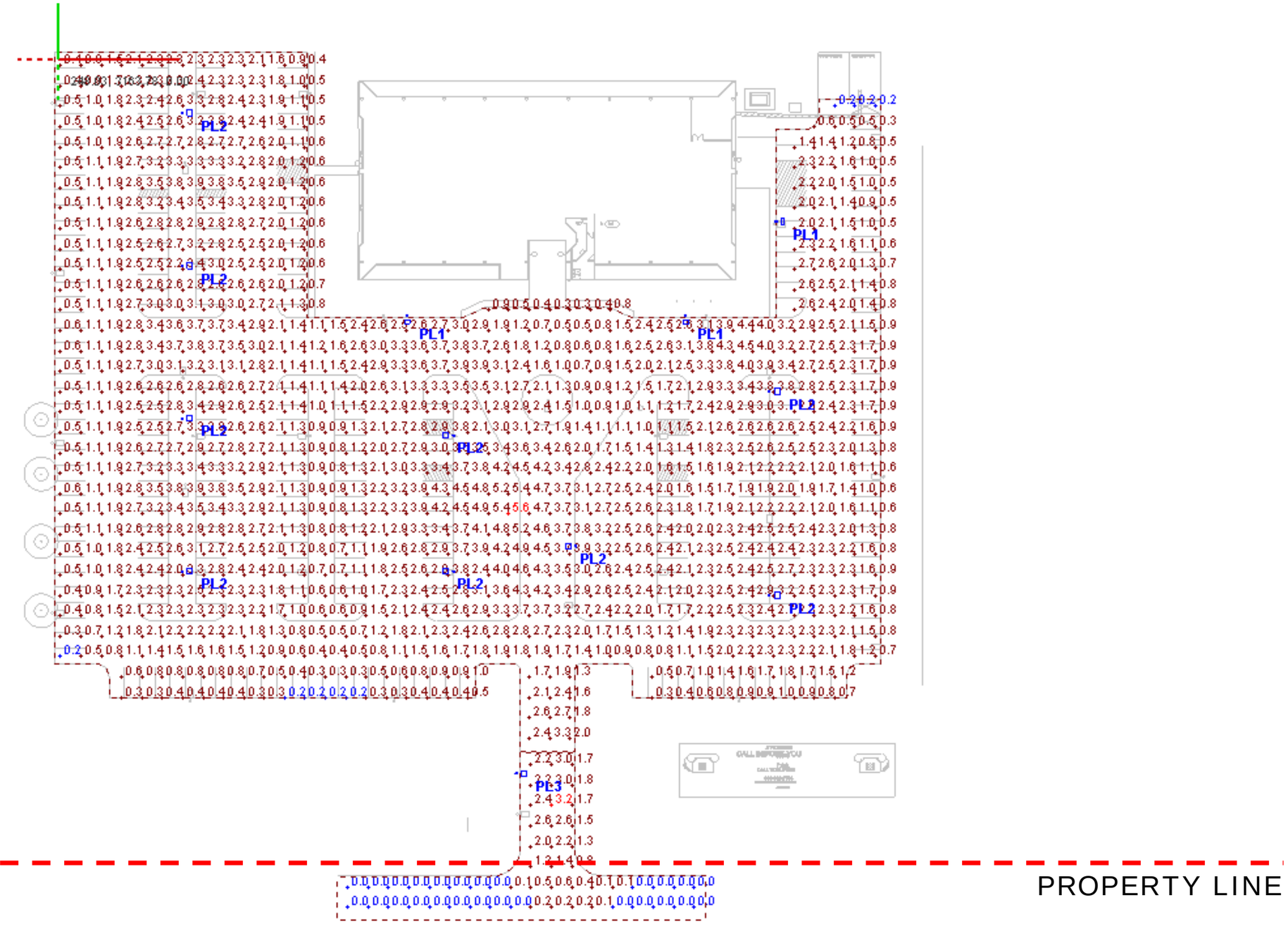
10	REMOVED LIGHT POLE
3	EXISTING FLOOD LOCATIONS REMAIN
1	REMOVED FLOOD LIGHT
3	EXISTING WELL LOCATIONS REMAIN
4	REMOVED WALL MOUNTED LIGHT
17	NEW WALL POLE LIGHTS, 6” BASE, 25’ TOTAL HEIGHT
	30” LIGHT POLE BASE, 22’6” TOTAL HEIGHT

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Lynda Bitar

Clerk



25' POLES

Average	2.1	fc
Maximum	5.6	fc
Minimum	0.2	fc
Max/Min	28.0:1	
Average/Min	10.5:1	

Calc Zone #4

PARKING LOT CALCS

SAMPLE #1

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Lynda Bitar

Clerk

Name

Color

Decimal

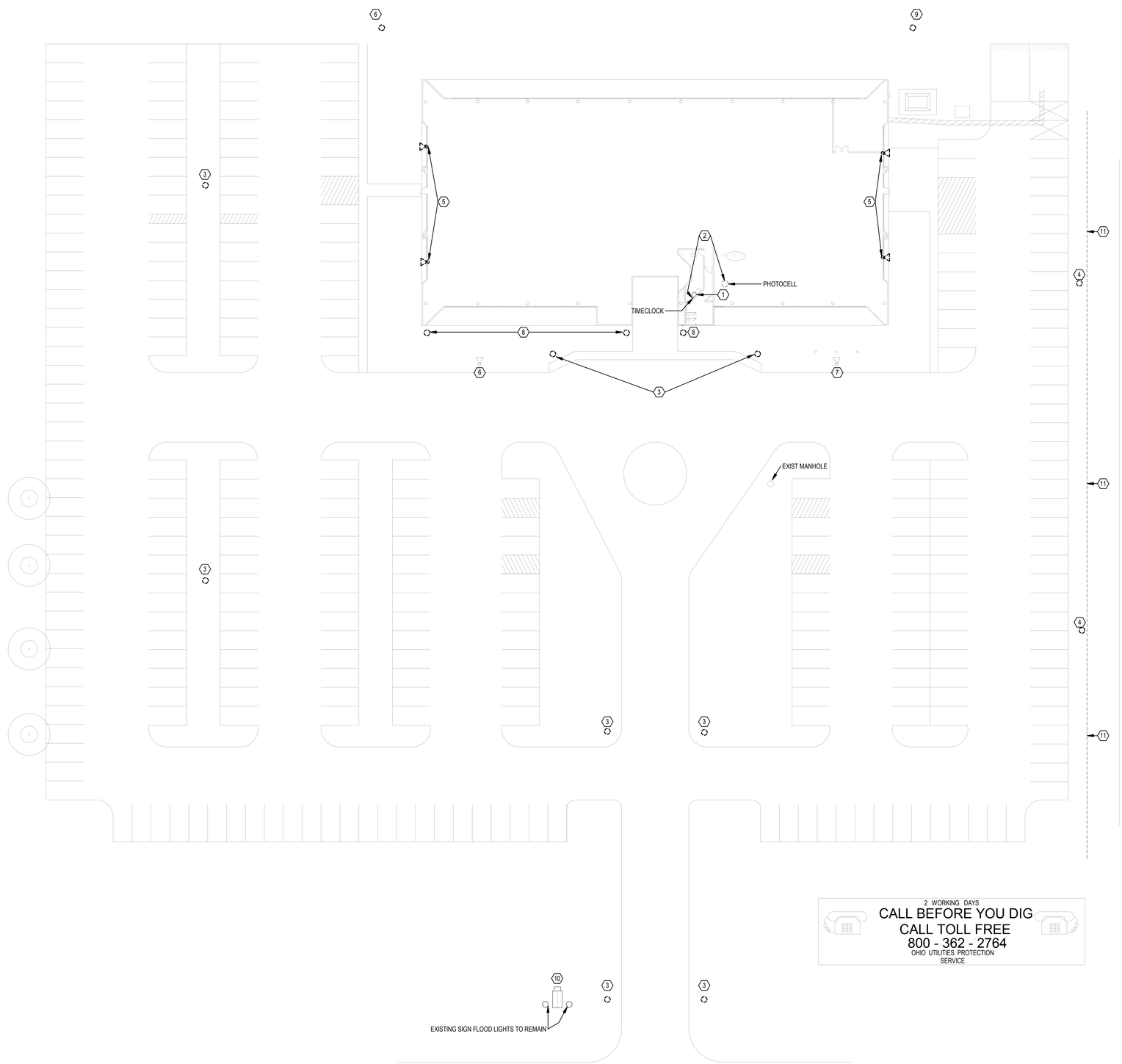
Point Style

Y 3163.78 Z 0.00 H 0 V 0

46

Exterior - Direct Only [ft/fc]

EXHIBIT "A"



1 ELECTRICAL SITE PLAN - DEMOLITION

SCALE: 1" = 25'-0"

PLAN NOTES

1. REMOVE EXISTING LIGHT, CONTROLS, WIRING AND CONDUIT
2. EXISTING BUILDING MOUNTED PHOTOCELL AND TIMECLOCK TO REMAIN.
3. REMOVE COMPLETE POLE FIXTURE ASSEMBLY INCLUDING POLE BASE, POLE, FIXTURE. REPAIR AND COMPACT SURFACE CONSISTENT WITH SURROUNDING AREA WITH TOPSOIL. REMOVE ANY WIRING IN CONDUIT, ABANDON ANY WIRING OR DIRECT BURIED WIRE.
4. REMOVE POLE FIXTURE ASSEMBLY INCLUDING POLE BASE, POLE AND FIXTURE. USE CARE IN REMOVING THE POLE BASE AS TO NOT CAUSE DAMAGE TO EXISTING FIBER OPTIC CONDUITS. REMOVE ANY WIRING IN CONDUIT, ABANDON ANY WIRING OR DIRECT BURIED WIRE.
5. REMOVE EXISTING ROOF PARAPET MOUNTED FLOOD LIGHT INCLUDING ATTACHED STRUCTURE FOR MOUNT, AND ALL EXPOSED WIRING AND CONDUIT BACK TO ORIGIN ON ROOF. PATCH ALL PENETRATIONS OF MOUNTING HARDWARE CONSISTENT WITH OWNER'S ROOFING SYSTEM AND BUILDING PARAPET MATERIALS CONSISTENT WITH ACCEPTED STANDARDS AND TRADE PRACTICES.
6. REMOVE EXISTING FLOODLIGHT ASSEMBLY INCLUDING CONCRETE BASE, WIRING, AND CONDUIT. ABANDON ANY WIRING OR DIRECT BURIED WIRE. NEW CONCRETE BASE WILL BE PLACED IN EXISTING POSITION. SEE DETAIL 3/E002.
7. REMOVE EXISTING FLOODLIGHT ASSEMBLY INCLUDING CONCRETE BASE, WIRING, AND CONDUIT. FLOODLIGHT WILL BE REUSED IN THIS LOCATION. ABANDON ANY WIRING OR DIRECT BURIED WIRE. NEW CONCRETE BASE WILL BE PLACED IN EXISTING POSITION. SEE DETAIL 3/E002.
8. EXISTING IN-GROUND WELL LIGHTS TO BE RECONNECTED TO NEW 120V CIRCUIT CONTROLLED FROM NEW LIGHTING CONTROLS. REMOVE EXISTING WIRING AND CONDUIT. ABANDON ANY WIRING OR DIRECT BURIED WIRE.
9. REMOVE EXISTING FLOODLIGHT ASSEMBLY INCLUDING CONCRETE BASE, WIRING, AND CONDUIT. ABANDON ANY WIRING OR DIRECT BURIED WIRE.
10. EXISTING 277V TO 120V TRANSFORMER TO REMAIN WITH CONNECTIONS TO EXISTING SIGN FLOOD LIGHTS TO REMAIN AS IS. REMOVE LINE SIDE WIRING AND ABANDON ANY WIRING OR DIRECT BURIED WIRE ON LINE SIDE. THIS TRANSFORMER WILL BE RE-CONNECTED UNDER NEW WORK. SEE DRAWING E-201.
11. EXISTING UNDERGROUND FIBER OPTIC CABLING IN THIS GENERAL AREA. CONTACT OHIO UTILITIES PROTECTION SERVICE FOR LOCATION OF FIBER OPTICS VERIFICATION. PROVIDE ALL EXCAVATION IN THIS AREA TO BE DONE WITH HYDRO-VAC PROCESS.

CONSULTANTS

HEAPY
P: 937-224-0861 www.heapy.com
PROJECT NO. 2022-07150

2/10/23
STATE OF OHIO
EVAN W. HATFIELD
E-75255
REGISTERED
PROFESSIONAL ENGINEER

Exterior Lighting

OWNER

WORTHINGTON CITY SCHOOLS
WORTHINGTON EDUCATION CENTER
200 EAST WILSON BRIDGE ROAD, WORTHINGTON OH 43085

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023
Clerk

CITY OF WORTHINGTON
DRAWING NO. ADP 06-2022
DATE 06/15/2023

MARK	DATE	DESCRIPTION
1	01/13/23	BULLETIN 1

PROJECT NO:	2022-07150
REVIT FILE:	C:\BIM\Model\2022-07150-MEP-Central_nkar59ULJ.rvt
DRAWN BY:	CJR
CHK'D BY:	GLC
PROJECT STATUS:	BIDDING SET OF DOCUMENTS
ISSUE DATE:	SEPTEMBER 19,2022
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SHEET TITLE

DEMOLITION PLAN

E101

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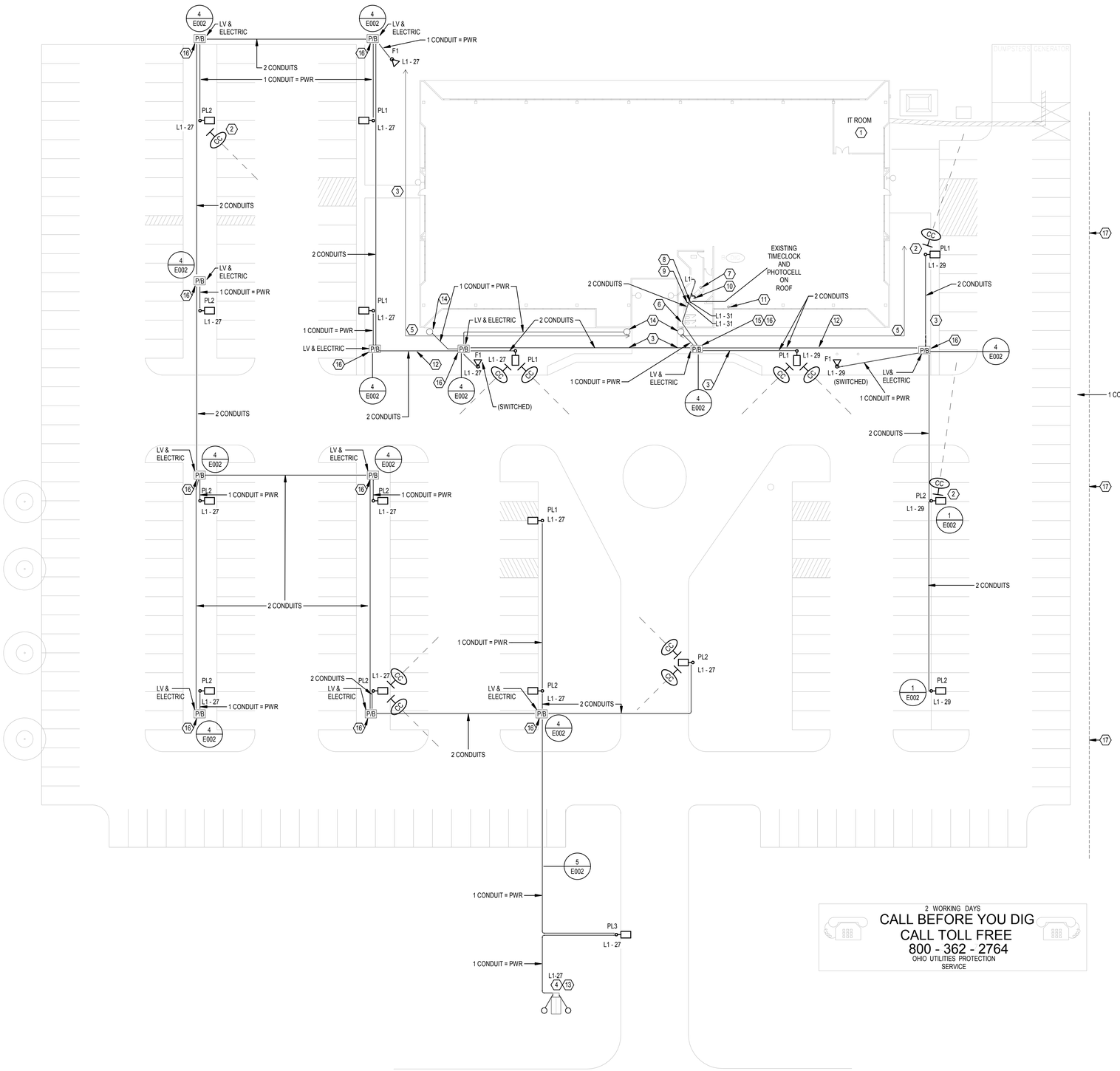
2/10/2023 11:56:18 AM

ADP 06-2022



1 ELECTRICAL SITE PLAN - NEW WORK

SCALE: 1" = 25'-0"

PLAN NOTES

1. PROVIDE (2) STRAND SINGLE MODE FIBER OPTIC CABLE FROM THE BUILDING TECH ROOM IN THE LOWER LEVEL NORTHEAST CORNER TO EACH BOX FOR SITE CAMERAS. PROVIDE FIBER TO POE++MEDIA CONVERTER IN PULLBOX NEAREST THE CAMERA POLE. MEDIA CONVERTER SHALL ACCEPT DUPLEX LC FIBER OPTIC CONNECTORS AND SHALL INJECT POE++ ON RJ-45 CONNECTION TO CAMERA LOCATION. MEDIA CONVERTER SHALL ACCEPT STANDARD 120V POWER AT THIS LOCATION. PROVIDE A 120V CONNECTION AS REQUIRED BY THE MEDIA CONVERTER. MEDIA CONVERTER SHALL BE RATED FOR OUTDOOR OPERATION. CONTRACTOR SHALL SUBMIT PROPOSED MEDIA CONVERTER FOR OWNER AND ENGINEER APPROVAL. PROVIDE MEDIA CONVERTERS TO PROVIDE (1) RJ-45 PORT PER SITE CAMERA. INCLUDE ALL WORK AS PART OF ELECTRICAL ALTERNATE E-1.
2. CAMERA POLE WITH STANCION MOUNT PERPENDICULAR TO LIGHTING FIXTURES. INCLUDE AS PART OF ELECTRICAL ALTERNATE E-1.
3. CONCRETE PAVING AND SIDEWALKS SHALL NOT BE CUT. ALL CONCRETE SURFACES SHALL BE PROTECTED AND CONDUIT NEEDED FOR FEEDS TO THE POLES AND CONTROL SHALL BE PUSHED BELOW THESE SURFACES.
4. EXISTING 277V TO 120V TRANSFORMER TO REMAIN WITH CONNECTIONS TO EXISTING SIGN FLOOD LIGHTS TO REMAIN AS IS. REMOVE LINE SIDE WIRING AND ABANDON ANY WIRING OR DIRECT BURIED WIRE ON LINE SIDE. THIS TRANSFORMER WILL BE RE-CONNECTED UNDER NEW WORK. SEE DRAWING E-201. PROVIDE NEW FUSIBLE DISC. SWITCH FUSED AT 20A.
5. IRRIGATION PIPING IN THIS AREA. REPAIR PIPING AS REQUIRED BY OWNER'S IRRIGATION SYSTEM CONTRACTOR FOR ANY DAMAGE CAUSED BY EXCAVATION FOR DUCTBANK INSTALLATION.
6. DROP SITE LIGHTING 277V CIRCUITS (4-#8 & 1-#8 GRD) ON INSIDE OF BUILDING EXTERIOR WALL AND TURN OUT THROUGH CORE DRILLED HOLE WITH WP LB FITTING TO BELOW GRADE FOR CONTINUATON TO IN GRADE PULL BOX AND POLE LIGHTS.
7. POSITION OF EXTERIOR LIGHTING CONTROL PANEL MOUNTED NEXT TO EXISTING 120/208V PANEL "P1A". CONNECT POWER INPUT TO CONTROL PANEL FROM SPARE 20A/1P CIRCUIT BREAKER IN PANEL "P1A". MOUNT TOGGLE SWITCH FOR MANUAL BY-PASS OF EXTERIOR LIGHTING CONTROLS AND LABEL "EXTERIOR LIGHTING MANUAL BY-PASS". RUN 3/4" CONDUIT VERTICALLY TO ROOF THROUGH STACKED ELECTRICAL ROOMS ON SECOND AND THIRD FLOORS. PROVIDE A ROOF PENETRATION IN CONFORMANCE WITH OWNER'S ROOFING CONTRACTOR, TO ROOF PARAPET MOUNTED TRANSMITTER TO POLE LIGHTS FOR "ON-OFF" VIA NEW PHOTO CELL AND 50% LIGHTING REDUCTION BY NEW PROGRAMMABLE TIME SETTING (SET FOR 10:00 PM). TEST AT NIGHT FOR CONFIRMATION OF CORRECT OPERATION. PROVIDE CORROSION PROOF MOUNTING HARDWARE REQUIRED FOR SECURE MOUNTING.
8. PROVIDE LIGHTING CONTROL PANEL WITH REMOTE DIAGNOSTICS AND MANAGEMENT CAPABILITY. INPUT VOLTAGE TO BE 277V. SEE DETAIL #7 ON SHEET E002 FOR MANUFACTURER, MODEL # AND OTHER REQUIRED COMPONENTS.
9. PROVIDE ROOM CONTROLLER / POWER SUPPLY. INPUT VOLTAGE TO BE 277V. SEE DETAIL #7 ON SHEET E002 FOR MANUFACTURER AND MODEL # AND OTHER REQUIRED COMPONENTS.
10. PROVIDE SINGLE POLE 277V BYPASS SWITCH TO OVERRIDE ALL EXTERIOR LIGHTS ON / OFF.
11. PROVIDE RADIO MODULE MOUNTED ON ROOF. PROVIDE ETHERNET CABLING IN 1.25"C. FROM ROOM CONTROLLER IN FIRST FLOOR ELEC ROOM TO RADIO MODULE ON ROOF. MODULE TO HAVE 300' RANGE TO FIRST POLE LIGHT. SEE DETAIL #7 ON SHEET E002 FOR MANUFACTURER AND MODEL # AND OTHER REQUIRED COMPONENTS. COORDINATE MOUNTING OF EQUIPMENT WITH OWNER PRIOR TO ROUGH-IN.
12. DUCT BANK - SEE DETAIL 5/E002.
13. PROVIDE TORK PHOTO CELL RATED FOR 120V AND CONNECT TO OUTPUT OF TRANSFORMER. PROVIDE NEMA 3R JUNCTION BOX FOR FEED TO SIGN FLOOD LIGHTS FROM PHOTO CELL.
14. EXISTING WELL LIGHT TO BE REUSED. ATTACH NEW 0.75" SCHEDULE 40 PVC CONDUIT TO FIXTURE AND ROUTE TO NEW PULLBOX. RUN 2-#10 & 1-#10 GRD (120V) TO EXISTING SPARE 20A/1P CIRCUIT BREAKER IN EXISTING 120/208V PANELBOARD IN ELECTRICAL CLOSET. CONNECT LIGHTING CIRCUIT TO NEW LIGHTING CONTROL FOR PHOTO ON - PHOTO OFF CONTROL.
15. EXTEND A DEDICATED 120V-20A CIRCUIT FROM EXISTING 120/208V PANELBOARD WITH 2-#8 & 1-#10 GRD TO ALL INGROUND PULLBOXES FOR CAMERA POE INJECTORS AS PART OF ELECTRICAL ALTERNATE E-1.
16. PROVIDE BARRIER IN PULLBOX FOR CAMERA SIGNAL CABLE AND POWER WIRING. BARRIER SHALL BE THE SAME MATERIAL AS PULLBOX ENCLOSURE. ENSURE BARRIER SEPERATES LINE VOLTAGE WIRING FROM SIGNAL WIRING.
17. EXISTING UNDERGROUND FIBER OPTIC CABLING IN THIS GENERAL AREA. CONTACT OHIO UTILITIES PROTECTION SERVICE FOR LOCATION OF FIBER OPTICS VERIFICATION. PROVIDE ALL EXCAVATION IN THIS AREA TO BE DONE WITH HYDRO-VAC PROCESS.

CONSULTANTS

HEAPY

P: 937-224-0861 www.heapy.com

PROJECT NO. 2022-07150

2/10/23

STATE OF OHIO
EVAN W. HATFIELD
E-75255
REGISTERED
PROFESSIONAL ENGINEER

Exterior Lighting

OWNER

WORTHINGTON CITY SCHOOLS
WORTHINGTON EDUCATION CENTER
200 EAST WILSON BRIDGE ROAD, WORTHINGTON OH 43085

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Clerk

CITY OF WORTHINGTON
DRAWING NO. ADP 06-2022
DATE 06/15/2023

MARK	DATE	DESCRIPTION
1	01/13/23	BULLETIN 1

PROJECT NO:	2022-07150
REVIT FILE:	C:\BIM\Model\2022-07150-MEP-Central_nkar59ULJ.rvt
DRAWN BY:	CJR
CHK'D BY:	GLC
PROJECT STATUS:	BIDDING SET OF DOCUMENTS
ISSUE DATE:	SEPTEMBER 19,2022
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SHEET TITLE

LIGHTING PLAN

E201

ADP 06-2022

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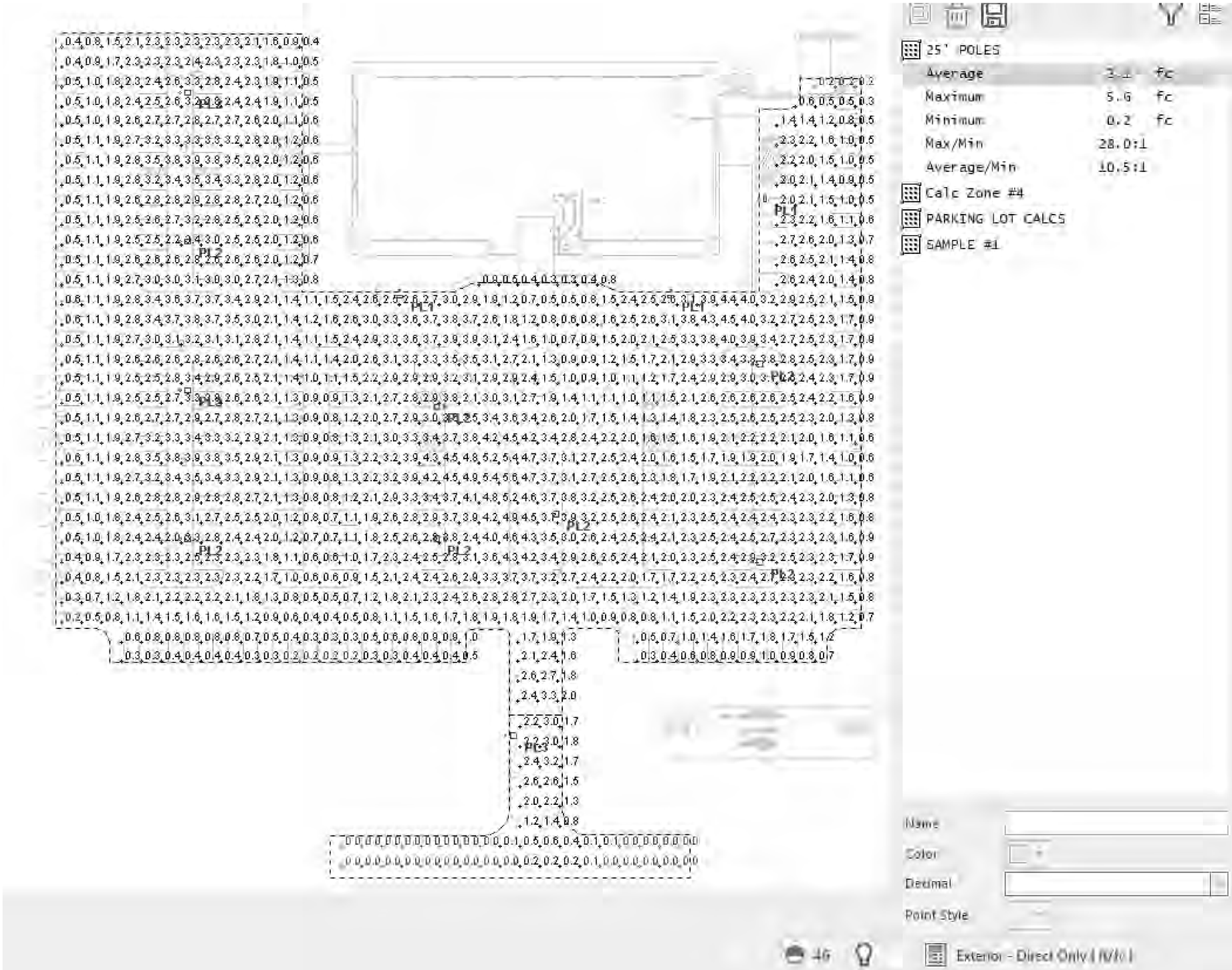
2/10/2023 11:56:18 AM

EXHIBIT "A"



CONSULTANTS

HEAPY

P: 937-224-0861 www.heapy.com

PROJECT NO. 2022-07150

2/10/23

STATE OF OHIO
EVAN W. HATFIELD
E-75255
REGISTERED
PROFESSIONAL ENGINEER

Exterior Lighting

OWNER

WORTHINGTON CITY SCHOOLS
WORTHINGTON EDUCATION CENTER
200 EAST WILSON BRIDGE ROAD, WORTHINGTON OH 43085

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Clerk

CITY OF WORTHINGTON
DRAWING NO. ADP 06-2022
DATE 06/15/2023

MARK	DATE	DESCRIPTION
1	01/13/23	BULLETIN 1

PROJECT NO:	2022-07150
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DRAWN BY:	CJR
CHK'D BY:	GLC
PROJECT STATUS:	BIDDING SET OF DOCUMENTS
ISSUE DATE:	SEPTEMBER 19,2022
COPYRIGHT:	HEAPY

SHEET TITLE

LIGHTING CALCULATIONS

E202

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ADP 06-2022

EXHIBIT "A"

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Zynda Butler

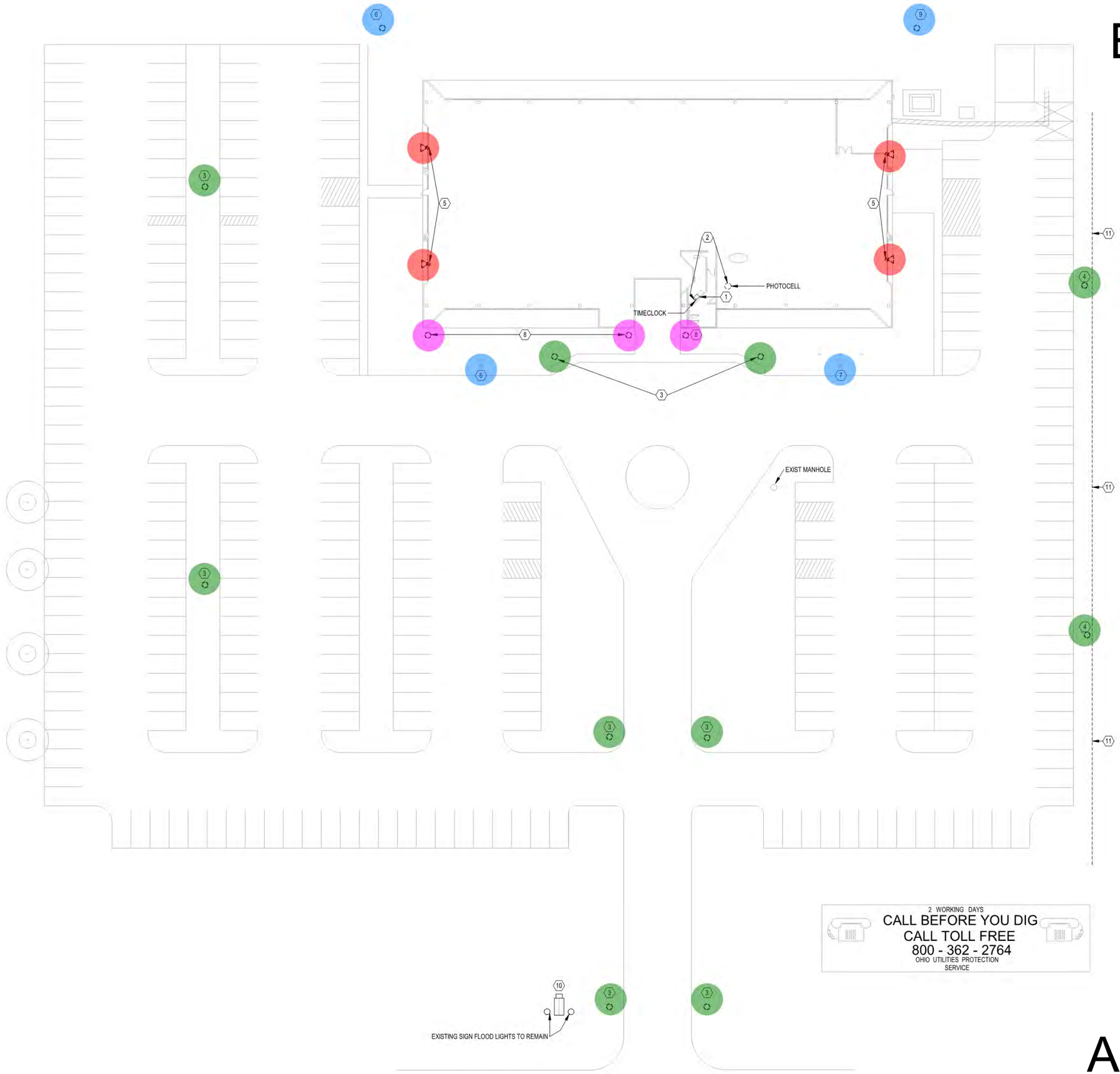
Clerk

EXISTING LIGHT FIXTURES

NEW LIGHT FIXTURES

ADP 06-2022

EXHIBIT "A"



10 EXISTING LIGHT POLE

4 EXISTING FLOOD LIGHT

3 EXISTING WELL LIGHT

4 EXISTING WALL MOUNTED LIGHT

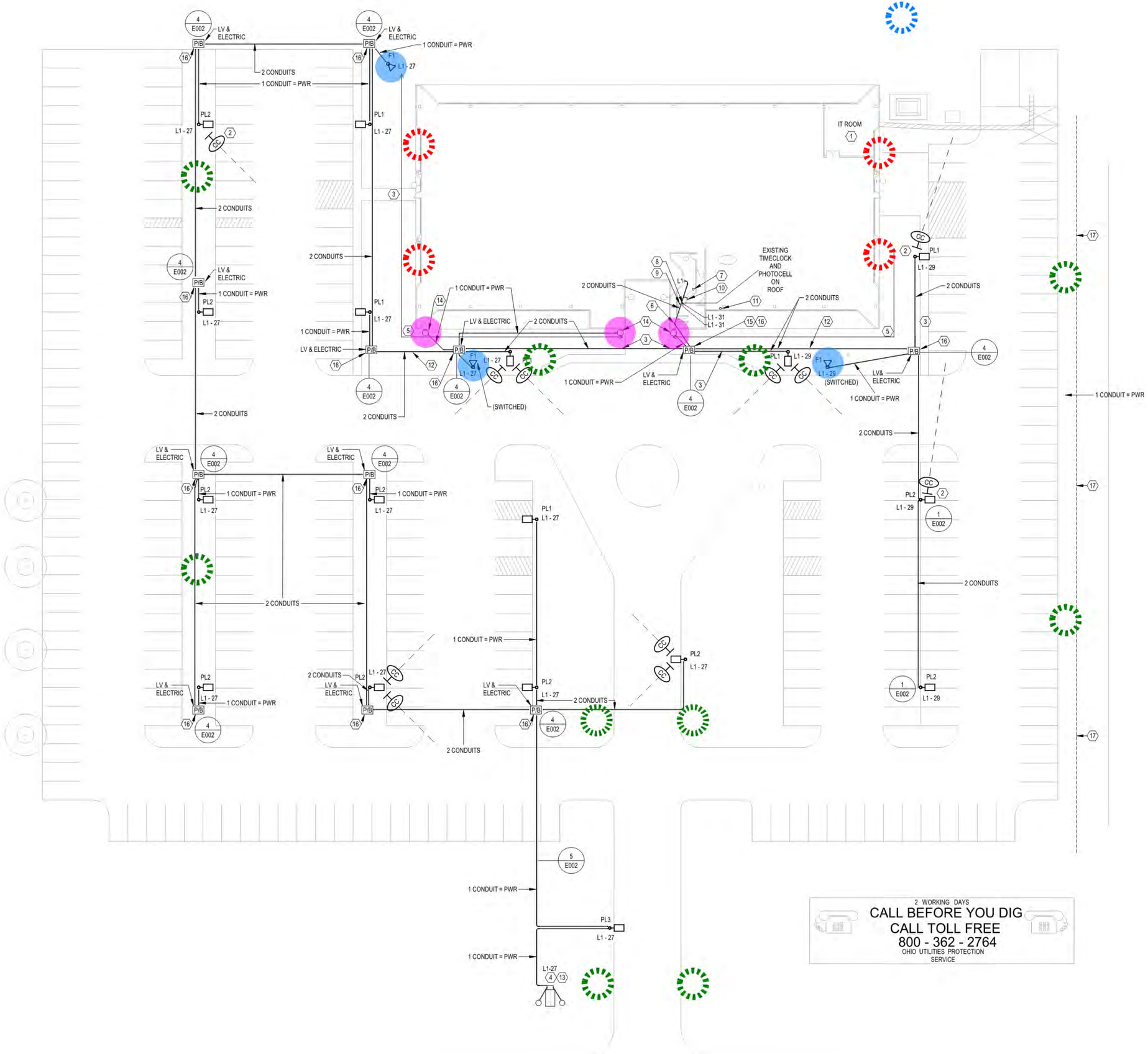
30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Clerk

ADP 06-2022

EXHIBIT "A"



10 REMOVED LIGHT POLE

3 EXISTING FLOOD LOCATIONS REMAIN

1 REMOVED FLOOD LIGHT

3 EXISTING WELL LOCATIONS REMAIN

4 REMOVED WALL MOUNTED LIGHT

30" Bases must be painted to match

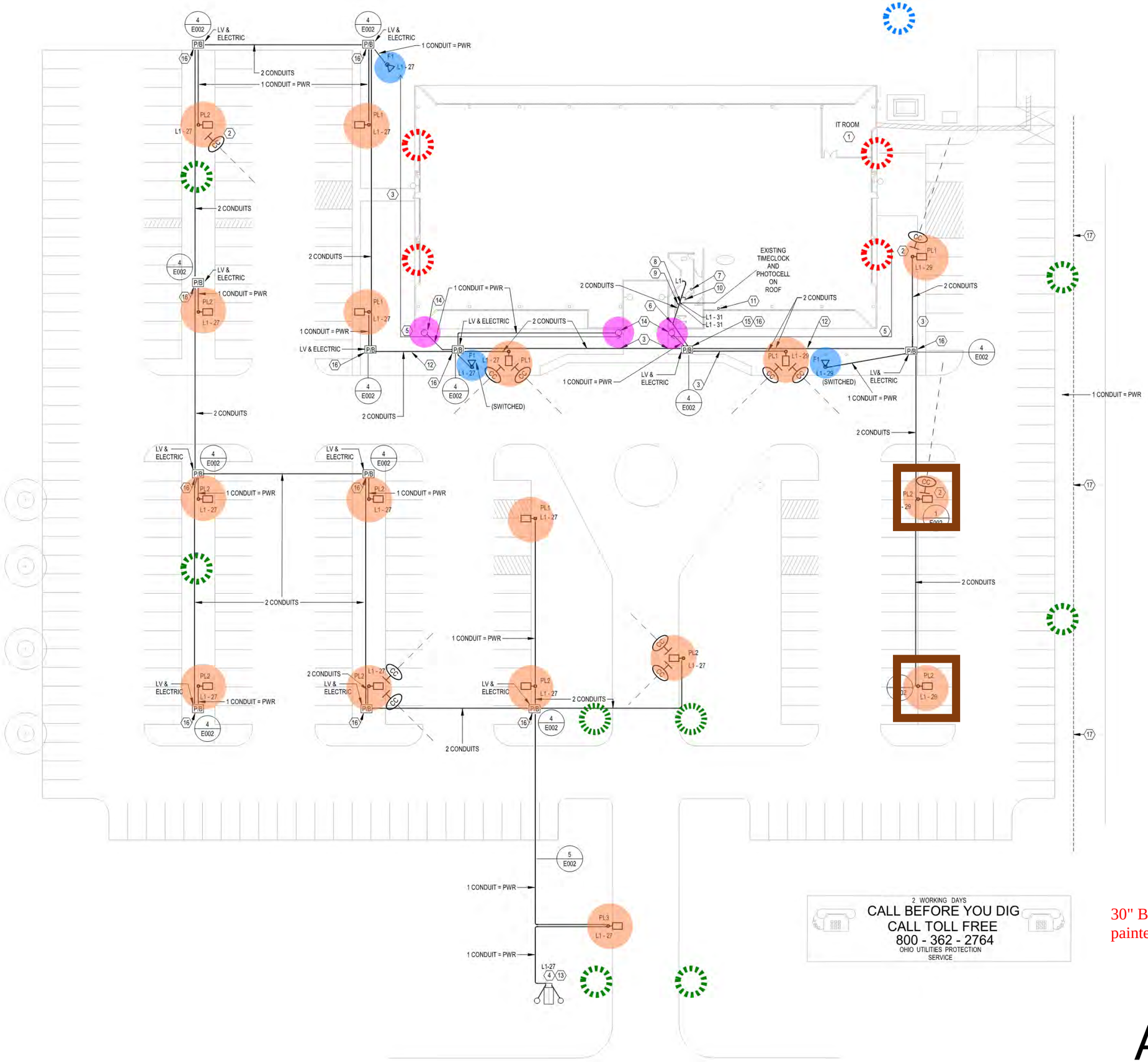
Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Lynda Bitar

Clerk

ADP 06-2022

EXHIBIT "A"



10	REMOVED LIGHT POLE
3	EXISTING FLOOD LOCATIONS REMAIN
1	REMOVED FLOOD LIGHT
3	EXISTING WELL LOCATIONS REMAIN
4	REMOVED WALL MOUNTED LIGHT
17	NEW WALL POLE LIGHTS, 6” BASE, 25’ TOTAL HEIGHT
	30” LIGHT POLE BASE, 22’6” TOTAL HEIGHT

30" Bases must be painted to match

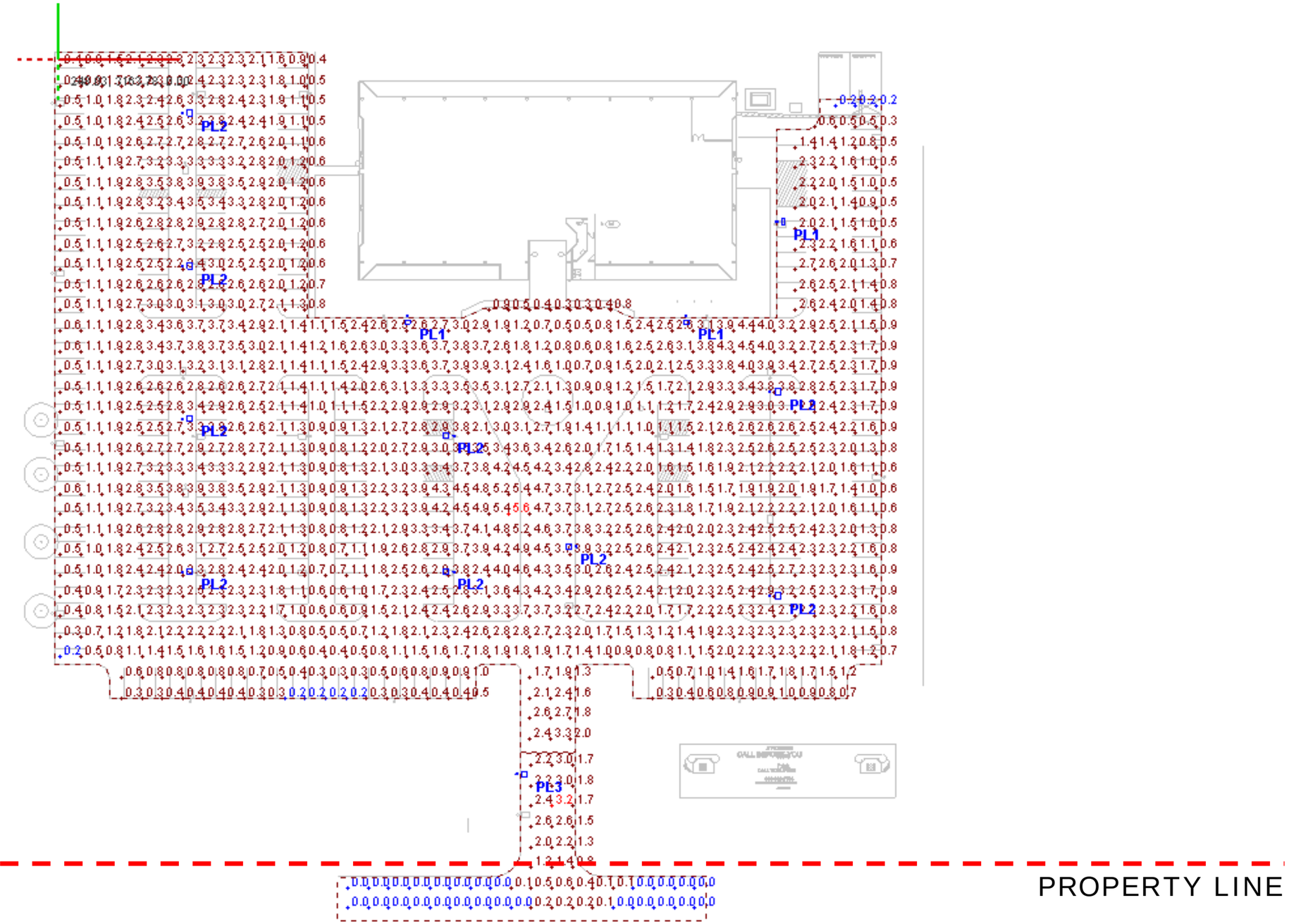
Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Lynda Bitar

Clerk

ADP 06-2022

EXHIBIT "A"



25' POLES

Average	2.1	fc
Maximum	5.6	fc
Minimum	0.2	fc
Max/Min	28.0:1	
Average/Min	10.5:1	

Calc Zone #4

PARKING LOT CALCS

SAMPLE #1

30" Bases must be painted to match

Approved
Municipal Planning Commission
City of Worthington
Date 06/22/2023

Lynda Bitar

Clerk

Name

Color

Decimal

Point Style

Y 3163.78 Z 0.00 H 0 V 0

46

Exterior - Direct Only [ft/fc]

ADP 06-2022

STAFF MEMORANDUM
City Council Meeting – July 17, 2023

Date: July 12, 2023

To: Robyn Stewart, Acting City Manager

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

Subject: **2023 Worthington TIRC Follow-Up Actions by City Council**

EXECUTIVE SUMMARY
This Resolution summarizes the actions taken by the Worthington Tax Incentive Review Council and accepts their recommendations for tax year 2022.

RECOMMENDATION
Introduce and Approve as Presented.

BACKGROUND/DESCRIPTION
Community Reinvestment Area (CRA) abatements and Tax Increment Financing (TIF) exemptions are administered locally by the City's economic development staff, subject to State law requirements. One such requirement is to hold an annual Tax Incentive Review Council (TIRC) meeting to review active projects in Worthington receiving tax exemptions.

The Worthington TIRC held its annual meeting on June 29, 2023 to review the City's two (2) CRA abatement projects and seven (7) TIF projects active during reporting year 2022. The Worthington TIRC is charged with making recommendations to City Council to continue, modify, or cancel each active exemption agreement. For tax year 2022, the Worthington TIRC recommended continuing all projects as-is. A summary of the projects and the TIRC's recommendations are included in this memo.

ATTACHMENTS
Resolution No. 46-2023
Draft Meeting Minutes from 2023 TIRC Meeting

CRA - ACTIVE PROJECTS

1. WORTHINGTON STATION PROJECT (862–918 Proprietors Road)

Project Background:

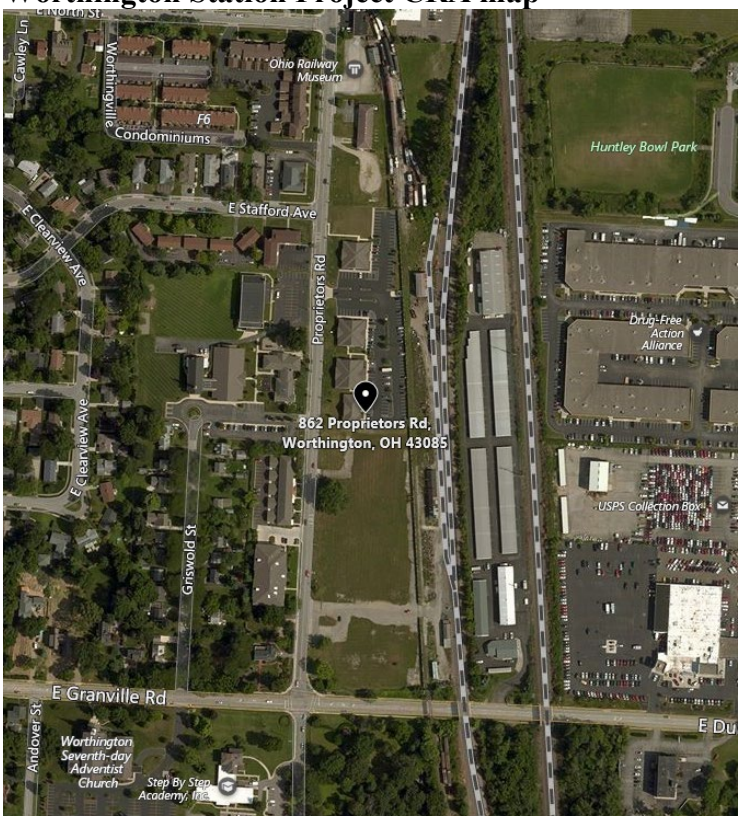
The Worthington Station Project is made up of individual parcels comprising the former Worthington Foods manufacturing site. The facility sat vacant and the property was demolished by the Robert Weiler Company in 2005. Thereafter, the property was sold to developer 900 Proprietors, LLC.

Worthington City Council passed Ordinance 13-2007 (April 2007) authorizing the **75 percent**, **10-year** abatement on any improvements made to the Worthington Foods site. To-date, only a portion of the entire manufacturing site has been redeveloped. Although the original plan was to construct up to 12 office condominium buildings (total 85,000 sq ft), only four (4) such buildings (total 17,900 sq ft) were ever constructed; each building is located on its own parcel. In response, Worthington City Council passed Ordinance 57-2010 (December 2010) to limit the CRA abatement to only those parcels redeveloped through 2010. At that time, the job commitment figures were also amended down from 180 jobs to 44, and payroll commitments from $14,666,150 to $2,599,936.

The abatement was again amended in 2021 to reflect BCR Worthington as the sole parcel. Commitment levels were reduced to 7 new jobs and $270,890 in new payroll.

During the 2022 reporting year, the only parcel that still had an active CRA was 100-006685, BCR Worthington LLC. Tax year 2022 was the final year of this abatement.

Worthington Station Project CRA map



2022 Worthington TIRC & City Council Actions:

The Worthington TIRC met in June 2022 to review 2021 reporting year data, and suggested the CRA abatement should continue as-is.

City Council adopted the TIRC's recommended approach on July 18, 2022 under Resolution 37-2022.

2022 Reporting Year -- Project Performance:

	Amended Agreement Terms	As of Dec. 31, 2022
Investment Time Frame	01.31.2011	05.2010
Retained Jobs	-	-
Retained Payroll	-	-
New Jobs	7	7
New Annual Payroll	$270,890	$408,111

The annual monitoring fee ($500) was properly paid by the property owners.

2023 TIRC Recommendation:

The TIRC recommends that City Council determine the project is **in compliance** with the CRA agreement, per the following considerations:

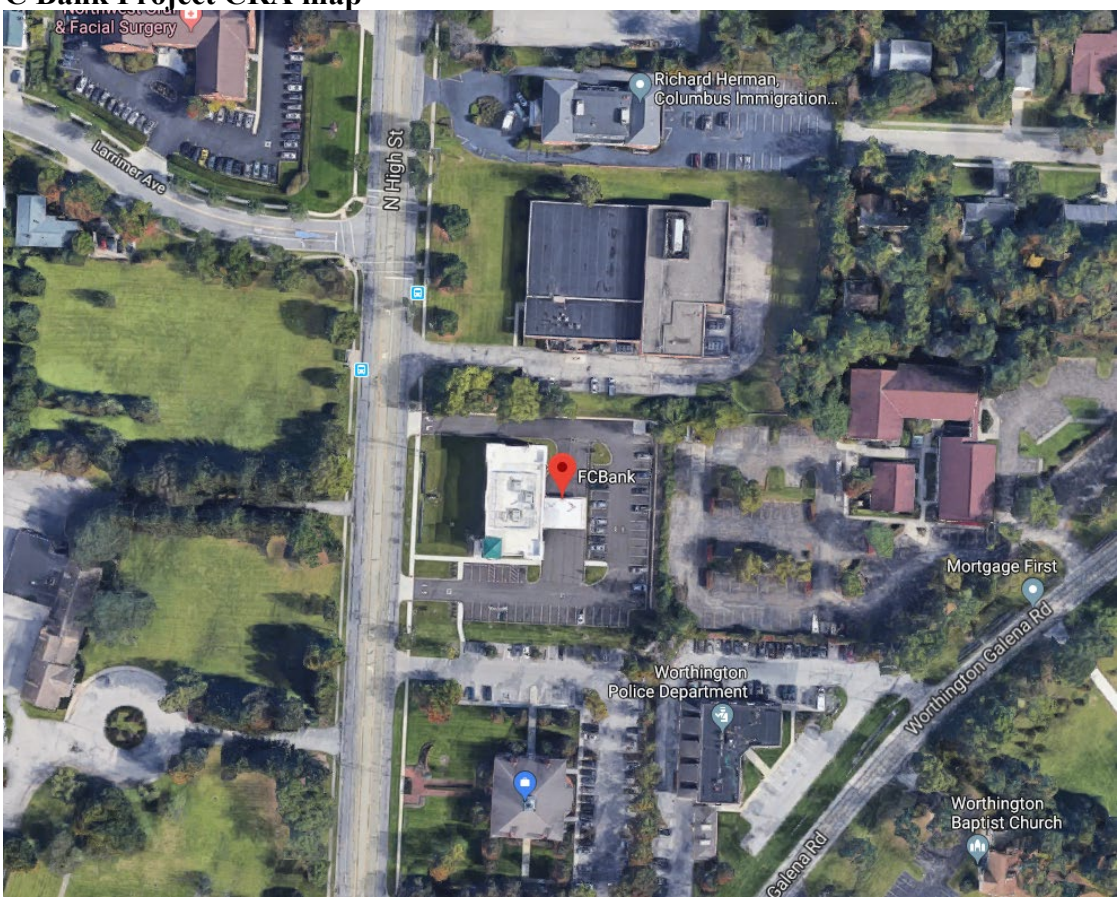
- The company is exceeding their payroll commitment.

2. FC BANK PROJECT (6600 N. High Street)

Project Background:

The City of Worthington entered into a CRA exemption agreement with the developer FCBank, A Division of CNB Bank, in August 2015 to encourage development of its regional headquarters and enhanced bank branch operations on the site at 6600 N. High Street. Under the terms of the agreement, a 50 percent, **10-year** tax exemption was put in place on the property. The agreement expressly identified the developer FCBank as the owner of the property.

FC Bank Project CRA map



2022 Worthington TIRC & City Council Actions:

The Worthington TIRC met in June 2022 to review 2021 reporting year data, and suggested the CRA abatement should continue as-is.

City Council adopted the TIRC's recommended approach on July 18, 2022 under Resolution 37-2022.

2022 Reporting Year -- Project Performance:

	Agreement Terms	As of Dec. 31, 2022
Investment Time Frame	12.31.2016	11.16.2016
Retained Jobs	4	4
Retained Payroll	$292,900	$292,900
New Jobs	32	38
New Annual Payroll	$2,702,100	$3,395,665

The annual monitoring fee ($500) was properly paid by the property owners.

2023 TIRC Recommendation:

The TIRC recommends City Council determine the project is **in compliance** with the CRA agreement, per the following considerations:

- Commitment ramp-up schedule after year six is 30 new jobs and $2,787,000 in new payroll. The company has met 127% of the new job commitment and 122% of the new payroll commitment. Full commitments (32 new jobs and $2,995,000 new payroll) are required to be met by year seven (reporting year 2023) per the terms of the agreement.

TIF - ACTIVE PROJECTS

1. WORTHINGTON SQUARE VENTURE LLC (7227 North High Street)

Project Background:

Worthington City Council passed Ordinance 47-2010 to authorize a **100 percent**, **30-year** urban redevelopment TIF on the value of improvements made to the former Worthington Square Mall. The TIF revenues are intended to reimburse the developer, Worthington Square Venture LLC, for the costs of various improvements to entrance facades and streetscapes at the southern, eastern and northeastern portions of the 140,000 sq ft retail facility.

In late December 2011, the developer submitted the required documentation to file the TIF. In February 2013, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the mall parcel.

In March 2015, Worthington City Council passed Ordinance 07-2015 authorizing the City Manager to sign the Acknowledgement of Termination to eliminate the TIF's existing school compensation agreement. Ordinance 07-2015 also amended the existing TIF to convert it to a non-school TIF.

2022 Reporting Year -- Project Performance:

The City has recognized $164,831 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
940		Worthington Square Venture, LLC (Shops at Worth Place)	$ -	$ 116,445.72	2018	$ -	$ 28,316.54
	R	Franklin County Auditor	$ 48,273.51	$ 164,719.23			$ 28,316.54
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 112.15	$ 164,831.38			$ 28,316.54
	E	Franklin County Auditor - Property Tax Settlement Fees				$ 545.59	$ 28,862.13
		TOTAL	$ 48,385.66	$ 164,831.38		$ 545.59	$ 28,862.13

2023 TIRC Recommendation:

The TIRC recommends City Council determine the project is **in compliance** with the TIF statutes.

2. 160 WEST WILSON BRIDGE ROAD INCENTIVE DISTRICT TIF (THE HEIGHTS)

Project Background:

Worthington City Council passed Ordinance 45-2012 to authorize a **100 percent**, **30-year**, non-school incentive district TIF on the value of improvements made by Worthington Square Acquisition, LLC to develop a mixed-use office and residential project on the rear parking lot behind the Shops at Worthington Place and the former James Tavern site at 160 West Wilson Bridge Road. This is a non-school TIF.

In April 2014, the City submitted the required documentation to file the TIF. In May 2014, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the mixed-use project.

2022 Reporting Year -- Project Performance:

The City has recognized $2,298,095 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
920		160 West Wilson Bridge Road (Crawford-Hoying apts)		$ 2,092,693.51	2016		$ 439,145.11
	R	Franklin County Auditor	$ 205,033.47	$ 2,297,726.98			$ 439,145.11
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 368.27	$ 2,298,095.25			$ 439,145.11
	R	Operating Transfer		$ 2,298,095.25		$ 150,000.00	$ 589,145.11
	E	Franklin County Auditor - Property Tax Settlement Fees				$ 42,743.32	$ 631,888.43
	E	709-20 Korda Nemeth Engineering					$ 631,888.43
		TOTAL	$ 205,401.74	$ 2,298,095.25		$ 192,743.32	$ 631,888.43

2023 TIRC Recommendation:

The TIRC recommends City Council determine the project is **in compliance** with the TIF statutes.

3. WEST DUBLIN GRANVILLE ROAD TIF (2233 - 2299 West Dublin-Granville Rd.)

Project Background:

Worthington City Council passed Ordinance 42-2013 to authorize a **75 percent**, **10-year** parcel TIF on the value of improvements made to the former Segna Volvo dealership property. The TIF revenues are intended to cover the construction of public infrastructure improvements to the intersection of State Route 161 (West-Dublin Granville Road) and Linworth Road. The developer will be reimbursed approximately $300,000. This project utilizes the default compensation formula to income tax share with the Worthington School District.

In April 2015, the City submitted the required documentation to file the TIF. In November 2015, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the project.

2022 Reporting Year -- Project Performance:

The City has recognized $563,219 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
945		West Dublin-Granville Road TIF (Segna Volvo redevelopment)	$ -	$ 437,914.59	2018	$ -	$ 304,198.74
	R	Franklin County Auditor	$ 125,079.70	$ 562,994.29			$ 304,198.74
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 225.10	$ 563,219.39			$ 304,198.74
	E	Franklin County Auditor - 1st Half Property Tax Settlement Fees				$ 1,413.23	$ 305,611.97
	E	Linworth Plaza LLC - TIF Reimbursement					$ 305,611.97
		TOTAL	$ 125,304.80	$ 563,219.39		$ 1,413.23	$ 305,611.97

2023 TIRC Recommendation:

The TIRC recommends City Council determine the project is **in compliance** with the TIF statutes.

4. 933 HIGH STREET TIF (FRESH THYME)

Project Background:

Worthington City Council passed Ordinance 24-2014 to authorize a **75 percent**, **10-year** parcel TIF on the value of improvements made to the former multi-tenant office development on High Street in Old Worthington. The TIF revenues are intended to cover the construction of storm sewer improvements, buried utility lines and other public infrastructure improvements at the site being redeveloped by Fresh Thyme Farmers Market. Reimbursements to the developer are capped at $110,000. This is a non-school TIF.

In September 2014, the City submitted the required documentation to file the TIF. In February 2015, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the project.

2022 Reporting Year -- Project Performance:

The City has recognized $272,747 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
930		933 High Street Municipal Tax Increment Equivalent Fund		$ 183,058.06	2017		$ 42,139.13
	R	Franklin County Auditor	$ 89,689.06	$ 272,747.12			$ 42,139.13
	E	Franklin County Auditor - 1st Half Property Tax Settlement Fees				$ 2,034.69	$ 44,173.82
		TOTAL	$ 89,689.06	$ 272,747.12		$ 2,034.69	$ 44,173.82

2023 TIRC Recommendation:

The TIRC recommends City Council determine the project is **in compliance** with the TIF statutes.

5. DOWNTOWN WORTHINGTON TIF DISTRICT

Project Background:

Worthington City Council passed Ordinance 33-2014 to authorize a **100 percent**, **30-year** incentive district TIF on the value of improvements made to properties within the district. The TIF is enclosed by a continuous boundary and incorporates real estate parcels that adjoin High Street, from South Street to North Street. The incentive district comprises approximately 28 acres. This is a non-school TIF.

In January 2015, the City submitted the required documentation to file the TIF. In May 2016, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the incentive district.

2022 Reporting Year -- Project Performance:

The City has recognized $1,435,914 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
935		Downtown Worthington- TIF Incentive District		$ 1,021,263.02	2018	$ -	$ 643,993.12
	R	Franklin County Auditor	$ 406,589.83	$ 1,427,852.85			$ 643,993.12
	R	State of Ohio	$ 7,409.90	$ 1,435,262.75			$ 643,993.12
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 652.23	$ 1,435,914.98			$ 643,993.12
	E	Franklin County Auditor - 1st Half Property Tax Settlement Fees				$ 29,411.87	$ 673,404.99
	E	Worthington City School District				$ 254,099.75	$ 927,504.74
	E	612-15 CBD Paver Renovation					$ 927,504.74
							$ 927,504.74
		TOTAL	$ 414,651.96	$ 1,435,914.98		$ 283,511.62	$ 927,504.74

2023 TIRC Recommendation:

The TIRC recommends City Council determine the project is **in compliance** with the TIF statutes.

6. 350 WEST WILSON BRIDGE ROAD TIF

Project Background:
Worthington City Council passed Ordinance 36-2015 to authorize a **75 percent**, **10-year** urban redevelopment TIF on the value of improvements made to the property located at 350 W. Wilson Bridge Road. The TIF revenues are intended to help offset the costs associated with the construction of public infrastructure improvements. If the property valuation exceeds $5,800,000, the TIF becomes a non-school TIF.

In December 2015, the City submitted the required documentation to file the TIF. In July 2016, the City responded to a request from the Ohio Department of Taxation for supplemental documentation. In September 2016, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the project.

2022 Reporting Year -- Project Performance:

The City has recognized $379,112 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
950		350 W. WILSON BRIDGE RD	$ -	$ 277,049.72			$ 257,130.63
	R	Franklin County Auditor	$ 101,879.48	$ 378,929.20			$ 257,130.63
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 182.94	$ 379,112.14			$ 257,130.63
	E	Franklin County Auditor - Property Tax Settlement Fees				$ 1,151.10	$ 258,281.73
	E	Trivium Development - TIF Fund Reimbursement				$ 85,000.00	$ 343,281.73
		TOTAL	$ 102,062.42	$ 379,112.14		$ 86,151.10	$ 343,281.73

2023 TIRC Recommendation:

The TIRC recommends City Council determine the project is **in compliance** with the TIF statutes.

7. 800 PROPRIETORS ROAD (KEMPER HOUSE)

Project Background:
Worthington City Council passed Ordinance 037-2018 to authorize a **75 percent**, **10-year** parcel TIF on the value of improvements made to the property located at 800 Proprietors Road. The TIF revenues are intended to help offset the costs associated with the construction of public infrastructure improvements. Reimbursements to the developer are capped at $200,000.

In June 2019, the City submitted the required documentation to file the TIF. In January 2020, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the project.

2022 Reporting Year -- Project Performance:

The City has recognized $87,227 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
955		Kemper House TIF	$ -	$ 43,026.37	2018	$ -	$ 22,760.42
	R	Franklin County Auditor	$ 44,171.79	$ 87,198.16			$ 22,760.42
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 79.54	$ 87,277.70			$ 22,760.42
	E	Precision Site Work					$ 22,760.42
	E	Franklin County Auditor - Property Tax Settlement Fees				$ 499.08	$ 23,259.50
	E	Kemper House Worthington				$ 40,000.00	$ 63,259.50
		TOTAL	$ 44,251.33	$ 87,277.70		$ 40,499.08	$ 60,984.50

2023 TIRC Recommendation:

The TIRC recommends City Council determine the project is **in compliance** with the TIF statutes.

RESOLUTION NO. 46-2023

Accepting the Recommendations of the 2023 Worthington Tax Incentive Review Council concerning parcels of commercial real property in the City of Worthington receiving tax exemptions for purposes of economic development

WHEREAS, Worthington City Council has from time to time provided economic development incentives through means of Community Reinvestment Area (CRA) and Tax Increment Financing (TIF) exemptions to foster redevelopment of various commercial properties within the City; and,

WHEREAS, the City of Worthington annually collects performance data from each such exempted economic development project and reports the same to the Ohio Development Services Agency; and,

WHEREAS, Worthington City Council has acted pursuant to Ohio Revised Code Section 5709.85 to create the Worthington Tax Incentive Review Council (TIRC) for purposes of annually reviewing all City agreements granting CRA and TIF property tax exemptions; and,

WHEREAS, the TIRC met on June 29, 2023 for purposes of its annual review of performance data collected from all tax-exempted economic development projects (the same data reported to the State), with the TIRC making recommendations concerning the on-going status of each such economic development project; and,

WHEREAS, staff has provided Worthington City Council with the TIRC's recommendations and supporting information for each of the exempted economic development projects; and,

WHEREAS, pursuant to Ohio Revised Code Section 5709.85(E), Worthington City Council must vote to accept, reject or modify all or any portion of the TIRC's recommendations.

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

SECTION 1. That the City hereby accepts the TIRC's recommendations to continue as-is the two (2) active CRA abatement projects and the seven (7) active TIF projects on the basis of performance data reported for the year ending December 31, 2022.

SECTION 2. That the Clerk of Council is hereby directed to deliver a copy of this Resolution to the Auditor of Franklin County, Ohio, after its passage and upon request made by said Auditor's representative.

SECTION 3. That the Clerk of Council be instructed to record said Resolution in the appropriate record book.

_____

_____
President of Council

Attest:

_____
Clerk of Council

Meeting Minutes (DRAFT)

Thursday, June 29, 2023 ~ 3:00 P.M.

Worthington Municipal Building
6550 North High Street
Worthington, OH 43085

Tax Incentive Review Council

Michael Stinziano, Chair
Carlie Boos (County)
Kelan Craig (County)
Julie Verne Orr (County)
Matt Gregory (City)
Rachael Dorothy (City)
TJ Cusick (Schools)
John Oberle (Township)
Laura Kunze (Township)

City of Worthington Staff
Tom Lindsey, Law Director
David McCorkle, Assistant City Manager
Scott Bartter, Finance Director
Ethan Barnhardt, Management Assistant

CALL TO ORDER – Tax Incentive Review Council (TIRC)

Acting Chairperson Boos called the meeting to order at or about 3:00 P.M.

Council Members Present: Carlie Boos (Commissioner Representative, Acting Chair)
Julie Verne Orr (Commissioner Representative)
Matt Gregory (City Representative)
TJ Cusick (School District Representative)
John Oberle (Sharon Township Representative)
Laura Kunze (Sharon Township Representative)

Council Members Absent: Michael Stinziano (Franklin County Auditor)
Kelan Craig (Commissioner Representative)
Rachael Dorothy (City Representative)

Auditor Staff Present: Will Scarbrough, Franklin County Auditor Staff

City Staff Present: Tom Lindsey, Law Director
David McCorkle, Assistant City Manager
Scott Bartter, Finance Director
Ethan Barnhardt, Management Assistant

APPROVAL OF TIRC MINUTES – June 27, 2022 TIRC Minutes

MOTION: Ms. Orr moved to adopt the minutes as presented. The motion was seconded by Mr. Gregory.

The motion to adopt the minutes passed unanimously by a voice vote.

AGENDA ITEMS:

Chairperson Boos introduced the agenda items for CRA and invited Mr. David McCorkle to brief the members. As such, Mr. McCorkle presented the following:

<u>Background of Worthington CRA Activity</u>

WORTHINGTON STATION PROJECT (862–918 Proprietors Road)

<u>Project Background:</u>

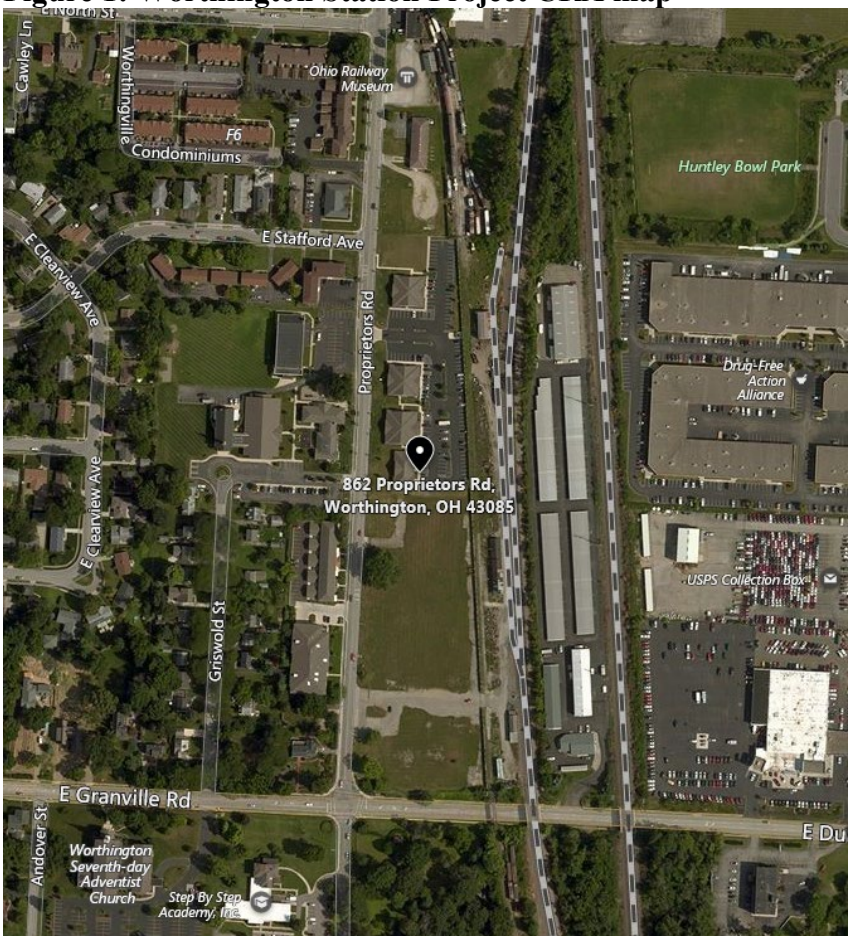
The Worthington Station Project is made up of individual parcels comprising the former Worthington Foods manufacturing site. The facility sat vacant and the property was demolished by the Robert Weiler Company in 2005. Thereafter, the property was sold to developer 900 Proprietors, LLC.

Worthington City Council passed Ordinance 13-2007 (April 2007) authorizing the 75 percent, 10-year abatement on any improvements made to the Worthington Foods site. To-date, only a portion of the entire manufacturing site has been redeveloped. Although the original plan was to construct up to 12 office condominium buildings (total 85,000 sq ft), only four (4) such buildings (total 17,900 sq ft) were ever constructed; each building is located on its own parcel. In response, Worthington City Council passed Ordinance 57-2010 (December 2010) to limit the CRA abatement to only those parcels redeveloped through 2010. At that time, the job commitment figures were also amended down from 180 jobs to 44, and payroll commitments from $14,666,150 to $2,599,936.

The abatement was again amended in 2021 to reflect BCR Worthington as the sole parcel. Commitment levels were reduced to 7 new jobs and $270,890 in new payroll.

During the 2022 reporting year, the only parcel that still had an active CRA was 100-006685, BCR Worthington LLC. Tax year 2022 was the final year of this abatement.

Figure 1: Worthington Station Project CRA map



2022 Worthington TIRC & City Council Actions:

The Worthington TIRC met in June 2022 to review 2021 reporting year data, and suggested the CRA abatement should continue as-is.

City Council adopted the TIRC's recommended approach on July 18, 2022 under Resolution 37-2022.

2022 Reporting Year -- Project Performance:

	Amended Agreement Terms	As of Dec. 31, 2022
Investment Time Frame	01.31.2011	05.2010
Retained Jobs	-	-
Retained Payroll	-	-
New Jobs	7	7
New Annual Payroll	$270,890	$408,111

The annual monitoring fee ($500) was properly paid by the property owners.

2023 City Staff Recommendation:

City staff recommends the TIRC determine the project is **in compliance** with the CRA agreement, per the following considerations:

- The company is exceeding their payroll commitment.

MOTION: Mr. Cusick made a motion to accept the report and find them in compliance. The motion was seconded by Mr. Gregory.

Abstain:

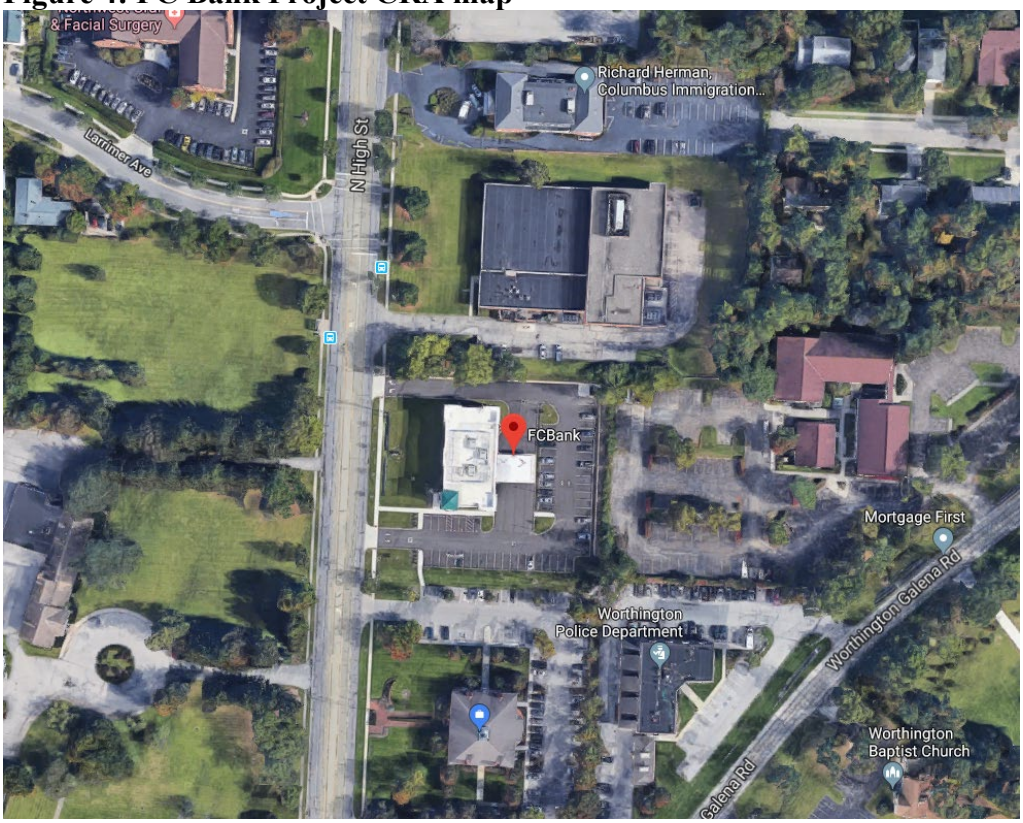
The motion passed.

FC BANK PROJECT (6600 N. High Street)

Project Background:

The City of Worthington entered into a CRA exemption agreement with the developer FCBank, A Division of CNB Bank, in August 2015 to encourage development of its regional headquarters and enhanced bank branch operations on the site at 6600 N. High Street. Under the terms of the agreement, a 50 percent, 10-year tax exemption was put in place on the property. The agreement expressly identified the developer FCBank as the owner of the property.

Figure 4: FC Bank Project CRA map



2022 Worthington TIRC & City Council Actions:

The Worthington TIRC met in June 2022 to review 2021 reporting year data, and suggested the CRA abatement should continue as-is.

City Council adopted the TIRC's recommended approach on July 18, 2022 under Resolution 37-2022.

2022 Reporting Year -- Project Performance:

	Agreement Terms	As of Dec. 31, 2021
Investment Time Frame	12.31.2016	11.16.2016
Retained Jobs	4	4
Retained Payroll	$292,900	$292,900
New Jobs	32	38
New Annual Payroll	$2,702,100	$3,395,665

The annual monitoring fee ($500) was properly paid by the property owners.

City Staff Recommendation:

City staff recommends the TIRC determine the project is **in compliance** with the CRA agreement, per the following considerations:

- Commitment ramp-up schedule after year six is 30 new jobs and $2,787,000 in new payroll. The company has met 127% of the new job commitment and 122% of the new payroll commitment. Full commitments (32 new jobs and $2,995,000 new payroll) are required to be met by year seven (reporting year 2023) per the terms of the agreement.

Mr. McCorkle noted that they had not paid their 2022 tax bill, however they are working with the Auditor's office on that. It may have been an oversight and they are in process of rectifying it.

Ms. Boos asked if the first half of 2023 has been paid. Mr. Scarbrough said that they are paid in arrears and have not paid the first or second half of 2022.

MOTION: Mr. Oberle made a motion to accept the report and find them in compliance. The motion was seconded by Ms. Orr.

Abstain:

The motion passed.

Mr. McCorkle gave an update on the former Anthem building where Olive AI had intended to purchase the building and move their headquarters. However, they are unfortunately not going to do so now. We had amended the CRA, and it is not active yet and will not report until tax year 2024. The City sees the tax abatement as an attraction to help fill that space. There is no action to take right now.

Background of Worthington TIF activity

WORTHINGTON SQUARE VENTURE LLC (7227 North High Street)

Project Background:

Worthington City Council passed Ordinance 47-2010 to authorize a 100 percent, 30-year urban redevelopment TIF on the value of improvements made to the former Worthington Square Mall. The TIF revenues are intended to reimburse the developer, Worthington Square Venture LLC, for the costs of various improvements to entrance facades and streetscapes at the southern, eastern and northeastern portions of the 140,000 sq ft retail facility.

In late December 2011, the developer submitted the required documentation to file the TIF. In February 2013, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the mall parcel.

In March 2015, Worthington City Council passed Ordinance 07-2015 authorizing the City Manager to sign the Acknowledgement of Termination to eliminate the TIF's existing school compensation agreement. Ordinance 07-2015 also amended the existing TIF to convert it to a non-school TIF.

2022 Reporting Year -- Project Performance:

The City has recognized $164,831 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
940		Worthington Square Venture, LLC (Shops at Worth Place)	$ -	$ 116,445.72	2018	$ -	$ 28,316.54
	R	Franklin County Auditor	$ 48,273.51	$ 164,719.23			$ 28,316.54
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 112.15	$ 164,831.38			$ 28,316.54
	E	Franklin County Auditor - Property Tax Settlement Fees				$ 545.59	$ 28,862.13
		TOTAL	$ 48,385.66	$ 164,831.38		$ 545.59	$ 28,862.13

City Staff Recommendation:

City staff recommends the TIRC determine the project is **in compliance** with the TIF statutes.

160 WEST WILSON BRIDGE ROAD INCENTIVE DISTRICT TIF (THE HEIGHTS)

Project Background:

Worthington City Council passed Ordinance 45-2012 to authorize a **100 percent**, **30-year**, non-school incentive district TIF on the value of improvements made by Worthington Square Acquisition, LLC to develop a mixed-use office and residential project on the rear parking lot behind the Shops at Worthington Place and the former James Tavern site at 160 West Wilson Bridge Road. This is a non-school TIF.

In April 2014, the City submitted the required documentation to file the TIF. In May 2014, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the mixed-use project.

2023 Reporting Year -- Project Performance:

The City has recognized $2,298,095 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
920		160 West Wilson Bridge Road (Crawford-Hoying apts)		$ 2,092,693.51	2016		$ 439,145.11
	R	Franklin County Auditor	$ 205,033.47	$ 2,297,726.98			$ 439,145.11
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 368.27	$ 2,298,095.25			$ 439,145.11
	R	Operating Transfer		$ 2,298,095.25		$ 150,000.00	$ 589,145.11
	E	Franklin County Auditor - Property Tax Settlement Fees				$ 42,743.32	$ 631,888.43

	E	709-20 Korda Nemeth Engineering						$ 631,888.43
		TOTAL	$ 205,401.74	$ 2,298,095.25			$ 192,743.32	$ 631,888.43

2023 City Staff Recommendation:

City staff recommends the TIRC determine the project is **in compliance** with the TIF statutes.

Mr. McCorkle noted that in negotions with High North at the Worthington Mall, that money has been put aside for work to help the corridor and this parcel.

WEST DUBLIN GRANVILLE ROAD TIF (2233 - 2299 West Dublin-Granville Rd.)

Project Background:

Worthington City Council passed Ordinance 42-2013 to authorize a 75 percent, 10-year parcel TIF on the value of improvements made to the former Segna Volvo dealership property. The TIF revenues are intended to cover the construction of public infrastructure improvements to the intersection of State Route 161 (West-Dublin Granville Road) and Linworth Road. The developer will be reimbursed approximately $300,000. This project utilizes the default compensation formula to income tax share with the Worthington School District.

In April 2015, the City submitted the required documentation to file the TIF. In November 2015, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the project.

2022 Reporting Year -- Project Performance:

The City has recognized $563,219 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
945		West Dublin-Granville Road TIF (Segna Volvo redevelopment)	$ -	$ 437,914.59	2018	$ -	$ 304,198.74
	R	Franklin County Auditor	$ 125,079.70	$ 562,994.29			$ 304,198.74
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 225.10	$ 563,219.39			$ 304,198.74
	E	Franklin County Auditor - 1st Half Property Tax Settlement Fees				$ 1,413.23	$ 305,611.97
	E	Linworth Plaza LLC - TIF Reimbursement					$ 305,611.97
		TOTAL	$ 125,304.80	$ 563,219.39		$ 1,413.23	$ 305,611.97

2023 City Staff Recommendation:

City staff recommends the TIRC determine the project is **in compliance** with the TIF statutes.

Mr. McCorkle noted that the City does have plans to improve the Linworth corridor and may make some of those improvements using TIF revenues. This TIF does not have a compensation agreement with the schools, but we will be sharing 50% of the revenue on this project.

933 HIGH STREET TIF (FRESH THYME)

Project Background:

Worthington City Council passed Ordinance 24-2014 to authorize a **75 percent**, **10-year** parcel TIF on the value of improvements made to the former multi-tenant office development on High Street in Old Worthington. The TIF revenues are intended to cover the construction of storm sewer improvements, buried utility lines and other public infrastructure improvements at the site being redeveloped by Fresh Thyme Farmers Market. Reimbursements to the developer are capped at $110,000. This is a non-school TIF.

In September 2014, the City submitted the required documentation to file the TIF. In February 2015, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the project.

2023 Reporting Year -- Project Performance:

The City has recognized $272,747 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
930		933 High Street Municipal Tax Increment Equivalent Fund		$ 183,058.06	2017		$ 42,139.13
	R	Franklin County Auditor	$ 89,689.06	$ 272,747.12			$ 42,139.13
	E	Franklin County Auditor - 1st Half Property Tax Settlement Fees				$ 2,034.69	$ 44,173.82
		TOTAL	$ 89,689.06	$ 272,747.12		$ 2,034.69	$ 44,173.82

2023 City Staff Recommendation:

City staff recommends the TIRC determine the project is **in compliance** with the TIF statutes.

Mr. Gregory asked if the owner or developer needed to apply for this reimbursement. Mr. McCorkle explained that the ownership has changed multiple times, and they may not be aware of the reimbursement. The City needs to reach out to the owner.

DOWNTOWN WORTHINGTON TIF DISTRICT

Project Background:

Worthington City Council passed Ordinance 33-2014 to authorize a **100 percent**, **30-year** incentive district TIF on the value of improvements made to properties within the district. The TIF is enclosed by a continuous boundary and incorporates real estate parcels that adjoin High Street, from South Street to North Street. The incentive district comprises approximately 28 acres. This is a non-school TIF.

In January 2015, the City submitted the required documentation to file the TIF. In May 2016, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the incentive district.

2023 Reporting Year -- Project Performance:

The City has recognized $1,435,914 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
935		Downtown Worthington- TIF Incentive District		$ 1,021,263.02	2018	$ -	$ 643,993.12
	R	Franklin County Auditor	$ 406,589.83	$ 1,427,852.85			$ 643,993.12
	R	State of Ohio	$ 7,409.90	$ 1,435,262.75			$ 643,993.12
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 652.23	$ 1,435,914.98			$ 643,993.12
	E	Franklin County Auditor - 1st Half Property Tax Settlement Fees				$ 29,411.87	$ 673,404.99
	E	Worthington City School District				$ 254,099.75	$ 927,504.74
	E	612-15 CBD Paver Renovation					$ 927,504.74
							$ 927,504.74
		TOTAL	$ 414,651.96	$ 1,435,914.98		$ 283,511.62	$ 927,504.74

2023 City Staff Recommendation:
City staff recommends the TIRC determine the project is **in compliance** with the TIF statutes.

350 WEST WILSON BRIDGE ROAD TIF

Project Background:
Worthington City Council passed Ordinance 36-2015 to authorize a **75 percent**, **10-year** urban redevelopment TIF on the value of improvements made to the property located at 350 W. Wilson Bridge Road. The TIF revenues are intended to help offset the costs associated with the construction of public infrastructure improvements. If the property valuation exceeds $5,800,000, the TIF becomes a non-school TIF.

In December 2015, the City submitted the required documentation to file the TIF. In July 2016, the City responded to a request from the Ohio Department of Taxation for supplemental documentation. In September 2016, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the project.

2023 Reporting Year -- Project Performance:

The City has recognized $379,112 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
950		350 W. WILSON BRIDGE RD	$ -	$ 277,049.72			$ 257,130.63
	R	Franklin County Auditor	$ 101,879.48	$ 378,929.20			$ 257,130.63
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 182.94	$ 379,112.14			$ 257,130.63
	E	Franklin County Auditor - Property Tax Settlement Fees				$ 1,151.10	$ 258,281.73
	E	Trivium Development - TIF Fund Reimbursement				$ 85,000.00	$ 343,281.73
		TOTAL	$ 102,062.42	$ 379,112.14		$ 86,151.10	$ 343,281.73

2023 City Staff Recommendation:
City staff recommends the TIRC determine the project is **in compliance** with the TIF statutes.

Mr. Cusick asked about the valuation. Mr. McCorkle responded that if it becomes valued at higher than $5.8 million, then the City would need to make the schools whole.

800 PROPRIETORS ROAD (KEMPER HOUSE)

Project Background:
Worthington City Council passed Ordinance 037-2018 to authorize a 75 percent, 10-year parcel TIF on the value of improvements made to the property located at 800 Proprietors Road. The TIF revenues are intended to help offset the costs associated with the construction of public infrastructure improvements. Reimbursements to the developer are capped at $200,000.

In June 2019, the City submitted the required documentation to file the TIF. In January 2020, the Ohio Tax Commissioner issued a final determination acknowledging the TIF exemption for the project.

2022 Reporting Year -- Project Performance:

The City has recognized $87,227 in deposits to the TIF fund since its inception. Below is a breakdown of deposit and expenditure activity through 12/31/22:

			Service payment deposit activity		TIF Fund expenditure activity		
TIF Fund Number	(R)evenue/ (E)xpenditure	TIF Fund	CY 2022	Cumulative (through 12/31/2022)	Year first payment made	CY 2022	Cumulative (through 12/31/2022)
955		Kemper House TIF	$ -	$ 43,026.37	2018	$ -	$ 22,760.42
	R	Franklin County Auditor	$ 44,171.79	$ 87,198.16			$ 22,760.42
	R	Franklin County Auditor - Real Estate Assessment Refund	$ 79.54	$ 87,277.70			$ 22,760.42
	E	Precision Site Work					$ 22,760.42
	E	Franklin County Auditor - Property Tax Settlement Fees				$ 499.08	$ 23,259.50
	E	Kemper House Worthington				$ 40,000.00	$ 63,259.50
		TOTAL	$ 44,251.33	$ 87,277.70		$ 40,499.08	$ 60,984.50

City Staff Recommendation:
City staff recommends the TIRC determine the project is **in compliance** with the TIF statutes.

Mr. McCorkle updated on the Worthington Gateway project, it is coming along slowly, with six standalone buildings that are a mixture of uses. The last building is a 4-story mixed use building at the middle of the site. There was a TIF for this project, but the DTE has not been filed yet, however we are reporting on it and will not come before the TIRC for a few years.

MOTION: Mr. Cusick made a motion to accept the report and them in compliance. The motion was seconded by Ms. Kunze.

Abstain:

The motion passed.

ADJOURNMENT

Chairman Scarbrough declared the meeting adjourned at 3:22 p.m.

_____
Clerk

APPROVED by the TIRC Council, this
__th day of _____, 2024.

_____
Chairman of TIRC Council

STAFF MEMORANDUM
City Council Meeting – July 17, 2023

Date: July 12, 2023

To: Robyn Stewart, Acting City Manager

From: Scott F. Bartter, Finance Director

Subject: General Fund and Law Enforcement Trust Fund Transfers

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EXECUTIVE SUMMARY
This Resolution authorizes the transfer of previously appropriated funds to cover expenses as anticipated for the remainder of the year in appropriate accounts. Approval of this Resolution will not result in an increase of total appropriations.

RECOMMENDATION
Approve as Presented

BACKGROUND/DESCRIPTION
The Division of Police has had multiple full-time vacancies throughout 2023, necessitating the need to backfill those shifts with overtime. This transfer would move funds from the full-time officer line to the overtime line.

From: 101.2020.511021 – Police Community Service - Police Officers Salary
To: 101.2010.511006 – Police Community Service – Overtime $ 150,000.00

A transfer of funds is needed to cover expenses related to the Police Chief transition.

From: 101.2010.511005 – Police Administration – Admin. Support Tech
To: 101.2010.511006 – Police Administration – Director of Safety $ 16,500.00

The original appropriation in the Law Enforcement Trust Fund allocated $10,000 for chemical suits in the Division of Police. These suits are not needed at this time, and funds are being reallocated to software needs in the Division.

From: 214.1414.533467 – 2023 New & Replacement Equipment
To: 214.1414.540518 – Law Enforcement Trust - Software $ 10,000.00

The attached memo from the Parks and Recreation Director highlights the transfers needed in the Department of Parks and Recreation.

ATTACHMENTS
Resolution No. 47-2023
P&R 2023 Budget Transfer Request

RESOLUTION NO. 47-2023

Adjusting the Annual Budget by Providing for a Transfer of Previously Appropriated Funds.

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

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

SECTION 1. That there be and hereby is made the following transfer of previously appropriated funds:

From Account No.	**To Account No.**	**Amount**
101.2020.511021	101.2020.511151	$ 150,000
101.2010.511005	101.2010.511004	16,500
101.4010.511030	101.4030.511082	13,000
101.4010.511030	101.4030.511085	8,125
101.4030.511086	101.4030.511085	8,000
101.4030.511098	101.4030.511085	13,000
101.4040.511068	101.4030.511085	10,825
101.4040.511066	101.4030.511085	16,771
101.4040.511067	101.4030.511085	3,279
101.4040.511067	101.4030.511093	10,402
101.4040.511067	101.4040.511043	7,000
101.4040.511067	101.4040.511069	3,416
101.4050.511066	101.4040.511069	29,584
101.4030.540569	101.4030.540560	7,604
101.4020.511037	101.4020.511063	7,800
101.4020.511037	101.4020.540563	3,000
101.4020.511064	101.4020.540563	15,907
214.1414.533467	214.1414.540518	10,000
	Total Transfers	**$ 334,213**

SECTION 2. That the Clerk be and hereby is instructed to record this Resolution in full in the appropriate resolution book.

Adopted

_____

President of Council

Attest:

_____

Clerk of Council

TO: Scott Bartter, Finance Director

FROM: Darren Hurley, Parks and Recreation Director

DATE: July 13, 2023

SUBJECT: 2023 Budget Transfer Request

The following is a list of funds I would like to transfer to accommodate general fund accounts which need additional monies to meet expenses. If you have any questions or need additional information to complete the requested transfers, please let me know.

Account Number		Account Description	Transfer From (-)	Transfer To (+)
101.4030	511082	PT Customer Service Staff		$13,000
101.4030	511085	PT Lifeguard		$60,000
101.4030	511093	PT Communications Spec.		$10,402
101.4040	511043	PT Summer Staff		$7,000
101.4040	511069	PT Personal Trainer		$33,000
101.4010	511030	PT Secretary	$21,125	
101.4030	511086	PT Slide Attendant	$8,000	
101.4030	511098	Recreation Coordinator	$13,000	
101.4040	511068	PT Private Swim	$10,825	
101.4040	511066	PT General Instructor	$16,771	
101.4040	511067	PT Specialized Instructor	$16,772	
101.4050	511067	PT Spec Instructor	$7,325	
101.4050	511066	PT General Instructor	$29,584	
101.4030	540560	Building Maintenance		$7,604
101.4030	540569	Custodial Services	$7,604	
101.4020	511063	Parks Manager		$7,800
101.4020	511037	Parks Technicians	$10,800	
101.4020	511064	Parks Supervisor	$15,907	
101.4020	540563	Grounds Maintenance		$18,907
Totals			**$157,713**	**$157,713**

STAFF MEMORANDUM

Date: July 12, 2023

To: Robyn Stewart, Acting City Manager

From: Grace Brown, City Clerk

Subject: Liquor Permit Transfer – Ohio Food Prep LLC

EXECUTIVE SUMMARY
The Ohio Division of Liquor Control has notified the City of a request to transfer liquor permits from Velcani Enterprises LLC to Ohio Food Prep LLC, located at 2149-51 W. Dublin Granville Rd. The City may request a hearing or waive their right to a hearing.

RECOMMENDATION
Motion to Not Request a Hearing.

BACKGROUND/DESCRIPTION
This is a request to transfer D5 and D6 liquor permits from Velcani Enterprises LLC (dba Velca Grill) to Ohio Food Prep LLC (dba Rodos Greek Taverna), at 2149-51 W. Dublin Granville Rd. The D5 permit allows for spirituous liquor for on-premises consumption only, beer, wine, and mixed beverages for on-premises, or off-premises in original sealed containers, until 2:30 am. The D6 permit is for the sale of intoxicating liquor on Sunday.

The Worthington Police Department has reviewed the transfer request and have no objections.

ATTACHMENTS
Notice from 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

6517507 PERMIT NUMBER	TRFO TYPE	OHIO FOOD PREP LLC 2149-51 W DUBLIN GRANVILLE RD & PATIO WORTHINGTON OH 43085
02 01 2023 ISSUE DATE		
06 22 2023 FILING DATE		
D5 D6 PERMIT CLASSES		
25 297 TAX DISTRICT	B F29767 RECEIPT NO.	

FROM 06/30/2023

9240639 PERMIT NUMBER	TYPE	VELCANI ENTERPRISES LLC & PATIO 2149-51 W DUBLIN GRANVILLE RD WORTHINGTON OH 43085
02 01 2023 ISSUE DATE		
06 22 2023 FILING DATE		
D5 D6 PERMIT CLASSES		
25 297 TAX DISTRICT	RECEIPT NO.	

MAILED 06/30/2023 RESPONSES MUST BE POSTMARKED NO LATER THAN. 07/31/2023

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 TRFO 6517507
(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

DLC 4052 REV. 03/09

Ohio | Department of Commerce

Rev 2/10/2021

Division of Liquor Control

Mike DeWine, Governor
Jon Husted, Lt. Governor

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

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 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