

**GROVE CITY, OHIO COUNCIL  
LEGISLATIVE AGENDA**

*June 02, 2014*

*6:30 Caucus*

*7:00 – Reg. Meet.*

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**PRESENTATION: Shane Richardson; Immigrant Heritage Month**

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FINANCE: Mr. Bennett

Ordinance C-24-14      Accept the Donation of \$3,000.00 from Grove City Tomorrow and Appropriate Same for the Current Expense of Trees & Benches in Breck Community Park. Second reading and public hearing.

Ordinance C-25-14      Approve a Loan for MKOB Properties, LLC, under the Town Center Loan Program and appropriate \$200,000.00 for same. Second reading and public hearing.

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SAFETY: Mr. Davis

Ordinance C-30-14      Authorize the Charitable Solicitations Board to issue a Permit to the Ronald McDonald House per Section 371.06(b)(2) of the Codified Ordinances. First reading.

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LANDS: Ms. Klemack-McGraw

Ordinance C-22-14      Rezone 4302 Broadway from C-1& C-2 to C-2. Second reading and public hearing.

Ordinance C-26-14      Approve the Plat of Meadow Grove Estates Section 3, Part 2. Second reading and public hearing.

Ordinance C-27-14      Approve the Plat for Margie's Cove, Section 2, Part 3. Second reading and public hearing.

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ON FILE: Minutes of May 19 Council Meeting

Date: 05/12/14  
Introduced By: Mr. Bennett  
Committee: Finance  
Originated By: Mr. Berry  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: XX

No.: C-24-14  
1st Reading: 5/19/14  
Public Notice: 5/22/14  
2nd Reading: 6/02/14  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-24-14

AN ORDINANCE TO ACCEPT THE DONATION OF \$3,000.00 FROM  
GROVE CITY TOMORROW AND APPROPRIATE SAME FOR THE  
CURRENT EXPENSE OF TREES & BENCHES IN BRECK COMMUNITY PARK

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WHEREAS, Grove City Tomorrow is a community organization and foundation serving Grove City; and

WHEREAS, GCT's activities are focused on providing leadership, education, advocacy, and funds in four main areas: Parks and the Preservation of our Natural Environment; Education of our young citizens; Responsible Growth; and Cultural Institutions and Activities; and

WHEREAS, Grove City Tomorrow has donated \$3,000.00 to Breck Community Park for additional trees and benches; and

WHEREAS, this donation needs to be accepted and appropriated in order for it to be used to enhance Breck Community Park, as intended.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. There is hereby accepted and appropriated \$3,000.00 from the unappropriated monies of the Park Donation Fund to account #135000.570000 for the Current Expense of adding trees and benches to Breck Community Park.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:

\_\_\_\_\_  
Richard L. Stage, Mayor

Effective:

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law

I certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

\_\_\_\_\_  
Michael A. Turner, Director of Finance

Date: 05/12/14  
Introduced By: Mr. Bennett  
Committee: Finance  
Originated By: TCLRC  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: C-25-14  
1st Reading: 05/19/14  
Public Notice: 05/22/14  
2nd Reading: 06/02/14  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-25-14

### AN ORDINANCE TO APPROVE A LOAN FOR MKOB PROPETIES, LLC, UNDER THE TOWN CENTER LOAN PROGRAM AND APPROPRIATE \$200,000.00 FOR SAME

WHEREAS, on April 19, 2010, Council adopted Resolution CR-19-10, which adopted the Town Center Loan Program, and adopted Ordinance C-17-10 to enter into an Agreement with Community Capital Development Corporation; and

WHEREAS, an application from MKOB Properties, LLC has been received and reviewed under the provisions of the Program; and

WHEREAS, on May, 02, 2014, the Town Center Loan Review Committee recommended the approval of this application for a \$200,000.00, 3% interest, 20 year amortization loan with the following stipulations:

1. Mr. Yerkes maintain a life insurance policy in an amount that equals or exceeds the three loans (two City and one County) shown in the application; and
2. A lien be placed on Mr. Yerkes' personal property until an Occupancy Permit is issued by the City's Building Division.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. This Council hereby approves the loan application of MKOB Properties LLC, for a \$200,000.00 loan amount, with a term of 20 years, at an interest rate of 3%, contingent upon the stipulations set by the Town Center Loan Review Committee.

SECTION 2. There is hereby appropriated \$200,000.00 from the unappropriated monies of the General Fund to Account #100120.595000 for the Current Expense of the MKOB Properties, LLC Loan.

SECTION 3. This ordinance is hereby declared an emergency measure for the health, safety and general welfare of the community in that immediate approval of this loan will allow the for the renovation and creation of additional jobs to begin promptly.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:  
Effective:

\_\_\_\_\_  
Richard L. Stage, Mayor

2-25-14

## GROVE CITY TOWN CENTER LOAN CREDIT MEMO

For review of Council

MKOB Properties, LLC, owned by Matthew and Kristin Yerkes, is requesting a loan of \$200,000 from the Grove City Town Center Loan Program as part of a financial package to purchase and renovate the building located at 3989 Broadway, known locally as "The Hardware Store." The funding sources and proposed uses follow:

<u>Sources of Funds</u>		<u>Uses of Funds</u>	
Grove City Town Center Loan	200,000	Purchase Land and Improvements	180,000
Franklin County Revolving Loan	200,000	Soft Costs (environmental, architect, permits, etc)	60,850
Owner Equity Injection	95,000	Construction & Renovation	311,650
3 – Grove City \$20,000 grants	60,000	Equipment & Installation	47,500
ADA Tax Credits	10,000		
Historic Preservation Tax Credit	35,000		
<b>TOTAL</b>	<b>600,000</b>	<b>TOTAL</b>	<b>600,000</b>

The building is 8200 square feet and has been appraised at \$771,000 after proposed renovations. Once renovated, the Yerkes plan to lease the entire first floor to a restaurant while creating a group of small offices on the second floor.

MKOB is the borrowing entity and is owned by Matthew and Kristin Yerkes. The Yerkes have strong ties to the community and work hard to contribute to its' growth and prosperity. Kristin is a lifelong resident and Matthew has invested heavily in Grove City. In the past four years, the Yerkes purchased and renovated the commercial building located at 3995 Broadway, moved Matthew's business to that location, purchased, renovated and leased out a church building to a local congregation, and has created and organized the non-profit, supportgrovecity.org, which promotes and advertises the local small, independent businesses within Grove City.

Mr. Yerkes is the 50% partner of Quick Square Consulting, LLC, which provides three distinct services: (1) Web-based image archiving database system for the marketing departments of major corporations and smaller companies nationwide; (2) Providing a web-based education and testing product, specific to each company and industry, and; (3) Website development with a sliding scale for fees depending upon how complex the site is. All services charge a fee for the development of the specific systems, and an ongoing annual service/maintenance fee. The business has been profitable since inception in 2001 and has averaged a net profit of 30% of income the past four years.

The applicants have strong credit scores and no personal debt. Quick Square is also debt free though MKOB Properties still have the Town Center and bank loans for the first property. The equity injection for the new property will come from personal savings and a withdrawal from a self-directed IRA of Matthew's. An analysis of the global cash flow for the Yerkes and their portions of business holdings the past three years indicate their free cash flow could easily cover three times the annual loan payments.

Grove City will share a first position lien upon the new building for collateral, and MKOB Properties, LLC and the Yerkes will guaranty the loan. The Grove City and Franklin County loans will total a combined \$400,000 with no other debt financing for this project. An appraisal provided an "AS COMPLETED" market value for the building and proposed renovations at \$771,000.

CCDC recommends approval of a loan of \$200,000 with an interest rate of 3% and an amortization and term of 20 years based on the strong credit history, strong cash flow, lack of debt, strong collateral coverage and strong overall cash flow coverage.

## Kelly, Tami

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**From:** Matt Yerkes [matt@quicksquare.com]  
**Sent:** Wednesday, May 07, 2014 12:15 PM  
**To:** Kelly, Tami  
**Subject:** RE: Request for Emergency Measure

✓ I'm asking for a vote on 6/2 and waive the 30 day grace period.  
Thanks  
Matt

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**From:** Kelly, Tami [mailto:tkelly@grovecityohio.gov]  
**Sent:** Wednesday, May 07, 2014 12:13 PM  
**To:** 'Matt Yerkes'  
**Subject:** RE: Request for Emergency Measure

Hi Matt,

I know we discussed the possibility of Council cancelling their meeting on 5/19, but that is not the case.

This is currently scheduled to go before Council for a 1<sup>st</sup> reading on 5/19 and a second reading on 6/2.

Are you asking for a full emergency, whereby Council would waive the second reading and the 30 day grace period and vote on 5/19 or are you asking that they vote on 6/2 and waive the 30 day grace?

Tami K. Kelly, mmc  
Clerk of Council  
City of Grove City, Ohio  
4035 Broadway  
Grove City OH 43123  
(614) 277-3065  
[tkelly@grovecityohio.gov](mailto:tkelly@grovecityohio.gov)

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**From:** Matt Yerkes [mailto:matt@quicksquare.com]  
**Sent:** Wednesday, May 07, 2014 12:05 PM  
**To:** Kelly, Tami  
**Subject:** Request for Emergency Measure

 Hi Tami, I greatly appreciate all the help from the City of Grove City on the Hardware store project. I realize the process has the various steps that it needs to go thru however I would like to request that councils consideration of my loan approval be passed as an emergency measure. There are several reasons for this request.

1. We would like to begin the process of renovating the building immediately and begin creating the additional jobs in Grove City that will go along with this project.
2. The seller has been cooperative in signing multiple contract extensions however he would like to close on the deal as soon as possible.

Thank you  
Matthew Yerkes  
614-594-0046x202

Date: 05/28/14  
Introduced By: Mr. Davis  
Committee: Safety  
Originated By: Ms. Kelly  
Approved: Char. Sol. Board  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-30-14  
1st Reading: 06/02/14  
Public Notice: 06/04/14  
2nd Reading: 06/16/14  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-30-14

AN ORDINANCE TO AUTHORIZE THE CHARITABLE SOLICITATIONS  
BOARD TO ISSUE A PERMIT TO THE RONALD MCDONALD HOUSE  
PER SECTION 371.06(b)(2) OF THE CODIFIED ORDINANCES

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WHEREAS, Kimberly Daniel, representing the Ronald McDonald House have submitted an application to solicit donations by standing in the intersection of Stringtown Road & Thistlewood Drive; and

WHEREAS, in accordance with Section 371.06(b)(2) the Legislative Authority may authorize the issuance of such a Charitable Solicitations Permit when the request involved standing on a highway.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, AND STATE OF OHIO, THAT:

**SECTION 1.** The Director of Public Safety is hereby authorized to issue a permit for the Ronald McDonald House for July 26, 2013 from 9:00 a.m. to 1:00 p.m. at the intersection of Stringtown & Thistlewood Drive to solicit charitable donations while standing on this highway.

**SECTION 2.** The representative for this charitable solicitation will meet with the Grove City Police Division prior to the event to discuss safety procedures.

**SECTION 3.** This ordinance shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:  
Effective:

\_\_\_\_\_  
Richard L. Stage, Mayor

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law

Date: 04/16/14  
Introduced By: Ms. K-McGraw  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days  
Current Expense: \_\_\_\_\_

No.: C-22-14  
1st Reading: 04/21/14  
Public Notice: 04/23/14  
2nd Reading: 06/02/14  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-22-14

### AN ORDINANCE FOR THE REZONING OF 4302 BROADWAY FROM C-1 & C-2 TO C-2

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on April 8, 2014; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from C-1 & C-2 to C-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 and being part of the premises conveyed to Harvey O. Yoder, as recorded in Official Records, D.B. 1210, page 497, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:  
Effective:

\_\_\_\_\_  
Richard L. Stage, Mayor

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance  
is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law

C-22-14

Exhibit A

Situated in the State of Ohio, County of Franklin, and in the City of Grove City:

Being a part of Survey No. 1383 in the Virginia Military District and being a part of the premises conveyed to Harvey O. Yoder by Central National Bank of Cleveland, by deed dated November 18, 1943 and recorded in D.B. 1210, page 497, Recorder's Office, Franklin County, Ohio, said part of said premises hereby conveyed being more particularly described as follows: Beginning at the point of intersection of the center line of the CCC Highway with the South corporation line of the City of Grove City, Ohio; thence S. 32 deg. 45' W. and with the centerline of said CCC Highway, a distance of 200 ft. to a point in said center line; thence S. 88 deg. 10' E. 220.7 ft. to a point; thence N. 32 deg. 45' E. 200 feet to a point in the South corporation line of the City of Grove City, Ohio; thence N. 88 deg. 10' W and with said corporation line, a distance of 220.7 ft. to the place of beginning.

Except future taxes and assessments and except conditions, restrictions and easements of record.

Parcel No. 040-1206

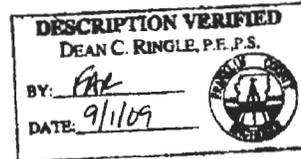
Address: 4302-4310 Broadway, Grove City, Ohio

M-092-D

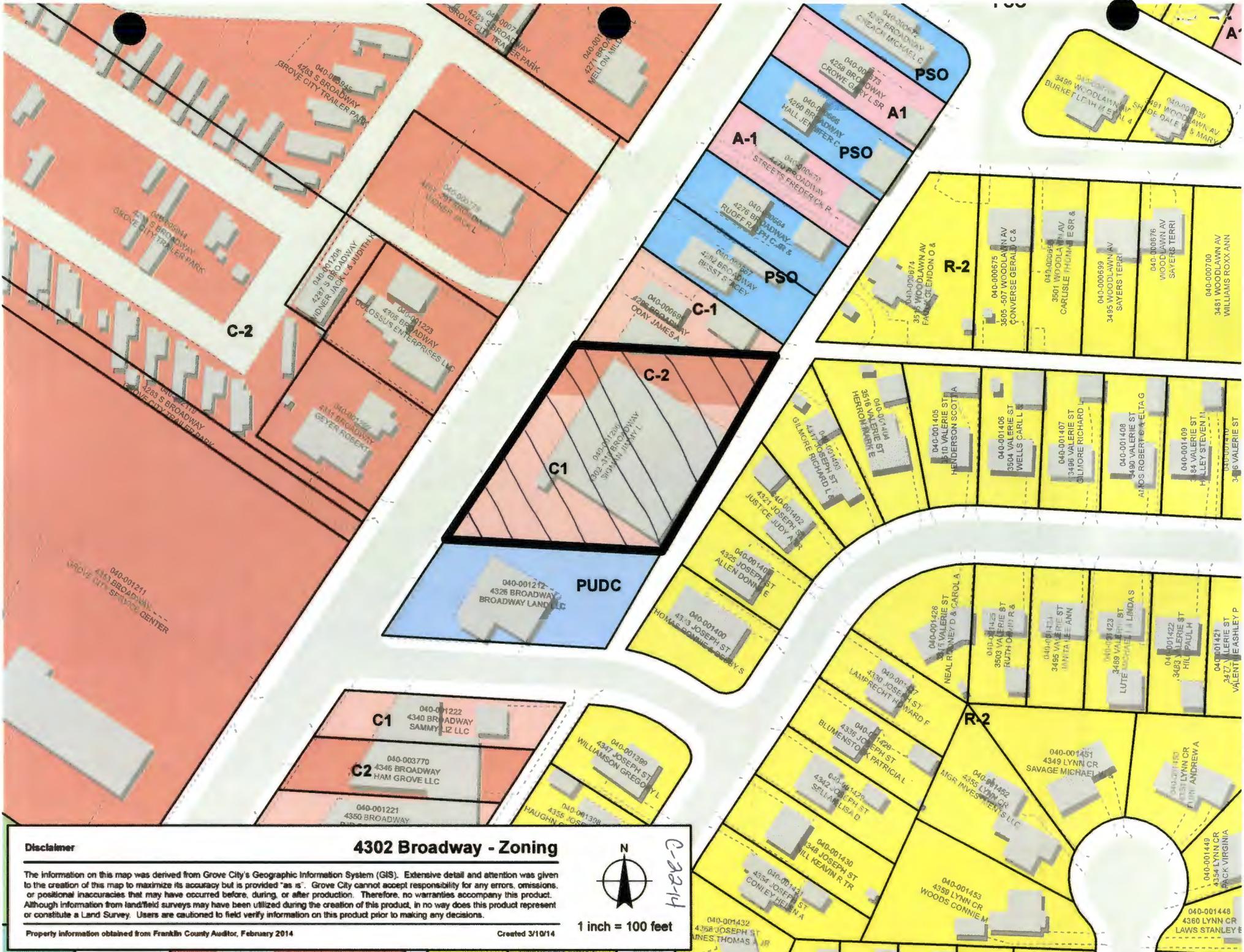
Ac of

(040)

1206



This instrument prepared by Thomas R. Clark, 3083 Columbus St., Grove City, OH 43123, Attorney at Law.



**Disclaimer**

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

Property information obtained from Franklin County Auditor, February 2014

Created 3/10/14

**4302 Broadway - Zoning**

1 inch = 100 feet

C-2-14

Date: 05/12/14  
Introduced By: Ms. K-McGraw  
Committee: Lands  
Originated By: Plan Comm  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-26-14  
1st Reading: 05/19/14  
Public Notice: 5/22/14  
2nd Reading: 06/02/14  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-26-14

### AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE, SECTION 3, PART 2

WHEREAS, Meadow Grove, Section 3, Part 2, a subdivision containing lots 90 to 110 inclusive, has been submitted to Council for their consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

**SECTION 1.** The Plat of Meadow Grove, Section 3, Part 2 situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6840, containing 8.133 acres of land, more or less. Said 8.133 acres being part of those tracts of land conveyed to Rockford Homes, Inc., by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

**SECTION 2.** Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

**SECTION 3.** This ordinance shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:  
Effective:

\_\_\_\_\_  
Richard L. Stage, Mayor

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance  
is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law

Date: 05/12/14  
Introduced By: Ms. K-McGraw  
Committee: Lands  
Originated By: Plan Comm  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-27-14  
1st Reading: 05/19/14  
Public Notice: 5/22/14  
2nd Reading: 06/02/14  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-27-14

### AN ORDINANCE TO ACCEPT THE PLAT OF MARGIE'S COVE SECTION 2, PART 3

WHEREAS, Margie's Cove, Section 2, Part 3, a subdivision containing lots 77 to 88 inclusive, has been submitted to Council for their consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

**SECTION 1.** The Plat of Margie's Cove, Section 2, Part 3, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1383, containing 4.221 acres of land, more or less. Said 4.221 acres being part of those tracts of land conveyed to Grand Communities, LTD, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

**SECTION 2.** Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

**SECTION 3.** This ordinance shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:  
Effective:

\_\_\_\_\_  
Richard L. Stage, Mayor

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance  
is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law