

2023



NEWARK DEVELOPMENT PARTNERS ANNUAL REPORT



Photo by Lindsey McCutchan

To Our Stakeholders

Newark continues to shine and earn compliments from other communities in addition to positive remarks from our own area. Our 2023 Annual Report identifies continued growth, improvement and positive changes in our City.

Heritage Ohio (organized to recognize and support historic restoration and downtown revitalization) continues to applaud Newark's progress and direction. They have announced their Annual Conference here again in 2024, which will be the 2nd time in 5 years that Newark has hosted the state-wide conference. This is unprecedented as one of the 3 large Ohio cities is the more customary site for their annual meeting. We are proud of our growth and direction being recognized by Heritage Ohio.

The next sewer separation project for Newark will occur on South Second Street, from the rail line to the river. This improvement will mirror the improvements on South Fourth Street and be a wonderful gateway to the ball park area in south Newark.

Notable actions in 2023 are several:

- The sale and subsequent improvements and renovation to the former church just north of downtown at 169 Hudson Avenue
- The decision to engage OHM to lead the update in NDP's forward-looking Strategic Plan
- The purchase of the parking lot just south of the Historic Newark Arcade, and subsequent location of NDP's offices on the first floor of the Newark Trade Tower building
- The continuation of improvements to the Historic Arcade, made possible by community support of over \$12 million in donations and pledges in addition to millions of dollars in state and federal tax credits and specialized grants
- The professional renovation work being done by Robertson Construction that will allow NDP to host a celebratory re-dedication of the Historic Arcade planned for October 2024
- Extensive planning on a potential new and very much needed downtown parking tower
- The changing of NDP's board responsibilities naming Mary Albright as Vice Chair, assuming the charter role of Vice Chair formerly held by NDP founding principal Jerry McClain
- The addition of new board members Veronica Patton, Vice President of Development & Public Relations of Licking Memorial Hospital, & John Uible, retired vice president of The Park National Bank
- Efforts of the NDP board to identify a prospective Executive Director of NDP to replace Fred Ernest who plans to retire in 2024. While Fred's replacement will not be easy; we are pleased to report we have received a very good response from interested candidates for Fred's position

Progress in Newark, Ohio continues. We are fortunate to have a strong, capable and engaged board of directors along with our committed Newark Mayor Jeff Hall, in a record 4th term as mayor in our city. We appreciate as well working with an informed and supportive city administration and city council. Together, we have accomplished a great deal and are excited about Newark's future.

We conclude with a sad note about the passing of Herb Murphy, one of Newark's strongest supporters. Herb and his family were dedicated to seeing Newark progress, and NDP was the beneficiary of Herb's kindness and significant investments to help us move forward. We are forever grateful for Herb's leadership and support.



Fred Ernest
Executive Director



Dan DeLawder
Chair



Mary Albright
Vice Chair

	Commerce Building	Historic Arcade	General & Other	Total
Current Assets				
Cash	\$ -	\$ 61,932	\$ 223,137	\$ 285,069
Pledges Receivable		\$ 6,302,060		\$ 6,302,060
Other			\$ 98	\$ 98
Total Current Assets	\$ -	\$ 6,363,992	\$ 223,235	\$ 6,587,227
Other Assets				
Investment		\$ 4,992,166	\$ 599,858	\$ 5,592,024
Property & Equipment				
Net of Depreciation	\$ 968,677	\$ 808,582	\$ 550,325	\$ 2,327,584
Total Assets	\$ 968,677	\$ 12,164,740	\$ 1,373,418	\$ 14,506,835
Current Liabilities				
Note payable	\$ 35,643	\$ 13,882	\$ 8,496	\$ 58,021
Net Assets	\$ 933,034	\$ 12,150,858	\$ 765,064	\$ 13,848,956
Total Liabilities & Net Assets	\$ 968,677	\$ 12,164,740	\$ 1,373,418	\$ 14,506,835

	Commerce Building	Historic Arcade	General & Other	Total
Revenue				
Administrative Fee	\$ -	\$ -	\$ 6,950	\$ 6,950
Rental Income	\$ 249,755		\$ 19,964	\$ 269,719
Donations		\$ 2,180,947	\$ 134,550	\$ 2,315,497
Grants			\$ 110,000	\$ 110,000
Other			\$ 5,984	\$ 5,984
Special Projects			\$ 690,612	\$ 690,612
Total Revenue	\$ 249,755	\$ 2,180,947	\$ 968,060	\$ 3,398,762
Expenditures				
Payroll, benefits, taxes, legal/professional fees, insurance, and misc.			\$ 267,582	\$ 267,582
Building Expense	\$ 93,065	\$ 176,353		\$ 269,418
Depreciation	\$ 13,067	\$ 12,681		\$ 25,748
NDP Project Expense			\$ 576,215	\$ 576,215
Community Special Projects			\$ 119,926	\$ 119,926
Other			\$ 12,347	\$ 12,347
Total Expenditures	\$ 106,132	\$ 189,034	\$ 976,070	\$ 1,271,236
Total Revenue less Expenditures	\$ 143,623	\$ 1,991,913	\$ (8,010)	\$ 2,127,526



Arcade Progress

The Historic Newark Arcade saw many changes in 2023. As the revitalization progressed, the building visibly started to come back to life. The skylight in the main corridor is almost complete, with only one section, the cupola, being the last to be restored. Ground level commercial storefronts are all finished and awaiting glass and doors. Apartments on all three sides (South, West and East) have been framed and utilities have been roughed-in. The mechanical, electrical, plumbing, HVAC and fire protection elements continue to be installed throughout the building, with much of that work being completed in 2023. Executive Director Fred Ernest and Administrative Manager Megan Ernest have been working to find the best tenant mix for the commercial side of the Arcade and look forward to announcing tenants in 2024. Teams at Robertson Construction and Schooley Caldwell have been instrumental in ensuring the project goes smoothly, and we are thankful for their expertise as they guide NDP towards the finish line. We continue to also work with Reece Thompson from Flicker-lit Productions to capture the progress at the Arcade in both still photos and video. Together with Thompson, NDP will create a documentary about the Arcade Renovation near the end of the project. NDP looks forward to celebrating conclusion of renovation of the Historic Newark Arcade with the community in October 2024. To learn more about the Historic Newark Arcade, please visit www.historicnewarkarcade.com



Arcade Affair Event

On August 17 Newark Development Partners hosted its first donor appreciation event, the Arcade Affair. The evening was filled with tours of the Arcade, a presentation by Chair Dan DeLawder and Executive Director Fred Ernest, and celebration of the great support the community has poured into this project. DeLawder and Ernest shared during their presentation the progress of the revitalization of the Historic Newark Arcade. The new branding for the Arcade was released; special

thanks to the team at Scholar House Media for creating a logo and brand that will elevate the Arcade to new heights. Items also were auctioned to help raise new funds for the Arcade, which included the original ink sketch of the Historic Newark Arcade by Randy Rose and several catered events by Licking Memorial Health Systems. We are grateful for our board member, Veronica Patton, and her team at LMH for all they did to make the event successful.



Board Changes

NDP said goodbye to board member Bill Spurgeon in December, 2023. Director of Human Resources for the City of Newark, Bill concluded his term with the NDP board after serving three years. Thank you to Bill for your efforts to support NDP during your time as a board member! In 2024, we welcomed to the NDP Board Brandon Fox, Water Administrator for the City of Newark.

Sarah Reese Wallace Way

Several years ago, the City of Newark began to name streets around the Downtown after people who have influenced the city in a positive way. On May 15, NDP and the City gave a tour of the Arcade to Sarah Wallace and others, and on Third Street, just outside the Arcade, she was surprised when presented with her own street name. Thank you to Sarah for all she has done to support the City of Newark, NDP and the Historic Arcade.

Newark Commerce Center

The Newark Commerce Center, donated to NDP by Herb Murphy, continues to thrive in 2023. Near the end of 2023 several businesses moved out of the Commerce Center, but we are working with a few prospective tenants to fill that space.



Draft rendering for the parking garage in Downtown Newark.

Parking Garage

NDP continues to leverage its unique ability to combine public and private partnerships. With the city, NDP is planning to build a parking garage downtown on South 4th Street. This needed garage is anticipated to be five levels and include surface level parking and EV charging stations. Additional opportunities on the parking garage site include the Fourth Street frontage that may be developed. Once construction of the garage begins and development is initiated on adjacent parcels, it is estimated that an average of 150 cars currently parked on those parcels will be displaced per day. We anticipate that the parking garage will be able to accommodate approximately 400 vehicles when completed.



NDP Board of Directors & Staff (left to right): Noble Snow, John Uible, Brian Morehead, Bill Spurgeon, Veronica Patton, Fred Ernest, Dan DeLawder, Steve Layman, Jennifer McDonald, Mary Albright, David Rhodes & Megan Ernest

2023 Board of Directors

Mary Albright, Retired Partner

Reese Pyle Meyer PLL

Dan DeLawder, Retired CEO

The Park National Bank

Steve Layman, Associate Broker

Shai-Hess Commercial Real Estate

Jennifer McDonald, President & CEO

Licking County Chamber of Commerce

Brian Morehead, City Engineer

City of Newark

Veronica Patton, Vice President Development & PR

Licking Memorial Health Systems

David Rhodes, Service Director

City of Newark

Noble Snow, CPA, Retired Partner

Wilson, Shannon & Snow Inc

William Spurgeon, HR Director

City of Newark

John Uible, Retired Vice President

The Park National Bank

Officers & Staff

Fred Ernest, Executive Director

Dan DeLawder, Chair

Mary Albright, Vice Chair

Steve Layman, Secretary

Noble Snow, Treasurer

Megan Ernest, Administrative Manager

Newark Development Partners is a collaborative venture engaging the public and private sectors dedicated to incentivizing investments in Newark, Ohio in order to sustain economic development, create jobs and further improve the business, individual and residential living areas of our vibrant and attractive city. NDP is a 501(c)(3) organization formed in 2012 under the Ohio Revised Code as approved by the City of Newark Administration and Council.