



NEWARK  
DEVELOPMENT  
PARTNERS



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# ANNUAL REPORT

2020

# We invest in our community

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Newark Development Partners (NDP) is pleased to present a summary of last year within a context no one expected: the COVID-19 virus and global pandemic. Historic, successful practices within our national, state and local communities were forced to change dramatically. Remote work became commonplace. Restaurant, cultural and entertainment venues came to a screeching halt. Travel was discouraged and strictly limited. Our environment changed drastically and was well beyond our control.

Yet with all the precautions, lives were lost, locally and in our nation. One life lost was one too many. But we remain grateful for our first responders, police and fire department professionals, and those on the front lines of our health care delivery systems for their unparalleled willingness to assume additional risks in doing their jobs which saved countless lives.

In record time, vaccines were developed and began to be administered in early 2021. American ingenuity and hard work combined with science and intellect should allow us to enjoy more social interaction in 2021.

In spite of the unprecedented challenges last year, we are pleased to report another year of success. The balance of this report focuses on several major themes we addressed in 2020:

- The Historic Downtown Newark Arcade
- The Licking County Task Force on Homeless
- Designated Outdoor Refreshment Area (DORA)
- The former church and connected parcels on Hudson Avenue north of downtown
- Blighted property on West Main Street west of downtown
- Year-end Financial Position and Statement of Activity in 2020

Economic development in Newark continues as the primary function of NDP. We will focus on the implementation of Vision 2028, almost all of which was tabled last year due to the pandemic. We also continue working with qualified investors and developers to consider improvements in Newark that include an increase in single and multi-family housing as well as additional business and commercial activity prompted in part by our actions.

NDP reinvests excess funds, both earned and contributed, into meaningful projects within our city. We commend Mayor Hall and his administration and the Newark City Council for their forward thinking and proactive support of our efforts that combined, make our city stronger than ever.

We are a public organization that meets once per month on a published schedule and welcome participation from our citizens. Last year we reluctantly accepted the resignation of Mark Mauter, a charter member of our board, and greatly appreciate his many contributions to our success. We also welcomed Bill Spurgeon, Newark City Human Resources Director, as a new member of our board. We are fortunate to be governed by a strong board and conclude by extending our gratitude to our officers and directors for their dedication to our mission.



Fred Ernest  
Executive Director



Dan DeLawder  
Chairman





As the City of Newark's economic development arm, NDP's business plan focuses on revenue generated from various real estate holdings, grants, and donations that are reinvested into the City through various programs, projects and community needs. Our projects last year ranged from development, City Vision Planning, job creation and city infrastructure to the homeless population, blighted property acquisition and cleanup, supporting foster children programs, and more!

## 2020: An exceptional year for NDP

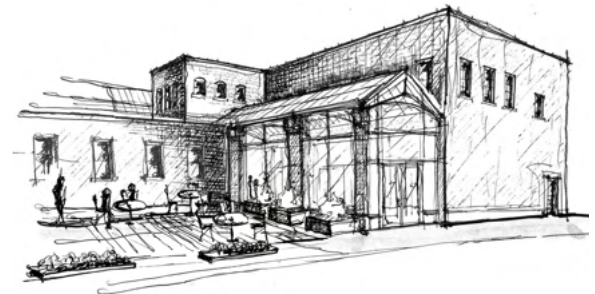
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NDP's focus on cleaning up areas of our town and providing leadership addressing homelessness was significant. We also, in spite of the pandemic, further implemented Newark's Vision Plan 2028. NDP continues to work with Mayor Hall, his administration, and Newark City Council to meet the economic development vision for the City of Newark.

### Historic Downtown Newark Arcade

The Arcade, built in 1908, was purchased November 22, 2019. It has been a safety and cleanup project ever since. Termites and pests were eliminated and fire hazards were addressed. Physical building stabilization and planning has been intense and ongoing since the purchase. Twenty 30-yard dumpsters of trash and worthless property was removed. HVAC, roofing, electrical, plumbing, security and various other issues have been addressed to secure the facility.

We worked with local firm Northpoint Architecture and highly-recognized architectural firm Schooley Caldwell, specializing in historical rehabilitation, to bring the Arcade back to life. It is now estimated that the renovated Arcade can house up to 24 businesses, generate over 160 jobs, and provide 19 additional housing units Downtown.



PROPOSED RENDERING OF SOUTH ENTRANCE

The project is expected to generate approximately 225 temporary construction jobs. Our next steps include continuing to raise funds coupled with gaining historic state of Ohio tax credits to parallel the awarded federal historic tax credits.

### Addressing Chronic Homelessness

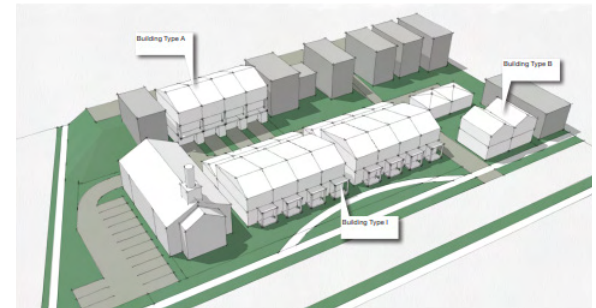
NDP worked with **Licking County United Way** leaders to co-lead a task force to end chronic homelessness in Newark and Licking County:

- Helped raised funds to support the effort;
- Hired a consultant that provided solutions to end chronic homelessness;
- Hired a second consultant to identify how to implement a low barrier shelter;
- Continued to address the former Family Dollar Store which led to Saint Vincent de Paul Society announcing its plan to establish a thrift store to help fund other homeless initiatives; and
- Continued working with a Homeless Volunteer Group to identify long-term emergency housing and funding options in the county.

## 169 Hudson Avenue Property Donation

NDP accepted the donation of a church and six parcels at **169 Hudson Avenue**. The 2-acre site extends into a blighted area west including Elmwood Avenue. In addition, NDP purchased a house and garage that backs up to the church and was a boarded-up property, since demolished.

NDP is in the early stages of planning redevelopment of this portion of the Historic Hudson Avenue District, north of Route 16, south of St. Clair, and east of Mount Vernon Road. A comprehensive professional study and plan of the area is underway intending to provide single family housing while hopefully retaining the former church building on the site. NDP's efforts should serve as a catalyst for further improvement in the surrounding area.



HUDSON AVENUE DEVELOPMENT PLANS

## Blighted Property Cleanup

- Agreed to purchase three lots on West Main Street, west of Downtown, that are an eyesore and neighborhood nuisance. NDP purchased the property in early 2021 and began immediately addressing the cleanup needs to determine best future alternatives.
- Worked closely with the **Licking County Land Bank** to reduce blighted and discarded properties and assist with the cleanup and marketing of select properties.



PROPERTY CLEANUP ON ELMWOOD AVENUE



PROPERTY CLEANUP ON WEST MAIN STREET [BEFORE]



PROPERTY CLEANUP ON WEST MAIN STREET [AFTER]

## Downtown Improvements

NDP coordinated a contract with a developer to build a project consisting of **market rate apartments, condos, public parking and commercial properties** in Downtown. Recruitment of the developer was the result of a comprehensive study NDP funded for a 2.2-acre site in Downtown. This development will house residents generating additional income tax for our schools and city. Groundbreaking for the new project may begin as early as July 2021. The project is contingent upon building code, city approval, builder approval, and community acceptance.

NDP led the creation of a **Designated Outdoor Refreshment Area (DORA)** for Newark. With COVID limiting outside dining, DORA allows a larger footprint for outdoor dining, cocktails and activity. This will help promote Downtown businesses, encourage economic development, and increase Downtown business activity.

# Financial Summary

## Statement of Activity 2020

REVENUE	Commerce Building	Historic Arcade	General & Other	Total
Administrative fee	\$ —	\$ —	\$6,004	\$6,004
Rental income	199,043	46,206		245,249
Donations		2,297,250	246,795	2,544,045
Grants			60,000	60,000
Other			50,802	50,802
Special projects			82,431	82,431
<b>Total revenue</b>	<b>\$199,043</b>	<b>\$2,343,456</b>	<b>\$446,032</b>	<b>\$2,988,531</b>
<b>EXPENDITURES</b>				
Payroll, benefits, taxes, legal/professional fees, insurance, and miscellaneous			149,111	149,111
Building expense	87,215	162,208	3,009	252,432
Depreciation	31,447	8,696		40,143
NDP project expense			83,291	83,291
Community special projects			49,506	49,506
Other			10,986	10,986
<b>Total expenditures</b>	<b>118,662</b>	<b>170,904</b>	<b>295,903</b>	<b>585,469</b>
<b>Total revenue less expenditures</b>	<b>\$80,381</b>	<b>\$2,172,552</b>	<b>\$150,129</b>	<b>\$2,403,062</b>

## Summary Statement of Financial Position at December 31, 2020

	Commerce Building	Historic Arcade	General & Other	Total
Current assets	\$ —	\$2,263,382	\$69,316	\$2,332,698
Total assets	988,075	3,100,090	386,765	4,474,930
Current liabilities	13,460	700	2,355	16,515
Net assets	974,615	3,099,390	384,410	4,458,415
<b>Total liabilities and net assets</b>	<b>\$988,075</b>	<b>\$3,100,090</b>	<b>\$386,765</b>	<b>\$4,474,930</b>





NEWARK  
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PARTNERS

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Newark, OH 43058-4532

RETURN SERVICE REQUESTED

## Board of Directors

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**Mary Albright**  
*Partner, Reese Pyle Meyer FLL*

**Jennifer McDonald**  
*President & CEO, Licking County Chamber of Commerce*

**Brian Morehead**  
*City Engineer, City of Newark*

**Anne Peterson**  
*Vice President, Licking Memorial Health Systems*

**David Rhodes**  
*Service Director, City of Newark*

**Noble Snow, CPA**  
*Partner, Wilson, Shannon & Snow LLC*

**William Spurgeon**  
*Human Resources Director, City of Newark*

## Officers

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**Fred Ernest**  
*Executive Director*

**Dan DeLawder**  
*Chairman*

**Jerry McClain**  
*Vice Chairman*

**Stephen Layman**  
*Secretary*

**Cheri Hottinger**  
*Treasurer*

## Our Mission

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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.

**We love to hear from you.** Email us at [info@newarkcic.com](mailto:info@newarkcic.com) or write to NDP, Post Office Box 4532, Newark, OH 43058-4532