



2024

# Newark Development Partners Annual Report

## **The Historic Newark Arcade**

Five years after Newark Development Partners (NDP) purchased the former “Arcade Mini-Mall,” NDP’s board of directors along with staff and several civic leaders were overjoyed to rededicate the Historic Newark Arcade on December 31, 2024. The Arcade received its certificate of occupancy in December and tenants began to move into their retail spaces in the first few weeks of 2025.

The first event held in the newly renovated Arcade was the donor appreciation gathering on January 25, 2025. Donors enjoyed a sneak peek of the building, the donor recognition wall and floor, and brunch provided by Licking Memorial Health Systems. The event was a hit, thanks to Veronica Patton and the LMH team for their hard work. NDP is grateful for the support of over 100 donors who collectively pledged more than \$13 million towards the restoration project!



**East Façade at the Historic Newark Arcade.**

The Arcade officially opened its doors to the public on Friday, February 8, 2025 with several businesses; the first indoor winter farmers’ market in partnership with the Canal Market District occurred that afternoon. Nearly 2,000 people visited the Arcade that day to see the completed project, visit the market and support the businesses in the Arcade.

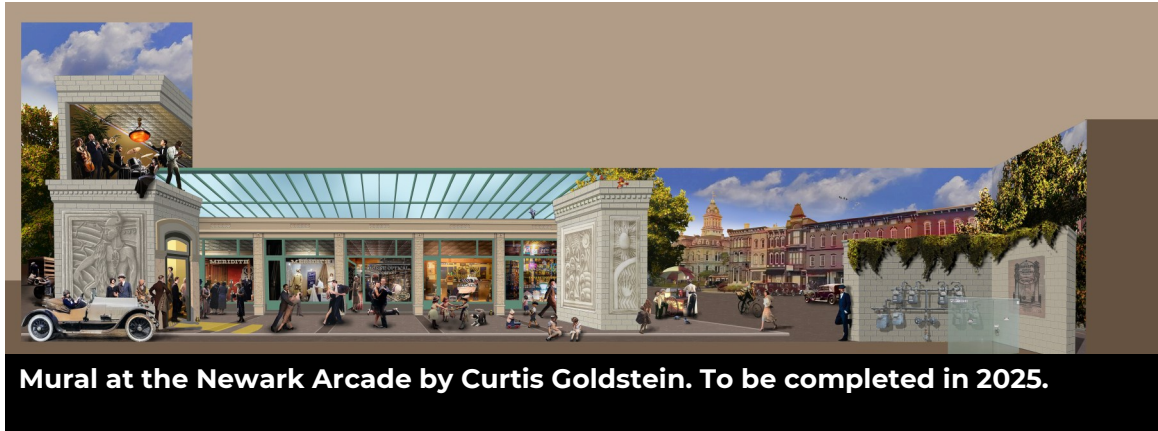
Mayor Hall and his team along with City Council played a huge role in supporting the renovation of the Historic Newark Arcade for which we are grateful beyond words.



**Donors at the Donor Appreciation Brunch on January 25, 2025.**

Robertson Construction Services and sub-contractors were incredible partners. Christian Robertson, Dean Locher, Blake Swick, Kurt Simross, Bobby Vahalik, Nick Conger and Steve Sabo were key members of the Arcade renovation team. Their attention to detail and passion for this project resulted in the best completed product we could possibly imagine, while retaining historic elements of the building.

Additionally, thanks to Lou Reese and the Gilbert Reese Family Foundation, a mural by Curtis Goldstein was commissioned on the southwest façade of the Arcade. The mural depicts key elements of the Arcade as well as other notable features in Newark and Licking County. The mural is scheduled to be completed in 2025.



PJ Sullivan and Megan Ernest continue to lease retail spaces with high quality tenants and rent the new residential units. Once filled, the building will house 17 renter-occupied apartments, two short-term overnight residential rentals and 21 commercial businesses.



Arcade Leasing Co.	Image Salon
The Archive: Bottle Shop & Lounge	Lady Monarch
BALL HILL The Arcade	Licking County Arts Association
Beauty Bar 781	Marketing & Main
Damaged Image	Martha's Bath & Body
Dance Joy Studios	OhioTRUE
Downtown Ice Cream Parlor	Phone Doctor of Newark
Fantuzzo's	Sagebrush Art Studios
Holland's Book Nook	Vintage Grind Coffeehouse

## **Parking Garage Update**

The groundbreaking ceremony was held for the new downtown parking garage on July 17, 2024. Construction will conclude later in 2025 resulting in a 400+ space parking garage. The parking garage received \$1.8 million in federal funding with the city and several key donors providing the remaining funding for the garage. We are so pleased that the garage will alleviate the parking challenges in downtown Newark.

Thanks to Jerry McClain and his foresight in acquiring the parking garage site and surrounding properties for future development.



**NDP Board and other community stakeholders at the parking garage groundbreaking on July 17, 2024.**

## **Fred's Retirement**

On December 31, 2024 Fred Ernest retired from NDP. Fred was our sole Executive Director since NDP's inception in 2012. His dedication to NDP and the City of Newark was honored at a retirement dinner in January 2025. While Fred is missed, he remains in our community supporting Newark in many other ways.

## **Introduction of Patrick Sullivan**

Patrick "PJ" Sullivan was hired as NDP's second Executive Director in the summer of 2024. He began with NDP in August and dove into multiple projects. PJ comes to NDP after working with Limited Brands for the past decade. A longtime resident of Newark, PJ is excited to work in the community in which he lives as he continues to lead NDP's mission.

## **Introduction of Carol Gregory**

We welcomed Carol in 2024 as additional internal NDP support and greatly appreciate the talent she brings to us. She joins Megan Ernest who continues as our invaluable Administrative Director and incidentally was largely responsible for the content and theme contained in this annual report! Additionally, Megan has been a true champion of rental space within the Historic Arcade.

## **Board Changes**

At the end of 2023 NDP board member Bill Spurgeon completed his term on NDP's Board. We appreciated Bill for his service to NDP. His director position was filled in 2024 by Brandon Fox, Water Superintendent for the City of Newark. Brandon's talent and support is welcomed and greatly appreciated.

## **Commerce Center**

The Newark Commerce Center continues to be an important economic development asset for NDP. Several new tenants moved into the Commerce Center in 2024; the building was 100% occupied at 12/31/2024.



**Bill Spurgeon was presented a plaque of appreciation at his final board meeting with NDP.**

## **OHM Planning Study**

NDP engaged Aaron Domini and OHM Planners to conduct an updated long-range planning study for the City of Newark. The result provides a current guide to look beyond the Downtown to see how we can target and improve several different areas within the City. The study produced valued direction for the NDP team and will assist with furthering our mission in coming years.

---

## **In conclusion...**

NDP reaffirms its original commitment to focus on opportunities for growth in Newark, Ohio. Substantive progress has occurred over the past decade establishing a strong foundation for continued growth and success.

We end this message by expressing our gratitude to Mayor Hall, his administrative team and our Newark City Council for their leadership and support of Newark, Ohio. We remain excited and devoted to our agenda in 2025.

Dan DeLawder  
Board Chair

Mary Albright  
Vice Chair

PJ Sullivan  
Executive Director

	Commerce Building	Historic Arcade	General & Other	Total
Current Assets				
Cash	\$ -	\$ 96,277	\$ 48,170	\$ 144,447
Pledges Receivable		\$ 4,612,160		\$ 4,612,160
Other			\$ 71,989	\$ 71,989
Total Current Assets	\$ -	\$ 4,708,437	\$ 120,159	\$ 4,828,596
Other Assets				
Investment		\$ 11,515,485		\$ 11,515,485
Property & Equipment				
Net of Depreciation	\$ 928,170	\$ 720,754	\$ 506,316	\$ 2,155,240
<b>Total Assets</b>	<b>\$ 928,170</b>	<b>\$ 16,944,676</b>	<b>\$ 626,475</b>	<b>\$ 18,499,321</b>
Current Liabilities	\$ 27,867	\$ -	\$ 80,420	\$ 108,287
Note payable		\$ 3,281,229		\$ 3,281,229
Net Assets	\$ 900,303	\$ 13,663,447	\$ 546,055	\$ 15,109,805
<b>Total Liabilities &amp; Net Assets</b>	<b>\$ 928,170</b>	<b>\$ 16,944,676</b>	<b>\$ 626,475</b>	<b>\$ 18,499,321</b>

	Commerce Building	Historic Arcade	General & Other	Total
Revenue				
Administrative Fee	\$ -	\$ -	\$ 6,940	\$ 6,940
Rental Income	\$ 248,590		\$ 57,740	\$ 306,330
Donations		\$ 619,844		\$ 619,844
Grants			\$ 1,072,377	\$ 1,072,377
Other			\$ 30,138	\$ 30,138
Special Projects			\$ 2,550,604	\$ 2,550,604
<b>Total Revenue</b>	<b>\$ 248,590</b>	<b>\$ 619,844</b>	<b>\$ 3,717,799</b>	<b>\$ 4,586,233</b>
Expenditures				
Payroll, benefits, taxes, legal/professional fees, insurance, and misc.			\$ 389,881	\$ 389,881
Building Expense	\$ 82,552	\$ 80,052	\$ 5,138	\$ 167,742
Depreciation	\$ 33,701	\$ 10,351		\$ 44,052
NDP Project Expense			\$ 2,377,530	\$ 2,377,530
Community Special Projects			\$ 270,100	\$ 270,100
Other			\$ 49,671	\$ 49,671
<b>Total Expenditures</b>	<b>\$ 116,253</b>	<b>\$ 90,403</b>	<b>\$ 2,702,439</b>	<b>\$ 3,298,976</b>
<b>Total Revenue less Expenditures</b>	<b>\$ 132,337</b>	<b>\$ 529,441</b>	<b>\$ 1,015,360</b>	<b>\$ 1,287,257</b>

**Thank you to our many and generous donors of the Renovation of the Historic Newark Arcade**

The Gilbert Reese Family Foundation	Sara (DeLawder) Joyner & Tom Joyner	Duke Frost	Jonathan & Marcia Downes
LeFevre Foundation	Brent & Agata Dewey	Ali & Derek Gerdeman	Don & Tracy Ellington
The Jerry McClain Company	Lori Dorsey	Helen & Mayor Jeff Hall	Kristen & Jim Evers
Pat & Herb Murphy	The Energy Cooperative	In Honor of Donald D. & Rosemary Hill	James Francis
City of Newark	Chris & Fred Ernest and Family	Jeffrey A. Hotchkiss	Judy Franklin
The State of Ohio	First Federal Savings	Judge Deborah G. Lang	Franklin V. Frye & Philip F. Frye
Park National Bank	Richard & Ann Fryman	Jay & Cheri Hottinger	David & Kathy Fryman
The John & Mary Alford Foundation	Gummer Wholesale Inc. Rick & Kathy Gummer	In memory of Gene Layton	Jill & Andrew Guanciale
Ariel Corporation	Michele & Steve Layman	Licking County Chamber of Commerce	Bob & Ruth Handelman
Barb & Mike Cantlin	Layton Inc.	Roger & Melissa Loomis	Jeff & Heidi Harris
Diane & Dan DeLawder	Cyndi & Gerard Layton	Geraldine Marston	Constance & Steven Hawk
Heath-Newark-Licking County Port Authority	Matesich Distributing Co.	Eric Mason	Garrie & Lesley Hill
Licking County Land Bank	Cecil Mauger Charitable Trust	Jim & Amy Matesich	Sarah V. Howarth
Sarah & John Wallace	Sue & Doug Mill	Mattingly Family Foundation	Molly Ingold
Doug & Bev Donaldson	Alison & Matt Miller	Mark & Debbie Mauter	Patrick & Linda Jeffries
The Eckels Family	Doug Pricer	In Honor of Anthony & Sharon Montagnese	Victor A. & Barbara A. Joyner
Licking Memorial Health Systems	Reese Pyle Meyer Community Fund of the Licking County Foundation	Brian, Jennifer & Ian Morehead	Frank Kennedy
Licking County Foundation	Noble & Kathleen Snow	Newark Rotary Club	Bob Kent Jr.
Todd & Lori Londot Family	Sean & Stacey Weekley	Jack L. & Nancy G. Neely	Brenda Kutan
McConnell Donor Advised Fund of the Licking County Foundation	Weekley Electric, LLC	Jerry & June Nethers	Nancy LeBlanc
Jeanetta B. Pyle	Rita & Dennis Will	OHM Advisors	Doug Marston
Robertson Construction Services Inc.	In Grateful Appreciation of William R. Wilson	Veronica & Mark Patton	Margaretta & John Mathis
Christian & Michele Robertson	Judy & Lee Zazworsky	Lisa & David Rhodes	Jennifer & Shawn McDonald
Southgate Corporation	Mary Albright	Park & Holly Shai	Ann & Tom Mullady
Robert O'Neill Family	Chad & Lisa Arfons	Kelly & PJ Sullivan	Dustin & Cindy Neely
Joan & David Trautman	Jerry & Clara Ashcraft	Ken Warner	Bob & Kelly Parker
Gina A. Buckey	Spencer & Caileigh Barker	WCLT Radio Group	Anne & John Peterson
The Campolo Family	Tom & Beth Beattie	Joe L. & Sue W. Yee Fund of the Licking County Foundation	Rodney & Pamela Philipps
Coon Restoration & Sealants Inc.	Jim Bradley	Rick & Beth Black	Rick & Stacey Reed
Kevin & Nicole Cox	Ryan & Jennifer Bubb	Todd & Melanie Bogdan	Susan J. Reid
Cummiskey Family	Brady & Annie Burt	Nancy F. Br��d��	Martha Rowland
The Dawes Arboretum	Steve & Jenny Coon	Tom & Leonor Button	Dave & Tickie Shull
Matt DeLawder & Sarah (Loveridge) DeLawder	Eschol & Dorothy Curl	Laurie Yost Clements & Janet Yost Maney	Steven & Diane Snow
	Nancy & Bob Dix	Jim & Ellen Cooper	Susan & Bill Spurgeon
	Megan & Tanner Ernest	Jim & Karen Dellner	Laura Tussing & Josh Bruce
	Mark & Meghan Fraizer		Julie & John Uible
			Jim & Pattie Weisent
			Patty Whisman

Donor list as of 5/1/2025

## 2024 Board of Directors

**Mary Albright, Retired Partner**

Reese Pyle Meyer PLL

**Dan DeLawder, Retired CEO**

The Park National Bank

**Brandon Fox, Water Administrator**

City of Newark

**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

**John Uible, Retired Vice President**

The Park National Bank



## Officers & Staff

Dan DeLawder, Chair

Mary Albright, Vice Chair

Steve Layman, Secretary

Noble Snow, Treasurer

PJ Sullivan, Executive Director

Fred Ernest, Past Executive Director

Megan Ernest, Administrative Director

Carol Gregory, Accountant



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.