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✉ EWEESE@BIZJOURNALS.COM

📞 614-220-5450

🐦 @EVANWEESEBIZ1ST

### ▶ DONE DEAL



Purchase



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### KAUFMAN DEAL KEEPS COMPANY INTERESTED IN URBAN COLUMBUS

**Transaction:** Sale of two buildings, parking lot and vacant land in the Short North.

**Address:** 23 W. Second Ave., Columbus

**Buyer:** Kaufman Development

**Seller:** International Brotherhood of Electrical Workers

**Price:** \$3.25 million

**Financing:** \$2.7 million mortgage from WesBanco Bank Inc.

**Property size:** 1.6 acres over seven parcels

**Notable:** The buyer's CEO, Brett Kaufman, declined to comment on redevelopment plans for the site. But his company has been active in downtown, co-developing with Daimler Group the \$50 million 12-floor 250 High office-and-residential building that opened last year. They also have plans for a 12-story mixed-use tower at the corner of Rich and Third streets. The labor union is selling its home since the 1950s and will move 10 workers this summer to 939 Goodale Blvd.

### ▶ PEOPLE

#### SCOTT HEITKAMP



Named chief financial officer of the Columbus Foundation. Heitkamp, controller for the Dispatch Media Group, publisher of the *Columbus Dispatch*, starts the job July 1, succeeding Raymond Biddiscombe who is retiring after 26 years in the role.

# Old Hilliard gets new landmark

## STARLINER DINER SITE IN LINE FOR \$30 MILLION PROJECT

Developers Michael Kelley and John Royer watched this week as a backhoe cleared debris from the base of a forlorn grain elevator in Hilliard, explaining how the 1940s structure would be incorporated into their creative mixed-use development.

"All that concrete needs to be restored, which is expensive," said Kelley of Kelley Cos., working in a joint venture with Kohr Royer Griffith LLC and Robert Weiler Co.

WRK Development LLC's \$30 million-plus Landmark Lofts project, finally underway after years of planning, will bring 204 apartments and 14,000 square feet of retail and restaurant space to a 6.3-acre site off Cemetery Road in Old Hilliard.

The project was opposed by some residents who were worried about a glut of apartments coming to the suburb.

But city officials last year created a tax-increment financing district for an extension of Franklin Street, supporting Landmark Lofts for its walkability and upscale amenities such as a heated pool, fitness center, clubhouse and bike trails.

"This is particularly appealing to young professionals and baby boomers who are looking for connected, sustainable and fulfilling life experiences – all conveniently located close to home," Hilliard City Council said in a memo posted online after the TIF's approval in November.

"That's the only reason it's working (financially)," Kelley said of the redirected property taxes under the TIF. "Even with it, the (margins) are very thin."

Craig W. Murdick Architect Ltd. of Columbus is the project's architect, and Elford Development Ltd., also of Columbus, is managing construction.

The street is expected to be completed next spring, with Landmark



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RENDERINGS COURTESY KELLEY COS.



Landmark Lofts will incorporate an old grain elevator. The project off Cemetery Road is expected to have 204 apartments, retail and restaurant space when it opens in summer 2017. Co-developers John Royer, top left, and Michael Kelley.

Lofts scheduled for completion by summer 2017.

#### New diner for Starliner

The venerable Starliner Diner had originally planned to take street-level space in a Landmark Lofts building, vacating its 21-year home at 5240 Cemetery Road.

Starliner still will relocate to make way for the extension of Franklin Street, but to a former post office



Molly Mahoney

building at 4121 Main St., a half-mile away.

"They needed to shut us down for about a year, which is a death sentence," owner Molly Mahoney said of the decision to relocate the restaurant elsewhere.

The restaurant's new space will be larger, at 3,300 square feet compared to 2,800 square feet, and the company is spending "hundreds of thousands of dollars" on a renovation by Drew Berlin Builders of Westerville.

Starliner's last day on Cemetery Road is May 8, with its move planned in the following weeks.

### COMING SOON

#### NEW IN OLDE TOWNE

Kohr Royer Griffith Inc. and Metropolitan Holdings Ltd. are moving ahead with plans for a mixed-use project at a gateway to Olde Towne East in Columbus. The joint venture earned approval from

the Near East Area Commission for their revised version of a three-story building at 122 Parsons Ave. calling for 78 apartments and 3,300 square feet of street-level retail space. The proposal is expected to go before the city



Development Commission on May 12. "We're excited because Olde Towne East seems like it's progressing and doing well. Hopefully this can be a catalyst for more development," KRG President John Royer said.

### WHAT'S NEXT?

#### WAITING IN WORTHINGTON

A 30,000-square-foot medical office building is coming to High Street in Worthington, but plans have been shelved for a makeover of a 42-acre campus there owned by United Methodist Children's Home. The social services agency will build the office building with Lifestyle Communities west of High Street between Wesley Boulevard and Larrimer Avenue. For years the two had discussed plans to redevelop the campus with housing, offices, stores and public green spaces. UMCH and Lifestyle Communities continue exploring other uses for the site, the city said on its website.