



MUNICIPAL BUILDING  
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**To:** Mayor, Members of Council and City Administrator

**From:** Jason Carr, CPA, Finance Director

**Date:** April 25, 2025

**RE:** Paddock Pub Operating Analysis – Lessor/Lessee Square Footage

The Administration met with Paul Clark, owner of the The Paddock Pub (“the Licensee”) on April 24, 2025 to discuss the Financial Operating Analysis (“the Analysis”) for the City of Groveport (the “City”) and The Paddock Pub dated April 1, 2025. The purpose of the financial analysis dated April 1, 2025 was to provide the Mayor, Members of Council, and the Administration a summary of cash receipts and cash disbursements as it pertains to the operations of the Golf Course Clubhouse (which includes both the City and Licensee) for the period January 1, 2019 through December 31, 2024 (“the period”). Further, the intent of this analysis was to provide the City’s investment in the golf course as it specifically relates to having a full-service restaurant and bar to compliment our eighteen (18) hole golf course.

The Licensee believed that the information contained in the Analysis was incorrect, identifying the omission of square footage used to calculate the correct proportionate share of costs as well as responsibilities for certain utilities, specifically electricity. Related to sharing utility costs, the golf course does not have multiple specific meters for electric, natural gas, sewer, etc. specific to golf course operations and restaurant operations. Therefore, in order provide consistency with other City owned leased properties, a proportionate share of costs, based on square footage, was provided in the report dated April 1, 2025 to show a reasonable, not exact, estimate of the costs subsidizing restaurant operations.

The report dated April 1, 2025 provided the following square footage use allocation for City and Licensee, based on information obtained from the Franklin County Auditor’s website, parcel #185-001333-00. The percentage of space allocated to the City and the Licensee was derived from Golf Course Clubhouse building plans obtained from the City of Groveport Building Department. The original calculation assumed that square footage would only be included for conditioned and finished spaces within the Golf Course Clubhouse (for example, the exclusion of the golf course maintenance barn behind the clubhouse and the clubhouse basement).

Description	Square Footage	% Allocated
City	3,409	27.60%
Licensee	8,943	72.40%
<b>Total Square Footage</b>	<b>12,352</b>	

### City and Licensee Square Footage Revision – Conditioned Spaces

Based on the Administration’s meeting with Licensee and the square footage omission concerns in determining the proportionate share of City and Licensee use, we have obtained a listing of total square feet for all City property located at 1005 Richardson Road, Parcel #185-001333-00, identifying all property, and allocating square footage which meets the definition of “conditioned space”. Finally, each item was then categorized as City, Licensee, or omitted space (see attachment from Franklin County Auditor website).

A "conditioned space" is an area within a building where the temperature and humidity are actively controlled, typically for human comfort. This is achieved through systems like heating, ventilation, and air conditioning (HVAC). Examples of conditioned spaces include living rooms, bedrooms, and offices in residential or commercial buildings. The following analysis provides an estimate of square footage allocated between City and Licensee based on “conditioned space” and use.

Description	Square Feet	Conditioned Space Sq. Feet	Unconditioned Space Sq. Feet	Percentage Conditioned Sq. Feet	City Sq. Feet Use	Licensee Sq. Feet Use	Sq. Feet Omitted From Calculation
Bath House	756	60	696	7.94%	60	0	696
<b>Basement*:</b>							
Beverage Room	80	80	0	100%	40	40	0
Furnace Room	210	210	0	100%	105	105	0
Storage (Crawl Space)	308	0	308	0%	0	0	308
Storage Space	100	100	0	100%	0	100	0
Storage Space	65	65	0	100%	65	0	0
Freezer	135	135	0	100%	0	135	0
Small Closet	31.5	31.5	0	100%	0	31.5	0
Common Area	332.5	332.5	0	100%	166.25	166.25	0
Guard House	864	0	864	0%	0	0	864
Clubhouse – 2 <sup>nd</sup> Floor	880	880	0	100%	540	340	0
Clubhouse – 1 <sup>st</sup> Floor	11,437	11,437	0	100%	2,838	8,599	0
Clubhouse Concrete Patio	498	0	498	0%	0	0	498
Clubhouse Offices	915	915	0	100%	668	247	0
Masonry Stoop	130	0	130	0%	0	0	130
Golf Maint. Barn	3,200	640	2,560	20%	640	0	2,560
Fence Chain Link	400	0	400	0%	0	0	400
Brick Patio	350	0	350	0%	0	0	350
<b>Totals</b>	<b>20,692</b>	<b>14,886</b>	<b>5,806</b>		<b>5,122.25</b>	<b>9,763.75</b>	<b>5,806</b>

\*- The Franklin County Auditor’s website incorrectly lists 4,800 square feet as the cart barn, however, it was determined this square footage is included in the total square footage of the basement of 6,062 square feet. Therefore, 4,800 square feet has been excluded from the table above.

Based on the revised analysis of total square footage located at 1005 Richardson Road, Parcel #185-001333-00 per the table on page 2, the proportionate share of City and Licensee use, meeting the definition of conditioned space, is estimated accordingly:

Description	Square Footage	% Allocated
City	5,122.25	34.41%
Licensee	9,763.75	65.59%
<b>Total Square Footage – Conditioned Use Space</b>	<b>14,886.00</b>	

**SUMMARY:** In summary, the intent of the lease agreement signed February 4<sup>th</sup>, 2016 was to provide favorable lease terms to any tenant so that the City could provide amenities to compliment our eighteen (18) hole golf course. The City would continue to operate and invest in the clubhouse, golf course, employees and tenant, to provide the best possible experience to all those who use the City facilities.

Based on the results as provided, the City would be responsible for maintaining an additional 6.81% of space while the Licensee would see a reduction, proportionately. However, this percentage change does not materially impact the total subsidy provided by the City of Groveport ultimately assisting Licensee operations as noted in the previous analysis dated April 1, 2025.

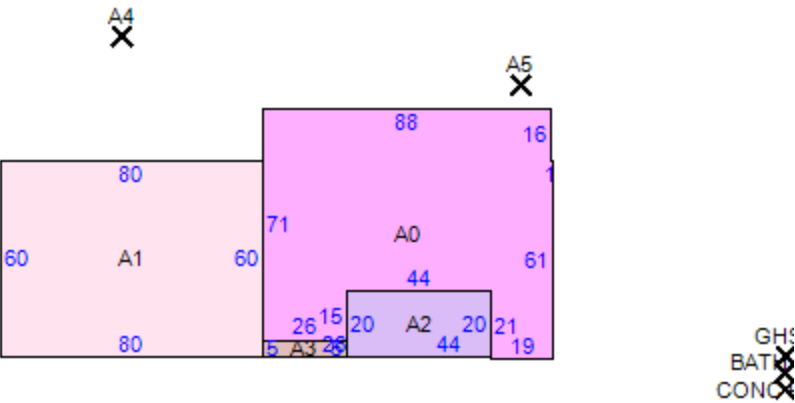
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Parcel ID: 185-001333-00

Map Routing: 185-O045H-03000

VILLAGE OF GROVEPORT

1005 RICHARDSON RD



Item	Area
BATH HSE - RBH:BATH HOUSE	756
- 101:UNF BSMT	6062
A1 - SKE:SKETCH ONLY	4800
EX PRT - EXP:EXEMPT PART	1408100
GHSE - OGS:GUARD HSE	864
A2 - SKE:SKETCH ONLY	880
A0 - 034:RETAIL STORE	11437
CONC PATIO - PD1:DET CONC PATIO	498
- 053:OFFICES	915
A3 - MSP:MASONRY STOOP	130
POLE BLDG - PB3:FR/MTL POLE BLDG 16FT HGT	3200
A4 - SKE:SKETCH ONLY	

FENCE CL 6 - FN1:FENCE CHAIN LINK LF -6	400
A5 - PD2:BRICK PATIO	350
GC A - G08:GOLF COURSE A	1
PAVING ASP - PA1:PAVING ASPHALT	950000
TBV - TBV:TOTAL BLDG VALUE	1474800
TX PRT - TXP:TAXABLE PART	66700

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