



## Legislation Details (With Text)

**File #:** 0173-2011      **Version:** 4

**Type:** Ordinance      **Status:** Passed

**File created:** 1/25/2011      **In control:** Finance Committee

**On agenda:** 2/28/2011      **Final action:** 3/2/2011

**Title:** To appropriate \$1,701,803.00 within the Special Income Tax Fund for the Finance and Management Department, Real Estate Management Office; to authorize the Finance and Management Director to renew, extend, and make rent payments for various lease agreements for the lease of office and warehouse space for the Department of Public Safety and the lease of office space for the Department of Development; to authorize the expenditure of \$1,586,803.00 \$1,541,803 from the Special Income Tax Fund. ; and to declare an emergency. (\$1,701,803.00)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD0173-2011 Leasecharts.xlsx

Date	Ver.	Action By	Action	Result
3/2/2011	4	MAYOR	Signed	
3/2/2011	4	CITY CLERK	Attest	
2/28/2011	3	Columbus City Council	Approved as Amended	Pass
2/28/2011	3	Columbus City Council	Amended to 30 day	Pass
2/28/2011	1	Columbus City Council	Taken from the Table	Pass
2/28/2011	3	Columbus City Council	Reconsidered	Pass
2/28/2011	2	Columbus City Council	Amended as submitted to the Clerk	Pass
2/28/2011	4	Columbus City Council	Amended to Emergency	Pass
2/28/2011	4	Columbus City Council	Approved as Amended	Pass
2/28/2011	4	COUNCIL PRESIDENT	Signed	
2/28/2011	4	COUNCIL PRESIDENT	Signed	
2/14/2011	1	Columbus City Council	Tabled to Certain Date	Pass
1/31/2011	1	FINANCE DIRECTOR	Reviewed and Approved	
1/31/2011	1	Finance Drafter	Sent for Approval	
1/31/2011	1	Auditor Reviewer	Reviewed and Approved	
1/31/2011	1	CITY AUDITOR	Reviewed and Approved	
1/31/2011	1	Finance Drafter	Sent for Approval	
1/31/2011	1	CITY ATTORNEY	Reviewed and Approved	
1/31/2011	1	Finance Drafter	Sent to Clerk's Office for Council	
1/28/2011	1	Finance Reviewer	Reviewed and Approved	
1/28/2011	1	Finance Reviewer	Reviewed and Approved	

1/27/2011	1	Finance Reviewer	Reviewed and Approved
1/26/2011	1	Finance Drafter	Sent for Approval

**BACKGROUND:** This ordinance authorizes the appropriation of \$1,701,803.00 within the Special Income Tax Fund for the Finance and Management Department, Real Estate Management Office, and the expenditure of ~~\$1,586,803.00~~ **\$1,541,803** for payment of rent for various lease agreements for the benefit of the Departments of Public Safety and Development. The remainder of the appropriation will be expended for new lease agreements and the expenditure request will be made in subsequent ordinances in conjunction with the request for Council approval of each such new lease agreement.

This ordinance authorizes the Finance and Management Director to expend funds for payment of rental costs for a total of ~~eight (8)~~ **six (6)** leases and one (1) Memorandum of Understanding for the Departments of Public Safety and Development.

The lease renewals and expenditures authorized by this ordinance with their 2011 costs are as specified in the attached chart:

SEE ATTACHMENT

The following is the contract compliance information for each lessor: King Lincoln Gateway, LLC Contract Compliance Number 38-3715517, expiration date 01/21/2013; Columbus Downtown Development Corporation Contract Compliance Number 76-0704655001, expiration date 01/20/2012; ~~Southside Settlement Foundation Contract Compliance Number 31-4380068, expiration date 05/17/2012;~~ Lessor, LLC Contract Compliance Number 31-1588820, expiration date 02/19/2012; Viking Properties Contract Compliance Number 31-1358552, expiration date 01/27/2013; ~~Center for Children and Family Advocacy at Nationwide Children's Hospital Compliance Number 02-0627166001, expiration date 09/03/2011;~~ and Agnes and Thomas Zanetos Contract Compliance Number 27-8143514, expiration date 07/09/2011.

**Fiscal Impact:** This ordinance appropriates \$1,701,803.00 from the Special Income Tax Fund for payment of various leases for the fiscal year 2011 and expends ~~\$1,586,803.00~~ **\$1,541,803** for ~~eight (8)~~ **six (6)** leases and one (1) Memorandum of Understanding from the Special Income Tax (Fund 430) in 2011.

**Emergency Action:** Emergency action is requested to provide funding to allow for timely payment of rents coinciding with the renewal dates for the leases as previously authorized by Council.

To appropriate \$1,701,803.00 within the Special Income Tax Fund for the Finance and Management Department, Real Estate Management Office; to authorize the Finance and Management Director to renew, extend, and make rent payments for various lease agreements for the lease of office and warehouse space for the Department of Public Safety and the lease of office space for the Department of Development; to authorize the expenditure of ~~\$1,586,803.00~~ **\$1,541,803** from the Special Income Tax Fund. ; **and to declare an emergency.** (\$1,701,803.00)

**WHEREAS,** the Finance and Management Department, Real Estate Management Office, has the responsibility for managing various leases for City agencies, and

**WHEREAS,** funding for these leases for the Real Estate Management Office, though not appropriated, are provided for within the Special Income Tax Fund for 2011, and

**WHEREAS,** the appropriation of funds for these lease agreements from the Special Income Tax Fund is necessary, and

**WHEREAS,** the Departments of Public Safety and Development request the funding and execution of these lease renewals and extensions, and

**WHEREAS,** it is necessary to authorize the Finance and Management Director to renew or extend said leases, and

**WHEREAS,** it is necessary to expend funds for: the fourth of twenty (20) one year lease terms of the lease with Columbus Downtown Development Corporation authorized by City Council Ordinance 1121-2007; the sixth year of a fifteen (15) year lease with Gideon Development Partners LLC authorized by City Council Ordinance 2212-2004 and assigned to King Lincoln Gateway

LLC; the sixth year of a fifteen (15) year lease with King Lincoln Gateway LLC authorized by City Council Ordinance 0690-2006; ~~the third of four (4) one year renewal with Southside Settlement Foundation authorized by City Council Ordinance 0764-2008;~~ the first of six (6) one year renewal with Lessor, LLC authorized by City Council Ordinance 0372-2010; the second of two (2) one year renewal with Viking Properties authorized by City Council Ordinance 0073-2009; ~~the second of three (3) one year renewal with Center for Children and Family Advocacy at Nationwide Children's Hospital authorized by City Council Ordinance 0909-2009;~~ and the second of four (4) one year renewal with Agnes & Thomas Zanetos authorized by City Council Ordinance 0400-2009.

**WHEREAS**, it is necessary to expend funds for a Memorandum of Understanding between the Departments of Public Utilities and Finance and Management for the property used by the Department of Public Safety at 1250 Fairwood Avenue; and

**WHEREAS**, an emergency exists in the usual daily operations of the Finance and Management Department, Real Estate Management Office, in that it is immediately necessary to authorize the Finance and Management Director to renew, extend various lease agreements for the lease of office and warehouse space for the Departments of Public Safety and Development and provide funding to allow for timely payment of rents coinciding with the renewal dates for the leases as previously authorized by Council ensuring that City operations continue uninterrupted, thereby preserving the public health, peace, property, safety, and welfare; now, therefore:

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the appropriation of \$1,701,803.00 or so much thereof that may be necessary, is hereby authorized and approved as follows:

Division: 45-51  
Fund: 430  
OCA Code: 430459  
Object Level 1: 03  
Object Level 3: 3301  
Amount: \$1,701,803

**SECTION 2.** That the monies appropriated in SECTION 1 shall be paid upon order of the Finance and Management Director and that no order shall be drawn or money paid except by voucher, the form of which shall be approved by the City Auditor.

**SECTION 3.** That the Finance and Management Director be and is hereby authorized to enter into, renew or extend contracts and expend funds for the lease needs per the attached chart identifying the current lessor, location, use, and the 2011 lease cost.

SEE ATTACHMENT

**SECTION 4.** That the expenditure of ~~\$1,586,803.00~~ **\$1,541,803**, or so much thereof that may be necessary in regard to the action authorized in Section 3, be and is hereby authorized and approved as follows:

Division: 45-51  
Fund: 430  
OCA Code: 430459  
Object Level 1: 03  
Object Level 3: 3301  
Amount: ~~\$1,586,803~~ **\$1,541,803**

**SECTION 5.** That the City Auditor is authorized to make any accounting changes necessary to ensure that this contract is properly accounted for and recorded accurately on the City's financial record. The City Auditor is authorized to make any changes to revise the funding source for any contract or contract modification associated with this ordinance.

**SECTION 6.** That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~

