



Legislation Details (With Text)

File #: 0752-2008 **Version:** 1
Type: Ordinance **Status:** Passed
File created: 4/24/2008 **In control:** Finance & Economic Development Committee
On agenda: 5/19/2008 **Final action:** 5/21/2008

Title: To authorize the Director of the Department of Finance and Management to enter into a short term three month lease agreement, with a three month renewal option, with Jaeger Commerce Park Ltd. Partnership to continue occupancy in 24,000 square feet by the Department of Public Safety; to authorize the expenditure of \$29,100 from the Special Income Tax Fund; and to declare an emergency.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
5/21/2008	1	ACTING CITY CLERK	Attest	
5/20/2008	1	MAYOR	Signed	
5/19/2008	1	Columbus City Council	Approved	Pass
5/19/2008	1	COUNCIL PRESIDENT	Signed	
5/12/2008	1	ODI DIRECTOR	Reviewed and Approved	
5/12/2008	1	Finance Drafter	Sent for Approval	
5/12/2008	1	Auditor Reviewer	Reviewed and Approved	
5/12/2008	1	CITY AUDITOR	Reviewed and Approved	
5/12/2008	1	Finance Drafter	Sent for Approval	
5/12/2008	1	CITY ATTORNEY	Reviewed and Approved	
5/12/2008	1	Finance Drafter	Sent to Clerk's Office for Council	
5/9/2008	1	Finance Drafter	Sent for Approval	
5/8/2008	1	Finance Drafter	Sent for Approval	
5/8/2008	1	EBOCO Reviewer	Reviewed and Approved	
5/7/2008	1	Finance Reviewer	Reviewed and Approved	
5/7/2008	1	FINANCE DIRECTOR	Reviewed and Approved	
5/6/2008	1	Finance Reviewer	Reviewed and Approved	
5/5/2008	1	Finance Reviewer	Reviewed and Approved	
5/1/2008	1	Finance Drafter	Sent for Approval	

BACKGROUND: The Division of Police has occupied space in the Jaeger Commerce Center, at 560 Nationwide Boulevard, since 1996. The current lease expires on May 7, 2008. The Police units occupying this space are targeted to move to new facilities which will not be available for occupancy until summer of 2008. This ordinance authorizes the Director of the Department of Finance and

Management Department to execute those documents necessary to enter into a short term three month lease agreement with a three month renewal option, on behalf of the Division of Police, to continue to occupy 24,000 square feet at 560 Nationwide Boulevard; to approve the expenditure of \$29,100 from the Special Income Tax Fund; and, to declare an emergency.

Emergency action is requested to provide funding to coincide with the beginning date for the lease renewal.

Fiscal Impact: This ordinance authorizes the expenditure of \$29,100 from the Special Income Tax Fund appropriated through Ordinance 0075-2008, passed February 11, 2008 to Jaeger Commerce Park Ltd. Partnership Contract Compliance Number 31-1244129, expiration date 02/01/2009.

To authorize the Director of the Department of Finance and Management to enter into a short term three month lease agreement, with a three month renewal option, with Jaeger Commerce Park Ltd. Partnership to continue occupancy in 24,000 square feet by the Department of Public Safety; to authorize the expenditure of \$29,100 from the Special Income Tax Fund; and to declare an emergency.

WHEREAS, the Finance and Management Department, Office of Real Estate Management, has the responsibility for managing various leases for General Fund agencies, and

WHEREAS, the Departments of Public Safety and Development request the execution of this lease, and

WHEREAS, an emergency exists in the usual daily operation of the Finance and Management Department, Office of Real Estate Management, in that it is immediately necessary to authorize the Finance and Management Director to execute this lease agreement in order to provide funding for rental of office and warehouse space for the Departments of Public Safety to coincide with the beginning of the lease terms, 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 Director of the Department of Finance and Management be, and hereby is, authorized to execute those documents as approved by the Department of Law, Division of Real Estate, necessary to enter into a short term three month lease by and between the Jaegar Commerce Center "Landlord" and the City of Columbus, Ohio as "Tenant".

SECTION 2. That the terms and conditions of the lease shall be in form approved by the City Attorneys Office and shall include the following:

- a) The lease shall have an initial term of three months commencing on May 8, 2008 and terminating on August 7, 2008. Subject to appropriation of necessary rental funds by Columbus City Council, this lease agreement, under the same terms and conditions, shall automatically renew for one additional three month term unless Lessee provides 30 days notice to Lessor of Lessee's intent to allow the lease to terminate.
- b) Subject to appropriation of funds by Columbus City Council, the Lessee agrees to pay Lessor monthly rent payments of \$9,700 for a total term rental of \$29,100. The rental rate for the renewal period shall be the same as the initial rental rate.
- c) Such other terms and conditions as agreed to and approved by the City Attorney.

SECTION 3. That the expenditure of \$29,100, 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: \$29,100

SECTION 4. That the City Auditor is authorized to make any changes to revise the funding source for any contract or contract modifications associated with this ordinance.

SECTION 5. 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 passage and approval by the Mayor, or ten days after passage if the mayor neither approves nor vetoes the same.