



Legislation Details (With Text)

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On agenda: 6/28/2010 **Final action:** 7/1/2010

Title: To authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a lease agreement with The Ohio State University for a property located at 1475 Granville Street, and to declare an emergency.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
7/1/2010	1	CITY CLERK	Attest	
6/30/2010	1	MAYOR	Signed	
6/28/2010	1	Columbus City Council	Approved	Pass
6/28/2010	1	COUNCIL PRESIDENT	Signed	
6/18/2010	1	FINANCE DIRECTOR	Reviewed and Approved	
6/18/2010	1	Finance Drafter	Sent for Approval	
6/18/2010	1	CITY AUDITOR	Reviewed and Approved	
6/18/2010	1	CITY AUDITOR	Reviewed and Approved	
6/18/2010	1	Finance Drafter	Sent for Approval	
6/18/2010	1	Finance Drafter	Sent for Approval	
6/18/2010	1	CITY ATTORNEY	Reviewed and Approved	
6/18/2010	1	Finance Drafter	Sent to Clerk's Office for Council	
6/17/2010	1	Finance Reviewer	Reviewed and Approved	
6/17/2010	1	Finance Reviewer	Reviewed and Approved	
6/16/2010	1	Finance Reviewer	Reviewed and Approved	
6/16/2010	1	Finance Drafter	Sent for Approval	
6/16/2010	1	Safety Reviewer	Reviewed and Approved	
6/16/2010	1	SAFETY DIRECTOR	Reviewed and Approved	
6/14/2010	1	Finance Drafter	Sent for Approval	

Background: The City, ("Lessee"), desires to enter into a lease agreement with The Ohio State University ("Lessor"), for the rental of certain real property located at 1475 Granville Street, on the grounds of University Hospital East (OSUE). The City's Division of Police has occupied this property since 1984 per the terms of a lease executed in 1984 between the City and St. Anthony Hospital. The property has been occupied as a month-to-month tenancy (30 day) since the lease expired in 1994 when the successor in interest to St. Anthony's, Park Medical Center, and the City did not come to an agreement to extend the lease. The new lease will be under the

same terms as the original lease, except that there will be no annual rent payment required, and the City will continue to be fully responsible for all interior and exterior maintenance and repair of the building and entryways. OSUE will be responsible for maintenance of the parking lot areas and public sidewalks. The building is in need of repairs to the HVAC system and does not want to expend funds without a long term lease agreement in place to protect its investment. The Division of Police wish to maintain operations at this location for the foreseeable future. This legislation authorizes the Director of the Department of Finance and Management to execute those documents necessary to enter into a one (1) year lease agreement with The Ohio State University, including automatic renewal of the lease for nine (9) additional one-year terms unless the City gives notice of its intent to terminate sixty (60) days prior to the end of the then current term.

Fiscal Impact: There are no lease payments required for this transaction.

Emergency Justification: Emergency action is requested to allow for the immediate execution of the subject lease agreement thereby allowing the City to immediately undertake its obligation for needed HVAC repairs including replacement to ensure air conditioning of for the building for the summer season.

To authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a lease agreement with The Ohio State University for a property located at 1475 Granville Street, and to declare an emergency.

WHEREAS, the City, ("Lessee"), desires to enter into a lease agreement with The Ohio State University, ("Lessor"), for the rental of certain real property which includes approximately 2,463 square feet of office space, located on the campus of Ohio State University Hospital East, and utilized as Police Substation 6; and

WHEREAS, an emergency exists in the usual daily operation of the City of Columbus, in that it is immediately necessary to authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a one (1) year lease agreement with The Ohio State University, with the City having the option to renew/extend the lease for nine additional (1) year terms, in order for necessary repairs to be made to the HVAC system servicing the building, and for the immediate preservation of the public health, peace, property and safety; 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 approved by the Department of Law, Division of Real Estate necessary to enter into a one (1) year lease agreement, including nine (9) automatic one-year renewals, by and between the City of Columbus, ("Lessee") and The Ohio State University, ("Lessor"), for the rental of certain real property located at 1475 East Granville Street, on the grounds of Ohio State University Hospital East containing approximately 2,463 square feet of office space, for use by the Division of Police to house operations for Police Substation 6.

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 be effective for a period of one (1) year, with the term commencing on June 1, 2010 and terminating on May 31, 2011, unless otherwise renewed as provided within the lease agreement.
- b) The lease shall contain automatic renewal options for an additional nine (9) one-year terms.
- c) The City shall have the right to terminate the lease by providing written notice sixty (60) days prior to the end of the then current term.
- d) Such other terms and conditions as agreed to and approved by the City Attorney.

Section 3. 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.