



Legislation Details (With Text)

File #: 0996-2009 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 7/2/2009 **In control:** Development Committee

On agenda: 7/13/2009 **Final action:** 7/14/2009

Title: To authorize and direct the Director of the Department of Development to enter into an agreement of understanding with JDS Goodale, LLC and to apply to the Ohio Department of Development for Clean Ohio grant funding of up to \$750,000 for the environmental clean up and redevelopment of the Kimball Midwest site at 580 West Goodale Blvd. in Columbus; and to declare an emergency.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
7/14/2009	1	MAYOR	Signed	
7/14/2009	1	CITY CLERK	Attest	
7/13/2009	1	Columbus City Council	Approved	Pass
7/13/2009	1	COUNCIL PRESIDENT	Signed	
7/2/2009	1	Dev Drafter	Sent for Approval	
7/2/2009	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
7/2/2009	1	Dev Drafter	Sent for Approval	
7/2/2009	1	CITY ATTORNEY	Reviewed and Approved	
7/2/2009	1	Dev Drafter	Sent to Clerk's Office for Council	

BACKGROUND: Pursuant to ordinance 1455-07, passed by Columbus City Council on September 24, 2007, the Department of Development applied for, and was awarded, a Clean Ohio grant of \$102,000 from the Ohio Department of Development to perform a Phase 2 environmental assessment at the Kimball Midwest site at 580 West Goodale in Columbus. The Phase 2 environmental assessment was complete during the second quarter of 2009.

The purpose of this legislation is to authorize the Director of the Department of Development to apply for Clean Ohio grant funding, of up to \$750,000.00, to the Ohio Department of Development, to receive and administer the grant and to authorize the developer, JDS Goodale, LLC, to apply the grant funding toward the environmental clean up work at the project site to prepare for redevelopment.

JDS Goodale, LLC acquired the 4.2 acre site in March 2006 with the intention of razing the minor buildings on the site, redeveloping the three (3) story concrete structure and incorporating it into the project plans. With the tracts located within the Downtown District, and its proximity to the downtown area, the site lends itself to urban downtown living. The site is situated along the Olentangy River and has an unobstructed view of the downtown skyline.

Current development plans are to construct a mixed use residential and commercial complex. The total estimated development cost will be approximately \$15-20 million.

This legislation is submitted as an emergency to commence the Clean Ohio grant process immediately.

FISCAL IMPACT: No funding is required for this legislation. There is no cost to the City of Columbus to apply for the grant.

To authorize and direct the Director of the Department of Development to enter into an agreement of understanding with JDS Goodale, LLC and to apply to the Ohio Department of Development for Clean Ohio grant funding of up to \$750,000 for the environmental clean up and redevelopment of the Kimball Midwest site at 580 West Goodale Blvd. in Columbus; and to declare an emergency.

WHEREAS, the City of Columbus contains brownfield properties which may qualify for Clean Ohio clean up and redevelopment grant funding; and

WHEREAS, the Columbus Department of Development has been involved with brownfield redevelopment since 1996 through its administration of the Columbus Brownfield Redevelopment Program and its associated task force; and

WHEREAS, Clean Ohio grant funding is available for environmental clean up and will greatly compliment the efforts of the Department of Development in helping to clean up and redevelop brownfield properties in Columbus; and

WHEREAS, the Department of Development has identified a brownfield property, which is eligible for Clean Ohio grant funds, at the Kimball Midwest site, 580 West Goodale Blvd., where environmental clean up is required before redevelopment can occur; and

WHEREAS, Kimball Midwest site owner and developer, JDS Goodale LLC, intends to redevelop the site with commercial space and residential units investing approximately \$15-20 million; 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 Development to apply for Clean Ohio grant funding for the Kimball Midwest site in order to commence the Clean Ohio grant process immediately, all for the preservation of 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 Development is hereby authorized to enter into an agreement of understanding with JDS Goodale, LLC and apply for Clean Ohio grant funding, of up to \$750,000.00, to the Ohio Department of Development, for the environmental clean up and redevelopment of the Kimball Midwest site at 580 West Goodale Blvd. in Columbus.

Section 2. That for reasons stated in the preamble hereto, which is hereby made a part hereof, the 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.