



Legislation Details (With Text)

File #: 1675-2014 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 7/3/2014 **In control:** Environment Committee

On agenda: 7/21/2014 **Final action:** 7/23/2014

Title: To authorize the Director of the Department of Development to enter into a grant agreement with 1000 Joyce Avenue, LLC for Brownfield assessment and redevelopment of the site located at 1000 Joyce Ave., pursuant to the Green Columbus Fund Program; to authorize the expenditure of up to \$157,500.00 from the Northland and Other Acquisitions Fund; and to declare an emergency. (\$157,500.00)

Sponsors:

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Attachments:

| Date | Ver. | Action By | Action | Result |
|-----------|------|-----------------------|----------|--------|
| 7/23/2014 | 1 | CITY CLERK | Attest | |
| 7/22/2014 | 1 | MAYOR | Signed | |
| 7/21/2014 | 1 | COUNCIL PRESIDENT | Signed | |
| 7/21/2014 | 1 | Columbus City Council | Approved | Pass |

BACKGROUND: This legislation authorizes the expenditure of \$157,500.00 for a Brownfield grant award pursuant to the Green Columbus Fund, which was established in 2010 by Ordinance 1462-2010 and amended in 2012 by Ordinance 1931-2012.

The Green Columbus Fund represents the City's commitment to foster sustainable building through LEED certification and to foster sustainable Brownfield assessment and redevelopment. The program will produce economic, environmental and social benefits for Columbus and its residents.

This legislation authorizes the Director of Development to enter into a grant agreement with 1000 Joyce Avenue, LLC for Brownfield assessment and redevelopment of the site at 1000 Joyce Ave., subject to the project attaining Brownfield assessment and redevelopment goals of the program, and meeting the other terms and conditions of the agreement. It also authorizes the expenditure of up to \$157,500.00 for this purpose.

The property consists of approximately 25 acres containing two industrial buildings and exterior equipment storage areas. Historical information indicates the property was previously used for railroad purposes and a scrap yard, and more recently as a container storage and warehousing facility. A Phase I ESA and preliminary Phase II assessment has indicated petroleum underground storage tanks (USTs) and chemicals of concern in soil and ground water at concentrations in excess of Ohio EPA applicable standards are present below the site. Funding is needed for Environmental Site Assessment Phase II work to more fully delineate Brownfield and UST concerns and for Physical Phase II Site Assessment work to remove underground storage tanks and perform closure.

Emergency action is requested so that Brownfield assessment work can proceed immediately.

FISCAL IMPACT: Funding is from the Green Columbus Fund portion of the 2014 Capital Improvements Budget.

To authorize the Director of the Department of Development to enter into a grant agreement with 1000 Joyce Avenue, LLC for Brownfield assessment and redevelopment of the site located at 1000 Joyce Ave., pursuant to the Green Columbus Fund Program; to authorize the expenditure of up to \$157,500.00 from the Northland and Other Acquisitions Fund; and to declare an emergency. (\$157,500.00)

WHEREAS, the Department of Development administers from city bond proceeds the Green Columbus Fund, established by Ordinance 1462-2010 and amended by Ordinance 1931-2012; and

WHEREAS, the Green Columbus Fund represents the City's commitment to foster sustainable building through LEED certification and to foster sustainable Brownfield assessment and redevelopment, in order to produce economic, environmental and social benefits for Columbus and its residents; and

WHEREAS, the applicant has applied under the Brownfield assessment and redevelopment component of this program, the purpose of which is to encourage proper and productive use of the site, and the application has been approved by the Department of Development; and

WHEREAS, this legislation authorizes the Director of Development to enter into a grant agreement with 1000 Joyce Avenue, LLC for Brownfield assessment and redevelopment of the site at 1000 Joyce Ave., subject to the project attaining Brownfield assessment and redevelopment goals of the program, and meeting the other terms and conditions of the agreement; and

WHEREAS, the property consists of approximately 25 acres containing two industrial buildings and exterior equipment storage areas. and was previously used for railroad purposes and a scrap yard, and more recently as a container storage and warehousing facility; and

WHEREAS, this Brownfield assessment project consists of Phase II and Physical Phase II Environmental Site Assessments for the site at 1000 Joyce Ave., and this \$157,500.00 Green Columbus Fund Brownfield Grant is required for that purpose; and

WHEREAS, funding is available under the Green Columbus Fund in the Northland and Other Acquisitions Fund 735; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to enter into the grant agreement with 1000 Joyce Avenue, LLC, so assessment work can proceed immediately, all for the immediate preservation of the public health, peace, 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 a grant agreement with 1000 Joyce Avenue, LLC for Brownfield assessment and redevelopment under the Green Columbus Fund Program for the site located at 1000 Joyce Ave.

SECTION 2. That for the purpose as stated in Section 1, the expenditure of \$157,500.00 or so much thereof as may be necessary, is hereby authorized from the Department of Development, Division 44-01, Northland and Other Acquisitions Fund 735, Project 441749-100001, Object Level One 06, Object Level Three 6617, OCA Code 754151.

SECTION 3. That the funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

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

SECTION 5. That the City Auditor is hereby authorized to transfer the unencumbered balance in a project account to the unallocated balance account within the same fund upon receipt of certification by the Director of the Department administrating said project that the project has been completed and the monies are no longer required for said project.

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