



## Legislation Details (With Text)

**File #:** 1121-2007      **Version:** 1

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

**File created:** 6/28/2007      **In control:** Finance & Economic Development Committee

**On agenda:** 7/16/2007      **Final action:** 7/19/2007

**Title:** To authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a lease agreement by and between the City of Columbus and The Columbus Downtown Development Corporation, for approximately 7,925 square feet of office space located on the second floor of the Lazarus Building, for the relocation the City's Downtown Resource Center and offices of the Economic Development Division of the Department of Development, and to declare an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
7/19/2007	1	CITY CLERK	Attest	
7/17/2007	1	MAYOR	Signed	
7/16/2007	1	Columbus City Council	Approved	Pass
7/16/2007	1	COUNCIL PRESIDENT	Signed	
7/6/2007	1	Atty Drafter	Sent to Clerk's Office for Council	
7/5/2007	1	City Clerk's Office	Sent back for Clarification/Correction	
7/2/2007	1	CITY ATTORNEY	Reviewed and Approved	
7/2/2007	1	Atty Drafter	Sent to Clerk's Office for Council	
6/29/2007	1	Finance Reviewer	Sent for Approval	
6/29/2007	1	Finance Drafter	Sent for Approval	
6/29/2007	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
6/29/2007	1	Finance Drafter	Sent for Approval	
6/29/2007	1	Finance Reviewer	Reviewed and Approved	
6/29/2007	1	FINANCE DIRECTOR	Reviewed and Approved	
6/29/2007	1	Atty Drafter	Sent for Approval	
6/28/2007	1	Atty Drafter	Sent for Approval	
6/28/2007	1	Finance Reviewer	Sent for Approval	

**Background:** In 2002 the City's Downtown Development Office relocated to 20 East Broad Street, to become a part of the Downtown Resource Center along with Capitol South, the Columbus Downtown Development Corporation, and the Capitol Crossroads Special Improvement District staff. The public/private partnership within the Downtown Resource Center was successful in the promotion of the downtown area. The City now desires to expand upon the success of the Downtown Resource Center's collaboration to include all offices of the City's Department of Development's Economic Development Division, the Columbus

Downtown Development Corporation, Capitol South, and the Greater Columbus Chamber of Commerce to create a "One Stop Shop" for economic development. To allow for the co-location of all entities, the City now proposes to relocate the Downtown Resource Center and the offices of the Economic Development Division to the second floor of the Lazarus Building. Therefore, the following legislation authorizes the Director of the Department of Finance and Management to execute on behalf of the City, those documents necessary to enter into a lease agreement with the Columbus Downtown Development Corporation, ("Lessor"), for the rental of approximately 7,925 square feet of office space, within the Lazarus Building. The proposed lease is for twenty (20) one-year terms subject to the appropriation of funds by City Council and certification of availability of funds by the City Auditor. City staff is expected to relocate and occupy the space in Spring 2008.

**Fiscal Impact:** Funding for payment of each lease term is subject to the appropriation of funds by City Council and certification of availability of funds by the City Auditor.

**Emergency Justification:** Staff is expected to relocate and occupy the office space in Spring 2008; therefore emergency action is requested to allow for the immediate execution of the subject lease agreement by the City to allow Columbus Downtown Development Corporation to enter into agreements for the construction of the office space as not to delay this time line.

To authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a lease agreement by and between the City of Columbus and The Columbus Downtown Development Corporation, for approximately 7,925 square feet of office space located on the second floor of the Lazarus Building, for the relocation the City's Downtown Resource Center and offices of the Economic Development Division of the Department of Development, and to declare an emergency.

WHEREAS, In 2002 the City's Downtown Development Office relocated to 20 East Broad Street, to become a part of the Downtown Resource Center with Capitol South, the Columbus Downtown Development Corporation, and the Capitol Crossroads Special Improvement District staff; and

WHEREAS, the public/private partnership within Downtown Resource Center has significantly impacted the promotion and success of downtown through its coordinated efforts; and

WHEREAS, the City now desires to expand upon success of the Resource Center's collaboration to include all offices of the City's Department of Development, Economic Development Division, the Columbus Downtown Development Corporation, Capitol South, and the Greater Columbus Chamber of Commerce to create a One Stop Shop for economic development; and

WHEREAS, to allow for the co-location of all entities the City now proposes to relocate the Downtown Resource Center and the City's Economic Development Division to the second floor of the Lazarus Building; and

WHEREAS, The City will lease 7,925 rentable square feet of office space from the Landlord, Columbus Downtown Development Corporation; and

WHEREAS, the proposed lease is for twenty (20) one-year terms commencing in Spring 2008 with each term automatically renewing subject to the appropriation of funds by City Council and certification of availability of funds by the City Auditor and at City's option, fifteen(15) subsequent renewal periods; 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, on behalf of the City, those documents necessary to enter into a lease agreement with the Columbus Downtown Development Corporation, for the rental of approximately 7,925 square feet of office space, on the second floor of the Lazarus Building 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 lease agreement for twenty (20) one-year terms by and between the City of Columbus, ("Lessee"), and the Columbus Downtown Development Corporation, ("Lessor"), for the rental of certain real property which includes, approximately 7,925 square feet of office space, located on the second floor of the Lazarus Building, Columbus, Ohio 43215.

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 twenty (20) one-year terms each term automatically renewing subject to the appropriation of funds by City Council and certification of availability of funds by the City Auditor.
- b) All rents are subject to the yearly appropriation of the rental funds by the Columbus City Council and certification of availability by the City Auditor.
- c) Subject to Columbus City Council appropriation of additional funding necessary for rent payments, this lease agreement, shall automatically renew, under the terms and conditions as defined in the Lease, for (19) consecutive one (1) year terms. Each such one (1) year term being subject to said appropriation of the rental funds by Columbus City Council and certification of availability of funds by the City Auditor .
- 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.