



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 2283-2023, **Version:** 1

Background: This ordinance authorizes the Finance and Management Director to acquire real property, consisting of approximately 6.5 Acres +/-, commonly known as 4285 Groves Road, Columbus, Ohio 43232, and further identified as Franklin County Tax Parcel No. 010-201154. This site will serve primarily to support the needs of Department's Facilities Management Division and other departmental needs and secondarily, will potentially support a unit of the Columbus Division of Police.

This legislation authorizes the Director of Finance and Management to execute those documents necessary to purchase the real property from Buckeye State 3530 LLC, a Delaware limited liability company, 390 E. Parkcenter Blvd., Ste. 200, Boise, Idaho 83706 and authorizes the amendment of 2022 Capital Improvements Budget appropriation and expenditure of funds in Fund 7733, the Construction Management Capital Improvements Fund in an amount up to Two Million Six Hundred Fifty Thousand Dollars (\$2,650,000.00) for payment of all costs associated with the acquisition, securing of the real property and closing costs. The legislation is presented as an emergency measure

Fiscal Impact: Funding of \$2,650,000.00 is budgeted and available within Fund 7733, the Construction Management Capital Improvements Fund to pay the costs associated with the acquisition and closing. A transfer of funding between projects will be necessary.

Emergency Justification: Emergency action is requested to allow for the immediate execution of the purchase agreement by the City so that the acquisition can proceed without delay in agreement with the closing transaction deadlines and other terms of the purchase agreement.

To authorize the Director of Finance and Management to execute those documents necessary to acquire fee simple title and lesser interests to real property identified as Franklin County Tax Parcel 010-201154 located at 4285 Groves Road; to amend the 2023 Capital Improvement Budget; to authorize the transfer of cash and appropriation within the Construction Management Capital Improvements Fund, Fund 7733; to authorize the expenditure of up to \$2,650,000.00 from the Construction Management Capital Improvements Fund, Fund No. 7733; and to declare an emergency. (\$2,650,000.00).

WHEREAS, the City of Columbus Department of Finance and Management desires to enter into a purchase contract between the City and Buckeye State 3530 LLC, a Delaware limited liability company, 390 E. Parkcenter Blvd., Ste. 200, Boise, ID 83706 for the purchase of approximately 6.5 acres +/-, commonly known as 4285 Groves Road, Columbus, Ohio 43232; and

WHEREAS, the 6.5 acre site to be acquired will support the needs of Department's Facilities Management Division and other departmental needs and secondarily, will potentially support a unit of the Columbus Division of Police and is ideally located adjacent to City's Fleet Management Facility; and

WHEREAS, it is necessary to amend the 2023 Capital Improvements Budget for the purpose of providing sufficient spending authority for the acquisition of the property; and

WHEREAS, it is necessary to authorize the transfer of cash and appropriation within the Construction Management Capital Improvements Fund; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Finance and Management in that it is immediately necessary to authorize the Director of Finance and Management to execute those documents necessary for the acquisition of that real property identified as Franklin County Tax Parcel 010-201154, commonly known as 4285 Groves Road, Columbus, Ohio 43232, from Buckeye State 3530 LLC, a Delaware limited liability company, at the earliest feasible date in agreement with the closing transaction deadlines and other terms of the purchase agreement thereby providing for the immediate preservation of the public health, peace, property, welfare; and **now therefore**,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Director of Finance and Management, is authorized to execute those documents by and between the City and Buckeye State 3530 LLC, a Delaware limited liability company for the purchase of approximately 6.5 acres, more or less, of real property identified as Franklin County Tax Parcel 010-201154 located at 4285 Groves Road.

SECTION 2. That the 2023 Capital Improvements Budget adopted with ordinance 1711-2023 is hereby amended as per the attachment to this ordinance.

SECTION 3. That the transfer of cash and appropriation of \$2,000,000.00 or so much thereof as may be needed, is hereby authorized within the Construction Management Capital Improvements Fund per the account codes in the attachment to this ordinance.

SECTION 4. That the expenditure of Two Million Six Hundred Fifty Thousand Dollars and 00/100 Dollars (\$2,650,000.00), or so much thereof as may be necessary, be and is hereby authorized in Fund 7733 per the accounting codes in the funding attachment to this ordinance.

SECTION 5. 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 6. That the City Auditor is authorized to transfer the unencumbered balance in a project account to the unallocated balance account of the same fund upon receipt of certification by the Director of the Department administering said project that the project has been completed and the monies are no longer required for said project.

SECTION 7. 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 8. 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.