



Legislation Text

File #: 1185-2007, **Version:** 1

Background: The City, ("Lessee"), desires to enter into a lease agreement with Parkwick Professional Plaza, LLC, an Ohio limited liability company, ("Lessor"), for the rental of certain real property which includes, approximately 20,760 square feet of office space, located on the far west side of the City. The office space will be used by the Department of Public Safety to house units of the Columbus Police Department. 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 Parkwick Professional Plaza, LLC, with the City having the option to renew/extend the lease for an additional (1) year term, subject further to negotiation of rent and lease conditions acceptable to both parties.

Fiscal Impact: Funding for this matter will come from the Special Income Tax Fund.

Emergency Justification: Emergency action is requested to allow for the immediate execution of the subject lease agreement by the City, allowing the lease's August 1, 2007 commencement date to proceed without delay.

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 by and between the City of Columbus and Parkwick Professional Plaza, LLC, an Ohio limited liability company, for approximately 20,760 square feet of office space to house units of the Columbus Police Department, to expend \$298,321.20 from the Special Income Tax Fund, and to declare an emergency.

WHEREAS, the City, ("Lessee"), desires to enter into a lease agreement with Parkwick Professional Plaza, LLC, an Ohio limited liability company, ("Lessor"), for the rental of certain real property which includes, approximately 20,760 square feet of office space, located on the far west side of the City; and

WHEREAS, the office space will be used by the Department of Public Safety to house units of the Columbus Police Department; 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 Parkwick Professional Plaza, LLC, with the City having the option to renew/extend the lease for and additional (1) year term, 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 by and between the City of Columbus, ("Lessee"), and Parkwick Professional Plaza, LLC, an Ohio limited liability company, ("Lessor"), for the rental of certain real property which includes, approximately 20,760 square feet of office space, located on the far west side of the City to be used to house units of the Columbus Police Department.

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 term commencing on August 1, 2007 and terminating on July 31, 2008, unless otherwise renewed as provided within the lease agreement.
- b)
- b) Subject to and contingent upon Columbus City Council appropriation of rental funds, Lessee shall have the option to

renew/extend this

Lease for an additional one (1) year term, subject further to negotiation of rent and lease conditions acceptable to both parties. The

rent for the first lease year is \$298,321.20.

- c) Lessee, during the terms of this lease agreement and any renewal hereof, intends to use and occupy the "Premises" for office purposes,
but may use and occupy the "Premises" for any lawful purposes.
- d) Such other terms and conditions as agreed to and approved by the City Attorney.

Section 3. 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 4. That the expenditure of \$298,321.20, or so much thereof as may be necessary be and hereby is authorized to be expended from Fund 430, Department/Division. 45-07, Object Level One 03, Object Level Three Code 3301, OCA Code 430457, for costs related to the aforesaid purpose is hereby authorized.

Section 5. 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.