



Legislation Text

File #: 2776-2012, Version: 1

Background: The area surrounding the City's current site housing its operations of the Department of Public Service - Central Outpost, the Department of Finance & Management - Facilities Maintenance Division, and the Department of Development, Code Enforcement - Environmental Blight Abatement has been under redevelopment for several years for office, entertainment, and residential uses. Due to the nature of these city operations, they are best suited to a location adjacent to industrial land uses rather than to office or residential type uses. Consequently, the City has been seeking a property since June of 2011 to replace its current site for these city operations. The City's geographic requirements for a replacement site dictate that it be centrally located and proximate to Downtown in order to maximize operational efficiency and eliminate potential service delays for street maintenance and snow removal. In addition, the replacement site must be of adequate size to accommodate these identified operational uses and allow for growth.

A property on McKinley Avenue has been identified for acquisition that is strategically located and meets all of the City's requirements. The property contains approximately 6.3 acres and comprised of twenty-five parcels identified as Franklin County Parcel Number 010-011847, 010-013706, 010-024109, 010-024112, 010-024114, 010-024115 010-035477, 010-047371, 010-053017, 010-054036, 010-063754, 010-064854, 010-064855, 010-064856, 010-064859, 010-064860, 010-064862, 010-064863, 010-064864, 010-064865, 010-064866, 010-064867, 010-064868, 010-064869, and 010-064873. The location of the site provides opportunities for the City to share services with other governmental agencies such as COTA and perhaps other governmental entities.

This legislation authorizes the Director of Finance and Management to execute those documents necessary to purchase that real property located at 1355 McKinley Avenue and to expend up to \$870,000.00 for the cost of the property and up to \$10,000 for costs associated with title and closing. This ordinance is presented as an emergency measure.

Fiscal Impact: This project is funded in the 2012 Capital Improvement Budget from the Construction Management Capital Improvement Fund.

Emergency Justification: Emergency action is requested to allow for the immediate execution of the purchase agreement by the City so that the acquisition transaction may proceed in agreement with the deadline for closing and other terms of the purchase contract.

To authorize the Director of the Department of Finance and Management to execute those documents necessary to purchase that real property known as 1355 McKinley Avenue to support various City operations; to authorize the expenditure not to exceed \$880,000.00 from the 2012 Construction Management Capital Improvement Fund; and to declare an emergency. (\$880,000.00)

WHEREAS, the City, desires to enter into a purchase contract for the purchase of real property commonly known as 1355 McKinley Avenue, Columbus, Ohio, containing twenty-five parcels identified as Franklin County Tax Parcel ID 010-011847, 010-013706, 010-024109, 010-024112, 010-024114, 010-024115 010-035477, 010-047371, 010-053017, 010-054036, 010-063754, 010-064854, 010-064855, 010-064856, 010-064859, 010-064860, 010-064862, 010-064863, 010-064864, 010-064865, 010-064866, 010-064867, 010-064868, 010-064869, 010-064873; and

WHEREAS, acquisition of this strategically located property meets all of the City's requirements allowing for the support of city operations for several departments and opportunities to share services with other governmental agencies; and

WHEREAS, an emergency exists in the usual daily operation of the Finance and Management Department, Office of

Real Estate Management, in that it is immediately necessary to authorize the Finance and Management Director to enter into contract for the purchase of that real property commonly known as 1355 McKinley Avenue, Columbus, Ohio so that the acquisition transaction may proceed in agreement with the deadline for closing and other terms of the purchase contract and for the 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 Finance and Management be, and hereby is, authorized to execute those documents approved by the Department of Law, Division of Real Estate necessary for the purchase of that real property commonly known as 1355 McKinley Avenue, Columbus, Ohio, Franklin County Tax Parcel ID 010-011847, 010-013706, 010-024109, 010-024112, 010-024114, 010-024115 010-035477, 010-047371, 010-053017, 010-054036, 010-063754, 010-064854, 010-064855, 010-064856, 010-064859, 010-064860, 010-064862, 010-064863, 010-064864, 010-064865, 010-064866, 010-064867, 010-064868, 010-064869, and 010-064873.

SECTION 2. That the expenditure up to \$880,000.00, or so much thereof that may be necessary and for for the cost of the property and costs associated with title and closing associated with said acquisition authorized in SECTION 1, be and is hereby authorized and approved as follows:

Division: 45-27
Project/Detail: 570062-100000
Project Name: Central Outpost Relocation
OCA: 733062
Object Level 1:06
Object Level 3: 6603
Amount: \$880, 000.00

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 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 10 days after its passage if the Mayor neither approves nor vetoes the same.