



Legislation Text

File #: 1251-2024, **Version:** 1

BACKGROUND: Ordinance 1083-2022, authorized the Director of Development to enter into a lease agreement with Rickenbacker Woods Technology Museum and Historical Park for the property located at 1334 East Livingston Ave. (Eddie Rickenbacker House). Authorization is now requested for the Director of the Department of Development to enter into a lease agreement for an adjacent property located at 782-784 Lockbourne Ave, Columbus, Ohio 43205 (Franklin County Tax Parcel № 010-040861) to Rickenbacker Woods Technology Museum and Historical Park, Inc., an Ohio nonprofit corporation. Rickenbacker Woods applied for 2023 CDBG funding to construct a playground and parking area in support of their existing afterschool and other programs targeting area youth. The project will be constructed on the Land Bank property and, once constructed, managed by Rickenbacker Woods. This legislation authorizes the Director of Development to enter into the necessary lease agreement as needed for the use, operation, lease, and management of the property, as approved by the City Attorney's Office.

FISCAL IMPACT: The City will collect "Rent" as defined as lessee's annual rental payment to the City in the amount of two hundred and twenty five and 00/100 U.S. Dollars (\$225.00), which is calculated at \$.015 per square foot per year.

EMERGENCY JUSTIFICATION: Emergency action is requested to enable the City to immediately enter into the necessary agreements allowing the lessee to secure funding for a portion of the project.

To authorize the Director of the Department of Development to enter into the necessary lease agreement as needed for the use, operation, lease, and management of 782-784 Lockbourne Ave. (010-040861) by Rickenbacker Woods Technology Museum and Historical Park, Inc., an Ohio nonprofit corporation; and to declare an emergency (\$0.00).

WHEREAS, by Ordinance 1325-98, Council adopted and elected to use the Revised Code Chapter 5722, Land Reutilization Program, to facilitate effective reutilization of nonproductive land acquired through a sale pursuant to a foreclosure proceeding initiated by the Franklin County Treasurer, or through a sale of forfeited lands by the Franklin County Auditor, or through a conveyance in lieu of foreclosure to foster either return of such land to tax revenue generating status or its devotion to public use, or any other land acquired as part of the land reutilization program; and

WHEREAS, a proposal for the lease of the property which was acquired pursuant to Ohio Revised Code Section 5722.06 meets the Land Reutilization Program's Lease Policies and Guiding Principles and has been approved by the Land Redevelopment Office Administrator; and

WHEREAS, in conformity with Columbus City Code Section 329.33 in order to complete the lease agreement of such property to the lessee, authority is needed for the Director of the Department of Development to execute any and all necessary lease agreements for the real property; and

WHEREAS, by Ordinance 1083-2022, Columbus City Council authorized the lease of 1334 East Livingston Ave. to Rickenbacker Woods Technology Museum and Historical Park, an adjacent property; and

WHEREAS, Rickenbacker Woods made application and was awarded \$440,000.00 of 2023 CDBG Funds for the construction of a playground and parking area; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development, Division of Land Redevelopment, in that it is immediately necessary to authorize the Director to execute agreements necessary for the use, operation, lease and management of said parcel of real estate in order to meet funding deadlines associated with the project, all for the immediate preservation of the public health, peace, property, safety and welfare; **and 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 execute any and all necessary lease agreements for the use, operation, lease, and management of the property, as approved by the Columbus City Attorney, of the following parcel of real estate to Rickenbacker Woods Technology Museum and Historical Park, Inc.:

PARCEL NUMBER: 010-040861
ADDRESS: 782-784 Lockbourne Ave. Columbus, Ohio 43205
RENT: (\$.015 per square foot) per year
USE: Playground and parking area.

SECTION 2. For the property stated in Section 1, that the Director of Development is hereby authorized to execute any agreements to ensure compliance with land bank program rules.

SECTION 3. That Council hereby finds that the selection process utilized in this matter is in accordance with the Land Bank Lease Process created pursuant to the City's Land Reutilization Program and hereby approves the same.

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