



Legislation Text

File #: 0246-2015, **Version:** 1

Background:

The Recreation and Parks Department desires to exercise its third option to renew a five-year lease agreement for 18,000 square feet of space in the Morse Center Shopping Center currently used as a senior center. The property is located at 4665-4667 Morse Center Drive and is owned by MC-NC, LLC, a Missouri Limited Liability Company. The property has been renovated to accommodate the needs of senior center programming. The base rent is \$126,000 per year, \$630,000 for the life of the lease. Taxes, Common Area Maintenance (CAM) charges, and insurance add an estimated \$3.00 per square foot yearly, for an additional \$250,000 over the five year lease period. Taxes and CAM charges and insurance will be adjusted annually to reflect their actual costs. CAM charges include snow removal, lawn care, security system, etc. This is the final five-year option for renewal of this lease.

The Federal I.D. Number for MC-NC, LLC Company is #20-1078935.

Emergency Justification: Emergency action is requested to allow the lease to be renewed and to meet the schedule outlined in the original lease.

Fiscal Impact:

\$880,000.00 is required from the Special Income Tax Fund to meet the financial obligation of this lease agreement covering years 2015 through 2019. Ordinance 0122-2010 authorized \$810,000.00 for years 2010 through 2014 at \$162,000.00 per year.

To authorize and direct the Director of Recreation and Parks to exercise the third and final five-year option in the lease agreement with MC-NC, LLC Company for space for the operation of a senior center, to authorize the appropriation of \$880,000.00 from the unappropriated balance of the Special Income Tax Fund, to authorize the expenditure of \$880,000.00 from the Special Income Tax Fund, and to declare an emergency. (\$880,000.00)

WHEREAS, the City of Columbus desires to continue operating at 4665-4667 Morse Center Drive as a senior center facility; and

WHEREAS, it is necessary to appropriate the required funds from the unappropriated balance of the Special Income Tax Fund; and

WHEREAS, an emergency exists in the usual daily operation of the Recreation and Parks Department in that it is immediately necessary to appropriate said funds in order to meet the deadlines outlined in the lease for renewal; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS

SECTION 1. That the Director of Recreation and Parks be and he is hereby authorized and directed to enter into a five-year lease agreement with MC-NC, LLC for the property located at 4665-4667 Morse Center Drive, for the operation of a senior center facility.

SECTION 2. That from the unappropriated monies in the Special Income Tax Fund No. 430, and from all monies estimated to come into said fund from any and all sources and unappropriated for any other purpose during the fiscal year ending December 31, 2015, the sum of \$880,000.00 is appropriated to the Recreation and Parks Department, Department No. 51-01, OCA Code 516823, Object Level 3 - 3301.

SECTION 3. That the expenditure of \$880,000.00, or so much thereof as may be necessary, is hereby authorized from the Special Income Tax Fund No. 430 , Division 51-01, as follows, to pay the cost thereof:

| Fund Type | Fund | Object Level 3 | OCA Code | Amount |
|--------------------|-------------|-----------------------|-----------------|---------------|
| Special Income Tax | 430 | 3301 | 516823 | \$880,000.00 |

SECTION 4. 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 5. That for the reasons stated in the permeable 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.