



Legislation Text

File #: 3319-2023, **Version:** 1

BACKGROUND: The Land Redevelopment Division seeks to establish not-for-profit service contracts to evaluate property held in the Land Reutilization Program for future redevelopment. The service contracts will help determine the viability of land bank property for various projects and allow this determination to occur as early in the development process as possible. Predevelopment activities will include architectural and engineering services, environmental assessments, legal and title work, surveys, site infrastructure review, appraisals, and similar services. These determinations will allow both the City and non-profit entity to better assess projects prior to sale and future funding agreements. Initial contracts will be established with the Neighborhood Design Center, Rickenbacker Woods Foundation, and the Central Ohio Community Land Trust Corporation (COCLTC). Additional contracts will be awarded under Columbus City Codes Section 329.29 with other not-for-profit partners on an as-needed basis.

Per Section 329.30(b)(2) of the Columbus City Codes, the not-for-profit service contract with COCLTC is being awarded because the City does not currently have the staff or expertise to perform the due diligence work contemplated by the contract.

FISCAL IMPACT: This ordinance authorizes an expenditure of \$400,000.00 in the Neighborhood Economic Development fund (2237).

EMERGENCY JUSTIFICATION: Emergency Legislation is requested to expedite certain contracts before the end of 2023 to complete due diligence activities and allow project to start early in 2024.

To authorize the Director of the Department of Development to enter into not-for-profit service contracts with various non-profit entities to perform due diligence and predevelopment services on parcels held in the Land Reutilization program; to authorize the Director of the Department of Development to enter into a not-for-profit service contract with the Central Ohio Community Land Trust Corporation; to authorize the appropriation and expenditure of \$400,000.00 from the Neighborhood Economic Development Fund; and to declare an emergency. (\$400,000.00)

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, the City works with many non-profit entities to redevelop land acquired under the land reutilization program and other acquisitions; and

WHEREAS, the City desires to establish multiple contracts with non-profit entities to determine if land is suitable for redevelopment and to mitigate costs associated with pre-development assessments prior to seeking funding for the redevelopment; and

WHEREAS, all contracts will be established under Columbus City Code Chapter 329.29, except for one contract with

the Central Ohio Community Land Trust Corporation to perform due diligence on multiple land bank lots, which will be established under Columbus City Code Chapter 329.30; and

WHEREAS, funds are currently available in the Development Taxable Bonds Fund; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development, Land Redevelopment Division, in that it is immediately necessary to authorize the Director to enter into contracts for due diligence work so that the projects can proceed without delay, 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 Development is hereby authorized to enter into not-for-profit service contracts for predevelopment services, including architectural and engineering services, environmental assessments, legal and title work, surveys, site infrastructure review, appraisals, and similar services necessary to evaluate the redevelopment potential of properties held in the Land Reutilization Program and other properties managed by the Land Redevelopment Division. Contracts will be established with various non-profit entities for less than \$50,000.00 each, under Columbus City Code Chapter 329.29.

SECTION 2. That the Director of the Department of Development is hereby authorized to enter into a not-for-profit service contract with the Central Ohio Community Land Trust Corporation for \$200,000.00, per Columbus City Code Chapter 329.30, for predevelopment services, including architectural and engineering services, environmental assessments, legal and title work, surveys, site infrastructure review, appraisals, and similar services necessary to evaluate the redevelopment potential of properties held in the Land Reutilization Program and other properties managed by the Land Redevelopment Division.

SECTION 3. That from the unappropriated monies 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 ended December 31, 2023, the sum of \$400,000.00 is appropriated in Fund 2237 (Neighborhood Economic Development Fund), Dept-Div 44-01 (Administration), in object class 03 (Services) per the account codes in the attachment to this ordinance.

SECTION 4. That for the purpose as stated in Section 1, the expenditure of \$400,000.00 or so much thereof as may be needed is hereby authorized in Fund 2237 (Neighborhood Economic Development Fund), Dept-Div 44-01 (Administration), in object class 03 (Services) per the accounting codes in the attachment to this ordinance.

SECTION 5. That funds are hereby deemed appropriated and expenditures and transfers authorized to carry out the purposes of this Ordinance and the City Auditor shall establish such accounting codes as necessary.

SECTION 6. That the City Auditor is authorized to make any accounting changes to revise the funding source for any contract or contract modification associated with this ordinance.

SECTION 7. That the City Auditor is hereby authorized to transfer the unencumbered balance in a project account to the unallocated balance account within the same fund upon receipt of certification by the Director of the Department administering said project that the project has been completed and monies are no longer required for said project.

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 passage and approval by the Mayor or ten days after its passage if the Mayor neither approves nor vetoes the same.