



Legislation Text

File #: 1729-2005, **Version:** 1

Background: Urban Concern, Inc., an Ohio not for profit corporation, desires to purchase that 0.979 +/- acre City owned real property located at 1000 Bonham Avenue, in order to consolidate their existing K-5 elementary school into one location and to create a shared community space for the neighborhood as well as a public playground. The new building will replace a vacant former police substation site. The building also will house Urban Concern, Inc. programs, many of which have been serving the Greater Linden area for more than a decade, including classes on economic literacy and basic job skills development, after-school and summer feeding programs for low-income children. The Department of Finance and Management, has determined that the sale of the subject property will not adversely affect the City and should be approved. City Council supports the re-use of a vacant site as a productive community asset. This project is consistent with City Council's efforts to promote healthy neighborhoods and quality community development. Estimated private funds of \$3 million will be raised for the construction of a new elementary school, which will serve approximately 126 children in the Greater Linden Area. The following legislation authorizes the Director of the Department of Finance and Management to enter into a sale contract with Urban Concern, Inc.

Explanation of Bid Waiver: Due to the community benefit resulting from the proposed sale and site redevelopment; it is in the best interest of the City to waive the provisions of competitive bidding and Land Review Commission requirements to enter into a sale agreement with Urban Concern, Inc.

Fiscal Impact: The money to be received by the City, as consideration for the sale of the subject real property, shall be deposited in the proper City fund as determined by the City Auditor.

Emergency Justification: Emergency action is requested to allow the City to meet its obligation to close, which are contingent upon the passage of this ordinance on or before October 31, 2005.

To authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a sale agreement with Urban Concern, Inc., an Ohio not for profit corporation to purchase 0.979 +/- acre City owned real property located at 1000 Bonham Avenue, a vacant police substation, in order to consolidate their existing K-5 elementary school into one location and to create a shared community space for the neighborhood as well as a public playground; to waive the competitive bidding and Land Review Commission requirements of the Columbus City Codes (1959) Revised; and to declare an emergency.

WHEREAS, Urban Concern, Inc., an Ohio not for profit corporation, desires to purchase that 0.979 +/- acre City owned real property located at 1000 Bonham Avenue, a vacant police sub-station, in order to consolidate their existing elementary school and serve students ranging from kindergarten through 5th grade; and

WHEREAS, Urban Concern, Inc., proposes to construct a new building with private funds on the former police substation site, which will contain the elementary school, and a playground and community room which will serve the Greater Linden area by making meeting space available to the community; and

WHEREAS, after investigation by the Department of Finance and Management, it has been determined that the sale of the subject property will not adversely affect the City and should be granted; and

WHEREAS, City Council supports the re-use of a vacant site as a productive community asset, which is consistent with City Council's efforts to promote healthy neighborhoods and quality community development projects; and

WHEREAS, an emergency exists in the usual daily operation of the City, in that it is necessary to immediately authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a sale contract with Urban Concern, Inc., and to execute a quitclaim deed and any ancillary documents necessary to grant fee simple title of the same real property unto Urban Concern, Inc., for the immediate preservation of the public health, peace, property, 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 on the behalf of the City of Columbus, as approved by the City Attorney's Office, Department of Law, Real Estate Division, necessary to enter into a sale contract with Urban Concern, Inc., an Ohio not for profit corporation, as well as to execute a quitclaim deed and any ancillary documents necessary to grant Urban Concern, Inc., fee simple title to the following described real property:

Being in the City of Columbus, County of Franklin, State of Ohio, and being all of Lots 6 through 14, as shown on Bonham's Subdivision, recorded in Plat book 13, page 21 in the Office of the Franklin County Recorder.

Section 2. That the Seventy Two Thousand Dollars (\$72,000.00), to be received by the City as consideration for the sale of the subject real property shall be deposited in the proper City fund as determined by the City Auditor.

Section 3. That this Council has determined that it is in the best interest of the City of Columbus to waive and does hereby waive the requirements of Columbus City Codes (1959) Revised, Chapter 328 (*Land Review Commission*) and Section 329.29 (*sale of City owned realty*) to the extent that they may apply to this transaction with regards to this ordinance only.

Section 4. That for the reasons state 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 its passage if the Mayor neither approves nor vetoes the same.