



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #:** 0764-2008, **Version:** 1

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**Background:** The City of Columbus is engaged in the South Side Pride Center project, for the purpose of providing residents of needy communities with improved access to City services, better interagency communication, and the ability for residents to participate in identifying and addressing the specific needs of their own neighborhoods. The South Side Pride Center has occupied space at 310 Innis Avenue continuously since June 2002. The current lease expires May 31, 2008. The City ("Lessee") desires to enter into a new lease agreement with South Side Settlement Foundation (Contract Compliance Number 31-4380068), an Ohio non-profit corporation, ("Lessor"), for the continued rental of space, which includes approximately 851 square feet of office space for this community pride center. The following legislation authorizes the Director of the Department of Finance and Management to execute those documents necessary to enter into a one (1) year lease agreement between the aforementioned parties, with the option of four (4) automatic lease renewals at the end of each one year term. Beginning with the first renewal, the annual rent will increase to no more than \$9,207 to compensate the Lessor for utility rate increases since the City first occupied the space in 2002.

**Fiscal Impact:** The necessary amount for this lease was budgeted and appropriated in the Special Income Tax Fund, through Ordinance 0075-2008, passed 2/11/2008.

**Emergency Justification:** Emergency action is requested to allow for the immediate execution of the subject lease agreement by the City in order to allow the commencement date of this Lease Agreement to coincide with the current expiration date without delay.

To authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a one (1) year lease agreement by and between the City of Columbus and South Side Settlement Foundation, an Ohio non-profit corporation (Contract Compliance Number 31-4380068), for approximately 851 square feet of office space at 310 Innis Avenue, as the location of the South Side Pride Center, to expend \$8,853.00 from the Special Income Tax Fund, and to declare an emergency.

**WHEREAS,** the City of Columbus is engaged in the South Side Pride Center project, for the purpose of providing residents of needy communities with improved access to City services, better interagency communication, as well as the ability for residents to participate in identifying and addressing the specific needs of their own neighborhoods; and

**WHEREAS,** South Side Settlement Foundation desires to lease to the City that real property commonly known as 310 Innis Avenue, Columbus, Ohio 43207 for the continued occupancy by the South Side Pride Center; and

**WHEREAS,** the City desires ("Lessee") to enter into a lease agreement with South Side Settlement Foundation, ("Lessor"), for the rental of that real property, which includes approximately 851 square feet of office space, located at 310 Innis Avenue; and

**WHEREAS,** an emergency exists in the usual daily operation of the City of Columbus, in that it is immediately necessary to authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a one (1) year lease agreement in order to allow the commencement date of this Lease Agreement to coincide with the current expiration date without delay, and 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 Finance and Management be, and hereby is, authorized to execute those documents approved by the Department of Law, Division of Real Estate necessary to enter into a one (1) year lease agreement by and between the City of Columbus, ("Lessee"), and South Side Settlement Foundation, ("Lessor"), for the rental of certain real property

which includes approximately 851 square feet of office space, located at 310 Innis Avenue, Columbus, Ohio 43207.

**SECTION 2.** That the terms and conditions of the lease shall be in form approved by the City Attorneys Office and shall include the following:

- a) This Lease shall have an initial term of one (1) year commencing on June 1, 2008 and terminating on May 31, 2009. Subject to appropriation of necessary rental funds by Columbus City Council, this lease agreement shall automatically renew for four (4) one year terms at the end of the each term unless Lessee provides 60 days notice to Lessor of Lessee's intent allow the lease agreement to terminate.
- b) Subject to appropriation of funds by Columbus City Council, the Lessee agrees to pay Lessor monthly rent payments of \$737.75, for a total yearly rent of \$8,853.00. The stated monthly rent payments include \$142.05 per month for use of the kitchen, meeting rooms, and gymnasium. The base rental rate is \$8.40 per square foot times 851 square feet. The rental rate for successive renewal periods shall increase to no more than \$9,207 per year beginning with the first renewal period. This rental increase will compensate the South Side Settlement Foundation for increases in utility rates since the City first occupied in 2002.
- c) Such other terms and conditions as agreed to and approved by the City Attorney.

**SECTION 3.** That the expenditure of \$8,853.00, or so much thereof as may be necessary, is hereby authorized and approved as follows:

Division: 45-51  
Fund: 430  
OCA Code 430459  
Object Level 1: 03  
Object Level 3: 3301  
Amount: \$8,853

**SECTION 4.** That the City Auditor is authorized to make any changes to revise the funding source for any contract or contract modifications associated with this ordinance.

**SECTION 5.** 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.