



Legislation Text

File #: 2351-2011, **Version:** 1

BACKGROUND: The purpose of this legislation is to authorize the Director of the Department of Development to enter into an agreement with the Ohio Department of Development to receive and administer a Clean Ohio Assistance Fund grant in the amount of \$300,000 for environmental clean up at the Atlas Building at 8 East Long Street in Downtown Columbus and to authorize entering into an agreement with 8 East Long Holdings, LLC, to apply the grant funding toward the environmental clean up work at the project site to prepare for redevelopment.

Pursuant to Ordinance 1055-2011, passed by Columbus City Council on July 11, 2011, the Columbus Department of Development applied for a Clean Ohio Assistance Fund grant of up to \$750,000, and was awarded a Clean Ohio Assistance Fund grant of \$300,000 from the Ohio Department of Development for environmental clean up at the Atlas site in partnership with 8 East Long Holdings, LLC.

The Atlas Building was constructed in 1923 and is on the National Register of Historic Places. The building has 12 stories of office space with first floor retail space and was recently acquired by 8 East Long Holdings, LLC; who plans to convert the building into 102 apartment units and maintain first floor retail space. Total project cost is estimated at \$12 million. The awarded Clean Ohio grant funding will be used for asbestos abatement and limited interior demolition.

This legislation is submitted as an emergency to commence work under the grant immediately.

FISCAL IMPACT: Funding for this project is provided by a Clean Ohio Assistance Fund grant from the Ohio Department of Development in the amount of \$300,000. There are no costs to the City to receive and administer the grant.

To authorize and direct the Director of the Columbus Department of Development to enter into an agreement with the Ohio Department of Development to receive and administer a Clean Ohio Assistance Fund grant in an amount of \$300,000.00 for environmental clean up and redevelopment of the Atlas Building at 8 East Long Street; to authorize the appropriation of \$300,000 from the General Government Grant Fund; to authorize the Director of the Columbus Department of Development to enter into an agreement 8 East Long Holdings, LLC to apply said grant funding for environmental clean up and redevelopment of the Atlas building; to authorize the expenditure of \$300,000 from the General Government Grant Fund; and to declare an emergency. (\$300,000.00)

WHEREAS, the State of Ohio Clean Ohio Program provides environmental assessment and remediation grants to Ohio communities for the purpose of clean up and redevelopment of contaminated or abandoned properties known as "brownfields"; and

WHEREAS, the City of Columbus contains brownfield properties which may qualify for Clean Ohio clean up and redevelopment grant funding; and

WHEREAS, the Columbus Department of Development has been involved with brownfield redevelopment since 1996 through its administration of the Columbus Brownfield Redevelopment Program; and

WHEREAS, Clean Ohio grant funding will greatly complement the efforts of the developer; 8 East Long Holdings, LLC, to invest approximately \$12 million to construct 102 apartment units and maintain commercial retail space in Downtown Columbus; and

WHEREAS, Clean Ohio Assistance Grant Funding will provide up to \$300,000.00 in clean up and redevelopment costs; 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 Columbus Department of Development to begin the process to receive Clean Ohio Assistance Grant Funding in order to commence work under said grant, all for the preservation of 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 Columbus Department of Development is hereby authorized and directed to enter into an agreement with the Ohio Department of Development to receive and administer a Clean Ohio Assistance Fund grant in the amount of \$300,000.00 for environmental clean up activities at the Atlas Building site in Downtown Columbus.

Section 2. That the sum of \$300,000.00 be and is hereby appropriated from the unappropriated balance of the General Government Grant Fund, Fund 220, and from all monies estimated to come into said fund from any and all sources appropriated and un-appropriated for any other purpose during the fiscal year ending December 31, 2012, to the Department of Development, Economic Development Division, Division 44-02, Object Level One 03, Object Level Three 3526, with the OCA and grant codes to be issued by the City Auditor upon award of said grant. The appropriation is effective upon receipt of executed grant agreement.

Section 3. That the Director of the Columbus Department of Development is authorized to enter into an agreement with the 8 East Long Holdings, LLC, in the amount of \$300,000.00 for environmental clean up work at the Atlas Building site in Downtown Columbus.

Section 4. That for the purpose stated in Section 3, the expenditure of \$300,000.00 is hereby authorized from the General Government Grant Fund, Fund 220, Department of Development, Economic Development Division, Division No. 44-02, Object Level One 03, Object Level Three 3526, with the OCA and grant codes to be issued by the City Auditor upon award of said grant.

Section 5. At the end of the grant period, any repayment of unencumbered balances required by the grantor is hereby authorized and any unused City match monies may be transferred back to the City fund from which they originated in accordance with all applicable grant agreements.

Section 6. Funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated.

Section 7. 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 passage if the Mayor neither approves nor vetoes the same.