



## Legislation Text

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**File #:** 2010-2015, **Version:** 1

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**Background:** The City of Columbus desires to relocate its Central Ohio Area Agency on Aging (COAAA) a service under the Department of Recreation and Parks, that is currently located in city-owned office space at 174-182 E. Long Street. Due to expansion of various programs delivered to older adults in its eight (8) county service area, COAAA has outgrown the office space it currently occupies. The buildings on Long Street housing COAAA operations contain approximately 39,000 gross square feet of space with approximately 130 parking spaces. A space analysis determined that COAAA needs approximately 55,000 square feet of office and storage space and a minimum of 100 additional parking spaces to adequately serve both current needs and future growth. COAAA can be best served both operationally and economically by occupancy in a larger, city-owned building. It is not in the City's best economic interest to lease additional office space to meet COAAA's unfulfilled space needs.

A property has been identified at 3776 South High Street (Franklin County Tax Parcel 010-111560) that will meet COAAA's current and future office space and parking needs. The new location contains an office building located on approximately five and one half (5.5) acres. The office building is comprised of a one-story area and a three-story area with approximately 52,300 square feet of finished offices above grade and approximately 24,700 square feet of finished offices below grade. The site provides paved parking accommodating approximately 230 cars with room for future expansion to provide an estimated one hundred (100) additional parking spaces.

This legislation authorizes the Director of Finance and Management to execute those documents necessary to purchase that real property from Columbus High Street, LLC and to expend up to \$4,000,000.00 for all costs associated with said acquisition and the actual expenses associated with the renovation of building systems and the completion of tenant improvements to meet the needs of the City. Purchase contingencies include satisfactory review or completion of: Environmental Site Assessments (Phase I ESA and if necessary, Phase II); a Property Condition Assessment; and completion of Owner's obligation to renovate building systems and completion of tenant improvements to meet the needs of the City and COAAA. The Department of Finance and Management intends to market the City's Long Street property to meet goals defined by the City for redevelopment of the site in conjunction with the Department of Development.

**Fiscal Impact:** The Department of Finance and Management has determined that funding for this project is available within the 2015 Capital Improvement Budget. The 2015 Capital Improvement Budget will be amended by this ordinance to reflect a transfer of funds within the 2015 Construction Management Capital Improvement Budget as a temporary funding measure until future bonds are sold. The proposed transfer of \$4,000,000.00 will pay for the purchase of the property and expenses associated with the renovation of building systems and the completion of tenant improvements to meet the needs of the City and COAAA.

**Emergency Justification:** Emergency action is requested to allow this acquisition to proceed in agreement with the closing transaction deadlines and other terms of the purchase contract, including the requirement that legislation be approved by Council on or before July 27, 2015, and to allow for the necessary renovation and repairs of the building to proceed in a timely manner in order to allow COAAA to be able to occupy the site in January 2016.

**Fiscal Impact:**

To authorize the Director of Finance and Management, on behalf of the Department of Recreation and Parks, to execute those documents necessary for the purchase of that real property commonly known as 3776 South High Street from

Columbus High Street, LLC for the relocation of the Central Ohio Area Agency on Aging (COAAA); to amend the 2015 Capital Improvements Budget; to authorize the City Auditor to transfer \$4,000,000.00 between projects within the Construction Management Capital Improvement Budget; to authorize the expenditure of up to \$4,000,000.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$4,000,000.00).

**WHEREAS**, the City of Columbus, Department of Finance and Management on behalf of the Department of Recreation and Parks, Central Ohio Area Agency on Aging (COAAA), desires to enter into a purchase contract, between the City and Columbus High Street, LLC for purchase of that real property known as 3776 South High Street; and

**WHEREAS**, COAAA occupies city-owned office space at -182 E. Long Street, Columbus, Ohio which is at capacity and such offices no longer meet its needs and space requirements; and

**WHEREAS**, the Department of Recreation and Parks desires to relocate COAAA to that real property located at 3776 South High Street; and

**WHEREAS**, the new location consists of approximately five (5) acres with a building of approximately 30,000 square feet and paved parking for a minimum of 230 vehicles; and

**WHEREAS**, this ordinance amends the Capital Improvements Budget, Ordinance No. 0557-2015; and

**WHEREAS**, this ordinance authorizes the City Auditor to transfer \$4,000,000 between projects within the Construction Management Capital Improvement Fund 733; 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 Finance and Management, on behalf of the Department of Recreation and Parks, to execute those documents necessary to purchase that real property known as 3776 South High Street from Columbus High Street, LLC and to expend up to \$4,000,000.00 for costs associated with said acquisition to allow this acquisition to proceed in agreement with the closing transaction deadlines and other terms of the purchase contract, and to allow for renovation and construction to proceed in a timely manner to allow the property to be occupied by January 2016 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 Finance and Management, on behalf of the Department of Recreation and Parks be, and hereby is, authorized to execute those documents, as approved by the Department of Law, Real Estate Division, necessary for the purchase of that real property commonly known as 3776 South High Street, Columbus, Ohio, Franklin County Tax Parcel 010-111560.

**SECTION 2.** That the 2015 Capital Improvement Budget is hereby amended as follows:

Project/Project #/Current CIB/Revised CIB/ Change

COAAA - S. High Building / 570077-100000/\$0 / \$4,000,000 / \$4,000,000

Groves Rd Building Renovation / 570057-100001 / \$9,501,300 / \$5,501,300 / (\$4,000,000)

**SECTION 3.** That the City Auditor is hereby authorized and directed to transfer funds within the Construction Management Capital Improvement Fund 733 as follows:

FROM:

Dept/Div: 45-50|Fund: 733|Project Number 570057-100001|Project Name - Groves Rd Building Renovation Rd |OCA Code 735701|Amount \$4,000,000

TO:  
Dept/Div: 45-50|Fund: 733|Project Number 570077-100000|Project Name - COAAA - S. High Building |OCA Code 733077|Amount \$4,000,000

**SECTION 4.** That the expenditure of \$4,000,000.00, or so much thereof as may be necessary, be and is hereby authorized and approved as follows:

Division: 45-50  
Fund: 733  
Project: 570077-100000  
OCA Code: 733077  
Object Level 1: 06  
Object Level 3: 6601  
Amount: \$4,000,000.00

**SECTION 5.** That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this ordinance.

**SECTION 6.** 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.