



City of Columbus

Office of City Clerk
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Legislation Text

File #: 3030-2016, **Version:** 1

BACKGROUND: This legislation authorizes the Director of the Department of Development to enter into contracts and spend up to \$1,500,000 for various expenditures related to the demolition of blighted structures. Work includes demolition, environmental testing, environmental abatement, post demolition lot restoration, and similar activities. The contracts will be established in accordance with the competitive bidding provisions of the Columbus City Codes or through State Term Contracts pursuant to Ordinance 582-87. Authority to waive competitive bidding under City Code Chapter 329 is requested for situations where the immediate demolition of structures is necessary to comply with a Building Order issued by the Department of Building and Zoning Services.

EMERGENCY JUSTIFICATION: Emergency action is requested in order to demolish the structures as soon as possible as they may pose a public nuisance or risk to public health and safety.

FISCAL IMPACT: This ordinance authorizes an expenditure of \$1,500,000.00 in the Development Taxable Bonds Fund.

To authorize the Director of the Department of Development to enter into contracts with various companies to provide services related to the demolition of structures, including environmental/asbestos testing and abatement, demolition, post-demolition lot restoration, and similar services as part of the Vacant and Abandoned Properties Initiative; to waive the competitive bidding provisions of City Code Chapter 329 for emergency demolitions; to authorize the expenditure of \$1,500,000.00 from the Development Taxable Bonds Fund; and to declare an emergency. (\$1,500,000.00)

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, various City offices are implementing the demolition portion of the Vacant and Abandoned Property (VAP) Initiative, including the targeting of vacant and abandoned properties through tax foreclosure, seeking authorization to demolish blighted properties from the Environmental Section of the Franklin County Municipal Court, and authority from the City Building Department to demolish unsafe structures and emergencies; and

WHEREAS, the City is working with the Central Ohio Community Improvement Corporation to demolish residential structures under the Ohio Housing Finance Agency's Neighborhood Initiative Program grant, but not all demolitions are eligible under the program; and

WHEREAS, it has become necessary to enter into contracts and provide funds for deconstruction, demolition, asbestos abatement, and post-demolition lot restoration services for structures that are not eligible for funding under the Neighborhood Initiative Program; and

WHEREAS, all expenditures from this project will be accomplished pursuant to the competitive bidding provisions of City Code Chapter 329 or by using State Term Contracts pursuant to Ordinance Number 582-87; and

WHEREAS, emergencies exist where structures receive Building Orders from the City's Chief Building Official and immediate demolitions are necessary to protect public health and safety; and

WHEREAS, contracts for demolitions where structures receive a Building Order will be based on estimates from licensed demolition contractors who are available to commence work immediately and may require a waiver of competitive bidding requirements under City Code Chapter 329; 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 Office, in that it is immediately necessary to authorize the Director to enter into contracts for the demolitions so that the projects can proceed without delay, thereby preserving 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 Development is hereby authorized to enter into contracts for services related to the demolition of structures, including deconstruction, demolition, testing and abatement of asbestos and other environmental hazards, post-demolition lot restoration and greening, and other services as part of the Vacant and Abandoned Properties Initiative.

SECTION 2. That for the purpose stated in Section 1, the expenditure of \$1,500,000 or so much thereof as may be needed, is hereby authorized in Fund 7739 Development Taxable Bonds in Object Class 06 Capital Outlay per the accounting codes in the attachment to this ordinance.

SECTION 3. 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 4. That the funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

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 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 7. That contracts, with the exception of structures needing immediate demolition, will be awarded pursuant to the competitive bidding provisions of City Code Chapter 329 or using State Term Contracts pursuant to Ordinance 582-87. City Council recognizes that this ordinance does not identify the contractor(s) to whom the contract(s) will be awarded and understands that its passage will give the Director of the Department of Development the final decision in determination of the lowest, best, responsive and responsible bidder for such contract(s). This Council is satisfied it is in the best interests of the City to delegate this contracting decision.

SECTION 8. That Council finds it in the City's best interests to waive the competitive bidding requirements of City Code Chapter 329 for structures receiving Building Orders from the Department of Building and Zoning Services and in need of immediate demolition due to unsafe or emergency conditions.

SECTION 9. 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.

