



Legislation Details (With Text)

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Title: To authorize the Director of Finance and Management to execute a Lease Agreement with the Central Ohio Workforce Development Board of Central Ohio for the lease of office space at 1111 E. Broad Street; and to declare an emergency.

Sponsors:

Indexes:

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Attachments:

Date	Ver.	Action By	Action	Result
6/20/2017	1	CITY CLERK	Attest	
6/20/2017	1	MAYOR	Signed	
6/19/2017	1	COUNCIL PRESIDENT	Signed	
6/19/2017	1	Columbus City Council	Approved	Pass

Background: The City is the owner of an office building located at 1111 East Broad Street, Columbus, Ohio 43205. Since its purchase of the property in 2006, the City has leased space in the building for work force development purposes. The original lease of office space for work force development purposes was with the Central Ohio Workforce Investment Corporation (COWIC). Due to 2016 changes in federal workforce regulations that required organizational separation of responsibilities for operation and delivery of job training services from policy and governance, the original COWIC organization was divided into two entities. The Workforce Development Board of Central Ohio ("Workforce Development Board") was created as the separate entity providing policy and governance oversight of workforce program delivery and COWIC was designated as the interim operator of the Ohio Means Jobs Columbus/Franklin County Job Center located in the City's 1111 E. Broad building. Under federal law, the Workforce Development Board is required to competitively procure the operator of the Job Center which means that COWIC will no longer be the Tenant thus necessitating a new lease with the Workforce Development Board of Central Ohio as the Tenant responsible for the lease of office space used for the operation of the Ohio Means Jobs Columbus/Franklin County Job Center.

This legislation authorizes the Director of the Department of Finance and Management to enter into a lease agreement with the Workforce Development Board of Central Ohio, an Ohio non-profit corporation, for lease of office space for operation of the Ohio Means Jobs Columbus/Franklin County Job Center identified as Suite 102 and three training rooms, for an initial one-year term beginning on July 1, 2017.

Emergency action is requested for approval of the lease in order to allow Workforce Development Board of Central Ohio to occupy and operate the Ohio Means Jobs Columbus/Franklin County Job Center in office space at 1111 E. Broad Street commencing July 1, 2017.

Fiscal Impact: The City will receive rental funds for the term of the lease and any renewal thereof which will be deposited in in Fund 2294 Subfund 001 that supports the operation of the Jerry Hammond Center. The annual rent for the 2017-2018 term of the lease will be \$330,429.00.

To authorize the Director of Finance and Management to execute a Lease Agreement with the Central Ohio Workforce Development Board of Central Ohio for the lease of office space at 1111 E. Broad Street; and to declare an emergency.

WHEREAS, the City is the owner of 1111 East Broad Street, Columbus, Ohio 43205; and

WHEREAS, the City desires to enter into a lease agreement with Central Ohio Workforce Development Board of Central Ohio, an Ohio non-profit corporation, for use of office space commonly referred to as Suite 102 and training rooms; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Finance and Management, Real Estate Management Office, that it is immediately necessary to authorize the Director to execute, on behalf of the City, a lease agreement with the Workforce Development Board of Central Ohio for office space in that City-owned real property identified as 1111 East Broad Street, Columbus, Ohio 43205 for business office purposes and related ancillary uses 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, on the behalf of the City, be, and hereby is, authorized to execute, as approved by the Department of Law, Division of Real Estate, a lease agreement by and between the City of Columbus and Workforce Development Board of Central Ohio for that office space located in the building at 1111 E. Broad Street, commonly referred to as the Ohio Means Jobs Columbus/Franklin County Job Center, for business office use and related ancillary uses.

SECTION 2. That the terms and conditions of the lease agreement shall be in a form approved by the Department of Law, Division of Real Estate, and shall include the following:

- a) The lease shall have an initial term of one (1) year commencing July 1, 2017 and include four renewal options, with each renewal period being an additional one (1) year term.
- b) Such other terms and conditions as agreed to and approved by the City Attorney.

SECTION 3. That the rent proceeds be deposited in Fund 2294 Subfund 001 that supports the operation of the Jerry Hammond Center.

SECTION 4. That for 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 its passage if the Mayor neither approves nor vetoes the same.