



## Legislation Details (With Text)

**File #:** 3481-2018      **Version:** 2

**Type:** Ordinance      **Status:** Passed

**File created:** 12/6/2018      **In control:** Finance Committee

**On agenda:** 12/10/2018      **Final action:**

**Title:** To authorize the Mayor of the City of Columbus to enter into a Memorandum of Understanding ("MOU") with Franklin County and JHAC Ventures, LLC, regarding the proposed financing, development, construction, operation and occupancy of a multi-purpose sports, community, and entertainment and cultural facility, and the redevelopment of the MAPFRE Stadium site into a Community Sports Park, and the financial commitments for all parties involved; and to declare an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
12/13/2018	2	ACTING CITY CLERK	Attest	
12/12/2018	2	MAYOR	Signed	
12/10/2018	2	COUNCIL PRESIDENT	Signed	
12/10/2018	1	Columbus City Council	Amended as submitted to the Clerk	Pass
12/10/2018	1	Columbus City Council	Approved as Amended	Pass

This ordinance authorizes the City to enter into a Memorandum of Understanding ("MOU") with Franklin County and JHAC Ventures, LLC with regard to the financing, development, construction, operation, and occupancy of a multi-purpose sports, community, entertainment, and cultural facility, and the redevelopment of the MAPFRE Stadium site into a Community Sports Park.

JHAC has proposed to purchase Columbus Crew SC, the approval of which by Major League Soccer (MLS) is contingent upon achieving an agreement between the City, JHAC, and Franklin County regarding the financing and development of a stadium site. To that end, an ownership group including Pete Edwards, Jr. and Dee and Jimmy Haslam, and public and private partners, including the City and Franklin County, have advanced a plan for a new commercial and residential development west of the Arena District that will be anchored by a new 20,000-seat stadium. The development will include 885 residential units, 20% of which will be designated as affordable units, and 270,000 square feet of commercial and office space to accommodate up to 1,300 employees.

In addition, the MOU also proposes the redevelopment of the existing MAPFRE Stadium site into a shared-use Community Sports Park. The Sports Park will provide access for more than 200,000 residents living within 3 miles of the facility to outdoor athletic fields, indoor turf fields, basketball courts, and programming space, as well as additional green space and will serve as the permanent practice facility and training complex for Columbus Crew SC.

Per the terms of the MOU, JHAC will commit over \$400 million of private capital toward the development and construction of the project. JHAC is further committing to the use of prevailing wage, including a historic commitment to

minority- and women-owned contractors, suppliers, and vendors.

The city will contribute \$50 million for the design and construction of the Community Sports Park, the infrastructure needs of the project including the commercial and residential development ancillary to the stadium site, and potential land acquisition. The MOU provides for the establishment of a new authority within the provisions of Ohio Revised Code, which will facilitate design, development, financing, construction and operation of the project.

To authorize the Mayor of the City of Columbus to enter into a Memorandum of Understanding ("MOU") with Franklin County and JHAC Ventures, LLC, regarding the proposed financing, development, construction, operation and occupancy of a multi-purpose sports, community, and entertainment and cultural facility, and the redevelopment of the MAPFRE Stadium site into a Community Sports Park, and the financial commitments for all parties involved; and to declare an emergency.

**WHEREAS**, JHAC Ventures, LLC intends to purchase Columbus Crew SC; and

**WHEREAS**, the approval of the sale of Columbus Crew SC by Major League Soccer is contingent upon achieving an agreement between the City, JHAC, and Franklin County regarding the financing and development of a stadium site; and

**WHEREAS**, the City, JHAC and Franklin County will agree to cooperatively develop community space, mixed income residential opportunities and expanded office opportunities adjacent to the stadium; and

**WHEREAS**, the proposed residential and commercial development will feature 885 new residential units, a commitment to affordable housing, and 270,000 square feet of commercial and office space to accommodate up to 1,300 employees; and

**WHEREAS**, the proposed redevelopment of the existing MAPFRE Stadium site into a shared-use Community Sports Park will provide access for more than 200,000 residents living within 3 miles of the stadium to indoor and outdoor sports fields and courts, programming space, and additional green space; and

**WHEREAS**, per the terms of the MOU, JHAC will commit more than \$400 million toward the development and construction of the project, and will commit to a historic utilization of minority- and women-owned contractors; and

**WHEREAS**, per the terms of the MOU, the city will contribute \$50 million for the design and construction of the Community Sports Park, the infrastructure needs of the project, including the commercial and residential development ancillary to the stadium site, and potential land acquisition; and

**WHEREAS**, an emergency exists in the usual daily business of the city in that it is immediately necessary to authorize the Mayor to enter into an MOU in order to avoid any delay in the planning and development of the aforementioned project; now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Mayor of the City of Columbus is hereby authorized to enter into a Memorandum of Understanding with Franklin County and JHAC Ventures, LLC, regarding the financing, development, construction, operation, and occupancy of a multi-purpose sports, community, entertainment, and cultural facility, and the

redevelopment of the MAPFRE Stadium site into a Community Sports Park.

**SECTION 2.** 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.