Legislation Details (With Text)

File #:	1739-2019 **Version:** 1		
Type:	Ordinance	**Status:**	Passed
File created:	6/18/2019	**In control:**	Economic Development Committee
On agenda:	7/22/2019	**Final action:**	7/25/2019
Title:	To authorize the Director of Development to enter into contract with Arch City for Professional Consultancy Services in an amount up to $50,000.00 to provide a commercial market analysis of the SR-161 corridor in Columbus, Ohio; to authorize the expenditure of up to $50,000.00 from the Department of Development, Division of Economic Development general fund; and to declare an emergency. ($50,000.00)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. ORD1739-2019 2019-06-13-ED SR-161 Corridor Market Study		

Date	Ver.	Action By	Action	Result
7/25/2019	1	CITY CLERK	Attest	
7/24/2019	1	MAYOR	Signed	
7/22/2019	1	COUNCIL PRESIDENT	Signed	
7/22/2019	1	Columbus City Council	Approved	Pass

1. BACKGROUND

This legislation authorizes the Director of Development to enter into contract with Arch City Development for Professional Consultancy Services in an amount up to $50,000 to provide a commercial market analysis of the SR-161 Corridor in Columbus, Ohio.

The project was formally advertised on the Vendor Services web site from March 5, 2019 to March 27, 2019. The city received two (2) responses.

The responsive firms were:

CONSULTANT	LOCATION FROM COUNTY AUDITOR'S OFFICE WEB SITE
Arch City Development	Columbus
Scioto Analysis	Columbus

The SR 161 corridor has suffered from an unsustainable amount of commercial square footage given recent commercial trends. Vacant retail structures and land are found throughout the area. Empty storefronts and retail centers suggest disinvestment and uncertainty about the area's future, although there has been recent movement by current property owners that is encouraging.

Viewing the SR 161 corridor as something more than a retail district is critical to its economic sustainability. Columbus is ranked as having one of the highest retail square footage per capita ratios in the country, signifying an overabundance of retail space. There is excess retail capacity in most commercial corridors in the region. Rethinking SR 161 in this regard is important. What is its role in the region? To what extent should new land uses be introduced into the corridor to strengthen the real estate market? What are the other uses that would be economically viable?

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The selected firm will be responsible for reviewing and evaluating current business and business expansion opportunities along the corridor, evaluating the land use patterns relative to the study's findings, and provide detailed recommendations that address market constraints, real estate development opportunities and potential programming to assist businesses in the corridor.

Emergency action is requested to complete the study within the next six months as the Ohio Department of Transportation is planning to pilot a set of roundabouts within the corridor that may further hinder the corridor's development.

2. FISCAL IMPACT
Funds in the amount of $50,000 are available for this contract in the Department of Development, Division of Economic Development, General Fund budget.

3. CONTRACT COMPLIANCE
The vendor's vendor compliance number is 019970 and expires 3/1/2021.

To authorize the Director of Development to enter into contract with Arch City for Professional Consultancy Services in an amount up to $50,000.00 to provide a commercial market analysis of the SR-161 corridor in Columbus, Ohio; to authorize the expenditure of up to $50,000.00 from the Department of Development, Division of Economic Development general fund; and to declare an emergency. ($50,000.00)

WHEREAS, the Director of the Department of Development has identified the need to enter into a professional services contract to provide a commercial market analysis of the SR-161 corridor in Columbus, Ohio; and

WHEREAS, the project was formally advertised on the Vendor Services web site from March 5, 2019, to March 27, 2019, and the city received two (2) responses; and

WHEREAS, this ordinance authorizes the Director of Development to enter into contract with Arch City for Professional Consultancy Services in an amount up to $50,000 to provide a commercial market analysis of the SR-161 corridor in Columbus, Ohio; and

WHEREAS, funds in the amount of $50,000 are available in this contract in the Department of Development, Division of Economic Development, general fund budget.

WHEREAS, an emergency exists in the usual daily operation of the Department of Development, Division of Economic Development, in that it is immediately necessary to enter into contract as the Ohio Department of Transportation is planning to pilot a set of roundabouts within the corridor that may further hinder the corridor's development, thereby preserving the public health, peace, property, safety, and welfare; and **NOW THEREFORE,**

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

SECTION 1. That the Director of Development is authorized to enter into contract with Arch City Development for Professional Consultancy Services in an amount up to $50,000 to provide a commercial market analysis of the SR-161 corridor in Columbus, Ohio.

SECTION 2. That the expenditure of $50,000.00 or so much thereof as may be needed, is hereby authorized in Fund 1000 (General Fund), Dept-Div (Economic Development), object class 03 (Services) per the accounting codes in the attachment to this ordinance.

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

SECTION 4. 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 5. 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 approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.

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