Legislation Details (With Text)

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File created:	5/11/2020	**In control:**	Recreation & Parks Committee
On agenda:	6/15/2020	**Final action:**	6/18/2020
Title:	To authorize the Director of Recreation and Parks to execute those documents necessary to enter into a Real Estate Purchase and Sale Contract with Robert J. Brennan, Bishop of the Catholic Diocese of Columbus, for the sale of city-owned property located at 630 South Third Street; and to authorize the Director to execute those documents necessary to quitclaim the property with deed restrictions restricting the property to only being used as a school and a reservation of easement rights for existing utilities; to waive the provisions of City Code Chapter 329 relating to the sale of city-owned realty; and to declare an emergency.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:			

Date	Ver.	Action By	Action	Result
6/18/2020	1	CITY CLERK	Attest	
6/17/2020	1	MAYOR	Signed	
6/15/2020	1	COUNCIL PRESIDENT	Signed	
6/15/2020	1	Columbus City Council	Approved	Pass

To authorize the Director of Recreation and Parks to execute those documents necessary to enter into a Real Estate Purchase and Sale Contract with Robert J. Brennan, Bishop of the Catholic Diocese of Columbus, for the sale of city-owned property located at 630 South Third Street, and to execute those documents necessary to quitclaim the property, and to declare an emergency.

Background: The Golden Hobby Shop (GHS), on 630 S. Third Street, PID 010-066729, containing approximately 0.51 acre, is located in a former elementary school, and specializes in providing a vibrant social space for 50+ participants to display and market their crafts and wares to the general public. The Department for many years has provided the building, maintenance, utility expenses, and part time staff to support the daily operations of the GHS. The shop has been a popular destination, but in recent years, is facing increasing concerns about the building conditions and occupant safety, as well as rapidly increasing capital expenses of maintaining the facility.

To improve the long term future of the GHS, the department has been actively studying the functionality, accessibility, safety, and customer experience of the shop. The Department has also been meeting regularly with the GHS board to discuss sustainable short and long term solutions.

As part of this project, the legislation authorizes the Director of Recreation and Parks to enter into a Real Estate Purchase and Sale Contract by and between the City and Robert J. Brennan, Bishop of the Catholic Diocese of Columbus, and to execute those documents necessary to quitclaim the City's real property situated at 630 South Third Street, Columbus, Ohio and identified as Franklin County Auditor Tax Parcel 010-066729 for a sales price of One Million Two Hundred Twenty Five Thousand Dollars ($1,225,000.00), which will include a deed restriction running with the land restricting the property to only being used as a school and a reservation of easement rights for existing utilities. The proceeds of the sale

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will be used towards a providing a temporary site for the Golden Hobby Shop, and design and construction of a new, permanent Senior Creative Campus, location to be determined.

It is in the City's best interest to waive the provisions of City Code Chapter 329 relating to the sale of city-owned realty. The sales proceeds for the property at 630 South Third Avenue will be $1,225,000, with a closing on or before July 1, 2020.

Emergency Justification: Emergency action is requested to allow for the immediate execution of the agreement by the City so that the sale can proceed without delay in agreement with the closing transaction deadlines and other terms of the purchase and sale contract.

Benefits to the Public: Providing structured creative facilities for the city's older population is a major component of promoting healthy aging. This project will foster creative engagement and skills in a social environment and provide a positive physical, emotional, and cultural experiences for Columbus' older residents.

Community Input/Issues: The Department has been engaged with the staff and board of the Golden Hobby Shop during the past few months to study their facility needs, operations, and get survey feedback from users on how to maintain the quality of the GHS and improve its future.

Master Plan Relation: This project will support the mission of the Recreation and Parks Master Plan by providing diverse, inclusive, and affordable opportunities for all ages for creative and recreational activities. The project also will provide ways to increase the operational efficiency and sustainability of the department.

Fiscal Impact: The City will receive income in the amount of $1,225,000.00 from the proceeds of the sale to be deposited into the Recreation and Parks Permanent Improvement Fund 7747.

To authorize the Director of Recreation and Parks to execute those documents necessary to enter into a Real Estate Purchase and Sale Contract with Robert J. Brennan, Bishop of the Catholic Diocese of Columbus, for the sale of city-owned property located at 630 South Third Street; and to authorize the Director to execute those documents necessary to quitclaim the property with deed restrictions restricting the property to only being used as a school and a reservation of easement rights for existing utilities; to waive the provisions of City Code Chapter 329 relating to the sale of city-owned realty; and to declare an emergency.

WHEREAS, it is necessary to authorize the Director of Recreation and Parks to execute those documents necessary to enter into a Real Estate Purchase and Sale Contract with Robert J. Brennan, Bishop of the Catholic Diocese of Columbus, for the sale of city-owned property located at 630 South Third Street, and to execute those documents necessary to quitclaim the property with deed restrictions running with the land restricting the property to only being used as a school and a reservation of easement rights for existing utilities; and

WHEREAS, it is necessary to waive the provisions of City Code Chapter 329 relating to the sale of city-owned realty; and

WHEREAS, an emergency exists in the usual daily operation of the Recreation and Parks Department in that it is immediately necessary to authorize the Director to execute those documents necessary to enter into a Real Estate Purchase and Sale Contract with Robert J. Brennan, Bishop of the Catholic Diocese of Columbus, for the sale of city-owned property so that the sale can proceed without delay to meet the closing transaction deadlines and other terms of the purchase and sale contract by July 1, 2020, all for the preservation of the public health, peace, property and safety; **NOW, THEREFORE**

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

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SECTION 1. That the Director of Recreation and Parks is hereby authorized to execute those documents necessary to enter into a Real Estate Purchase and Sale Contract with Robert J. Brennan, Bishop of the Catholic Diocese of Columbus, for the sale of city-owned property located at 630 South Third Street and to execute those documents necessary to quitclaim the property which will include a deed restriction running with the land restricting the property to only being used as a school and a reservation of easement rights for existing utilities.

SECTION 2. That this Council finds it in the best interests of the City to waive the provisions of City Code Chapter 329 relating to the sale of city-owned realty.

SECTION 3. That the revenue from this sale will be deposited into the Recreation and Parks Permanent Improvement Fund 7747.

SECTION 4. 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.

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