



## Legislation Text

**File #:** 1026-2008, **Version:** 1

**Background:** The Division of Police desires to relocate its Strategic Response Bureau (SRB), currently located in leased office space at 3042 McKinley Avenue to a location on Morse Road. A recent space plan analysis conducted for SRB confirms that SRB has outgrown the office space in the facility it currently occupies. The space analysis determined a need for approximately 25,000 square feet of office and garage space to adequately house the current needs and future growth of the SRB. The current leased location on McKinley Avenue has only 15,292 square feet of available space. It is not in the City's best economic interest to continue to lease office space to meet the space needs of the SRB. The space requirements of the SRB can be best served both operationally and economically by occupancy in a City-owned building.

A property has been identified at 1120 Morse Road that will meet SRB's current and future space needs, provide sufficient parking, and eliminate the rental expense of occupancy in privately-owned real estate. The new location is approximately 1.384 acres and contains a three-story office building of approximately 30,000 square feet. The site will accommodate parking for approximately 114 cars. The property is well located for SRB's needs, and is easily accessible via I-71.

This legislation authorizes the Director of Finance and Management, on behalf of the Department of Public Safety, to execute those documents necessary to purchase that real property from Four-D Holdings, Ltd. and to expend up to \$2,300,000.00 for costs associated with said acquisition. The balance of funds transferred will be used for renovation and construction design services. Purchase contingencies include satisfactory completion of: an appraisal by an MAI hired on behalf of the owner and in concurrence with the City; Environmental Site Assessments (Phase I ESA and if necessary, Phase II ); a Property Condition Assessment; and completion of Owner's obligation to renovate building systems and completion of tenant improvements to meet the needs of the City and SRB . This ordinance is presented as an emergency measure.

The Department of Public Safety has determined the expenditure for this purchase will come from a transfer from the Fire Station #35 Waggoner Road Project. This proposed transfer of \$2,300,000 will pay for the purchase of the property and expenses associated with the renovation of building systems and the completion of tenant improvements to meet the needs of the City and SRB. The 2008 Capital Improvement Budget will be amended by this ordinance to reflect this transfer.

**Emergency Justification:** Emergency action is requested to allow this acquisition to proceed in agreement with the closing transaction deadlines and other terms of the purchase contract, including the requirement that legislation be approved by Council on or before June 23, 2008, and to allow for renovation and construction to proceed in a timely manner to allow the property to be occupied by January 2009.

To authorize the Director of Finance and Management, on behalf of the Department of Public Safety, to execute those documents necessary to purchase that real property known as 1120 Morse Road from Four-D Holdings, Ltd. for the relocation of the Division of Police Strategic Response Bureau; to amend the 2008 Capital Improvements Budget; to authorize the City Auditor to transfer \$2,300,000.00 between projects within the Safety Voted Bond Fund; to authorize the expenditure of up to \$2,300,000.00 from the Safety Voted Bond Fund, and to declare an emergency. (\$2,300,000.00).

**WHEREAS,** the City of Columbus, Department of Finance and Management on behalf of the Department of Public Safety, Division of Police, desires to enter into a purchase contract, between the City and Four-D Holdings, Ltd. to purchase that real property known as 1120 Morse Road; and

**WHEREAS,** the Strategic Response Bureau of the Division of Police occupies leased space at 3042 McKinley Avenue, Columbus, Ohio which is at capacity space and no longer meets the needs and the space requirements of the SRB; and

**WHEREAS,** SRB is a unit that should be located in a City owned building thus eliminating the rental expense for the lease of a

privately-owned property; and

**WHEREAS**, the Division of Police desires to relocate its Strategic Response Bureau to that real property at 1120 Morse Road; and

**WHEREAS**, the new location consists of approximately 1.384 acres with a building of approximately 30,000 square feet and paved parking for a minimum of 114 cars; and

**WHEREAS**, this ordinance amends the Capital Improvements Budget, Ordinance No. 0690-2008: and

**WHEREAS**, this ordinance authorizes the City Auditor to transfer \$2,300,000 between projects within the Safety Voted Bond Fund, and

**WHEREAS**, an emergency exists in the usual daily operation of the City of Columbus, in that it is immediately necessary to authorize the Director of Finance and Management, on behalf of the Department of Public Safety, to execute those documents necessary to purchase that real property known as 1120 Morse Road from Four-D Holdings, Ltd, and to expend up to \$2,300,000.00 for costs associated with said acquisition to allow this acquisition to proceed in agreement with the closing transaction deadlines and other terms of the purchase contract, and to allow for renovation and construction to proceed in a timely manner to allow the property to be occupied by January 2009 for the immediate preservation of the public health, peace, property and safety; now, therefore:

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

**SECTION 1.** That the Director of Finance and Management, on behalf of the Department of Public Safety be, and hereby is, authorized to execute those documents, as approved by the Department of Law, Real Estate Division, necessary for the purchase of that real property known as 1120 Morse Road, Columbus, Ohio, Parcel Tax I.D. Number 010-107385.

**SECTION 2.** That the 2008 Capital Improvement Budget is hereby amended as follows:

Safety Voted Bond Fund 30-03/30-04

<u>Project/Project #</u>	<u>CIB Amount</u>	<u>Revised CIB</u>
Fire Station #35 Waggoner Rd 340113-100000 (New)	\$0	\$2,300,000
Fire Station #35 Waggoner Rd 340113-100000 (Voted Carryover)	\$4,351,876	\$2,051,876
Police Facility Renovation (SRB) 330023-100001 (New)	\$2,300,000	\$0
Police Facility Renovation (SRB) 330023-100001 (Voted Carryover)	\$0	\$2,300,000

**SECTION 3.** That the City Auditor is hereby authorized and directed to transfer funds within the Safety Voted Bond Fund as follows:

FROM:

Dept/Div: 30-04|Fund: 701|Project Number 340113-100000|Project Name - Fire Station #35 Waggoner Rd|OCA Code 644559|Amount \$2,300,000

TO:

Dept/Div: 30-03|Fund: 701|Project Number 330023-100001|Project Name - Police Facility Renovation (SRB)|OCA Code 644476|Amount \$2,300,000

**SECTION 4.** That the expenditure of \$2,300,000.00, or so much thereof as may be necessary, be and is hereby authorized and approved as follows:

Division: 30-03

Fund: 701

Project: 330023-100001

OCA Code: 644476

Object Level 1: 06  
Object Level 3: 6601  
Amount: \$2,300,000.00

**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 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.