



Legislation Text

File #: 0582-2012, **Version:** 1

Background: The City recently acquired a property located at 4252 Groves Road to allow for growth, increase operational efficiencies, and reduce operating expenses by consolidating and relocating a number of its functions and operations currently housed in both leased and city-owned buildings. An adjacent property containing approximately 7.5 acres of vacant land is available for purchase that, combined the City's existing 4252 Groves property, will allow for better utilization of the buildings and site at 4252 Groves and will allow for the relocation of additional functions to the combined site. The property at 4250 Groves abutts city-owned property on portions of its north, south, and west sides - the 4252 Groves site on both its south and west sides, and on a portion of its north side, a city-owned property that houses a communications tower for the Department of Public Safety. This acquisition will allow the City to combine all three properties into a single site improving access to the two existing city properties and the security of the communications tower site.

This legislation authorizes the Director of Finance and Management to execute those documents necessary to purchase that real property from Mikuria K. Tegegne and Alemitu Ayana, husband and wife, and to expend up to \$165,000.00, for all costs associated with said acquisition. Purchase contingencies include, but are not limited to, the satisfactory completion of Environmental Site Assessments (Phase I ESA and Phase II, if necessary).

Fiscal Impact: Funding for this project is available on AC032562 funded in the 2011 Capital Improvement Budget. This AC was originally set up for \$2.4 million and has an available balance of \$175,000.00

Emergency Justification: Emergency action is requested to allow for the immediate execution of the purchase agreement by the City so that the acquisition can proceed in agreement with the closing transaction deadlines and other terms of the purchase contract.

To authorize the Director of the Department of Finance and Management to execute those documents necessary to purchase that real property known as 4250 Groves Road from Mikuria K. Tegegne and Alemitu Ayana, husband and wife; to authorize the expenditure of up to \$165,000; and to declare an emergency. (\$165,000.00)

WHEREAS, the City, desires to enter into a purchase contract with Mikuria K. Tegegne and Alemitu Ayana, husband and wife, for the purchase of that real property located at 4250 Groves Road, Columbus, Ohio, and known as Franklin County Tax Parcel ID 010-259793; and

WHEREAS, the acquisition of the property will provide the City with flexibility to better utilize its site at 4252 Groves Road and will allow for the relocation of additional city functions to increase efficiency and reduce expense; and

WHEREAS, funding is available from the balance on AC032562; and

WHEREAS, an emergency exists in the usual daily operation of the Finance and Management Department, Office of Real Estate Management, in that it is immediately necessary to authorize the Finance and Management Director to contract with for the purchase of that real property located at 4250 Groves Road, Columbus, Ohio 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 be, and hereby is, authorized to execute those documents approved by the Department of Law, Division of Real Estate necessary for the purchase of that real property known as 4250 Groves Rd, Columbus, Ohio, Franklin County Tax Parcel ID 010-259793.

SECTION 2. That the expenditure up to \$165,000.00, or so much thereof that may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved as follows from AC032562 established under:

Division: 45-01

Fund: 733

Project/Detail: 570057-100000

Project Name: 4252 Groves Road Building

OCA: 733057

Object Level 1: 06

Object Level 6603

Amount: \$165,000.00

SECTION 3. 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