



Legislation Text

File #: 2136-2013, **Version:** 1

Background: The Parks, Forestry, and Building Maintenance Division of the Department of Recreation and Parks is currently located in office/warehouse space at 1533 W. Alum Industrial Drive. The Division is responsible for the maintenance of all City parks, street trees, park trees, all park buildings, pools, gardens, fountains, spray fountains and all related structures. Due to growth of the park system, its current location is inadequate in size to meet its needs.

The Division's warehouse accepts all deliveries of supplies for distribution to the Department's various facilities and distributes supplies and warehouses the spare parts necessary for the maintenance of facilities and the Scioto Mile Fountains. The parts required for the proper maintenance of these fountains have a long turn-around time. Adequate numbers and types of parts must be kept on hand in order to reduce fountain down time. As more facilities and parks (buildings, pools, spray grounds, playgrounds, etc...) are added or re-opened, more parts must be on hand for repairs. The current warehouse is inadequate to support the needs of the Division. In addition, to better utilize resources and increase accountability, the Division plans to consolidate two park maintenance zones (Nelson & Fairwood) that are in under-sized space to this location. Again, due to growth, additional yard space is needed to house forestry and maintenance vehicles and to provide for raw materials storage.

A property adjacent to the Division's location at 1533 W. Alum Industrial Drive and additional contiguous acreage to the north are available for purchase. These properties provide the City with a singular opportunity to acquire an abutting warehouse building and additional land to meet the needs of the Parks, Forestry, and Building Maintenance Division. This legislation authorizes the Director of Finance and Management to execute those documents necessary to purchase that real property commonly known as 1511 Alum Industrial Drive, being Franklin County Parcel ID 010-237791, containing approximately 2.138 acres, together with 2.37+/- acres of additional land, being Franklin County Parcel ID 010-008619, located on Memory Lane from Alum Creek Park Limited Partnership, an Ohio limited liability corporation. Purchase contingencies include, but are not limited to, the satisfactory completion of Environmental Site Assessments (Phase I ESA and Phase II, if necessary), a Property Condition Assessment, and Survey. This ordinance is presented as an emergency measure.

Fiscal Impact: This project is funded in the 2013 Capital Improvement Budget contingent on 2013 Bond Sale Proceeds.

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 commonly known as 1511 Alum Industrial Drive, being Franklin County Parcel ID 010-237791, containing approximately 2.138 acres, together with 2.37+/- acres of additional land, being Franklin County Parcel ID 010-008619, located on Memory Lane; to authorize the expenditure not to exceed \$975,000.00 from Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$975,000.00)

WHEREAS, the City, desires to enter into a purchase contract with Alum Creek Park Limited Partnership, an Ohio limited liability corporation, for the purchase of real property commonly known as 1511 Alum Industrial Drive, being

Franklin County Parcel ID 010-237791, containing approximately 2.138 acres, together with 2.37+/- acres of additional land, being Franklin County Parcel ID 010-008619, located on Memory Lane; and

WHEREAS, acquisition of the property will provide the City's Parks, Forestry, and Building Maintenance Division of the Department of Recreation and Parks with the ability expand its warehouse function to support its maintenance responsibilities for all City parks, street trees, park trees, all park buildings, pools, gardens, fountains, spray fountains and related structures and increase efficiency by consolidating two park maintenance zones; and

WHEREAS, an emergency exists in the usual daily operation of the Finance and Management and Recreation and Parks Departments, in that it is immediately necessary to authorize the Finance and Management Director to contract with Alum Creek Park Limited Partnership for the purchase of that real property located at 1511 Alum Industrial Drive, containing approximately 2.138 acres, together with 2.37+/- acres of additional land located on Memory Lane Columbus, Ohio, Franklin County Tax Parcel IDs 010-237791 and 010-008619 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 commonly known as 1511 Alum Industrial Drive, being Franklin County Parcel ID 010-237791, containing approximately 2.138 acres, together with 2.37+/- acres of additional land, being Franklin County Parcel ID 010-008619, located on Memory Lane.

SECTION 2. That the expenditure up to \$975,000.00, 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:

Recreation and Parks Voted Bond Fund 702

Obj. Level 3# 6601

Fund: 702

Project/Detail: 510035-100012

OCA: 735012

Object Level 3: 6601

Amount: \$975,000.00

SECTION 3. That the City Auditor is authorized to establish the proper accounting project number and to make any accounting changes to review the funding any contract or contract modification associated with the expenditure of funds transferred.

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 10 days after its passage if the Mayor neither approves nor vetoes the same.