



Legislation Text

File #: 2971-2013, **Version:** 1

BACKGROUND: In 2012 and 2013, Council passed Ordinances 2609-2012 and 0690-2013 authorizing the Director of Development to acquire properties within the East Franklinton Creative Community District. This legislation authorizes the expenditure of addition funds for the acquisition, allows the City to transfer properties acquired in the East Franklinton Area to the Columbus Next Generation Corporation and authorizes the expenditure of funds for building improvements. The Department's Land Redevelopment Office is working with Columbus Next Generation Corporation and the Franklinton Development Association to make the buildings acquired in East Franklinton available to businesses that further the goals of the Creative Community District Plan. All properties acquired in the name of the City of Columbus, Land Reutilization Program will be held in the City's Land Bank until being transferred to the Columbus Next Generation Corporation for uses consistent with the Plan's recommendation.

FISCAL IMPACT: This legislation authorizes the transfer and expenditure of funds within the 2013 Capital Improvement Budget in Fund 739 Development Taxable Bonds.

EMERGENCY JUSTIFICATION: Emergency action is requested to begin the purchase of properties as soon as possible in order to facilitate the rehabilitation, redevelopment or demolition of same.

To authorize the Director of the Department of Development, or his designee, to acquire and maintain properties within the East Franklinton planning area; to execute any and all documents necessary for conveyance of title to the Columbus Next Generation Corporation; to amend the 2013 Capital Improvements Budget; to transfer cash between projects within the same fund; to authorize the expenditure of \$1,000,000.00 from the Development Taxable Bonds Fund; and to declare an emergency. (\$1,000,000.00)

WHEREAS, City Council approved Ordinance 2315-2012 to adopt the East Franklinton Creative Community District Plan to guide future redevelopment efforts; and

WHEREAS, City Council approved Ordinances 2609-2012 and 0690-2013 to authorize the Director of Development to acquire properties within the East Franklinton Area and hold the properties under the Land Reutilization Program to guide future redevelopment efforts; and

WHEREAS, the Department of Development wishes to continue this effort and increase the authorized expenditure; and

WHEREAS, the Department of Development wishes to transfer properties acquired in East Franklinton to the Columbus Next Generation Corporation; and

WHEREAS, it is necessary to authorize the Director of Development, or his designee, to execute any and all necessary documents for the conveyance of title in order to acquire and transfer properties; and

WHEREAS, the Land Reutilization Program needs funding to perform improvements to the acquired properties, which will be bid and contracted separately from this legislation; and

WHEREAS, funds are currently available in the Development Taxable Bonds Fund; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to implement the plan recommendations to begin the purchase of properties as soon as possible in order to facilitate the rehabilitation, redevelopment or demolition of the properties, all for the immediate preservation of the public health, peace, property, safety and welfare; **NOW, THEREFORE**,

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

Section 1. The Director of the Department of Development, or his designee, is authorized to expend funds and execute any and all documents necessary in order to acquire properties within the East Franklinton Area, as approved by the City Attorney's Office, Real Estate Division, and provided that the purchase prices are based upon appraised or other valuation considerations which are based upon the type, location and priority of the properties relative to their potential impact in furthering the implementation of the East Franklinton Creative Community District Plan.

Section 2. The Director of the Department of Development, or his designee, is authorized to execute any and all documents necessary for conveyance of title in order to transfer properties within the East Franklinton Area, as approved by the City Attorney's Office, Real Estate Division, to the Columbus Next Generation Corporation and enter into agreements to control the future use of the properties.

Section 3. That \$50,000.00 is hereby appropriated for property improvements and shall be subject to compliance with all requirements of City Code Chapter 329, including City Council approval of contracts as required by that Chapter.

Section 4. That the 2013 Capital Improvements Budget authorized by ordinance 0645-2013 be amended to provide sufficient authority for this project as follows:

Fund / Project / Project Name / Current C.I.B. / Amendment Amount / Amended C.I.B.

739 / 570035-100000 / Urban Redevelopment Next Gen / \$2,000,000 / (\$1,000,000.00) / \$1,000,000.00

739 / 570035-100001 / Next Gen - East Franklinton Acquisitions 3 / \$0 / \$1,000,000 / \$1,000,000.00

Section 5. That the transfer of cash and appropriation within Fund 739, Development Taxable Bonds be authorized as follows:

Transfer from:

Fund / Project / Project Name / O.L. 01-03 Codes / OCA / Amount

739 / 570035-100000 / Urban Redevelopment Next Gen / 06-6601 / 739350 / \$1,000,000.00

Transfer to:

Fund / Project / Project Name / O.L. 01-03 Codes / OCA / Amount

739 / 570035-100001 / Next Gen - East Franklinton Acquisitions 3 / 06-6601 / 739351 / \$950,000.00

739 / 570035-100001 / Next Gen - East Franklinton Acquisitions 3 / 06-6620 / 739351 / \$50,000.00

Section 6. That for the purpose stated in Section 1, the expenditure of \$1,000,000 from the Development Department, Division 44-01, the Development Taxable Bonds Fund No. 739, Project 570035-100001 Next Gen - East Franklinton Acquisitions 3, OCA Code 739351 is hereby authorized as follows:

Object Level Three 6601 / \$950,000.00

Object Level Three 6620 / \$ 50,000.00

Section 7. That any expenditure authorized by this ordinance for property improvements shall be subject to

compliance with all requirements of City Code Chapter 329, including City Council approval of contracts as required by that Chapter.

Section 8. All funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated.

Section 9. 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 10. That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

Section 11. That the City Auditor is hereby authorized to transfer the unencumbered balance in a project account to the unallocated balance account within the same fund upon certification that the project has been completed and the monies are no longer required.

Section 12. 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 passage and approval by the Mayor or ten days after its passage if the Mayor neither approves nor vetoes the same.