



Legislation Text

File #: 1618-2014, **Version:** 1

The City's East Central Neighborhood Health Center is located at 1180 E. Main Street and access to the center and parking is shared with the Central Community House. There has been an issue with limited parking to support the health center since its opening and with the continued growth of patients accessing health care services at East Central, the lack of adequate parking has become a significant issue negatively impacting the operation of the health center. For several years the Real Estate Management Office (REMO) has been working to acquire additional land adjacent to the East Central Neighborhood Health Center site. REMO has now reached an agreement with Tawfig Albast and Muwaffaq I. Kh. Albast, aka Mowaffaq Ibrahim Khalil Albast collectively, the owners of four contiguous parcels adjacent to the 1180 E. Main site, for the purchase of the parcels with terms acceptable to the City. The purchase of the parcels will allow the City to expand the existing parking lot and provide adequate parking for the patients and staff at the East Central Neighborhood Health Center.

This legislation authorizes the Director of Finance and Management to execute those documents necessary to purchase the four parcels of land commonly known as: Franklin County Parcel ID 010-007900 (1198 E. Main Street,); Franklin County Parcel ID 010-050819 (1204 E. Main Street); Franklin County Parcel ID 010-132071 (1204 E. Main (R) Street); and Franklin County Parcel ID 010-050816 (1208-1210 E. Main Street). The total area of the four parcels is ± 0.581 acres. The purchase price for the acquisition of the properties is \$150,000. Purchase contingencies include, but are not limited to, the satisfactory completion of an Environmental Site Assessment (Phase I ESA and Phase II, if necessary) and surveys.

Fiscal Impact: This ordinance authorizes the appropriation and expenditure of \$160,000 from the cash reserves of the Neighborhood Health Center Capital Reserve Fund. Sufficient cash is available in the fund for this expenditure.

Emergency Justification: Emergency action is requested to allow for the immediate execution of the purchase agreement by the City 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 and allow adequate time for construction of the parking improvements.

To authorize the Director of the Department of Finance and Management to execute those documents necessary to purchase that real property consisting of four parcels identified as: Franklin County Parcel ID 010-007900 (1198 E. Main Street,); Franklin County Parcel ID 010-050819 (1204 E. Main Street); Franklin County Parcel ID 010-132071 (1204 E. Main (R) Street); and Franklin County Parcel ID 010-050816 (1208-1210 E. Main Street), to authorize the appropriation and expenditure of \$160,000 from the unappropriated balance of the Neighborhood Health Center Capital Reserve Fund; and to declare an emergency. (\$160,000.00)

WHEREAS, there is an urgent need to provide additional parking capacity to adequately serve the patients and staff at the City's East Central Neighborhood Health Center located at 1180 East Main Street; and

WHEREAS, it is the best interest of the City and necessary to acquire additional real property to expand the existing parking lot to provide adequate parking for the patients and staff at East Central Neighborhood Health Center; and

WHEREAS, adjoining properties have been identified for purchase to allow for the an expansion of the existing parking lot; and,

WHEREAS, the City, desires to enter into a purchase contract with Tawfig Albast and Muwaffaq I. Kh. Albast, aka Mowaffaq Ibrahim Khalil Albast, for the purchase of real property commonly known as Franklin County Parcel ID 010-007900 (1198 E. Main Street,); Franklin County Parcel ID 010-050819 (1204 E. Main Street); Franklin County Parcel ID 010-132071 (1204 E. Main (R) Street); and Franklin County Parcel ID 010-050816 (1208-1210 E. Main Street); and

WHEREAS, the funding for the purchase of the parcels is available in the unappropriated balance of the Neighborhood Health Center Capital Reserve Fund; and,

WHEREAS, 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 and allow adequate time for construction of the parking improvements; and,

WHEREAS, an emergency exists in the usual daily operation of the Department of Finance and Management, Real Estate Management Office, in that it is immediately necessary to authorize the Finance and Management Director to purchase the real property listed above for the reasons also listed above, 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 prepared and approved by the Department of Law, Division of Real Estate necessary for the purchase of that real property known as Franklin County Parcel ID 010-007900 (1198 E. Main Street,); Franklin County Parcel ID 010-050819 (1204 E. Main Street); Franklin County Parcel ID 010-132071 (1204 E. Main (R) Street); and Franklin County Parcel ID 010-050816 (1208-1210 E. Main Street) from Tawfig Albast and Muwaffaq I. Kh. Albast, aka Mowaffaq Ibrahim Khalil Albast, collectively, the owners.

SECTION 2. That \$160,000.00 be and is hereby appropriated from the unappropriated cash reserves of the Neighborhood Health Center Capital Reserve Fund as follows:

Division: 45-01
Fund: 784
Project/Detail: 784001-100000
Project Name: Neighborhood Health Center Capital Reserve
OCA: 784001
Object Level 1: 06
Object Level 6603
Amount: \$160,000.00

SECTION 3. That the expenditure of \$160,000.00, 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:

Division: 45-01
Fund: 784
Project/Detail: 784001-100000
Project Name: Neighborhood Health Center Capital Reserve
OCA: 784001
Object Level 1: 06
Object Level 6603
Amount: \$160,000.00

SECTION 4. That the funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

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.