



## Legislation Text

---

**File #:** 1664-2014, **Version:** 1

---

**BACKGROUND:** This ordinance authorizes the Director of the Department of Development (director) to enter into a contract with DiSalvo Development Advisors, LLC (Contract Compliance #272469212, expiration: June 6, 2015) to prepare the Brice-Tussing Real Estate Market Study. The consultant was recommended to the director by a review committee representing the department's Economic Development and Planning divisions.

The Brice-Tussing area is in a transitional economic phase, experiencing disinvestment, vacancies, traffic concerns, and a lack of identity. A market study is being undertaken due to these conditions and in anticipation of a 2015 update to the current Brice-Tussing Area Plan. The study will document the state of the current commercial market (vacancy rates, commercial rents, etc.) and forecast future absorption. It will include recommendations addressing market constraints and land use. Findings from the study will serve as a foundational piece for the plan update.

Emergency action is requested to immediately begin the Brice-Tussing Real Estate Market Study.

**FISCAL IMPACT:** \$50,000 for this contract is available within the General Fund.

To authorize the Director of the Department of Development to enter into a contract with DiSalvo Development Advisors, LLC to undertake and prepare the Brice - Tussing Real Estate Market Study; to authorize the expenditure of \$50,000.00 from the General Fund; and to declare an emergency. (\$50,000.00)

**WHEREAS**, a real estate market study is needed for the Brice-Tussing area which is in a transitional economic phase as an aging suburban retail corridor; and

**WHEREAS**, a Request for Proposal was posted and circulated per code, four proposals were submitted and three teams were interviewed; and

**WHEREAS**, a review committee representing the Economic Development and Planning divisions of the Department of Development recommended DiSalvo Development Advisors, LLC to undertake and prepare the Brice-Tussing Real Estate Market Study; and

**WHEREAS**, the process and its final report, will provide the basis for the development of the 2015 Brice - Tussing Area Plan; and

**WHEREAS**, emergency action is necessary to allow the Director of Development to enter into contract with DiSalvo Development Advisors, LLC in order to begin the Brice - Tussing Real Estate Market Study immediately; and

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to enter into contract with DiSalvo Development Advisors, LLC, all for the 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.** That the Director of the Department of Development is hereby authorized to enter into contract with DiSalvo Development Advisors, LLC to undertake and prepare the Brice - Tussing Real Estate Market Study.

**SECTION 2.** That for the purpose stated in Section 1, the expenditure of \$50,000 or so much thereof as may be necessary, be and is hereby authorized to be expended from the Department of Development, Division 44-02, General Fund, Fund 010, Object Level One 03, Object Level Three 3336, OCA Code 442030.

**SECTION 3.** That this contract is awarded in accordance with Chapter 329 of the Columbus City Codes.

**SECTION 4.** That the funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated.

**SECTION 5.** 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 passage if the Mayor neither approves nor vetoes the same.