



## Legislation Text

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**File #:** 1693-2014, **Version:** 1

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As part of the final phase of the construction of the City Hall Campus project, the City is currently in the design process for the construction of a new office building at the corner of Front and Long Streets. This new building will allow the City to centralize its offices Downtown and will house operations of the Department of Building and Zoning, Department of Development, and Department of Public Service. The availability of convenient parking is a key tool for the functioning of the City's core operations, is essential for recruiting and retaining qualified staff to work in downtown City offices, and is necessary to provide the public convenient access to City offices.

Due to the lack of availability of both public and private parking in the surrounding area sufficient to provide the capacity required to serve the needs of the City's operations and the public conducting business with the City, it is necessary that the City builds a parking garage as part of the construction project to address the critical need for parking. The City has reached agreement with the State of Ohio to acquire four parcels at the northwest corner of Front and Long Streets housing a surface parking lot and containing approximately 0.807± acres and identified as Franklin County Tax Parcels 010-037038, 010-037037, 010-057660, and 010-013089.

The approximately 0.807± acres of real property will be transferred to City ownership in exchange for the City's allocation of one hundred thirty (130) parking spaces to serve the needs of the State of Ohio offices located on Spring Street in the City's new parking garage and for the City's provision of ninety-seven (97) temporary replacement parking spaces for the State of Ohio during the construction of the new parking garage. The acquisition of this real property will allow the City to build a convenient, safe and secure parking facility of a sufficient size to support its core operations and will avoid the use of General Fund dollars to pay the cost of leased parking spaces. Due to the State's legislative timing and process, it is necessary for the City and the State of Ohio to initially enter into a fifteen year lease agreement for the parcels that will include a purchase provision that will transfer ownership of the four parcels to the City upon passage of a bill authorizing such transfer by the Ohio General Assembly. It is anticipated that required legislation will be introduced in the Ohio General Assembly by the 2<sup>nd</sup> Quarter 2015. The cost of the construction of the new parking garage and the temporary parking is unknown at this time. These costs will be incorporated in the funding ordinance that will be submitted to City Council to authorize the actual construction of the parking garage.

The execution of the lease agreement with purchase provision will allow the City to proceed with the preliminary design of the site and parking garage and avoid delays so that the garage construction can be appropriately sequenced with the design and construction of the new office building that will be built at the corner of Front and Long Streets.

**Fiscal Impact:** The construction project for the parking garage is to be funded as part of the 2015 Capital Improvement Budget.

**Emergency Justification:** Emergency action is requested to allow for the immediate execution of the ground lease and purchase agreement by the City so that the design process for the parking garage can begin as soon as possible to keep the total construction project which includes both the building and garage construction on time and in sequence.

To authorize the Director of the Department of Finance and Management to execute those documents necessary to lease

and purchase that real property known as Franklin County Tax Parcels 010-037038, 010-037037, 010-057660, and 010-013089 from the State of Ohio; and to declare an emergency. (\$0)

**WHEREAS**, the City, desires to enter into lease and purchase agreements with the State of Ohio, for the lease and purchase of that real property known as Franklin County Tax Parcels 010-037038, 010-037037, 010-057660, and 010-013089; and

**WHEREAS**, the lease and purchase agreements will allow the City to obtain convenient, safe and secure parking to support core city operations to be located in the new Long and Front office building currently under design; and

**WHEREAS**, it is in the City's best interest to proceed with the preliminary design of the site and parking garage to avoid delays so that the garage construction can be appropriately sequenced with the design and construction of the new office building that will be built at the corner of Front and Long Street; and

**WHEREAS**, an emergency exists in the usual daily operation of the City of Columbus, in that it is immediately necessary to authorize the Director of Finance and Management, to execute those documents necessary to lease and purchase that real property known as Franklin County Tax Parcels 010-037038, 010-037037, 010-057660, and 010-013089 from the State of Ohio, for the immediate preservation of the public health, peace, property and safety; 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 lease and purchase of that real property known as Franklin County Tax Parcels 010-037038, 010-037037, 010-057660, and 010-013089.

**SECTION 2.** 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 ten days after passage if the Mayor neither approves nor vetoes the same.