



## Legislation Text

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**File #:** 2663-2015, **Version:** 1

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**BACKGROUND:** In February of 2012 Mayor Coleman announced a program to fight vacant and abandoned property that includes a plan to aggressively target and demolish blighted structures. This legislation authorizes the Director of the Department of Development to enter into contracts for various expenditures for deconstruction, demolition, environmental/asbestos testing, asbestos abatement, and post-demolition greening services and to spend \$1,500,000 for these services. The contracts will be established in accordance with the competitive bidding provisions of the Columbus City Codes or through State Term Contract RS900415- Repair and Maintenance- Job Order Contracting (JOC) or any subsequent replacement contract established by the State of Ohio, or using an emergency process for structures that pose an immediate danger to public health and safety.

Emergency demolitions will be based on estimates from licensed demolition contractors who are available to commence work immediately. A waiver of competitive bidding requirements under City Code Chapter 329 is requested to allow these emergency demolitions.

**EMERGENCY JUSTIFICATION:** Emergency action is requested in order to demolish the structures as soon as possible as they may pose public nuisance or risk to public health and safety.

**FISCAL IMPACT:** This ordinance authorizes an expenditure of \$1,500,000.00 in the Development Taxable Bonds Fund.

To authorize the Director of the Department of Development to enter into contracts with various companies to provide deconstruction, demolition, environmental/asbestos testing, asbestos abatement, and post-demolition greening services as part of the Vacant and Abandoned Properties Initiative; to waive the competitive bidding provisions of City Code for emergency demolitions; to authorize the expenditure of \$1,500,000.00 from the Development Taxable Bonds Fund; and to declare an emergency. (\$1,500,000.00)

**WHEREAS,** by Ordinance 1325-98, Council adopted and elected to use the Revised Code Chapter 5722, Land Reutilization Program, to facilitate effective reutilization of nonproductive land acquired through a sale pursuant to a foreclosure proceeding initiated by the Franklin County Treasurer, or through a sale of forfeited lands by the Franklin County Auditor, or through a conveyance in lieu of foreclosure to foster either return of such land to tax revenue generating status or its devotion to public use, or any other land acquired as part of the land reutilization program; and

**WHEREAS,** various City offices are implementing the demolition portion of the Vacant and Abandoned Property Initiative, including the targeting of vacant and abandoned properties through tax foreclosure and seeking authorization to demolish blighted properties from the Environmental Section of the Franklin County Municipal Court; and

**WHEREAS,** the Land Reutilization Program acquires hundreds of properties each year for demolition or resale; and

**WHEREAS,** it has become necessary to enter into contracts and provide funds for deconstruction, demolition, asbestos abatement, and post-demolition greening services; and

**WHEREAS**, the contracts will be established in accordance with the competitive bidding provisions of the Columbus City Codes or through State Term Contract RS900415- Repair and Maintenance- Job Order Contracting (JOC) or any subsequent replacement contract established by the State of Ohio, or using an emergency process for structures that pose an immediate danger to public health and safety; and

**WHEREAS**, emergency demolitions are necessary for structures that pose an immediate danger to public health and safety; and

**WHEREAS**, such emergency demolitions will be based on estimates from licensed demolition contractors who are available to commence work immediately, however, a waiver of competitive bidding requirements under City Code Chapter 329 is requested to allow these emergency demolitions; 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, Land Redevelopment Office, in that it is immediately necessary to authorize the Director to enter into contracts for the demolitions so that the projects can proceed without delay, thereby preserving 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 Development is hereby authorized to enter into contracts for deconstruction, demolition, asbestos abatement, environmental/asbestos testing, and post-demolition greening services.

**SECTION 2.** That for the purpose stated in Section 1, the expenditure of \$1,500,000 from the Development Taxable Bonds Fund is here by authorized as follows:

**Fund:** 739

**Project:** 782004-100000

**Project Name:** Vacant Housing Demolition

**Object Level One:** 06

**Object Level Three:** 6617

**OCA Code:** 739040

**Amount:** \$1,500,000

**SECTION 3.** 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 4.** 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 5.** 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 receipt of certification by the Director of the Department administering said project that the project has been completed and monies are no longer required for said project.

**SECTION 6.** That all work, with the exception of emergency demolitions, will be based on bids from licensed contractors and awarded pursuant to the competitive bidding provisions of City Code Chapter 329 or through State Term Contract RS900415- Repair and Maintenance- Job Order Contracting (JOC) or any subsequent replacement contract established by the State of Ohio. City Council recognizes that this ordinance does not identify the contractor(s) to whom the contract(s) will be awarded and understands that its passage will give the Director of the Department of Development

the final decision in determination of the lowest, best, responsive and responsible bidder for such contract(s). This Council is satisfied it is in the best interests of the City to delegate this contracting decision.

**SECTION 7.** That this Council finds it in the City's best interests to waive the competitive bidding requirements of City Code Chapter 329 for emergency demolitions only.

**SECTION 8.** 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.