



## Legislation Text

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**File #:** 2413-2016, **Version:** 1

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**BACKGROUND:** The City is the owner of real property with an office building, located at 475 Elwood Avenue that has been leased to the Columbus Urban League since November 2007 for use as a Head Start program. The current lease agreement expires on October 31, 2016 and contains no additional renewals thus necessitating the need for a new lease agreement. The Columbus Urban League (CUL) has requested that the City allow it to enter into a new lease agreement to extend its occupancy and operation of the Head Start program. This legislation authorizes the Director of the Department of Finance and Management to execute those documents necessary to enter into a new lease agreement with the Columbus Urban League for an initial term of three (3) years with an option for three (3) one-year renewal terms with each term at the rent as specified in the rent schedule provided in the lease. The City will have the right to terminate the lease without cause, at any time during the term or any renewal thereof by giving CUL one hundred twenty (120) days written notice.

**Emergency Action** is requested in order to avoid any delays executing the new lease so that the lease can commence upon current lease expiration.

**Fiscal Impact:** The City of Columbus will receive \$15,972.00 per year for each of the first three years of the lease agreement with the rent proceeds to be deposited in the General Fund.

To authorize the Director of the Department of Finance and Management to enter into a three year lease agreement with the Columbus Urban League for that City-owned property located at 475 Elwood Avenue, Columbus, Ohio, and to declare an emergency.

**WHEREAS**, the City of Columbus, Ohio owns real property with an office building located at 475 Elwood Avenue, Columbus, Ohio; and,

**WHEREAS**, the City of Columbus and the Columbus Urban League desire to enter into a lease agreement to extend CUL's occupancy and operation of the Head Start program; and,

**WHEREAS**, the Columbus Urban League has agreed to the lease terms and is eager to extend the lease for the Head Start program;

**WHEREAS**, an emergency exists in the usual daily operation of the City in that it is immediately necessary to authorize the Director of Finance and Management to enter into a lease with the Columbus Urban League to allow its Head Start youth program to continue without interruption 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.** That the Director of the Department of Finance and Management be, and hereby is, authorized to execute those documents, as approved by the Department of Law, Division of Real Estate, necessary to enter into a lease agreement for the rental of real property located at 475 Elwood by and between the City of Columbus and the Columbus Urban League for an initial term of three (3) years including an option for three (3) one-year renewal terms.

**SECTION 2.** That the terms and conditions of this lease shall be in a form approved by the City Attorney's Office and shall include the following:

- a) The lease agreement will have an initial term of three (3) years commencing November 1, 2016 and terminating on October 31, 2019.
- b) The lease will contain three (3) one-year renewal options each term at the rent as specified in the rent schedule provided in the lease.
- c) That the City shall have the right to terminate the lease without cause, at any time during the term or any renewal thereof by giving the tenant one hundred twenty (120) days written notice.
- d) Such other terms and conditions as are required and/or approved by the City Attorney's Office.

**SECTION 3.** That for 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.