



Legislation Text

File #: 0252-2017, **Version:** 1

Background: The Department of Development Division of Land Redevelopment operates the City of Columbus Land Bank program and works closely with the Franklin County Land Bank - Central Ohio Community Improvement Corporation (COCIC). In 2016, the City of Columbus, in partnership with the Franklin County Land Bank was awarded \$12 million in demolition funds from an Ohio Housing and Finance Agency's Neighborhood Initiative Program (NIP) grant. Along with additional Capital Improvement Funds from the City, the combined Land Banks are dedicated to a second phase of the Vacant and Abandoned Property Initiative (VAP) that will continue through 2019. To further promote their collaborative efforts to return blighted, vacant, and tax-delinquent properties to productive use for the benefit of the public, the Division of Land Redevelopment and Central Ohio Community Improvement Corporation desire to co-locate operations at 845 Parsons Avenue, the Land Bank Center. COCIC owns the property and will be responsible for its maintenance and management with the City providing in-kind services and paying a pro-rata share of the operating costs based on the occupancy allocated for use by the Division of Land Redevelopment.

This legislation authorizes the Director of Finance and Management to execute a Lease Agreement with Central Ohio Community Investment Corporation for an initial seven (7) year term and subject to appropriation and certification of funds by City Council automatically renew for up to two (2) additional periods of seven (7) years each under the same terms and conditions except rent which shall be calculated using similar methodology as used for the initial term.

Fiscal Impact: This ordinance authorizes the appropriation and expenditure of \$193,263.00 from funds available in the Land Management Fund for the first seven years of the agreement.

Emergency Justification: Emergency action is requested to enable the City to move into the new office space as quickly as possible to provide enhanced services to the public at the earliest possible date.

To authorize the Director of Finance and Management to execute a Lease Agreement with Central Ohio Community Investment Corporation (COCIC) for the lease of office space at 845 Parsons Avenue; to authorize the appropriation and expenditure of \$193,263.00 from the Land Management Fund; and to declare an emergency (\$193,263.00).

WHEREAS, the City of Columbus Land Bank and Franklin County Land Bank programs work closely together to return blighted, vacant, and tax-delinquent properties to productive use for the benefit of the public; and

WHEREAS, to further promote their collaborative efforts, the City Land Bank Program and the Franklin County Land Bank Program desire to co-locate operations at that real property owned by Central Ohio Community Investment Corporation located at 845 Parsons Avenue; and

WHEREAS, the City desires to enter into a lease agreement with the Central Ohio Community Investment Corporation for the lease of office space at 845 Parsons Avenue, Columbus Ohio for the City's Land Redevelopment Division and Land Bank Program to enhance collaborative efforts to return blighted, vacant, and tax-delinquent properties to productive use for the benefit of the public; and

WHEREAS, it is necessary to authorize the appropriation and expenditure of \$193,263.00 from the Land Management Fund for payments due under the lease agreement; 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, on behalf of the Department of Development, to execute those documents necessary to lease office space for the Land Redevelopment Division so that the public may benefit from the enhanced collaborative effort to return blighted, vacant, and tax-delinquent properties to productive use at the earliest possible date for the 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 Finance and Management be, and hereby is, authorized to execute a lease agreement, on behalf of the Department of Development, for office space located at 845 Parsons Avenue, Columbus, Ohio.

SECTION 2. That the terms and conditions of the lease agreement shall be prepared and approved by the Department of Law, Division of Real Estate.

SECTION 3. That from the unappropriated monies and from all monies estimated to come into said fund from any and all sources and unappropriated for any other purpose during the fiscal year ended December 31, 2017, the sum of \$193,263.00 is appropriated in Fund 2206 Land Management Fund in Object Class 03 Lease and Rental of Property or Building per the account codes in the attachment to this ordinance.

SECTION 4. That the expenditure of \$193,263.00, or so much thereof that may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved in Fund 2206 in Object Class 03 per the attached file: Ordinance 0252-2017 Funding Attachment.xls

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 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 its passage if the Mayor neither approves nor vetoes the same.