



Legislation Text

File #: 0980-2017, Version: 1

Background:

This legislation will authorize the Director of Recreation and Parks to expend up to \$2,020,000 for costs associated with the acquisition of the North Columbus Athletic Association (NCAA) Sports Complex, 4625 Westerville Road, and to execute those documents as approved by the City Attorney's Office, Real Estate Division, necessary for the purchase.

Columbus Recreation and Parks Department is working to provide equitable access to parks in our Columbus neighborhoods as identified in the priorities of the CRPD Master Plan through future land acquisition in the NE portion of Columbus.

The North Central Athletic Association Sports Complex, 4625 Westerville Road, is on the market and provides an opportunity for parkland that provides valuable open space, park access, trail connectivity, and youth and adult sports fields. It has been recently brought to our attention that the 53.5 acre complex is being actively marketed as development property for sale.

An east/west trail connector on the south side of the property is going to be constructed by Rec/Parks this summer, connecting not only to this property, but to the Alum Creek Trail. This would put residents from 3 neighborhoods living around this park space with no developed access within minutes of the site. This amount of potential connectivity to a large park space is rare.

NCAA will increase our ability to serve residents of Columbus as well as provide financial support for the Department's Sports Section. A worksheet from Sports is attached showing the revenue projections:

Participation in year one would be approximately 73,000 units. This is in units of participation as many teams would use the field space. This number would also build over the first few years as we start to improve the fields. Improvement in the condition of the fields will attract tournaments and larger numbers of people. For example, hosting 10 tournaments would bring approximately 50,000 people alone, not counting the rest of the year.

Kilbourne Run is a primary tributary to Alum Creek, and over 1,800 lf of the stream corridor passes through a high quality ravine along the north edge of the site. CRPD has a conservation easement on part of the stream corridor, and this would add almost 5 acres to be preserved as a natural area for water quality, habitat, and a walking path.

Principal Parties:

Northern Columbus Athletic Association (NCAA)
PO Box 340456
Columbus, OH 43234

Emergency Justification:

An emergency exists in the usual daily operations of the Recreation and Parks Department in that it is immediately necessary as the purchase contract requires passage of an ordinance by May 1, 2017 and for the acquisition to be completed and closed by July 3, 2017.

Benefits to the Public:

Connectivity to surrounding neighborhoods is a major asset of the site. The entire east edge of the property is bordered by the Linden abandoned rail corridor, a 7 mile long future trail from 17th Avenue to Cooper Park. Having 53 acre parkland

fully accessible by a regional trail is a major advantage for year round use and connectivity.

Community Input Issues:

The Department is experiencing a pressing city-wide shortage of available land for athletic field space. The NCAA complex is 'ready to use'. The site has been well maintained for soccer play, up to 10 fields are estimated to be ready for use immediately. Projections show the space could expand to 12 fields, and include additional neighborhood park amenities for non-sports league uses (playground, picnic shelter, etc).

Area(s) Affected:

Planning Area 6 (Northland)

Master Plan Relation:

Fiscal Impact:

\$2,020,000.00 is budgeted and available in the Recreation and Parks Voted Bond Fund 7702 to meet the financial obligations of this expenditure.

To authorize the Director of Recreation and Parks to spend funds from the Columbus Recreation and Parks Department's Voted Bond Fund to acquire in good faith 53.5 acres, more or less, parcel of real estate located at 4625 Westerville Road, Columbus, Ohio; to authorize the Director of Recreation and Parks to enter into any necessary agreements, as approved by the City Attorney, to complete the acquisition and to contract for associated professional services; to amend the 2016 CIB and transfer funding within the Recreation and Parks Voted Bond Fund; to authorize the expenditure of \$2,020,000.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$2,020,000.00)

WHEREAS, the City intends to acquire the 53.5 acres, more or less, parcel of real estate located at 4625 Westerville Road, Columbus, Ohio {Franklin County Tax Parcel 600-148984} (*i.e.* Real Estate); and

WHEREAS, the City intends to spend funds from the Recreation and Parks Department's Voted Bond Funds in order to acquire the Real Estate in good faith and contract for associated professional services (*e.g.* surveys, title work, appraisals, *etc.*); and

WHEREAS, the City intends to accept and for the Recreation and Parks Department to use and manage the Real Estate as public parkland, green space, recreation, and riparian protection; and

WHEREAS, it is necessary to authorize the director of the Recreation and Parks Department to enter into any necessary agreements, as approved by the City Attorney, to complete the acquisition, with the grantor(s) of the Real Estate; and

WHEREAS, it is necessary to amend the 2016 Capital Improvement Budget; and

WHEREAS, it is necessary to authorize the expenditure of \$2,020,000.00 from the Recreation and Parks Voted Bond Fund; and

WHEREAS, an emergency exists in the usual daily operation of the Recreation and Parks Department in that it is immediately necessary to authorize the Director to acquire the Real Estate and contract for associated professional services in order to acquire the Real Estate without delay, which will preserve the public peace, property, health, welfare, and safety; and **now, therefore**,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Director of Recreation and Parks is authorized to acquire in good faith the 53.5 acres, more or less, parcel of real estate located at 4625 Westerville Road, Columbus, Ohio {Franklin County Tax Parcel 600-148984} (

i.e. Real Estate).

SECTION 2. That the Director of Recreation and Parks is authorized to contract for professional services (*e.g.* surveys, title work, appraisals, *etc.*) associated with the Real Estate's acquisition.

SECTION 3. That the 2016 Capital Improvements Budget Ordinance 0960-2016 is hereby amended as follows in order to provide sufficient budget authority for this legislation and future projects.

CURRENT:

Fund 7702; P510124-100000; Davis Center Renovation; \$2,005,000 (SIT Supported)

Fund 7702; P510112-100117; Planning Area 17 Land Acquisition; \$750,000 (SIT Supported)

Fund 7702; P510112-100106; Planning Area 6 Land Acquisition; \$0 (SIT Supported)

AMENDED TO:

Fund 7702; P510124-100000; Davis Center Renovation; \$0,000 (SIT Supported)

Fund 7702; P510112-100117; Planning Area 17 Land Acquisition; \$735,000 (SIT Supported)

Fund 7702; P510112-100106; Planning Area 6 Land Acquisition; \$2,020,000 (SIT Supported)

SECTION 4. That the transfer of \$2,020,000.00 or so much thereof as may be needed is hereby authorized between projects within Fund 7702 Recreation and Parks Bond Fund per the account codes in the attachment to this ordinance.

See attached DAX funding Information

SECTION 5. That in order to exercise the authority described in Sections One (1) and Two (2) of this ordinance, the Director of Recreation and Parks is authorized to spend up to Two Million, twenty thousand and 00/100 U.S. Dollars (\$2,020,000.00) from the Recreation and Parks Department Voted Bond Fund in the following manner:

See attached DAX funding Information

SECTION 6. That the director of the Recreation and Parks Department is authorized to enter into any necessary agreements, as approved by the City Attorney, to complete the acquisition with the grantor(s) of the Real Estate identified in Section One (1) of this ordinance.

SECTION 7. That the City Auditor is authorized and directed to establish any appropriate accounting codes once the funds necessary to carry out the purpose of this ordinance are deemed appropriated.

SECTION 8. That the City Auditor is authorized and directed to transfer any unencumbered balance in the public project's account to the unallocated balance within the same fund upon receipt of certification by the director of the department administering the public project that the public project is complete and the monies are no longer required for the public project, except that no transfer can be made from a project account by monies from more than one source.

SECTION 9. That the City Auditor is authorized and directed to establish any proper and appropriate project accounting numbers.

SECTION 10. That the City Auditor is authorized and directed to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this ordinance.

SECTION 11. That for the reasons stated in the preamble of this ordinance, which are fully incorporated into this ordinance, this ordinance is declared to be an emergency measure and is required take effect and be in force from and after its passage and approval by the Mayor or ten (10) days after its passage if the Mayor neither approves nor vetoes this ordinance.