



## Legislation Text

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**File #:** 3076-2017, **Version:** 1

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**BACKGROUND:** This legislation authorizes the Director of the Department of Development to apply for and accept a \$1,000,000 grant from the Roadwork Development (629) Account of the Ohio Development Services Agency (ODSA), contingent on State Controlling Board approval, and a \$500,000 grant from the Ohio Department of Transportation (ODOT) for costs associated with the completion of public roadwork improvements in support of the relocation and expansion of operations committed to by OhioHealth Corporation ("OhioHealth"). At the end of the grant period, any repayment of unencumbered balances required by the grantor is hereby authorized and any unused City match monies may be transferred back to the City fund from which they originated in accordance with all applicable grant requirements.

OhioHealth Corporation is an Ohio nonprofit corporation originally formed in 1891 to operate a sole hospital, known as the Protestant Hospital Association of Columbus, and has grown to become a multi-hospital health care system. The OhioHealth [hospital network] System includes ten hospitals that are owned by OhioHealth or another member of the OhioHealth System and one joint venture, Ohio Rehabilitation Hospital. Those eleven hospitals collectively have approximately 28,000 full and part-time employees, physicians on staff, and volunteers.

OhioHealth is investing an estimated \$89 million to construct ( $\pm$ ) 270,000 square feet of administrative office space and associated parking on the site of a former distribution center located at 3420 Olentangy River Road Columbus, Ohio 43214 (parcel number 010-183740) ("Project Site"). OhioHealth commits to invest in both real and personal property and achieve the outlined employment commitments defined herein within a defined geographic area along Olentangy River Road and on Chatham Lane, known as the "Olentangy River Road Corridor".

In total, OhioHealth commits to achieve an employment level of 2,533 full-time, non-contingent, non-seasonal jobs within the Olentangy River Road Corridor, with at least 1,311 of those positions being net new jobs for OhioHealth in the Olentangy River Road Corridor and employed within the City of Columbus, no later than December 31, 2024. This would include the relocation of 155 full-time positions to the City of Columbus, the creation of 256 new full-time positions under Phase 1, and the addition of 900 full-time, non-contingent, non-seasonal jobs under Phase 2 no later than December 31, 2024.

Critical to the development of OhioHealth's administrative offices are improvements to the roadway network and S.R. 315 interchange in the vicinity of SR 315, W. North Broadway and Olentangy River Road, that will include a new southbound SR 315 exit ramp onto W. North Broadway that will be constructed to align with OhioHealth Parkway, which will begin at the northern boundary of the Project Site and continue to its southern boundary. It is imperative that this development, so close to one of OhioHealth's flagship hospitals (Riverside Methodist Hospital), in no way negatively affects access for emergency vehicles and patients traveling to the hospital. Therefore, making improvements on streets immediately adjacent to the Project Site are key to addressing this concern.

**FISCAL IMPACT:** There is no cost to apply for and accept the state grants.

**EMERGENCY JUSTIFICATION:** Emergency legislation is required to allow for immediate application and execution of the Roadwork Development Grant, which is necessary to facilitate the construction of the roadway improvements and to maintain the project schedule.

To authorize the Director of the Department of Development to apply for and accept a \$1,000,000.00 grant from the Roadwork Development (629) Account of the Ohio Development Services Agency (ODSA) and a \$500,000.00 grant from the Ohio Department of Transportation (ODOT) for costs associated with the completion of public roadwork improvements in support of the relocation and expansion of operations committed to by OhioHealth Corporation; and to

declare an emergency. (\$1,500,000.00)

**WHEREAS**, OhioHealth Corporation (“OhioHealth”) desires to expand operations and construct (±) 270,000 square feet of administrative office space and associated parking at 3420 Olentangy River Road, Columbus, Ohio 43214 (the “Project Site”); and

**WHEREAS**, OhioHealth will invest an estimated \$89 million in the Project Site and achieve an employment level of 2,533 full-time, non-contingent, non-seasonal jobs within the Olentangy River Road Corridor, with at least 1,311 of those positions being net new jobs for OhioHealth in the Olentangy River Road Corridor and employed within the City of Columbus, no later than December 31, 2024; and

**WHEREAS**, it is necessary to make public infrastructure improvements in the vicinity of S.R. 315, W. North Broadway and Olentangy River Road to accommodate the relocation and expansion of operations committed to by OhioHealth; and

**WHEREAS**, the Department of Development was invited to apply for \$1,000,000 in grant assistance from the Roadwork Development (629) Account of the Ohio Development Services Agency (ODSA) and \$500,000 in grant assistance from the Ohio Department of Transportation (ODOT) to facilitate improvements to public roadways in the vicinity of S.R. 315, W. North Broadway and Olentangy River Road to benefit the expansion of operations committed to by OhioHealth; and

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Development, in that it is immediately necessary to authorize the Director to apply for and accept the roadwork development grant to maintain the project schedule and to coincide with the established development timeline, 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 the Department of Development is hereby authorized to apply for and accept a grant from the Roadwork Development (629) Account of the Ohio Development Services Agency (ODSA) valued at \$1,000,000 and a grant from the Ohio Department of Transportation (ODOT) valued at \$500,000, and if awarded the grants, is authorized to execute grant agreements and any other documents necessary to effectuate said application, acceptance, and agreements on behalf of the Department of Development; and for costs associated with the completion of public roadwork improvements in support of the expansion of operations committed to by OhioHealth Corporation.

**SECTION 2.** That, at the end of the grant period, any repayment of unencumbered balances required by the grantor is hereby authorized and any unused City match monies may be transferred back to the City fund from which they originated in accordance with all applicable grant requirements.

**SECTION 3.** 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 passage if the Mayor neither approves nor vetoes the same.