



Legislation Text

File #: 0413-2018, **Version:** 1

Background: The City currently leases approximately 1,614 square feet of office space at 1186 W. Broad Street for the Department of Neighborhoods, Franklinton Pride Center. The present lease is in its final renewal term and expires March 31, 2018. The Department of Neighborhoods wishes to continue to provide services to clients from this location thus necessitating the need for a new lease. This legislation authorizes the Director of Finance and Management to execute a new lease with Integrated-Fairfield Holdings LLC, as Landlord, and authorizes the expenditure of funds for payment of rent. The lease shall be for an initial term of one year, commencing on April 1, 2018 and expiring on August 31, 2018, and include three (3) automatic six-month renewal terms with the final renewal expiring on February 28, 2020.

Fiscal Impact: Funding for the payment of annual rent in the amount of \$14,526.00 for the initial term of the lease is budgeted in the 2018 Special Income Tax Fund.

To authorize the Director of Finance and Management to execute a Lease Agreement with Integrated-Fairfield Holdings, LLC for office space located at 1186 West Broad Street; and to authorize the appropriation and expenditure of \$14,526.00 from the 2018 Special Income Tax Fund. (\$14,526.00).

WHEREAS, the Department of Finance and Management, through its Real Estate Management Office, leases office space on behalf of the Department of Neighborhoods located at 1186 W. Broad Street for offices of the Franklinton Pride Center; and

WHEREAS, the current lease for office space is in its final renewal term and the Department of Neighborhoods desires to continue to operate the Franklinton Pride Center at 1186 W. Broad Street, it is necessary for the City to enter into a new lease agreement with the Landlord to continue occupancy; and

WHEREAS, the Department of Finance and Management through its Real Estate Management Office has negotiated terms and conditions for the new lease agreement that are acceptable to the City and the Landlord, Integrated-Fairfield Holdings, LLC; and

WHEREAS, funding for the payment of rent for the lease agreement is provided for within the approved 2018 Special Income Tax Fund; and

WHEREAS, it is necessary to authorize the appropriation and expenditure of \$14,526.00 from the Special Income Tax Fund; and

WHEREAS, it has become necessary in the usual daily operation of the Department of Finance and Management to authorize the Director to execute those documents necessary to enter into a new lease agreement with Integrated-Fairfield Holdings, LLC 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 Finance and Management be, and hereby is, authorized to execute a Lease Agreement as prepared and approved by the Department of Law, Division of Real Estate, by and between the City and Integrated-Fairfield Holdings, LLC for the lease of office space located at 1186 West Broad Street, Columbus, Ohio 43222 providing

for an initial term of one year and three consecutive automatic renewal terms each being a period of six (6) months, with each automatic renewal subject to the authorization of rental funds by City Council and certification of funds availability by the City Auditor.

SECTION 2. That from the unappropriated monies and from all monies estimated to come into said fund from any and all sources an unappropriated for any other purpose during the fiscal year ended December 31, 2018, the sum of \$14,526.00 is appropriated in Fund 4430 Special Income Tax Fund in Object Class 03, Lease or Rental of Property or Building, per the account codes in the attachment to this ordinance.

SECTION 3. That the expenditure of \$14,526.00, or so much thereof as may be necessary in regard to the action authorized in Section 1, be and is hereby authorized in Fund 4430 Special Income Tax Fund in Object Class 03, Lease or Rental of Property or Building, per the accounting codes in the attachment to this ordinance.

SECTION 4. That the monies appropriated in Section 2 shall be paid upon order of the Director of Finance and Management and that no order shall be drawn or money paid except by voucher, the form of which shall be approved by the City Auditor.

SECTION 5. That the City Auditor is authorized to make any accounting changes necessary to ensure that payment of this contract is properly accounted for and recorded accurately on the city's financial record and to make any changes to revise the funding source for any contract or contract modification associated with this ordinance.

SECTION 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.