



Legislation Text

File #: 1551-2019, **Version:** 1

Background: Since October 1, 2012 on behalf of Columbus Public Health, the City has leased approximately 2,860 square feet of medical office space located at 77-83 Outerbelt Street to house a Women, Infants and Children (WIC) clinic. The current Lease Agreement ("Lease"), effective October 1, 2016 and authorized by City Council Ordinance 2415-2018, is by and between SAMA Management Group, LLC as the Landlord and the City as the Tenant. SAMA Management Group, LLC sold the 77-83 Outerbelt Street property and the City's leasehold interest in May 2019 to First Choice Rental Properties Holding, LLC.

In order to memorialize the change in Landlord in the Lease Agreement, the City and First Choice Rental Properties Holding, LLC, as successor in interest to SAMA Management Group, LLC, desire to enter into a First Amendment to Lease Agreement to assign the Lease Agreement to First Choice Rental Properties Holding, LLC as Landlord and to change the Notice provision to reflect the change in Landlord. First Choice Rental Properties Holding, LLC has registered with the City as a vendor. Its' Contract Compliance # is CC 029781.

This legislation authorizes the Director of Finance and Management to execute those documents necessary to enter into a First Amendment to Lease Agreement with First Choice Rental Properties Holding, LLC of that certain Lease Agreement, effective October 1, 2016, to recognize First Choice Rental Properties Holding, LLC as successor in interest to SAMA Management Group, LLC as Landlord and to revise the Notice provision of the Lease to indicate the correct address for the new Landlord. All other terms, conditions, and provisions of the Lease will remain unchanged and in full force and effect. This legislation is presented as emergency measure.

Fiscal Impact: \$0.00

Emergency Action: This legislation is presented as an emergency measure to allow for payment of the June monthly rent to the new ownership entity at the earliest possible date to comply with the terms of the Lease.

To authorize the Director of Finance and Management to execute those documents necessary to enter into a First Amendment to Lease Agreement with First Choice Rental Properties Holding, LLC; and to declare an emergency. (\$0.00)

WHEREAS, the Department of Finance and Management, through its Real Estate Management Office, leases medical office space located at 77-83 Outerbelt Street on behalf of Columbus Public Health for a Women, Infants and Children (WIC) clinic, and

WHEREAS, the property and the City's leasehold interest have been sold to First Choice Rental Properties Holding, LLC, and

WHEREAS, it is necessary to amend the lease to document the City's new Landlord in order to continue to timely pay rent.

WHEREAS, an emergency exists in the usual daily operation of the Finance and Management Department in that it is necessary to authorize the Finance and Management Director to enter into a First Amendment to Lease Agreement with First Choice Rental Properties Holding, LLC., in order to allow for the immediate payment of the June monthly rent to the new ownership entity at the earliest possible date to comply with the terms of the lease and 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 First Amendment to Lease Agreement by and between the City of Columbus and First Choice Rental Properties Holding, LLC, as prepared and approved by the Department of Law, Division of Real Estate.

SECTION 2. That the City Auditor is authorized to make any accounting changes necessary to ensure that this lease is properly accounted for and recorded accurately on the City's financial records.

SECTION 3. That for reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared an emergency measure and shall take effect and be in force from and after passage and approval by the Mayor, or ten (10) days after passage if the Mayor neither approves nor vetoes the same.