File #: 1498-2019, **Version:** 1

BACKGROUND:
Ordinance 2732-2015 authorized the Director of Development to enter into contracts for various expenditures to stabilize and improve properties managed by the Land Reutilization Program. The funds established under the ordinance have been cancelled and were used for small projects, such as roof repairs, concrete/sidewalk repairs, engineering reports, and other unplanned improvements and services. This legislation will authorize the expenditure of the remaining $407,975 for the same purpose and add authorization to enter into agreements with the County Land Reutilization Program for joint land bank projects. The Land Banks have partnered to make improvements to several properties and to make them available for sale or lease. The funds will be used for the stabilization and repair of property and for professional services to allow the Land Reutilization Program to evaluate, acquire, improve, and dispose of property.

EMERGENCY DESIGNATION: Emergency legislation is requested to have funds available for stabilization costs associated with unexpected work on properties acquired under the Land Reutilization Program.

FISCAL IMPACT: This ordinance authorizes an expenditure of $407,975.00 in the Development Taxable Bonds Fund for various unplanned renovations and improvements for properties held in the Land Reutilization Programs.

To amend the 2019 Capital Improvement Budget; to authorize the Director of Development to enter into contracts for miscellaneous services for properties managed by the Land Reutilization Programs; to authorize the expenditure of $407,975.00 from the Development Taxable Bonds Fund; and to declare an emergency. ($407,975.00)

WHEREAS, by Ordinance 1325-98, Council adopted and elected to use the Revised Code Chapter 5722, Land Reutilization Program, to facilitate effective reutilization of nonproductive land acquired through a sale pursuant to a foreclosure proceeding initiated by the Franklin County Treasurer, or through a sale of forfeited lands by the Franklin County Auditor, or through a conveyance in lieu of foreclosure to foster either return of such land to tax revenue generating status or its devotion to public use, or any other land acquired as part of the land reutilization program; and

WHEREAS, As authorized by City Council Ordinance 0277-2013, the Director of the Department of Development to enter into a Master Memorandum of Understanding with the Central Ohio Community Improvement Corporation (COCIC) to create a framework under which the City's Land Reutilization Program and the COCIC will operate; and

WHEREAS, the Land Reutilization Program acquires properties each year for demolition or resale; and

WHEREAS, it is now necessary to enter into contracts and provide funds for miscellaneous repairs and renovation activities and for professional service contracts. These activities include a wide range of improvements, such as the installation of sidewalks, roof and gutter systems, structural modifications, and similar items. Professional services may include engineering or architectural reports, appraisals, brokerage services and other activities to acquire, improve, and/or dispose of real property; and

WHEREAS, all expenditures from this project, with the exception of emergencies, will be accomplished pursuant to the competitive bidding provisions of City Code Chapter 329 or by establishing contracts with the Central Ohio Community Improvement Corporation (COCIC); and

WHEREAS, funds are currently available in the Development Taxable Bonds Fund; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development, Land Redevelopment

Office, in that it is immediately necessary to authorize the Director to enter into contracts for the Land Reutilization Program so that the projects can proceed without delay, 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 2019 Capital Improvement Budget authorized by ordinance 1326-2019 be amended as follows to establish sufficient authority for this project:

Fund / Project / Project Name / Current / Change / CIB as Amended
7739 / P782004-100000 / Vacant Housing Demolition / $3,476 / $407,975 / $411,451

SECTION 2. That the Director of Development is hereby authorized to enter into contracts for miscellaneous construction and professional services for the Land Reutilization Program.

SECTION 3. That the expenditure of $407,975.00, or so much thereof as may be needed, is hereby authorized with fund 7739 (Development Taxable Bonds), from Dept-Div 4410, Project P782004-100000 (Vacant Housing Demolition), in Object Class 06 (Capital Outlay) per the accounting codes in the attachment to this ordinance.

SECTION 4 That the funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

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 the City Auditor is hereby authorized to transfer the unencumbered balance in a project account to the unallocated balance account within the same fund upon receipt of certification by the Director of the Department administering said project that the project has been completed and monies are no longer required for said project.

SECTION 7. That all work will be based on three estimates and awarded pursuant to the competitive bidding provisions of City Code Chapter 329 or by establishing contracts with the Central Ohio Community Improvement Corporation (COCIC). City Council recognizes that, with the exception of COCIC this ordinance does not identify the contractor(s) to whom the contract(s) will be awarded and understands that its passage will give the Director of the Department of Development the final decision in determination of the lowest, best, responsive and responsible bidder for such contract (s). This Council is satisfied it is in the best interests of the City to delegate this contracting decision.

SECTION 8. 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 its passage if the Mayor neither approves nor vetoes the same.

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