



## Legislation Text

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**File #:** 0555-2021, **Version:** 1

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**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 which expires on March 31, 2021. The Department of Neighborhoods wishes to continue to provide services to clients from this location thus necessitating the need for a First Amendment to the Lease to provide for additional renewal periods. This ordinance authorizes the Director of Finance and Management to enter into a First Lease Amendment with Integrated-Fairfield Holdings, LLC, as Landlord, to provide for four (4) additional consecutive, automatic one-year renewal terms, the first renewal term commencing on April 1, 2021, and authorizes the appropriation and expenditure of \$15,333.00 from the Special Income Tax Fund for payment of rent for the first renewal term..

**Fiscal Impact:** Funds have been budgeted and are available within the 2021 Special Income Tax Fund for payment of \$15,333.00 in rent for the initial 2021-2022 renewal term of the lease.

**Emergency Justification:** Emergency action is requested to allow for city operations to continue uninterrupted to deliver services to the neighborhood and to allow for the timely payment of rent associated with the 2021-2022 lease term.

To authorize the Director of Finance and Management to enter into a First Lease Amendment with Integrated-Fairfield Holdings LLC for office space located at 1186 West Broad Street and authorizes the appropriation and expenditure of \$15,333.00 from the Special Income Tax Fund; and to declare an emergency.

**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; and

**WHEREAS,** it is necessary for the City to enter into a First Lease Amendment with the Landlord, Integrated-Fairfield Holdings LLC, to continue occupancy; and

**WHEREAS,** the Department of Finance and Management through its Real Estate Management Office has negotiated terms and conditions for this lease amendment that are acceptable to the City and the Landlord; and

**WHEREAS,** funding for the payment of rent for this lease amendment is provided for within the 2021 Special Income Tax Fund; and

**WHEREAS,** an emergency exists in the usual daily operations of the Finance and Management Department in that it is immediately necessary to authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into a First Lease Amendment with Integrated-Fairfield Holdings LLC to ensure that City operations continue uninterrupted and to allow for the timely payment of rent, 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 Finance and Management be, and hereby is, authorized to execute a First Lease Amendment 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 four (4) additional consecutive automatic one (1) year renewal terms.

**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, 2021, the sum of \$15,333.00 is appropriated in Fund 4430 Special Income Tax Fund , per the account codes in the attachment to this ordinance.

**SECTION 3.** That the expenditure of \$15,333.00, or so much thereof as may be necessary in regard to the action authorized in Section 2, be and is hereby authorized in Fund 4430 Special Income Tax Fund 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 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 its approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.