



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1605-2021, **Version:** 1

BACKGROUND: Ordinance 0861-2015 authorized the Director of Development to enter into an agreement with the Urban Farms of Central Ohio, LLC (UFCO), a subsidiary of Mid-Ohio Food Collective, to lease 116 Wheatland Ave. (010-267201) as an urban farm. The City entered into a five year lease with UFCO which expired in May of 2021. Authorization is requested to enter into a new ground lease to allow the Mid-Ohio Food Collective to expand on the existing use and develop an urban farm and education complex. The project will consist of greenhouses, high tunnels, planting beds, a food market, event and education building, barn, and similar uses. Separate legislation to rezone the site, Z21-005, will establish a CPD, Commercial Planned Development District to permit the intended uses. This legislation authorizes the Director of Development to enter into agreements as needed for the use, operation, lease, and management of the property by Mid-Ohio Food Bank.

FISCAL IMPACT: The City will collect annual rents of \$2,800 with annual increases as defined in the lease agreement.

EMERGENCY JUSTIFICATION: Emergency action is requested to enable the City to immediately enter into the necessary agreements allowing the lessee to begin the project as soon as possible.

To authorize the Director of the Department of Development to enter into the necessary agreements as needed for the use, operation, lease, and management of 116 Wheatland Avenue by Mid-Ohio Food Bank, an Ohio non-profit corporation, and to declare an emergency.

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, a proposal for the lease of the property which was acquired pursuant to Ohio Revised Code Section 5722.06 meets the Land Reutilization Program's Lease Policies and Guiding Principles and has been approved by the Land Redevelopment Office Administrator; and

WHEREAS, the City entered into a five year lease with Urban Farms of Central Ohio, LLC (UFCO) which expired in May of 2021 so it is necessary to enter into a new ground lease to allow the Mid-Ohio Food Collective to expand on the existing use and develop an urban farm and education complex. The project will consist of greenhouses, high tunnels, planting beds, a food market, event and education building, barn, and similar uses; and

WHEREAS, in conformity with Columbus City Code Section 329.33 in order to complete the lease agreement of such property to the lessee, authority is needed for the Director of the Department of Development to execute any and all necessary lease agreements for the real property; 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 execute agreements necessary for the use, operation, lease and management of said parcel of real estate to expedite the transfer in order to reduce Land Bank maintenance costs and allow the lessee to begin the project as soon as possible, all for the immediate preservation of the public health, peace, property, safety and welfare; and **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 execute any and all necessary agreements for the use, operation, lease, and management, as approved by the Columbus City Attorney, of the following parcel of real estate to Mid-Ohio Foodbank:

PARCEL NUMBER: 010-267201
ADDRESS: 116 Wheatland Ave., Columbus, Ohio 43223
RENT: \$2,800.00, plus annual increases
USE: Urban farm, food market, and education complex

SECTION 2. For the property stated in Section 1, that the Director of Development is hereby authorized to execute any agreements to ensure compliance with land bank program rules.

SECTION 3. That Council hereby finds that the selection process utilized in this matter is in accordance with the Land Bank Lease Process created pursuant to the City's Land Reutilization Program and hereby approves the same.

SECTION 4. 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 passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.