



Legislation Text

File #: 1554-2022, **Version:** 1

Background: The City is the owner of an office building located at 1111 East Broad Street, Columbus, Ohio 43205. The City leases office and training space to the Workforce Development Board of Central Ohio by an Office Lease that commenced July 1, 2017 and expires on June 30, 2022. The City and the Workforce Development Board wish to extend the term of the Office Lease. A First Amendment to Office Lease is necessary in order to provide additional renewal terms and establish rent for each renewal term.

This legislation authorizes the Director of the Department of Finance and Management to enter into a First Amendment to Office Lease with the Workforce Development Board of Central Ohio, an Ohio non-profit corporation, for lease of office space and three training rooms for operation of the Ohio Means Jobs Columbus/Franklin County Job Center identified as Suite 102, in order to extend the term of the Office Lease by providing for three (3) additional one-year renewal terms, with the first renewal term commencing on July 1, 2022, and to establish the rental rate for each renewal term.

Fiscal Impact: The City will receive rental funds that will be deposited in Fund 2294 Subfund 001 that supports the operation of the Jerry Hammond Center. The annual rent for the 2022-2023 renewal term of the lease will be \$312,069.00.

Emergency Justification: Emergency action is requested to allow for occupancy and provision of job training services by the Workforce Development Board to continue uninterrupted.

To authorize the Director of Finance and Management to execute a First Amendment to the Office Lease with the Workforce Development Board of Central Ohio for the lease of office and training space at 1111 E. Broad Street in order to extend the Office Lease Agreement; and to declare an emergency.

WHEREAS, the City is the owner of that certain real property located at 1111 East Broad Street, Columbus, Ohio 43205, commonly known as the Jerry Hammond Center; and

WHEREAS, the City leases space at the Jerry Hammond Center to the Workforce Development Board of Central Ohio use as office space and training rooms; and

WHEREAS, the current lease expires on June 30, 2022; and

WHEREAS, the City and the Workforce Development Board desires to enter into a First Amendment to extend the term of the Office Lease to provide for three (3) additional one-year renewal options and to establish the rental rate for each renewal term; and

WHEREAS, an emergency exists in the usual daily operation of the City of Columbus, in that it is immediately necessary to authorize the Director of the Department of Finance and Management to execute, on behalf of the City, a First Amendment to Office Lease with the Workforce Development Board of Central Ohio to provide three (3) additional one-year renewal options and to establish the rental rate for each renewal term for the lease of office space and training rooms in that City-owned real property identified as 1111 East Broad Street, Columbus, Ohio 43205 so that occupancy and provision job training services can continue uninterrupted thereby providing 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 the Department of Finance and Management, on the behalf of the City, be, and hereby is, authorized to execute those documents, as prepared and approved by the Department of Law, Division of Real Estate, necessary to enter into a First Amendment to Office Lease agreement by and between the City of Columbus and the Workforce Development Board of Central Ohio to amend and extend the lease to provide for three (3) additional one-year renewal terms, for that office and training space located at 1111 E. Broad Street, for use as the Ohio Means Jobs Columbus/Franklin County Job Center..

SECTION 2. 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.