



Legislation Details (With Text)

File #: ORD-0113-2016 **Version:** 2 **Name:** Rockwood Cleaners Purchase and Development Contract

Type: Ordinance **Status:** Passed

File created: 10/20/2016 **In control:** City Council

On agenda: 12/19/2016 **Final action:** 12/19/2016

Title: TO AUTHORIZE THE MAYOR TO ENTER INTO A PURCHASE AND DEVELOPMENT CONTRACT WITH RINGS BROTHERS, LLC FOR PROPERTY LOCATED AT 181 GRANVILLE STREET TO BE USED BY ROCKWOOD CLEANERS

Sponsors:

Indexes:

Code sections:

Attachments: 1. AMENDED EXHIBIT A - Rockwood Cleaners Contract Clean 12.16.16, 2. v2 - Rockwood Cleaners Contract Redline 12.16.16, 3. v1 EXHIBIT A - Rockwood Cleaners Contract, 4. DEV-RPT-10.24.16, 5. DEV-RCA-Rockwood Cleaners Contract JB, 6. ORD-113-16 SIGNED

Date	Ver.	Action By	Action	Result
12/19/2016	1	City Council	Amended by Substitution	Pass
12/19/2016	1	City Council	Adopted as Amended	Pass
12/12/2016	1	Committee of the Whole	Recommended for Adoption	
12/5/2016	1	City Council	Postponed to Date Certain	
11/28/2016	1	Committee of the Whole	Recommended for Adoption, Consent	
11/14/2016	1	Committee of the Whole	Held in Committee	
11/7/2016	1	City Council	Introduced,	
10/24/2016	1	Committee of the Whole	Recommended for Introduction/First Reading	

TO AUTHORIZE THE MAYOR TO ENTER INTO A PURCHASE AND DEVELOPMENT CONTRACT WITH RINGS BROTHERS, LLC FOR PROPERTY LOCATED AT 181 GRANVILLE STREET TO BE USED BY ROCKWOOD CLEANERS

WHEREAS, Rockwood Cleaners is a business located within Olde Gahanna at 171 Granville Street; and

WHEREAS, the business owner, Bobby Rings, is seeking to expand his business operations and would like to purchase a 0.1397 acre portion of property located at 181 Granville Street to accommodate the expansion; and

WHEREAS, the Planning and Development Department has negotiated a Purchase and Development Agreement to facilitate this business expansion; and

WHEREAS, the agreement includes that the business will pay the City of Gahanna \$30,000 for the

purchase of the property, which is in line with the value of the property and is a mechanism to spur business retention and expansion; and

WHEREAS, the proposed expansion would be completed in a manner that is consistent with the guidelines of the Olde Gahanna Vision Plan and that the development of the property will occur in phases that include expanding the manufacturing portion within one year and then the office and retail portion within three years; and

WHEREAS, to accommodate this transaction, the City of Gahanna and the Gahanna Community Improvement Corporation (CIC) must complete obligations outlined in the Contract of Sale and Purchase Agreement that was entered into by the City of Gahanna and the CIC on February 22, 2011; and

WHEREAS, the City of Gahanna will have to pay \$104,286 from the Olde Gahanna Tax Increment Financing District, to the Gahanna CIC in order to satisfy the existing mortgage on the property; and

WHEREAS; the Gahanna CIC will then have to transfer the deed of the property back to the City of Gahanna free of all encumbrances, these obligations are scheduled to be satisfied by January of 2017; and

WHEREAS, the Planning and Development Department recommend that City Council authorize the Mayor to enter into the Purchase and Development Contract for this project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That the Mayor is hereby authorized to enter into a Purchase and Development Contract with RINGS BROTHERS, LLC, 171 Granville Street, Gahanna, Ohio 43230, for purchase of 0.1397+/- acres of City owned property at 181 Granville Street, Gahanna, Ohio 43230; Purchase and Development Contract attached as EXHIBIT A, and made a part herein.

Section 2. That Rings Brothers, LLC will pay the City of Gahanna a total of THIRTY THOUSAND DOLLARS (\$30,000) for purchase of the property.

Section 3. That this Ordinance shall be in full force and effect after passage by this Council and 30 days after date of signature approval by the Mayor.