



## Legislation Details (With Text)

**File #:** ORD-0047-2022 **Version:** 1 **Name:**

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**Title:** AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH FJF OH GAHANNA, LLC FOR PROPERTY LOCATED AT 825 TECH CENTER DRIVE

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DAS RPT 8.8.2022, 2. ORD-0047-2022 EXHIBIT A - DAS ATT City of Gahanna - 825 Purchase Agreement, 3. ORD-0047-2022 SIGNED - Authorizing Mayor to Enter Purchase Agreement with FJF OH Gahanna LLC for Property Located at 825 Tech Center Drive, 4. Owners Policy of Title Insurance - 825 Tech Center Drive, 5. Deed Recorded 11.16.2022 Parcel ID 025-011536-00 Address 825 Tech Center Drive Acres 7.135 ORD-0047-2022

Date	Ver.	Action By	Action	Result
9/6/2022	1	City Council	Adopted	Pass
8/22/2022	1	Committee of the Whole	Recommended for Adoption	
8/15/2022	1	City Council	Introduced	
8/8/2022	1	Committee of the Whole	Recommended for Introduction/First Reading	

### **AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH FJF OH GAHANNA, LLC FOR PROPERTY LOCATED AT 825 TECH CENTER DRIVE**

**WHEREAS**, over the last two years, the City has evaluated facilities as part of a long-term capital improvement plan; and

**WHEREAS**, facilities have been identified as being inadequate to meet operational needs for service delivery; and

**WHEREAS**, a 2006 analysis concluded the City needed more than 100,000 square feet of additional space to meet operational needs at that time, and a 2018 assessment found the Police Headquarters and City Hall were rated “fair” to “poor” based on 27 criteria, and a 2021 study reaffirmed the needs identified in the previous two assessments; and

**WHEREAS**, the Administration has determined that property located at 825 Tech Center Drive is an ideal property and building to address operational needs for Police Headquarters, City Hall, and the

Senior Center; and

**WHEREAS**, the property of 825 Tech Center Drive consists of 100,000 square feet of Class A office space situated on approximately eight acres; and

**WHEREAS**, once acquired, the City plans renovation and construction of an additional 31,000 square feet to co-locate all city services currently located on South Hamilton Road; and

**WHEREAS**, information supplied by the City's consultant suggests this approach would meet both existing and future operational needs and save the community \$38.5 Million when comparing acquisition, renovation, and new build with options for new facility construction.

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

**Section 1.** That this Council hereby authorizes the Mayor to enter into a Purchase Agreement with the property owner FJF OH GAHANNA, LLC to acquire the property located at 825 Tech Center Drive.

**Section 2.** That the purchase price of the property is Eight Million Seven Hundred Fifty Thousand and No/100 U.S. Dollars (\$8,750,000) and the terms of the Purchase Agreement are attached hereto as EXHIBIT A and made a part herein.

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