



Legislation Text

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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.