

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Acquisition of Property for Sheriff's Administration</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to authorize the City Manager to execute a Purchase and Sales Agreement for approximately 1.76 acres including 125 parking located at 1000 5 <sup>th</sup> Avenue upon satisfactory completion of all due diligence. The purchase price was negotiated at \$2,525,000 to be funded with OLOST Public Safety reserves along with any closing and associated costs and the issuance of \$13,000,000 of Columbus Building Authority bonds for the renovation.
<b>INITIATED BY:</b>	City Manager's Office

---

**Recommendation:** Approval is requested to authorize the City Manager to execute a Purchase and Sales Agreement for approximately 1.76 acres including 125 parking spaces located at 1000 5<sup>th</sup> Avenue upon satisfactory completion of all due diligence.

**Background:** The Sheriff's Administration is currently housed in the Government Center which is scheduled to be replaced and demolished in 2025. The Sheriff's Administration includes Executive Management, Internal Affairs, Special Projects, Human Resources, Criminal and Civil Warrants, Patrol Services, Community Outreach, Evidence and Property Storage, and Quartermaster. As part of the RFP 20-0001, Space Planning and Programming & Design Professional Services for the Columbus Consolidated Government, the Sheriff's Office was assessed and the space requirement was calculated. The Council concluded that the Sheriff's Administration and Government Administration would be considered outside of the new Judicial Center either in a new building and acquire and renovate and existing building.

**Analysis:** The options were evaluated to include adding 50,000 sf to the new Judicial Center at \$500/sf (\$25 million), new construction of 60,000 sf on the existing Jail site at \$350/sf (\$21 million) or property acquisition of an existing building with renovation of 76,000 sf at \$210/sf (\$16 million). The city is in the process of completing all due diligence on the property.

**Financial Considerations:** The purchase price was negotiated at \$2,525,000 to be funded with OLOST Public Safety reserves along with any closing and associated costs and the issuance of \$13,000,000 of Columbus Building Authority bonds for the renovation.

**Legal Considerations:** The City Attorney has reviewed the Purchase and Sales Agreement.

**Recommendation/Action:** Approval is requested to authorize the City Manager to execute a Purchase and Sales Agreement for approximately 1.76 acres including 125 parking spaces located at 1000 5<sup>th</sup> Avenue upon satisfactory completion of all due diligence.

**A RESOLUTION**

**NO.**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALES AGREEMENT FOR APPROXIMATELY 1.76 ACRES INCLUDING 125 PARKING SPACES LOCATED AT 1000 5<sup>TH</sup> AVENUE TO HOUSE THE SHERIFF’S ADMINISTRATION OFFICE UPON COMPLETION OF ALL DUE DILIGENCE.**

**WHEREAS**, the Sheriff’s Administration is currently housed in the Government Center; and,

**WHEREAS**, the Government Center is scheduled to be replaced with a new Judicial Center and demolished in 2025; and,

**WHEREAS**, options were evaluated to determine the most cost effective approach to providing space to the Sheriff’s Office; and,

**WHEREAS**, an existing building located at 1000 5<sup>th</sup> Avenue was available in close proximity to the Jail and other Public Safety agencies;

**WHEREAS**, the purchase price has been negotiated at \$2,525,000 to acquire the building and to be renovated at an estimated cost of \$13,000,000.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF COLUMBUS, GEORGIA, AS FOLLOWS:**

To authorize the City Manager to enter into the Purchase and Sales Agreement plus any applicable closing and associated costs for approximately 1.76 acres including 125 parking spaces located at 1000 5<sup>th</sup> Avenue to house the Sheriff’s Administration Office upon completion of all due diligence.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_\_ day of \_\_\_\_\_, 2022 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

- Councilor Allen voting \_\_\_\_\_.
- Councilor Barnes voting \_\_\_\_\_.
- Councilor Crabb voting \_\_\_\_\_.
- Councilor Davis voting \_\_\_\_\_.
- Councilor Garrett voting \_\_\_\_\_.
- Councilor House voting \_\_\_\_\_.
- Councilor Huff voting \_\_\_\_\_.
- Councilor Thomas voting \_\_\_\_\_.
- Councilor Tucker voting \_\_\_\_\_.
- Councilor Woodson voting \_\_\_\_\_.

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

\_\_\_\_\_  
B.H. “Skip” Henderson, Mayor