

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Acquisition of Property for Administrative Space
AGENDA SUMMARY:	Approval is requested to execute a Purchase and Sales Agreement for approximately 3.5932 acres including a 634-space parking facility and authorize the City Manager to enter into a lease agreement for a specified period of time. The purchase price was negotiated at \$25,000,000 less \$500,000 for rent during the time the lease agreement is in effect.
INITIATED BY:	City Manager's Office

Recommendation: Approval is requested to acquire approximately 3.5932 acres including a 634-space parking facility located at 1146/1148 Broadway, 14 12th Street/1137 1st Avenue, 1140-1144 Broadway, 1124-1132 Broadway, and 29 11th Street by executing a Purchase and Sales Agreement and authorize the City Manager to enter into a lease agreement for the time necessary to allow the seller to move from various portions of the property.

Background: The city is in need of additional administrative office space and has an opportunity to acquire sufficient office space to consolidate many functions of the general government operations into one facility. The connected buildings include approximately 250,000 sq feet of office space and a 634-space parking facility located in Uptown Columbus. It is in close proximity to the existing Government Center. The current occupant will vacate the majority of the buildings by July 31, 2022 and the remainder by June 30, 2024. Renovations will be required to configure the space suitable for government operations.

Analysis: The buildings will be vacated and provides adequate office space needed for administrative space and the opportunity for consolidation. There is additional judicial space needed for courtrooms and support space. The administrative functions housed within the Government Center will be relocated along with offices in the Annex and other administrative functions.

Financial Considerations: The purchase price was negotiated at \$25,000,000 less \$500,000 for rent during the time the lease agreement is in effect. The funding for this purchase and the renovation of the buildings to house administrative functions will be thru the issuance of Columbus Building Authority Bonds of proceeds not to exceed \$50,000,000. The estimated debt service payment is estimated at .50 mills and is expected to come from no millage increase beginning in FY23. The closing date is projected at no later than March 1, 2022.

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

Recommendation/Action: Approval is requested to acquire approximately 3.5932 acres including a 634-space parking facility located at 1146/1148 Broadway, 14 12th Street/1137 1st Avenue, 1140-1144 Broadway, 1124-1132 Broadway, and 29 11th Street by executing a Purchase

and Sales Agreement and authorize the City Manager to enter into a lease agreement for the time necessary to allow the seller to move from various portions of the property.

A RESOLUTION

NO.

A RESOLUTION AUTHORIZING THE ACQUISITION OF APPROXIMATELY 3.5932 ACRES INCLUDING A 634-SPACE PARKING FACILITY LOCATED AT 1146/1148 BROADWAY, 14 12TH STREET/1137 1ST AVENUE, 1140-1144 BROADWAY, 1124-1132 BROADWAY AND 29 11TH STREET BY EXECUTING A PURCHASE AND SALES AGREEMENT AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT FOR THE TIME NECESSARY TO ALLOW THE SELLER TO MOVE FROM VARIOUS PORTIONS OF THE PROPERTY.

WHEREAS, the City is in need of adequate administrative office; and,

WHEREAS, the connected buildings and parking structure is available for acquisition in the Uptown area in close proximity to the existing Government Center; and,

WHEREAS, the purchase price has been negotiated at \$25,000,000 less \$500,000 rent for the time the occupants will remain in the buildings.

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

To authorize the City Manager to enter into a Purchase and Sales Agreement in accordance with the parameters set forth in the attached agenda report, pay \$250,000 in earnest money deposit plus any applicable closing costs, and execute the associated Lease Agreement.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2021 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