



## Legislation Details (With Text)

**File #:** O-235-20      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Approved  
**File created:** 6/12/2020      **In control:** Fire and Rescue Department  
**On agenda:** 6/30/2020      **Final action:** 7/13/2020  
**Title:** Authorizing the mayor to enter into a new commercial property lease with Triversified LLC for certain real property located at 1310 (aka 1302) Expressway Drive South; authorizing the annual expenditure of funds; authorizing the mayor to accept bids and award contracts for said lease and declaring an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Audio: Agenda Review June 23, 2020

Date	Ver.	Action By	Action	Result
7/13/2020	1	City Council		
7/13/2020	1	City Council		
7/13/2020	1	City Council		

PropertyLse - Expressway Drive  
Fire & Rescue Operations  
Chief Verdell Franklin (x3515)  
(Revised)

**Authorizing the mayor to enter into a new commercial property lease with Triversified LLC for certain real property located at 1310 (aka 1302) Expressway Drive South; authorizing the annual expenditure of funds; authorizing the mayor to accept bids and award contracts for said lease and declaring an emergency.**

### SUMMARY & BACKGROUND:

The Toledo Fire and Rescue Department advertised for bid office and warehouse space requirements for the department's Special Operations/Homeland Security equipment. Triversified LLC was the sole bidder. This Ordinance authorizes a new five-year lease effective retroactively to January 1, 2020 through December 31, 2024 not to exceed \$85,200. Rent terms are as follows:

Year 2020 annual lease cost not to exceed \$14,400 payable in equal monthly installments of \$1,200  
Year 2021 annual lease cost not to exceed \$16,800 payable in equal monthly installments of \$1,400  
Year 2022 annual lease cost not to exceed \$17,400 payable in equal monthly installments of \$1,450  
Year 2023 annual lease cost not to exceed \$18,000 payable in equal monthly installments of \$1,500  
Year 2024 annual lease cost not to exceed \$18,600 payable in equal monthly installments of \$1,550

The fiscal impact of this ordinance is as follows:

- The total amount of funds requested: \$85,200
- The expenditure budget line item: 1001-53000-533100-3341002STDSTD

- New revenue generated (operational revenue, grants, if any): N/A
- Revenue budget line item (if any): N/A
- Are funds budgeted in the current fiscal year (yes/no)? Yes
- Is this a capital project (yes/no)? No
- If yes, is it new or existing (new/existing)? New appropriation
- What section of the City's Strategic Plan does this support:
  - o Excellence in Basic Services (yes/no) No
  - o Quality Community Investment (Livable City, Development) (yes/no) Yes
  - o Workplace Culture & Customer Service (yes/no) yes
  - o Environment (yes/no) No

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That the mayor is authorized to enter into a commercial property lease with Triversified LLC for a term of five years effective January 1, 2020, for approximately 7,490 square feet of office and warehouse space located at 1310 (aka 1302) Expressway Drive South for use by the Toledo Fire and Rescue Department, upon terms and conditions acceptable to the Law Director and the Department of Economic & Business Development's Real Estate Division.

SECTION 2. That, subject to available appropriations in future years, the annual expenditure of an amount not to exceed \$18,600 over a five-year term is authorized from the General Fund, Account Code 1001-53000-3341002STDSTD, in payment of rent pursuant to the lease authorized in Section 1.

SECTION 3. That the Finance Director is authorized to draw his warrant or warrants against Account Code 1001-53000-3341002STDSTD upon presentation of the proper voucher or vouchers for expenditures authorized herein.

SECTION 4. That it is found and determined that all formal actions of Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of Council and any of its committees that result in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

SECTION 5. That this Ordinance is declared to be an emergency measure and shall take effect and be in force immediately from and after its passage. The reason for the emergency lies in the fact that the same is necessary for the immediate preservation of the public peace, health, safety and property and for the further reason that this ordinance must be immediately effective in order to effectuate a new commercial property lease with Triversified LLC relative to property used by the Toledo Fire and Rescue Department, Special Operations Bureau.

Vote on emergency clause: yeas \_\_\_\_\_, nays \_\_\_\_\_.

Passed: \_\_\_\_\_, as an emergency measure: yeas \_\_\_\_\_, nays \_\_\_\_\_.

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_  
\_\_\_\_\_  
Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council  
\_\_\_\_\_.

Attest: \_\_\_\_\_  
Clerk of Council