ORDINANCE NO. 1429-2019

Department of Community Development
Property Maintenance
Executive Summary

Ordinance Amount: $1,300,000.00

Legislative Request:

To amend Ord. No. 900-18 to authorize the Director of Community Development to enter into one or more contracts with the lessee of buildings under the control of the Department of Community Development to allow the lessee or subcontractor of lessee to purchase materials, equipment, supplies, and for providing repairs, maintenance, and improvements.

Purpose:

The Department of Community Development (CD) controls three facilities that include Five Pointe (aka Collinwood Community Services Center), to lease to Greater Collinwood Development Corporation; the Near West Side Multi-Service Center, to lease to May Dugan Center; and North Point Inn (aka North Point Shelter or 1550 Superior Ave), to lease to Frontline Service. Each building has a separate maintenance need that requires the department to set aside funds to address. The City has responsibility for maintenance to the facilities that is considered major.

The three facilities are currently occupied, one at capacity (May Dugan Center), another at near capacity (North Point Shelter), and the third (Collinwood Community Services Center) has tenants and programs that operate from the center.

Prior analyses of the structures was completed by former CD architect Dick Thomas in 2011, and updated for North Point Inn by current CD architect Daniel DeAngelo in 2018. Both assessments identified needed improvements that require addressing in immediate, near, and future terms. May Dugan Center has provided a capital plan that identifies near and long term need. The department will utilize funds prior year balances, allowing CD to access and use the funding allocations to provide services based on cost estimates. Ordinance No. 900-18 authorized the use of funds from Fund No. 14 SF 044 and prior year balances, not to exceed $1,300,000, to manage and maintain buildings under CD control.