



Legislation Text

File #: 0902-2024, **Version:** 1

Background: Ordinance 1574-2021, approved by Columbus City Council on June 9, 2021, authorized the sale of three Land Bank parcels located on Camden Avenue to Eboni Eiland and Martha Kellem, a builder and the intended homeowner. After the sale, the parties failed to complete the project. Since the intended homeowner's name is on the deed, the builder cannot build the project (single family home) for another homeowner. The Land Bank Program now seeks to repurchase the property for the amount the properties were sold, thereby resolving the issue. This legislation will authorize the Director of the Department of Development to execute any and all documents that are necessary to acquire the parcels located at 1055 Camden Ave (010-027263), 0000 Camden Ave (010-006751), and 0000 Camden Ave (010-053503) for \$39,194, plus customary closing costs, a total not to exceed \$42,500.00.

FISCAL IMPACT: Funding is available within the Land Management Fund, fund 2206.

EMERGENCY JUSTIFICATION: Emergency action is requested so the City can schedule closing within a period agreed to by the parties.

To authorize the Director of the Department of Development, or his designee, to acquire three properties on Camden Avenue for the City's Land Reutilization Program from Eboni Eiland and Martha Kellem; to execute any and all documents, as approved by the City Attorney, necessary for conveyance of title and related services; to authorize the appropriation of \$42,500.00; to authorize an expenditure not to exceed \$42,500.00 from the Land Management Fund; and to declare an emergency. (\$42,500.00)

WHEREAS, in Ordinance 1325-98, City Council adopted and elected to use the Ohio Revised Code Chapter 5722, Land Reutilization Program, to facilitate effective reutilization of nonproductive land in the City acquired through a sale pursuant to a foreclosure proceeding initiated by the Franklin County Treasurer, or through a sale of forfeited lands by the Franklin County Auditor, or through a conveyance in lieu of foreclosure, or other properties the City acquires for the land reutilization program, to foster either return of such land to tax revenue generating status or its devotion to public use as provided in R.C. 5722.06; and

WHEREAS, Ordinance 1574-2021 authorized the City, through its Land Reutilization Program, to sell three parcels of land to Eboni Eiland and Martha Kellem, a builder and intended homeowner, to build a single family home; and

WHEREAS, the parties failed to complete the project as required by deed conveying the property and Memorandum of Agreement signed by the parties; and

WHEREAS, the Department seeks authorization to repurchase the properties for the prior sale price, \$39,194.00, plus customary closing costs, an amount not to exceed \$42,500.00; and

WHEREAS, it is necessary to authorize the Director of Development, or his designee, to execute any and all necessary documents for the conveyance of title to the City, through the Land Reutilization Program, in order to acquire the parcels; and

WHEREAS, an emergency exists in the usual daily operation of the Department in that it is immediately necessary to implement the acquisition plan and begin the purchase of properties as soon as possible in order to close on the parcels within a deadline agreed to by both parties, all for the immediate preservation of the public health, peace, property, and safety; **NOW, THEREFORE**,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. The Director of the Department of Development, or his designee, is authorized to execute any and all documents, as approved by the City Attorney, necessary in order to convey title to the City and acquire the following real properties as part of the Land Reutilization Program in the amounts stated below, plus closing costs and any required due diligence activities:

Parcel	Address	Sale Price
010-027263	1055 Camden Ave.	\$39,194.00
010-006751	0000 Camden Ave	
010-053503	0000 Camden Ave	

SECTION 2. That the Director of the Department of Development is authorized to contract for professional services to perform due diligence activities associated with the acquisition and redevelopment of the above parcels, including title work, surveys, appraisals, environmental reports, engineering and design services, and other professional services as needed.

SECTION 3. That the unappropriated monies and from all monies estimated to come into said fund from any and all sources and unappropriated for any other purpose during the fiscal year ended December 31, 2024, the sum of \$42,500.00 is appropriated in Fund 2206 (Land Management Fund), Dept. 44-11 (Land Redevelopment), Object Class 06 (Capital Outlay) per the accounting codes in the attachment to this ordinance.

SECTION 4. That for the purpose as stated in Section 1, the expenditure of \$42,500.00, or so much thereof as may be necessary, is hereby authorized in fund 2206 (Land Management Fund), Dept. 44-11 (Land Redevelopment), in Object Class 06 (Capital Outlay) per the accounting codes in the attachment to this ordinance.

SECTION 5. That the funds necessary to carry out the purpose of this Ordinance are deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

SECTION 6. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this ordinance.

SECTION 7. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after passage and approval by the Mayor or ten days after its passage if the Mayor neither approves nor vetoes the same.