



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

REQUEST FOR CONVEYANCE OF CITY OWNED RIGHT-OF-WAY By Department of Public Service

Name of Petitioner: Thomas F. Kibbey, counsel

File No.03-29

REQUEST IS TO:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Sell excess right-of-way | <input type="checkbox"/> Transfer excess right-of-way at no charge |
| <input type="checkbox"/> Vacate excess right-of-way | <input type="checkbox"/> Grant a lease |
| <input type="checkbox"/> Grant an easement | <input type="checkbox"/> Release an easement |

BRIEF DESCRIPTION OF AREA UNDER CONSIDERATION:

a portion of the unimproved alley south of Gay street from the alley west of Miami Avenue to its western terminus

PROPOSED USE OF AREA:

development

DEPARTMENTAL ACTION BY DEPARTMENT INITIATING REQUEST:

(Please CHECK the Correct Answer)

- | | | |
|---|---|-----------------------------|
| All Departments and Divisions contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| All Utilities contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Area Commission/Civic Association contacted for comments: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| All abutting property owners notified of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Petitioner notified of need for survey and metes & bounds description: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |

- Department Recommendation: SELL VACATE TRANSFER AT NO CHARGE GRANT EASEMENT
- GRANT LEASE RELEASE AN EASEMENT

Signature: [Handwritten Signature]
Administrator, Transportation Division

Date: 9/11/03

REAL ESTATE DIVISION ACTION:

Estimated Value from County Tax Records:

- | | | |
|--------------------------------------|---|--|
| Easements to be retained: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO *City Sewers |
| Petitioner contacted for comments: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Petitioner agreed to purchase price: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |

\$ 3062.20 (2510+/-sf@\$.122) *1,174.40 (4621 SFT)

PAC/JCL

cc: File No. 03-29

K:\Right of Way Information\Right-of-Way Sales\03_VACATE 03-29\REQUEST FOR CONVEYANCE.DOC

311-267-3030 Director's Office
 311-267-3031 Facilities Management Division
 311-267-3032 Fleet Management Division
 311-267-3033 Refuse Collection Division
 311-267-3034 Transportation Division

City Hall 16 West Broad Street, 3rd Floor Columbus, Ohio 43215-9008
 City Hall 103 West Broad Street, 2nd Floor Columbus, Ohio 43215-9008
 420 South Grand Avenue Columbus, Ohio 43215-2974
 2100 Alum Creek Drive Columbus, Ohio 43221-1714
 163 North Front Street, 3rd Floor Columbus, Ohio 43215-9020

FAX 614-7805
 FAX 614-7140
 FAX 614-7347
 FAX 614-3053
 FAX 614-6938

DEPARTMENT OF DEVELOPMENT ACTION:

(Please CHECK the correct answer)

Mitigating Circumstances Identified: YES NO

Recommended Action: DISAPPROVED TRANSFER AT NO CHARGE SELL

VACATE GRANT EASEMENT RELEASE AN EASEMENT

Signature: Mark Barkash Date: 12/1/03
by Louisa Hunter

**IDENTIFICATION OF MITIGATING CIRCUMSTANCES
AND BRIEF EXPLANATION OF EACH**

_____ The value of improvements undertaken by purchaser(s) upon property of the City which further the interest and welfare of the public.

_____ The value of land donations or other services being made to the City by the petitioner(s)

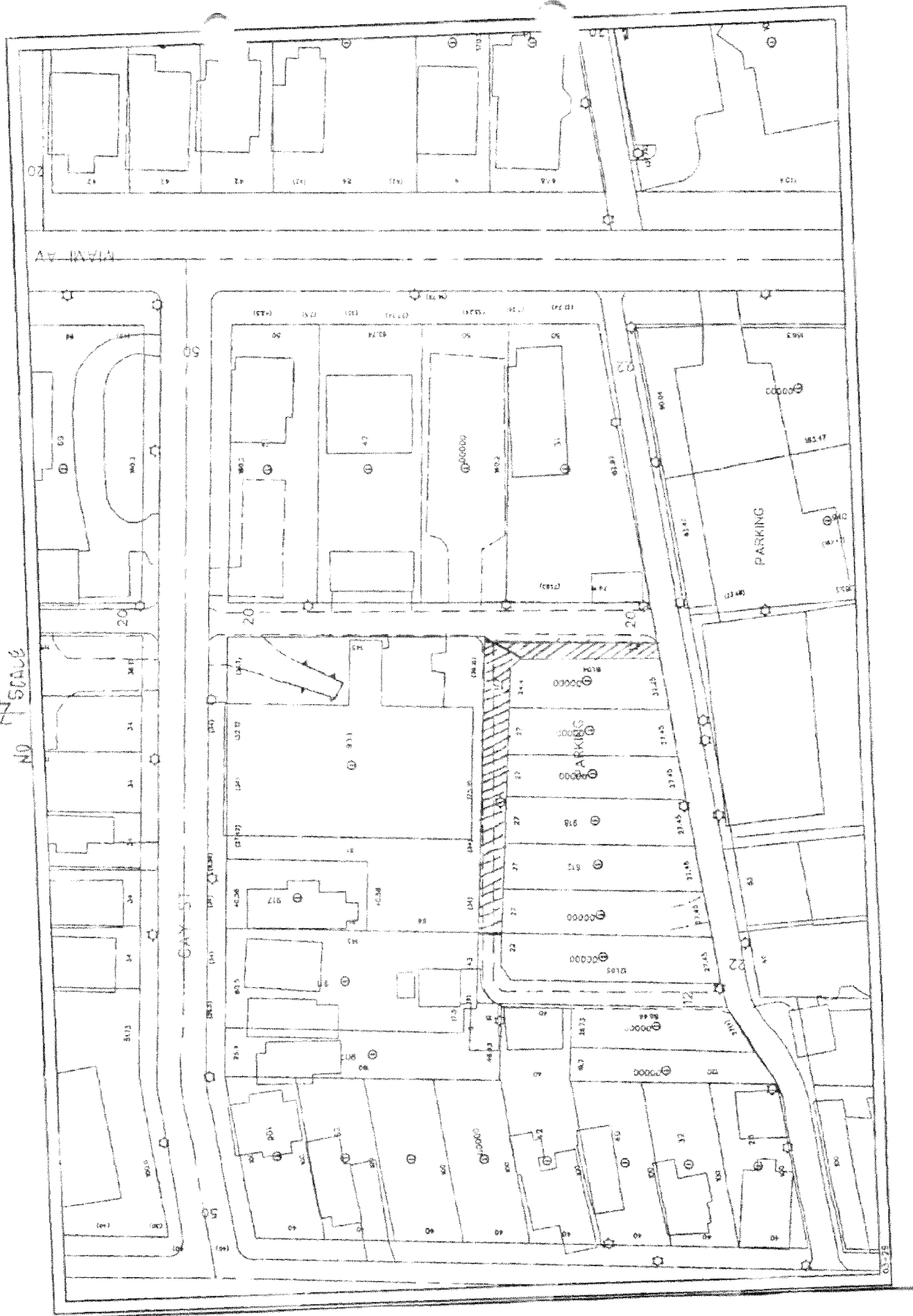
_____ The willingness of the purchaser(s) to absorb the cost of utility relocation from the property being purchased if not discounted in the fair market value of the property.

_____ The substantial increase in tax revenue, including but not limited to real property and income taxes, generated by the development of the property to be purchased.

_____ The identification of improvements that further the general welfare of the City through significant improvements to the physical environment.

Name of Petitioners: Thomas Kibbey counsel for Ohio Capital Corporation for Housing
File No. 03-29

NO SCALE





City of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

December 11, 2003

Thomas F. Kibbey, Esq.
Squire, Sanders & Dempsey LLP
1300 Huntington Center
41 South High Street
Columbus, Ohio 43215-6197

Dear Mr. Kibbey:

The City of Columbus, Transportation Division, has reviewed the revised request you submitted on behalf of your client, Ohio Capital Corporation for Housing, regarding the acquisition of additional land contiguous to the alley behind 933 East Gay Street. After investigation, it was determined the City has no objections to the sale of this right-of-way. Based upon information provided by the Franklin County Auditor the City has estimated a value of \$1,174.40 for this additional right-of-way. The total value determined for this right-of-way and that portion of the unimproved alley south of Gay Street from the alley west of Miami Avenue to its western terminus your client previously agreed to purchase is \$4,236.60

If your client wishes to proceed with the purchase of this additional right-of-way please have this letter signed and dated in the space provided below then return, within thirty days, to Ms. Pamela A. Clawson, P.E., Administrator, Transportation Division, Public Service Department, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English. If your client objects to the stated total transfer price of \$4,236.60 you will need to contact Ms. Donna Hunter in the Department of Development to discuss a possible reduction of this amount. Ms. Hunter's address is: Department of Development, Attention Donna Hunter, Administrator, Office of Land Management, 109 North Front Street, Columbus, Ohio 43215. Please provide a copy of any correspondence you send to Ms. Hunter to me for my file.

For your convenience I have attached a list of valid mitigating circumstances that the City will consider when reducing a right-of-way transfer price. Unless mitigating circumstances that directly benefit the Transportation Division can be identified, Division policy requires that a recommendation to transfer at full price be forwarded from the Division to the Department of Development.

After an agreement on the transfer price is reached the Department of Development will place this request on the Land Review Commission agenda for their consideration.

614-645-8290 Director's Office
614-645-7602 Facilities Management Division
614-645-8281 Fleet Management Division
614-645-7620 Refuse Collection Division
614-645-8376 Transportation Division

City Hall/90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009
City Hall/90 West Broad Street, Rm. B-16/Columbus, Ohio 43215-9001
423 Short Street/Columbus, Ohio 43215-5614
2100 Alum Creek Drive, Columbus, Ohio 43207-1714
109 North Front Street, 3rd Floor/Columbus, Ohio 43215-9023

FAX: 645-7805
FAX: 645-7180
FAX: 645-7347
FAX: 645-3053
FAX: 645-6938

Mr. Kibbey
December 11, 2003
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If you have any questions concerning this matter please contact me at (614) 645-5471.

Sincerely,



Mary Lu English
Right of Way Coordinator

AUTHORIZATION TO PROCEED
Ohio Capital Corporation for Housing

By: Harold Keller 12/11/03
Signature Date

Its: President

Enclosures
cc:

- Pamela A. Clawson, P.E., Administrator, Transportation Division
- Randall J. Bowman, P.E., City Engineer
- Clyde R. Garrahrant, P.S., R/W Services Manager
- File 03-29
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