



City of Columbus
Mayor Michael B. Coleman

Public Service Department
Mark Kelsey, Director

REQUEST FOR CONVEYANCE OF CITY OWNED LAND
By Division of Transportation

Name of Petitioner: Frazier Development

File No. 07-41

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:

Portion of the unimproved Right-of-Way of Exchange Drive, north of Commerce Square.

PROPOSED USE OF AREA:

To facilitate future commercial development.

ACTION BY DIVISION 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 |

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

Signature: *Paul A. ...* Date: 11/13/07
Transportation Division Administrator

Estimated Value from County Tax Records: \$2016.00 (4200± Sq. Ft. @ \$0.48/Sq. Ft.)
(per City Attorneys Office Real Estate Division)

- | | | |
|--------------------------------------|---|-----------------------------|
| Easements to be retained: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| 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 |

PAC/JCL

cc: File No. 07-41

K:\Right of Way & Utilities\Right-of-Way Sales etc\forms\REQUEST FOR CONVEYANCE.DOC

614-645-8290 Director's Office	City Hall / 90 W. Broad Street, 3 rd Floor, Columbus, Ohio 43215-9009	FAX 645-7805
614-645-3111 311 Service Center	2100 Alum Creek Drive, Columbus, Ohio 43207-1705	FAX 645-3053
614-645-6400 Parking Violations Bureau	400 W Whittier Street, Columbus, Ohio 43215-5036	FAX 645-7357
614-645-7620 Refuse Collection Division	2100 Alum Creek Drive / Columbus Ohio 43207-1705	FAX 645-7296
614-645-8376 Transportation Division	109 N. Front Street, 3 rd Floor / Columbus, Ohio 43215-9023	FAX 645-6938

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: Bryce Dafford ^W hunter Date: 11/27/07

**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: Frazier Development, Inc., by Terrence L. Gallagher, Counsel
File No. 07-41



City of Columbus
Mayor Michael B. Coleman

Public Service Department
Mark Kelsey, Director

November 9, 2007

Terrence L. Gallagher, Esq.
Gallagher & Kavinsky, L.P.A.
8740 Orion Place, Suite 200
Columbus, Ohio 43240

Dear Mr. Gallagher:

The City of Columbus, Transportation Division, has reviewed the request you submitted on behalf of Frazier Development, Inc., regarding their proposed acquisition of that unimproved right-of-way identified as Exchange Drive north of Commerce Square. It is our understanding acquisition of this right-of-way will allow for future commercial development of their adjacent property. Columbus City Council Resolution Number 113X-86 provides for the sale of City owned property. After investigation, it was determined the City has no objections to the sale of this right-of-way subject to the retention of a general utility easement for those utilities currently located within this unimproved right-of-way. Based upon information provided by the Franklin County Auditor the City has estimated a value of \$2,016.00 for this right-of-way.

If your client desires to proceed with the acquisition of the above referenced rights-of-way please have this "Authorization to Proceed" letter signed and dated in the space provided below then returned, within thirty days, to Ms. Patricia A. Austin, 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 estimated value of \$2,016.00 you will need to contact Ms. Donna Hunter in the Development Department to discuss a possible reduction of this amount. Ms. Hunter's address is: City of Columbus, Development Department, Attention Donna Hunter, Administrator, Land Redevelopment Office, 109 North Front Street, Columbus, Ohio 43215. For your convenience I have attached a list of valid mitigating factors that the City will consider when reducing right-of-way transfer prices. Please include a copy of any correspondence you send to Ms. Hunter when you return this "authorization to proceed" letter. Unless mitigating factors that directly benefit the Transportation Division can be identified, our Division policy requires that a recommendation to transfer at full price be forwarded from this Division to the Development Department.

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109 N. Front Street, 3rd Floor / Columbus, Ohio 43215-9023

FAX: 645-7805
FAX: 645-3053
FAX: 645-7357
FAX: 645-7296
FAX: 645-6938

Mr. Gallagher
November 9, 2007
Page Two

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

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 TO LAND REVIEW COMMISSION
Frazier Development, Inc.

By: Craig Frazier 11-16-07
Date
CRAIG FRAZIER
Print Name
Its: Vice President

Enclosures

cc: Patricia A. Austin, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer and Assistant Administrator
Clyde R. Garabrant, P.S., RW Services Manager
File 07-41
K:\right-of-way information\right-of-way sales\07 vacate\0741c\#1.doc

MEMORANDUM

TO: John C. Klein, Chief Real Estate Attorney
Real Estate Division

Attn.: Edmond W. Reese
Real Estate Negotiator

FROM: Henry C. (Hank) Graham Jr.
Right-of-Way Coordinator

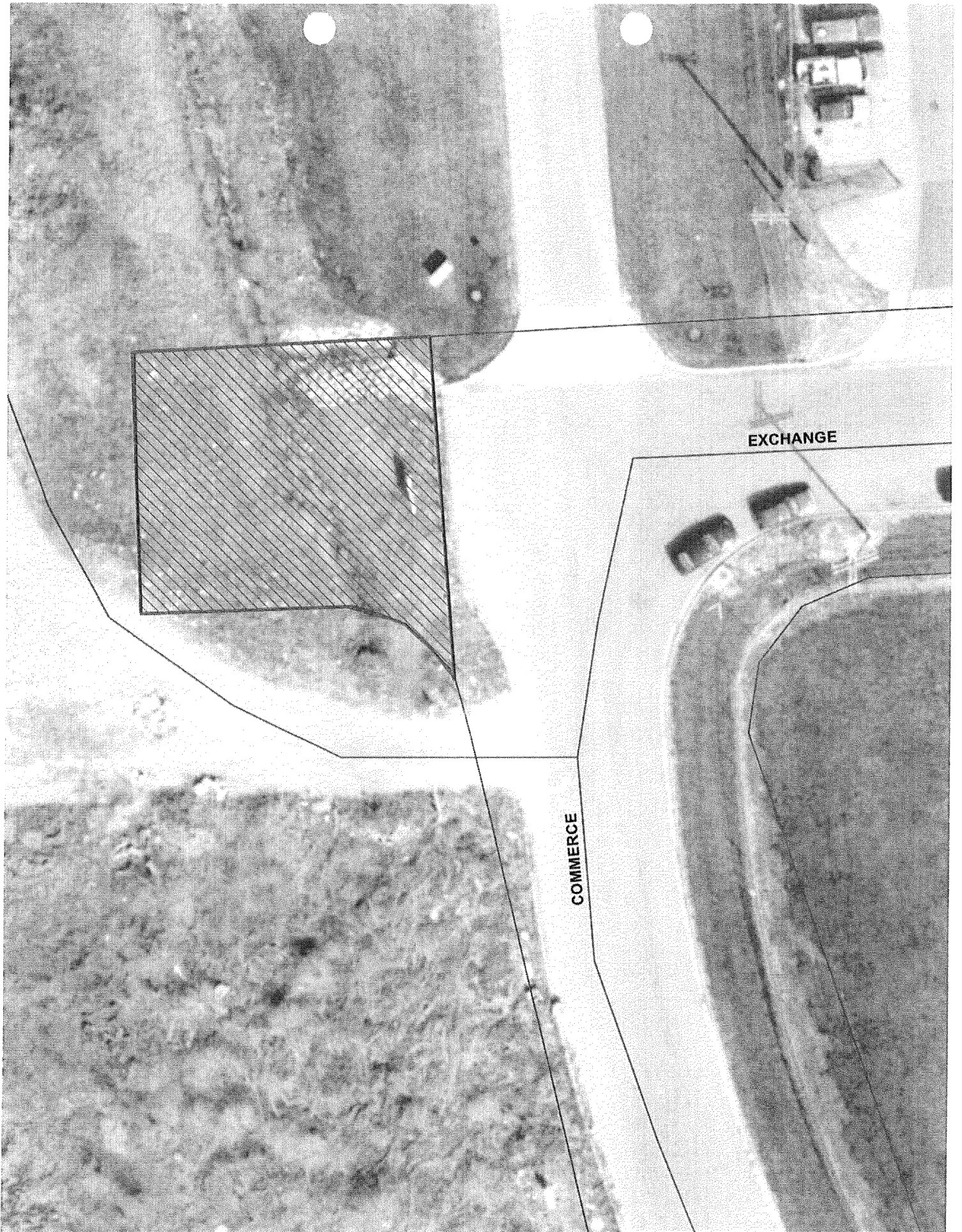
SUBJ.: Sale of Right-of-Way
File # 07-41

DATE: October 15, 2007

The Department of Public Service, Transportation Division, has been asked to sell the **unimproved Right-of-Way of Exchange Drive, north of Commerce Square** (see attached map). At this time please determine the per square foot value of this right-of-way both with the retention of a general utility easement and without the retention of such an easement then provide this information to me along with copies of the documents used to determine these values.

Thank you for your help in this matter.

Number of square feet to be sold: <u>4200 +/-</u>	
Per square foot value without reserved general utility easement rights. <u>98</u>	
Per square foot value with reserved general utility easement rights (for City Utilities only). <u>1048</u>	
<u>Edmond W. Reese</u> Edmond W. Reese	<u>10/17/07</u> Date



COMMERCE

EXCHANGE

