



City of Columbus
Mayor Michael B. Coleman

Public Service Department
Mark Kelsey, Director

MEMORANDUM

TO: Boyce Safford, III, Director
Department of Development

Attention: Donna Hunter, Administrator
Land Redevelopment Office

FROM: Mary Lu English, MLE
Right-of-Way Coordinator

SUBJECT: SALE OF EXCESS RIGHT OF WAY - FILE # 07-31

DATE: July 14, 2008

Attached please find a request to sell a portion of the unimproved right-of-way at the intersection of Kenny and Godown Roads. Sale of this right-of-way will allow for the construction of additional parking for the proposed Egan-Ryan Funeral Home at 4661 Kenny Road. The Real Estate Division has established a value of \$633.60 for this right-of-way as indicated on the attached form. The City notified The David Perry Company, on behalf of the E-R Development Northwest LLC of this value and a signed letter authorizing the City to proceed with those steps necessary to transfer this excess right-of-way was returned to the Transportation Division.

It is now necessary for the Development Department to review the attached information and identify any possible mitigation. When your review is complete and any outstanding issues have been resolved, please complete the final portion of the attached form and place this item on the Land Review Commission agenda for their consideration.

If you have any questions or need additional information please call me at 5-5471.

Enclosure

cc: Patricia A. Austin, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer & Assistant Administrator, Transportation Division
Clyde R. Garrabrant, P. S., R/W Manager
P:\marylu\letters\0731 transmittal.doc

614-645-8290 Director's Office
614-645-3111 311 Service Center
614-645-6400 Parking Violations Bureau
614-645-7620 Refuse Collection Division
614-645-8376 Transportation Division

City Hall / 90 W. Broad Street 3rd Floor, Columbus, Ohio 43215-9009
2100 Alum Creek Drive, Columbus, Ohio 43207-1705
400 W. Whittier Street Columbus, Ohio 43215-5036
2100 Alum Creek Drive / Columbus, Ohio 43207-1705
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



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: The David Perry Company

File No. 07-31

REQUEST IS TO:

- Sell excess right-of-way
- Vacate excess right-of-way
- Grant an easement

- Transfer excess right-of-way at no charge
- Grant a lease
- Release an easement

BRIEF DESCRIPTION OF AREA UNDER CONSIDERATION:

A portion of the unimproved right-of-way at the intersection of Kenny and Godown Roads

PROPOSED USE OF AREA:

To construct additional parking spaces for proposed Egan-Ryan Funeral Home @ 4661 Kenny Road

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: Patricia A. Austin Date: 4/20/08
Transportation Division Administrator

Estimated Value from County Tax Records: \$633.60 (396± Sq. Ft. @ \$1.60/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 |

PAA/HCG

cc: File No. 07-31

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

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

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: *Boyer-Safford* Date: 7/14/08
by Alana 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: David Perry
File No. 07-31



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Mark Kelsey, Director

6/16/08

Please proceed.
Signature form attached.
D. B. Perry

June 10, 2008

Mr. David Perry
The David Perry Company
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215

Dear Mr. Perry:

The City of Columbus, Transportation Division, has reviewed the revised request that was submitted regarding the sale of a portion of unimproved right-of-way at the intersection of Kenny and Godown Roads. The Transportation Division understands acquisition of this right-of-way will provide additional area to construct parking for the proposed Egan-Ryan Funeral Home at 4661 Kenny Road. Columbus City Council Resolution Number 113X-86 provides for the sale of City owned property. After investigation by Transportation Division staff the City has determined there are no objections to the proposed sale of this right-of-way subject to the retention of a general utility easement for utilities currently located therein. The City estimated a value of \$633.60 (\$1.60 per square foot X 396 square feet) for this right-of-way based upon information provided by the Franklin County, Ohio, Auditor's Office.

If your client desires to proceed with the acquisition of the above referenced right-of-way please have this "Authorization to Proceed to Land Review Commission" letter signed and dated in the space provided below. Within thirty days please return this letter 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 transfer price of \$633.60 you will need to contact Ms. Donna Hunter to discuss a possible reduction of this amount. Ms. Hunter's contact information and her title are as follows: Donna Hunter, Administrator, Land Management Office, City of Columbus, Development Department, 109 North Front Street, Columbus, Ohio 43215. Her telephone number is: (614) 645-3895. For your convenience I have attached a list of valid mitigating factors 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 excess right-of-way at full price be forwarded from this Division to the Development Department.

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Mr. Perry
June 10, 2008
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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

By: David B. Perry 6/16/08, Agent
Signature Date

DAVID B. PERRY
Print name

For: E-R Development Northwest LLC

Enclosures

cc: Patricia A. Austin, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer and Assistant Administrator
Clyde R. Garrabrant, P.S., R/W Services Manager
File 07-31
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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 # 07-31

DATE: August 29, 2007

The Department of Public Service, Transportation Division, has been asked to sell a **portion of the unimproved right-of-way at the intersection of Kenny and Godown Roads** (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>440 +/-</u>	
Per square foot value without reserved general utility easement rights. <u>\$ 3.20</u>	
Per square foot value with reserved general utility easement rights (for City Utilities only). <u>\$ 1.60</u>	
 Edmond W. Reese	<u>9-11-07</u> Date

