



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

MEMORANDUM

TO: Mark Barbash, Director
Department of Development

Attention: Donna Hunter, Administrator
Land Management Office

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

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 03-26

DATE: August 11, 2003

Attached please find a request to sell a portion of the east side of the Rich Street Connector from East Main Street to Cherry Street to JDS Investments, Inc. The purchase of this right-of-way will allow the petitioner to develop downtown housing at this site. A total value of \$50,220.00 has been determined for this right-of-way as indicated on the attached form. J. Daniel Schmidt, President of JDS, Investments, Inc., has been notified of this price and has agreed to proceed with his proposed purchase at this price.

It is now necessary for the Department of Development to review the attached information and identify any possible mitigation. When your review is complete and any outstanding issues have been resolved, please fill in the final portion of the 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: Pamela A. Clawson, P.E., Administrator, Transportation Division
Randy Bowman, P.E., City Engineer and Assistant Administrator
Clyde R. Garrabrant, P. S., R/W Services
P:\marylu\letters\03-26 transmittal.doc

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



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: JDS Investments, Inc.

File No.03-26

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 east side the Rich Street Connector from East Main Street to Cherry Street

PROPOSED USE OF AREA:

development of downtown housing

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

Signature:
Transportation Division Administrator

Date: 7/23/08

REAL ESTATE DIVISION ACTION:

- | | | |
|--|---|--|
| Estimated Value from County Tax Records: | | \$50,220.00(5400+/-sf@\$9.30) |
| Easements to be retained: | <input type="checkbox"/> YES | <input checked="" 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. 0326

K:\Right of Way Information\Right-of-Way Sales etc\03_VACATE\03-26\REQUEST FOR CONVEYANCE.DOC

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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: *[Handwritten Signature]* Date: 8/14/13

**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: JDS Investments, Inc. (J. Daniel Schmidt)
File No. 03-26



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

July 31, 2003

Ronald A. Calhoun, P.E., P.S.
Director of Development
JDS Investments, Inc.
515 East Main Street, Suite 500
Columbus, Ohio 43215

Dear Mr. Calhoun:

The City of Columbus, Transportation Division, has reviewed the request you submitted regarding the acquisition of a portion of the east side of the rich Street connector from East Main Street to Cherry Street. It is our understanding acquisition of this right-of-way will allow you to proceed with your plans to construct a housing project at the "gateway" to Downtown. Columbus City Council Resolution Number 113X-86 provides for the sale of City owned property and, 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 \$50,220.00 for this right-of-way.

If you wish to proceed with the purchase of this right-of-way please sign and date this letter 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 you object to the stated transfer price of \$50,220.00 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.

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Mr. Calhoun
July 30, 2003
Page Two


If you have any questions concerning this matter please contact me at 645-5471.

Sincerely,



Mary Lu English
Right of Way Coordinator

AUTHORIZATION TO PROCEED
JDS Investments, Inc.

By:  _____
Signature Date

Its: PRESIDENT _____

Enclosures
cc: Pamela A. Clawson, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer
Clyde R. Garrabrant, P.S., R/W Services Manager
File 03-26
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MEMORANDUM

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

Attn.: Edmond W. Reese
Real Estate Negotiator

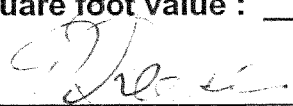
FROM: Jeffrey C. LeVally, P.S.
Surveyor

SUBJ.: Sale of Right-of-Way
File # 03-26

DATE: July 16, 2003

The Department of Public Service, Transportation Division, has been asked to sell a **portion of the east side of Boone Street (Rich Street Connector) from East Main Street to Cherry Street** (see attached map). At this time please determine the per square foot value of this right-of-way. 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>5400+/-</u> (survey required)	
Per square foot value :	<u>\$9.30</u>
	<u>7-17-03</u>
Edmond W. Reese	Date

NO SCALE

