



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 # 07-45

DATE: April 16, 2008

Attached please find a request to sell portions of Morris and Alton Avenues from the first alley south of 5<sup>th</sup> Avenue to 4<sup>th</sup> Avenue and a portion of 4<sup>th</sup> Avenue between Morris Avenue and Alton Avenue. Sale of these rights-of-way to Ralston Industries will increase storage facilities and provide additional security to their adjacent properties. The Real Estate Division has established a value of \$14,957.50 for these rights-of-way as indicated on the attached form. The City notified Ralston Industries of this value and Ralston Industries returned a signed letter authorizing the City to proceed with those steps necessary to transfer this excess right-of-way.

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 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\0745 transmittal.doc

|              |                            |   |                   |
|--------------|----------------------------|---|-------------------|
| 614-645-8290 | Director's Office          | City Hall, 90 West Broad Street, 3 <sup>rd</sup> Floor, Columbus, Ohio 43215-9009 | FAX: 614-645-7805 |
| 614-645-3111 | 311 Service Center         | 2100 Alum Creek Drive, Columbus, Ohio 43207-1705                                  | FAX: 614-645-3053 |
| 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 <sup>rd</sup> Floor, Columbus, Ohio 43215-9023          | FAX: 614-645-6938 |



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: Ralston Industries

File No. 07-45

**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:**

Portions of Morris and Alton Avenues from the first alley south of 5<sup>th</sup> Avenue to 4<sup>th</sup> Avenue and a portion of 4<sup>th</sup> Avenue between Morris and Alton Avenue.

**PROPOSED USE OF AREA:**

Increased storage facilities and security.

**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: \_\_\_\_\_

*Ratti Ali*  
Transportation Division Administrator

Date: \_\_\_\_\_

*11/28/07*

Estimated Value from County Tax Records:

\$14,957.50 (48,250± Sq. Ft. @ \$0.31/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/MLE

cc: File No. 07-45

KARight of Way & Utilities\Right-of-Way Sales etc\forms\REQUEST FOR CONVEYANCE.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 West Broad Street, 3<sup>rd</sup> Floor, Columbus, Ohio 43215-9009  
2100 Alum Creek Drive, Columbus, Ohio 43207-1705  
400 W. Whittier Street, Columbus, Ohio 43215-5036  
2109 Alum Creek Drive, Columbus, Ohio 43207-1705  
109 North Front Street, 3<sup>rd</sup> Floor, Columbus, Ohio 43215-9023

FAX: 614-645-7805  
FAX: 614-645-3053  
FAX: 614-645-7357  
FAX: 614-645-7296  
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: \_\_\_\_\_ Date: \_\_\_\_\_

**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:    Ralston Industries, Inc.  
File No. 07-45



City of Columbus  
Mayor Michael B. Coleman

## Public Service Department

Mark Kelsey, Director

November 26, 2007

Charles Solomon, General Manager  
Ralston Industries, Inc.  
2901 E. 4<sup>th</sup> Avenue  
Columbus, Ohio 43219

Dear Mr. Solomon:

The City of Columbus, Transportation Division, has reviewed the request you submitted on behalf of Ralston Industries, Inc., regarding their proposed acquisition of those rights-of-way identified as portions of Morris and Alton Avenues from the first alley south of 5<sup>th</sup> Avenue to 4<sup>th</sup> Avenue and that portion of 4<sup>th</sup> Avenue between Morris and Alton Avenues. It is the City's understanding acquisition of these rights-of-way will allow Ralston Industries, Inc., to provide additional storage and increased security at this facility. Columbus City Council Resolution Number 113X-86 provides for the sale of excess City owned property. After investigation, it was determined the City has no objections to the sale of these rights-of-way subject to the retention of a general utility easement for those utilities currently located therein. Based upon information provided by the Franklin County Auditor the City has estimated a value of \$14,957.50 for these rights-of-way.

If Ralston Industries, Inc., desires to proceed with the acquisition of the above referenced rights-of-way please have this "Authorization to Proceed to Land Review Commission" 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 Ralston Industries, Inc. objects to the estimated value of \$14,957.50 you will need to contact Ms. Donna Hunter, Administrator of the Land Management Office, to discuss a possible reduction of this amount. Ms. Hunter's address is: Development Department, 109 North Front Street, Columbus, Ohio 43215 and her telephone number is (614) 645-3895. For your convenience I have attached a list of valid mitigating circumstances 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 circumstances 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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| 614-645-8376 | Transportation Division    | 109 North Front Street, 3 <sup>rd</sup> Floor, Columbus, Ohio 43215-9023          | FAX: 614-645-6938 |

Mr. Solomon  
November 26, 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**

Ralston Industries, Inc.

By: Charles Solomon 4-3-08  
Date  
CHARLES SOLOMON  
Print Name  
Its: GENERAL MANAGER

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 07-45  
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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 # 07-45

DATE: October 15, 2007

The Department of Public Service, Transportation Division, has been asked to sell a portion of Morris and Alton Avenues from the first alley south of 5<sup>th</sup> Avenue to 4<sup>th</sup> Avenue and a portion of 4<sup>th</sup> Avenue between Morris and Alton Avenues (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: 48250 +/-

Per square foot value without reserved general utility easement rights.

.82

Per square foot value with reserved general utility easement rights (for City Utilities only).

.031  
*Edmond W. Reese*

Edmond W. Reese

10/17/07

Date