

City of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

REQUEST FOR CONVEYANCE OF CITY OWNED LAND By Division of Transportation

Name of Petitioner: Mt. Zion Missionary Baptist Church

File No.03-47

- 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:

portions of Dolphin Alley, Lee Avenue, and Sigsbee Avenue

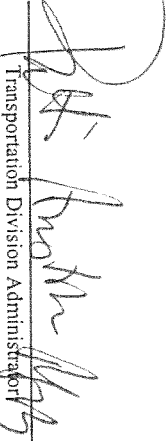
PROPOSED USE OF AREA:
expansion and parking

ACTION BY DIVISION INITIATING REQUEST:

(Please CHECK the Correct Answer)

- All Departments and Divisions contacted for comments/approval of request: YES NO
- All Utilities contacted for comments/approval of request: YES NO
- Area Commission/Civic Association contacted for comments: YES NO
- All abutting property owners notified of request: YES NO
- Petitioner notified of need for survey and metes & bounds description: YES NO

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

Signature:  Date: 4/26/03
 Transportation Division Administrator

Estimated Value from County Tax Records: \$15,066.60 (28,662sf@\$0.50&2942.4sf@\$0.25)
 (per City Attorneys Office Real Estate Division)

- Easements to be retained: YES* NO
- *Only in alley east of Joyce Avenue
- Petitioner contacted for comments: YES NO
- Petitioner agreed to purchase price: YES NO

PAC/JCL

cc: File No. 03-47

614-645-7805 FAX: 645-7805
 614-645-7602 City Hall/90 West Broad Street, Rm. B-16/Columbus, Ohio 43215-9001 FAX: 645-7180
 614-645-8281 Fleet Management Division 423 Short Street/Columbus, Ohio 43215-5614 FAX: 645-7347
 614-645-7820 Refuse Collection Division 2100 Alum Creek Drive, Columbus, Ohio 43207-1714 FAX: 645-3063
 614-645-9376 Transportation Division 109 North Front Street, 3rd 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: Mark Bullock Date: 6/9/05

Lybna 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)

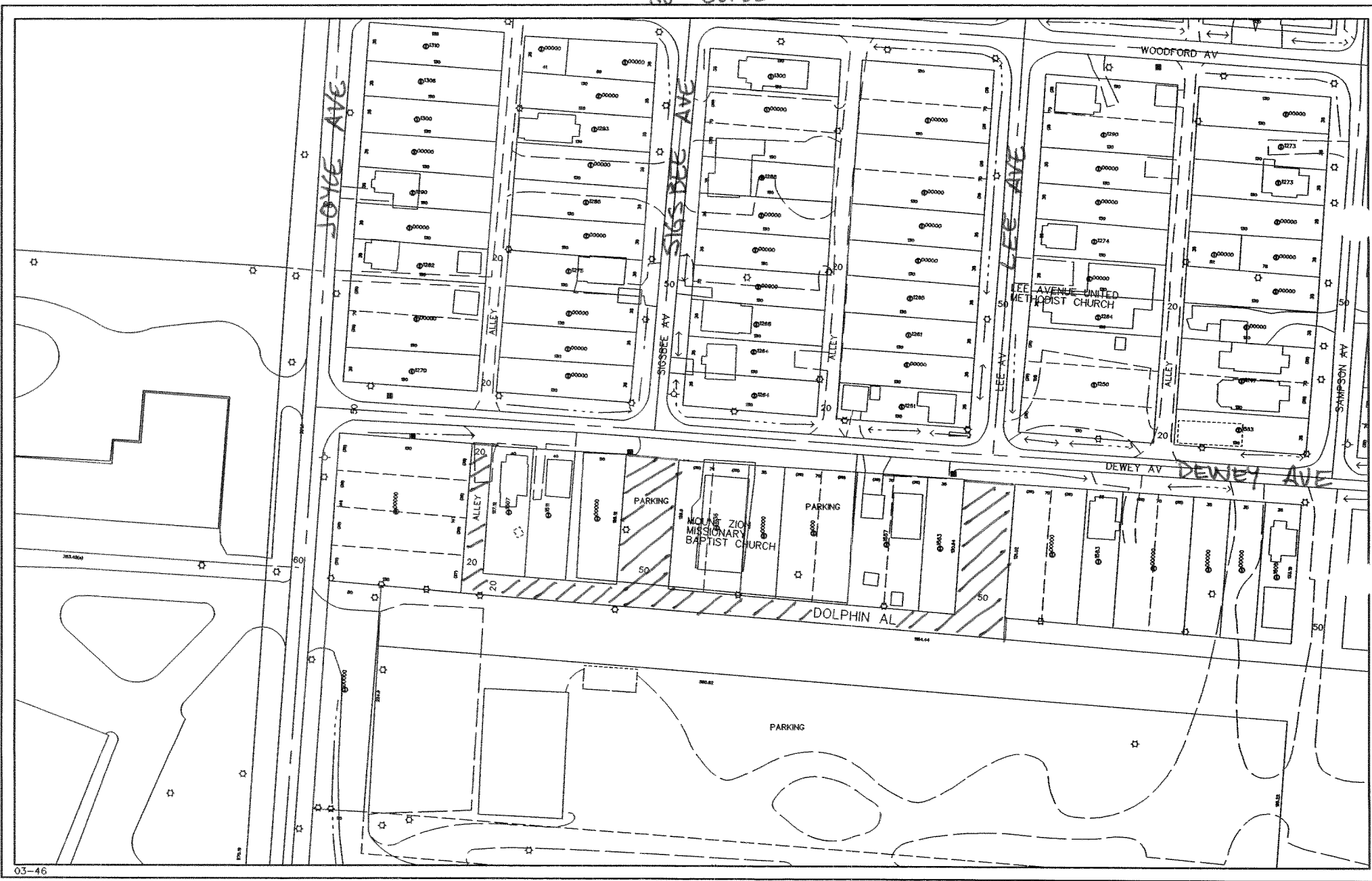
_____ The willingness of the purchaser(s) to absorb the cost of utility relocation from the property being purchased if not discounted in the fair market value of the property.

_____ 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: Mt. Zion Missionary Baptist Church and Ms. Rosetta Rhodes
File No. 03-47

NO SCALE





City of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

May 17, 2005

Mt. Zion Missionary Baptist Church
Attention Pastor Lance E. Humphrey
1535 Dewey Avenue
Columbus, Ohio 43219

Dear Pastor Humphrey:

The City of Columbus, Transportation Division, has reviewed the request you submitted regarding the acquisition of portions of Dolphin Alley, Lee Avenue and Sigsbee Avenue. It is our understanding acquisition of this right-of-way will provide for property expansion that will allow for increased parking for your congregation. After investigation by the Transportation Division staff it was determined the City does not have any objections to the sale of this right-of-way. Pursuant to Columbus City Council Resolution Number 113X-86 which provides for the sale of City owned property and based upon information provided by the Franklin County Auditor the City has estimated a value of a value of \$13,531.00 (\$0.50 per square foot) for this right-of-way.

If you desire to proceed with the purchase of the above referenced right-of-way please sign and date this letter in the space provided below then return, 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 you object to the stated transfer price of \$13,531.00 for this right-of-way you will need to contact Ms. Donna Hunter to discuss a possible reduction of this amount. Ms. Hunter's phone number is (614) 645-3895 and her address is: Development Department, 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, our Division policy requires that a recommendation to transfer at full price be forwarded from this Division to the Development Department.

614-645-6290
614-645-7602
614-645-8281
614-645-7620
614-645-8376

Director's Office
Facilities Management Division
Fleet Management Division
Refuse Collection Division
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
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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: 645-3083
FAX: 645-6938

Pastor Humphrey
May 17, 2005
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

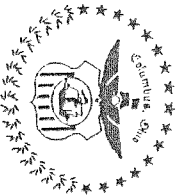
Mt. Zion Missionary Baptist Church

By:  5/23/05
Signature Date

Its: _____

Enclosures

cc: Patricia A. Austin, P.E., Administrator, Transportation Division
Randal J. Bowman, P.E., City Engineer and Assistant Administrator
Clyde R. Garbrant, P.S., RW Services Manager
File 03-47
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City of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

May 17, 2005

Ms. Rosetta Rhodes
1511 Dewey Avenue
Columbus, Ohio 43219

Dear Ms. Rhodes:

The City of Columbus, Transportation Division, has received a request from Mt. Zion Missionary Baptist Church to sell portions of Dolphin Alley, Lee Avenue and Sigsbee Avenue. As an adjacent property owner you expressed interest in acquiring the first alley east of Joyce Avenue and that portion of Dolphin Alley behind your Dewey Avenue lots. Pursuant to Columbus City Council Resolution Number 113X-86 which provides for the sale of City owned property and based upon information provided by the Franklin County Auditor the City has estimated a value of a value of \$1,535.60 for this right-of-way. Please note, this value reflects the City's need to retain a general utility easement for the benefit of existing utilities currently located within the first alley east of Joyce Avenue.

If you desire to proceed with the purchase of the above referenced right-of-way please sign and date this letter in the space provided below then return, 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 you object to the stated transfer price of \$1,535.60 for this right-of-way you will need to contact Ms. Donna Hunter to discuss a possible reduction of this amount. Ms. Hunter's phone number is (614) 645-3895 and her address is: Development Department, 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.

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FAX: 645-7805
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FAX: 645-7847
FAX: 645-3053
FAX: 645-6938

Ms. Rhodes
May 17, 2005
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

Rosetta Rhodes

Signature _____ Date 6-6-05

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., RW Services Manager
File 03-47
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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 # 03-47

DATE: January 5, 2004

The Department of Public Service, Transportation Division, has been asked to sell portions of **Dolphin Alley, Lee Avenue, and Sigsbee Avenue** (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: _____	
Per square foot value without reserved general utility easement rights. \$ <u>1.50</u>	
Per square foot value with reserved general utility easement rights (for City Utilities only). \$ <u>1.25</u>	
 Edmond W. Reese	<u>1-8-04</u> Date