



City of Columbus  
Mayor Michael B. Coleman

## Public Service Department

Henry Guzmán, Director

### MEMORANDUM

TO: Mark Barbash, Director  
Development Department

Attn.: Donna Hunter, Administrator  
Office of Land Management

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

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 04-21

DATE: September 23, 2004

Attached please find a request to sell a portion of the alley west of Bassett Avenue from the alley south of Fifth Avenue to its northern terminus to allow for future development of the adjacent properties. A value of \$500.00 has been determined for this excess right of way as indicated on the attached form. The proposed purchaser, M & B Properties, has been notified of this price and has 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 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 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 5471.

Enclosure

cc: Pamela A. Clawson, P.E., Administrator, Transportation Division  
Randy Bowman, P.E., City Engineer  
Clyde R. Garrabrant, P. S., R/W Services Manager  
P:\marylu\letters\04-21 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: 645-7905  
FAX: 645-7180  
FAX: 645-7347  
FAX: 645-3053  
FAX: 645-6938



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: Michael S. Hoy

File No.04-21

**REQUEST IS TO:**

- |  |  |
|--|--|
| <input type="checkbox"/> Sell excess right-of-way              | <input type="checkbox"/> Transfer excess right-of-way at no charge |
| <input checked="" 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 alley west of Bassett Avenue from the alley south of Fifth Avenue to its northern terminus**

**PROPOSED USE OF AREA:**

future 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:   
Transportation Division Administrator

Date: 9-17-04

Estimated Value from County Tax Records: \$500.00(640+/-sf@\$0.78)  
(per City Attorneys Office Real Estate Division)

- |                                      |   |  |
|--------------------------------------|---|--|
| 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.

614-645-8290 Director's Office	City Hall 90 West Broad Street, 3rd Floor Columbus, Ohio 43215-9009	FAX 645-7805
614-645-7602 Facilities Management Division	City Hall 90 West Broad Street, Rm. B-16/Columbus, Ohio 43215-9001	FAX 645-7180
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614-645-8376 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 Barkash Date: 9/27/04  
*by Donna 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: M & B Properties by Michael S. Hoy, Partner  
File No. 04-21



City of Columbus  
Mayor Michael B. Coleman

# Public Service Department

Henry Guzmán, Director

RECEIVED BY  
TRANSPORTATION DIVISION

04 SEP 21 AM 11:02

September 16, 2004

M & B Properties  
Attention: Michael S. Hoy  
1515 East Fifth Avenue  
Columbus, Ohio 43219

Dear Mr. Hoy:

The City of Columbus, Transportation Division, has reviewed the request you submitted to purchase a portion of the alley west of Bassett Avenue from the alley south of Fifth Avenue to its northern terminus. It is our understanding that acquisition of this right-of-way will allow you to expand your adjacent lots and allow for future development of your property. Columbus City Council Resolution Number 113X-86 provides for the sale of City owned property, including excess right-of-way. After investigation by the Transportation Division staff, it was determined there are 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 \$500.00 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 \$500.00 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 as follows: 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, Division policy requires that a recommendation to transfer at full price be forwarded from the Transportation Division to the Development Department.

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.

614-645-8290 Director's Office  
614-645-7600 Facilities Management Division  
614-645-8221 Fleet Management Division  
614-645-7620 Refuse Collection Division  
614-645-8376 Transportation Division

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*1062 MSA*  
9/20/04

Mr. Hoy  
September 16, 2004  
Page Two

If you have any questions concerning this matter please contact me at (614) 645-5471.

Sincerely,

*Mary Lu English*

Mary Lu English  
Right of Way Coordinator

**AUTHORIZATION TO PROCEED**

M & B Properties

By: *Mark Hoy* 9/20/2004  
Name Date

Its: Partner of M & B Properties

Enclosures

cc: Pamela A. Clawson, P.E., Administrator, Transportation Division  
Randall J. Bowman, P.E., City Engineer  
Clyde R. Garrabrant, P.S., RW Services Manager  
File 04-21  
P:\marylu\letters\04-21cl#1 Hoy.doc

*202 M&B  
9/20/04*



MEMORANDUM

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

Attn.: Edmond W. Reese  
Real Estate Negotiator

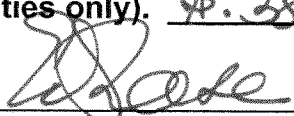
FROM: Jeffrey C. LeVally, P.S.  
Surveyor

SUBJ.: Sale of Right-of-Way  
File # 04-21

DATE: September 7, 2004

The Department of Public Service, Transportation Division, has been asked to sell a portion of the alley west of Bassett Avenue from the alley south of Fifth Avenue to its northern terminus (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>640+/-</u>	
Per square foot value without reserved general utility easement rights.	
<u>\$ .75</u>	
Per square foot value with reserved general utility easement rights (for City Utilities only).	
<u>\$ .35</u>	
	
Edmond W. Reese	<u>9-7-04</u> Date

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
614-235-8677 FAX: 614-235-4559

A Boundary Survey prepared for and certified to:  
**Columbus Sign Company**

**Legal Description:** Situated in Ohio, County of Franklin, City of Columbus, Being Part of A 16' alley to be Vacated South of E. Fifth Avenue, West of Bassett Avenue and East of Mansfield Avenue

**Applicant:**

**Posted Address:** 1515 E. Fifth Ave, Columbus, Ohio

20' 10' 0' 20'



Scale: 1" = 20'

Date: 12-14-2004



151' to E. Fifth Ave.

