



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 # 07-26

DATE: November 6, 2007

Attached please find a request to sell a portion of the first alley north of East Broad Street, west of Winner Avenue to The Columbus Foundation. Sale of this right-of-way will facilitate future expansion of the Columbus Foundation's adjacent facilities. The City Attorney's Real Estate Division established a value of \$4,540.00 for this right-of-way as indicated on the attached form. The Columbus Foundation has been notified of this value and has returned a signed letter authorizing the Transportation Division 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 complete the final portion of the attached Request for Conveyance 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
Clyde R. Garbrant, P. S., R/W Manager
K:\right-of-way information\sales\0726 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 Columbus Foundation

File No. 07-26

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 first alley north of East Broad Street, west of Winner Avenue

PROPOSED USE OF AREA:

To facilitate future expansion

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: Date: 9/28/07
Transportation Division Administrator

Estimated Value from County Tax Records: \$4540.00 (2000+ Sq. Ft. @ \$2.27/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. 07-26

K:\Right of Way & Utilities\Right-of-Way Sales etc\forms\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: Boyer Safford III Date: 12/7/07
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: Jeffrey L. Brown, Esq., for The Columbus Foundation
File No. 07-26



City of Columbus
Mayor Michael B. Coleman

Public Service Department
Mark Kelsey, Director

October 12, 2007

Jeffrey L. Brown, Esq.
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, Ohio 43215

Dear Mr. Brown:

The City of Columbus, Transportation Division, has reviewed the request you submitted on behalf of your client, The Columbus Foundation, regarding their acquisition of that portion of the first alley north of East Broad Street, from the first alley west of Winner Avenue to its western terminus. It is the Transportation Division's understanding that acquisition of this right-of-way will facilitate future expansion of your client's existing facilities. After investigation by the Transportation Division staff it was determined there are no objections to the proposed sale of this right-of-way subject to the retention of a general utility easement for any utilities currently located therein. 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 total value of \$4,540.00 for this right-of-way. (2000± square feet @ \$2.27 per square foot).

If your client desires to proceed with the acquisition of the above referenced right-of-way please have this "Authorization to Proceed" 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 your client objects to the estimated value of \$4,540.00 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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The City of Columbus is an Equal Opportunity Employer

Mr. Brown
October 12, 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

Mary Lu English
Right of Way Coordinator

AUTHORIZATION TO PROCEED TO LAND REVIEW COMMISSION
The Columbus Foundation

By: *[Signature]* 10/31/07
Signature Date

Douglas F. Krider
Print name

Its: President + CEO

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 07-26
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00111-2-2007

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 # 07-26

DATE: August 29, 2007

The Department of Public Service, Transportation Division, has been asked to sell a portion of the first alley north of East Broad Street, west of Winner 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: <u>2000 +/-</u>	
Per square foot value without reserved general utility easement rights. <u>\$ 4.54</u>	
Per square foot value with reserved general utility easement rights (for City Utilities only). <u>\$ 2.27</u>	
<u>Edmond W. Reese</u>	<u>9-11-07</u>
Edmond W. Reese	Date

PLACE OF BEGIN.
OF PROPOSED
ALLEY VACATION

COLUMBUS FOUNDATION
1.977 AC.
INSTR. 200501210013219
P.N. 010-067018

N 12°12'30" E
20.00'

Portion of Alley
to be vacated.
(1,972.72 ft²
= 0.045 AC.) 5

1 JOSEPH W. YOST'S
SUBDIVISION
P.B. 4, PG. 65

N 78°28'00" W 97.25'

S 78°28'00" E 97.02'

4

3

S 11°32'00" W
20.00'

ALLEY ~ 20'

5

4

WINNER'S 2ND ADDITION
P.B. 2, PG. 315

3

2

ALLEY ~ 20'

DISART, INC.
INSTR. 119811020279139
P.N. 010-019013

MARY N. RAMMING
INSTR. 200101100006801
P.N. 010-019014

EAST BROAD STREET

WINNER AVENUE



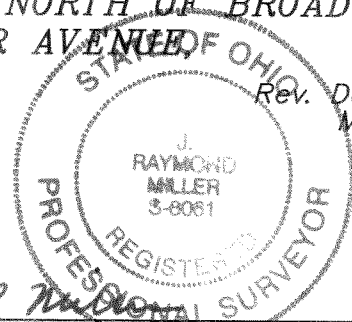
SCALE: 1" = 40'



GRAPHIC SCALE

Basis of bearings is the
centerline of Broad Street,
being an assumed azimuth
of N 89°46'31" W.

BOUNDARY EXHIBIT OF PROPOSED ALLEY VACATION OF
A PORTION OF THE FIRST ALLEY NORTH OF BROAD
STREET, WEST OF WINNER AVENUE
COLUMBUS, OHIO



Rev. Dec. 28, 2007
May 31, 2007



C.F. Bird & R.J. Bull, Inc.
2875 W. Dublin-Granville Rd.
Columbus, Ohio 43235

By Jay R. Miller
Jay R. Miller ~ Ohio Surveyor No. 8061