



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: Don Feibel

File No.05-36

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 unimproved Oakland Avenue from Sterling Street to Jetway Boulevard

PROPOSED USE OF AREA:

development

ACTION BY DIVISION INITIATING REQUEST:

(Please CHECK the Correct Answer)

All Departments and Divisions contacted for comments/approval of request: YES NO*

* mapping error in 1990 transfer by County shows area vacated prior to annexation.

All Utilities contacted for comments/approval of request: YES NO*

* ALTA survey provided

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: [Handwritten Signature]
Transportation Division Administrator

Date: 11/4/05

Estimated Value from County Tax Records:
(per City Attorneys Office Real Estate Division)

\$12,480.00(10,400+/-sf@\$1.20)

Easements to be retained: YES NO*

*also release easements in alley vacated by Road Record 19 Pg 14

Petitioner contacted for comments: YES NO

Petitioner agreed to purchase price: YES NO

PAC/JCL

cc: File No. 05-36

K:\Right of Way Information\Right-of-Way Sales etc\05 VACATE\REQUEST FOR CONVEYANCE(05-36).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

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: Don Feibel
File No. 05-36



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

November 7, 2005

Donald Feibel
Feibel Realty Company
2931 E. Dublin-Granville Road, Suite 190
Columbus, Ohio 43231

Dear Mr. Feibel:

The City of Columbus, Transportation Division, has reviewed the request you submitted through Hockaden and Associates, Inc., regarding the acquisition of that portion of unimproved Oakland Avenue from Sterling Street to Jetway Boulevard and the release of utility easement rights retained when the 16 foot wide alley between Sterling Street and Floway Drive was vacated by the Franklin County Commissioners in 1965 (Franklin County Road Records 19, Pages 14A-18A). It is our understanding fee simple acquisition of this right-of-way and the release of the retained easement rights will accommodate proposed development of the adjacent properties. After investigation by the Transportation Division staff it was determined the City does not have any objections to the sale of this portion of unimproved Oakland Avenue or the release of the retained easement rights. 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 \$12,480.00 (\$1.20 per square foot) for this right-of-way and the release of the easement rights.

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, and 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 \$12,480.00 for this right-of-way you will need to contact Ms. Donna Hunter, Administrator of the Office of Land Management with the Development Department to discuss a possible reduction of this amount.

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, current policy requires that a recommendation to transfer at full price be forwarded from Transportation Division to the Development Department.

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Mr. Feibel
November 7, 2005
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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

Don Feibel

Signature

Date

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 05-36
P:\marylu\letters\0536\#1feibel.doc

MEMORANDUM

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

Attn.: Edmond W. Reese
Real Estate Negotiator

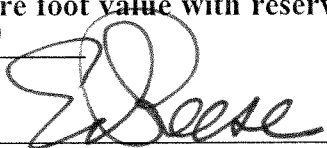
FROM: Jeffrey C. LeVally, P.S.
Surveyor

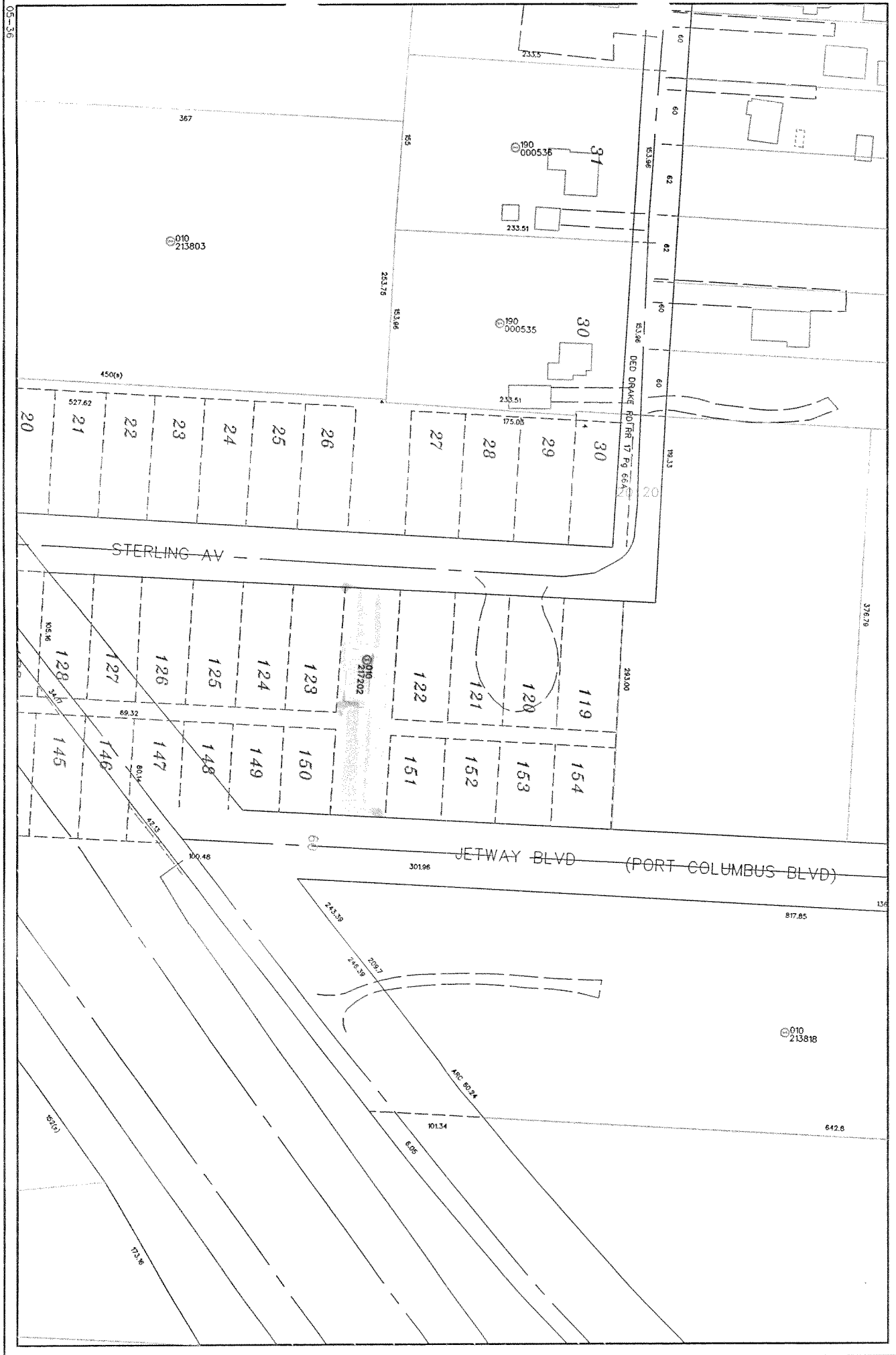
SUBJ.: Sale of Right-of-Way
File # 05-36

DATE: October 31, 2005

The Department of Public Service, Transportation Division, has been asked to sell a portion of unimproved Oakland Avenue from Sterling Street to Jetway Boulevard (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>12,150+/-</u>	
Per square foot value without reserved general utility easement rights.	<u>\$1.20</u>
Per square foot value with reserved general utility easement rights (for City Utilities only).	
<u>\$1.60</u>	
	
Edmond W. Reese	<u>11-4-05</u> Date



05-36

NO #
NO SOWE

STERLING AV

JETWAY BLVD (PORT COLUMBUS BLVD)

ARC 80-24

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213803

190
000535

180
000535

010
217202

010
213818

DED ORAKE 80' RR 17 Pg 66A

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147

148

149

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151

152

153

154

100.46

301.96

243.39

245.58

209.2

101.34

6.05

ARC 80-24

817.65

642.6

157.2

173.6

450(e)

175.05

233.51

233.51

233.5

63.96

63.96

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