



City Of Columbus
Mayor Michael B. Coleman

Public Service Department

MEMORANDUM

TO: Mark Barbash, Director
Department of Development

Attention: Donna Hunter, Administrator
Land Management Office

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

SUBJECT: SALE OF EXCESS RIGHT OF WAY - FILE # 06-21

DATE: April 11, 2007

Attached please find a request to sell Yantes Avenue from Fifth Avenue south to the first alley south of Fifth Avenue to The Timken Company. Sale of this right-of-way will allow for Timken site remediation activities and for enlargement of their adjacent property. The Real Estate Division has established a value of \$6,352.50 for this right-of-way as indicated on the attached form. The Timken Company has been notified of this value 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 5-5471.

Enclosure

cc: Randall J. Bowman, P.E., Interim Administrator and City Engineer, Transportation Division
David Mackey, P.E., Assistant City Engineer
Clyde R. Garrabrant, P. S., R/W Manager
P:\marylu\letters\0621 transmittal.doc

614-645-8290	Director's Office	90 West Broad Street, 3rd Floor Columbus, Ohio 43215-9009	FAX: 645-7805
614-645-8281	Fleet Management Division	423 Short Street Columbus, Ohio 43215-5614	FAX: 645-7347
614-645-7620	Refuse Collection Division	2100 Alum Columbus, Ohio 43207-1714	FAX: 645-3053
614-645-8376	Transportation Division	109 North Front Street, 3rd Floor Columbus, Ohio 43215-9023	FAX: 645-6938



City Of Columbus
Mayor Michael B. Coleman

Public Service Department

REQUEST FOR CONVEYANCE OF CITY OWNED LAND By Division of Transportation

Name of Petitioner: The Timken Company

File No. 06-21

REQUEST IS TO:

- | | |
|---|---|
| <input type="checkbox"/> Sell excess right-of-way | <input checked="" 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:

Yantes Avenue from Fifth Avenue south to the first alley south of Fifth Avenue

PROPOSED USE OF AREA:

Timken site remediation activities and enlargement of adjacent property

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: Randall J. Bowman *[Signature]* Date: 4/11/07
Transportation Division Administrator

Estimated Value from County Tax Records: \$6,352.50 (6050± Sq. Ft. @ \$1.05/Sq. Ft.)
(per City Attorney's 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 |

PAC/JCL
cc: File No.
K:\Right of Way & Utilities\Right-of-Way Sales etc\2006 vacate\0621REQUEST FOR CONVEYANCE DOC

614-645-8290	Director's Office	90 West Broad Street, 3rd Floor Columbus, Ohio 43215-9009	FAX: 645-7805
614-645-8281	Fleet Management Division	423 Short Street Columbus, Ohio 43215-5614	FAX: 645-7347
614-645-7620	Refuse Collection Division	2100 Alum Columbus, Ohio 43207-1714	FAX: 645-3053
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: Bryce Safford III Date: 4/12/07
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: The Timken Company
File No. 06-21



City Of Columbus
Mayor Michael B. Coleman

Public Service Department

March 5, 2007

Mr. Damon Taseff
8111 Rockside Road, Suite 250
Cleveland, Ohio 44125

Dear Mr. Taseff:

The City of Columbus, Transportation Division, has reviewed the request you submitted, on behalf of your client The Timken Company, regarding the possible acquisition of that portion of unimproved Yantes Avenue from Fifth Avenue south to the first alley south of Fifth Avenue. The City understands acquisition of this right-of-way will allow you client to file a comprehensive report to the Ohio Environmental Protection Agency under the Voluntary Action Program with regards to Timken's site remediation activities. 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 subject to the retention of a general utility easement for the use and benefit of the utilities currently located within 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 \$6,352.50 for this right-of-way. (6050 square feet at \$1.05 per square foot with the reservation of a general utility easement).

If your client desires to proceed with the acquisition of the above referenced right-of-way please have this letter signed and dated 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 your client objects to the estimated value of \$6,352.50 for this right-of-way you will need to contact Ms. Donna Hunter, Administrator of the City's Land Redevelopment Office to discuss a possible reduction of this amount. Ms. Hunter's address is: Development Department, Attention Donna Hunter, Administrator, Land Redevelopment Office, 109 North Front Street, Columbus, Ohio 43215. Please provide me with a copy of any written correspondence you send to Ms. Hunter for my file.

For your convenience I have attached a list of valid mitigating circumstances that the City will consider when reducing right-of-way transfer prices. 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.

614-645-8290 Director's Office
614-645-8281 Fleet Management Division
614-645-7620 Refuse Collection Division
614-645-8376 Transportation Division

90 West Broad Street, 3rd Floor Columbus, Ohio 43215-9009
423 Short Street Columbus, Ohio 43215-5614
2100 Alum Columbus, Ohio 43207-1714
109 North Front Street, 3rd Floor Columbus, Ohio 43215-9023

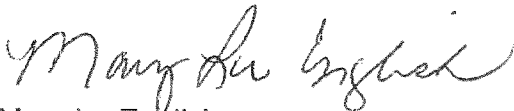
FAX: 645-7805
FAX: 645-7347
FAX: 645-3053
FAX: 645-6938

Mr. Taseff
March 5, 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

The Timken Company

By:  4/5/07
Signature Date

MARK BUMP
Print Name

Its: CORPORATE ATTORNEY

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., Mapping, Graphics and R/W Services
File 06-21
P:\marylu\letters\0621cl#1 Timken.doc

MEMORANDUM

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

Attn.: Edmond W. Reese
Real Estate Negotiator

FROM: Mary Lu English *MLE*

SUBJ.: Sale of Right-of-Way
File # 06-21

DATE: March 2, 2007

The Department of Public Service, Transportation Division, has been asked to sell **Yantes Avenue from Fifth Avenue south to the first alley south of Fifth 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>6050+/-</u>	
Per square foot value without reserved general utility easement rights. <u>\$ 2.10</u>	
Per square foot value with reserved general utility easement rights (for City Utilities only). <u>\$ 1.05</u>	
<u><i>Edmond W. Reese</i></u> Edmond W. Reese	<u>3.2.07</u> Date

6352.50 With easements reserved



PENNY ST

FIELD SAW

CORRUGATED WAY

5TH AV

5th Ave.
Lumber Site

Yantes Ave.

Alley South of 5th Ave.

Railroad

Timkin Site

CLEVELAND AV