



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 # 07-17

DATE: August 27, 2007

Attached please find a request to sell the unimproved 10-foot wide alley east of Seventh Street between Dering Avenue and Fornoff Street to Hansen Properties, LLC. Sale of this right-of-way will allow Hansen Properties, LLC, to consolidate properties on both sides of this alley and will allow for business expansion. The Real Estate Division has established a value of \$2,060.00 for this right-of-way as indicated on the attached form. Hansen Properties, LLC, 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 Department of Development 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 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, Transportation Division  
Clyde R. Garrabrant, P. S., R/W Manager  
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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 West Broad Street, 3<sup>rd</sup> 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 43207-1714  
109 North Front Street, 3<sup>rd</sup> Floor, Columbus, Ohio 43215-9023

FAX: 614-645-7805  
FAX: 614-645-3053  
FAX: 614-645-7357  
FAX: 614-645-7296  
FAX: 614-645-6938



City Of Columbus  
Mayor Michael B. Coleman

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**REQUEST FOR CONVEYANCE OF CITY OWNED LAND**  
**By Transportation Division**

Name of Petitioner: **Hansen Properties, LLC**

File No. 07-17

**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:**

The unimproved 10 foot wide alley east of Seventh Street between Dering Avenue and Fornoff Street

**PROPOSED USE OF AREA:**

Consolidate properties on both sides of this alley to allow for business 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:   
Transportation Division Administrator

Date: 8/21/07

Estimated Value from County Tax Records:

\$2,060.00 (5150± Sq. Ft. @ \$0.40/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

PAC/JCL

cc: File No. 07-17

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FAX: 614-645-7296  
FAX: 614-645-6938

**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: 8/27/07  
*by deunter*

**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: Hansen Properties, LLC  
File No. 07-17



City Of Columbus  
Mayor Michael B. Coleman

Public Service Department  
Mark Kelsey, Director

June 28, 2007

Mr. Chad A. Endsley  
Chester Willcox & Saxbe LLP  
65 East State Street Suite 1000  
Columbus, Ohio 43215-4213

Dear Mr. Endsley:

The City of Columbus, Transportation Division, has reviewed the request you submitted on behalf of Hansen Properties, LLC. It is our understanding acquisition of this right-of-way will allow for construction of a proposed expansion. Columbus City Council Resolution Number 113X-86 provides for the sale of City owned property. After investigation, it was determined the City has no objections to the sale of this right-of-way with reserved easements rights. Based upon information provided by the Franklin County Auditor the City has estimated a value of \$2,060.00 for this right-of-way.

If your client, Hansen Properties, LLC, wishes to proceed with the purchase of this right-of-way please have this letter signed and dated in the space provided below then return, within thirty days, to Ms. Patricia Austin, P.E., Administrator, Transportation Division, Public Service Department, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Hank Graham. If your client objects to the stated transfer price of \$2,060.00 you will need to contact Ms. Donna Hunter in the Development Department to discuss a possible reduction of this amount. Ms. Hunter's address is: City of Columbus, Development Department, Attention Donna Hunter, Administrator, Office of Land Management, 109 North Front Street, Columbus, Ohio 43215. Please send me a copy of any 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 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.

RECEIVED

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Mr. Endsley  
June 28, 2007  
Page Two

If you have any questions concerning this matter please contact me at 645-7894.

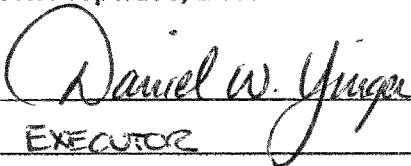
Sincerely,



Henry C. (Hank) Graham Jr.  
Right of Way Coordinator

**AUTHORIZATION TO PROCEED**  
Hansen Properties, LLC.

By:



8-2-07

Date

Its:

EXECUTOR

Enclosures

cc: Patricia Austin, P.E., Administrator, Transportation Division  
Randall J. Bowman, P.E., City Engineer  
Clyde R. Garabrant, P.S., RW Services Manager  
File 07-17  
K:\right-of-way information\right-of-way sales\forms\cl#1 authorization to proceed.doc

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 # 07-17

DATE: June 19, 2007

The Department of Public Service, Transportation Division, has been asked to sell **the unimproved alley east of Seventh Street between Dering Ave. and Fornoff St.**(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: 5000 +/-

Per square foot value without reserved general utility easement rights.

\$ .79

Per square foot value with reserved general utility easement rights (for City Utilities only) \$ .40

  
Edmond W. Reese

6-20-07  
Date



