



## Legislation Details (With Text)

**File #:** 1429-2014      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 6/10/2014      **In control:** Development Committee

**On agenda:** 6/23/2014      **Final action:** 6/26/2014

**Title:** To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of two parcels of real property (26 Reeb Ave. and 49 Reeb Ave.) held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
6/26/2014	1	CITY CLERK	Attest	
6/24/2014	1	MAYOR	Signed	
6/23/2014	1	COUNCIL PRESIDENT	Signed	
6/23/2014	1	Columbus City Council	Approved	Pass

**BACKGROUND:** Two parcels currently held in the Land Bank have been approved for disposition. In order to complete the transfer, authorization is needed for the Director of the Department of Development to execute any and all agreements and deeds for conveyance of the real property. This legislation authorizes transfer of two parcels located at 26 Reeb Ave. (010-043493) and 49 Reeb Ave. (010-034855) to Rebuild and Renew Community Development Corporation, who will maintain the vacant parcels as side yard expansions under the Mow to Own Program. The parcels will be transferred by deeds recorded in the Official Records of the Franklin County Recorder’s Office.

**FISCAL IMPACT:** No funding is required for this legislation. The City may first recover reimbursement of any and all expenses incurred on account of the acquisition, administration, management, maintenance and disposition of such land and such other expenses of the program as the City may apportion to such land from the sale proceeds.

**EMERGENCY JUSTIFICATION:** Emergency action is requested to expedite the transfer in order to reduce Land Bank maintenance costs.

To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of two parcels of real property (26 Reeb Ave. and 49 Reeb Ave.) held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

**WHEREAS,** by Ordinance 1325-98, Council adopted and elected to use the Revised Code Chapter 5722, Land Reutilization Program, to facilitate effective reutilization of nonproductive land acquired through a sale pursuant to a foreclosure proceeding initiated by the Franklin County Treasurer, or through a sale of forfeited lands by the Franklin

County Auditor, or through a conveyance in lieu of foreclosure to foster either return of such land to tax revenue generating status or its devotion to public use, or any other land acquired as part of the land reutilization program; and

**WHEREAS**, a proposal for the sale of the property which was acquired pursuant to Ohio Revised Code Section 5722.03 meets the Land Reutilization Program’s Disposition Policies and Guiding Principles and has been approved by the Land Redevelopment Office Administrator; and

**WHEREAS**, in conformity with Ohio Revised Code Section 5722.07, the property will be sold at not less than fair market value, defined as the appraised value of the nonproductive land made with reference to any redevelopment and reutilization restrictions as may be imposed by the electing subdivision as a condition of sale or as may otherwise be applicable to such; therefore, competitive bidding is not required; and

**WHEREAS**, in order to complete the transfer of such property to the purchaser, authority is needed for the Director of the Department of Development to execute any and all necessary agreements and deeds of conveyance for the real property; and

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Development, Land Redevelopment Office in that it is immediately necessary to convey title of said parcels of real estate to expedite the transfer in order to reduce Land Bank maintenance costs, all for the immediate preservation of the public health, peace, property, safety and welfare; and **now therefore**,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Director of the Department of Development is hereby authorized to execute any and all necessary agreements and deeds to convey title to the following parcels of real estate to Rebuild and Renew Community Development Corporation:

**Parcel 1:**

PARCEL NUMBER: 010-043493  
ADDRESS: 26 Reeb Ave., Columbus, Ohio 43207  
PRICE: \$1,280 minus credits granted by the City under the Mow to Own Program, plus a \$100.00 processing fee  
USE: Side yard expansion

Situated in the County of Franklin in the State of Ohio and in the City of Columbus and bounded and described as follows:

Being part of Lot Number Twenty-five (25) of ADAM REEB’S SOUTH HIGH STREET SUBDIVISION, as the same is shown of record in Plat Book 5, page 266, Recorder’s Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the southwest corner of Lot No. 25, above mentioned, and in the North line of Reeb Avenue, thence Northerly, with the West line of Lot 25, 150.2 feet to a stake at the northwest corner of said lot; thence with the North line of said lot and along the South line of a 20 foot alley, easterly 33 feet to a stake; thence southerly 150 feet, more or less, across said lot, to a point in the North line of Reeb Avenue, said point of being in the South line of Lot No. 25 and 19.2 feet easterly from an iron pin at the southwest corner of said lot; thence westerly, with the South line of said lot and along the North line of Reeb Avenue, 19.2 feet to the place of beginning.

**Parcel 2:**

PARCEL NUMBER: 010-034855

ADDRESS: 49 Reeb Ave., Columbus, Ohio 43207  
PRICE: \$2,220 minus credits granted by the City under the Mow to Own Program, plus a \$100.00 processing fee  
USE: Side yard expansion

Situated In the State of Ohio, County of Franklin, City of Columbus and bounded and described as follows:

Being Lot Number Thirty Eight (38) of Adam Reeb South High Street Subdivision, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 266, Recorder's Office, Franklin County, Ohio.

**SECTION 2.** For the property stated in Section 1, that the City will credit the Buyer at the time of transfer for the value of maintenance and/or improvements made by the Buyer under the Mow to Own Program as specified in the Memorandum of Understanding.

**SECTION 3.** For the property stated in Section 1, that the Director of Development is hereby authorized to execute any agreement, deed restriction, or mortgage to ensure compliance with Land Bank Program rules and the submitted application and to release such restriction or mortgage upon compliance.

**SECTION 4.** That for good cause shown, the pertinent provisions of Chapter 329 of the Columbus City Codes, 1959, are hereby waived.

**SECTION 5.** That Council hereby finds that the selection process utilized in this matter is in accordance with the Land Bank Disposition Process created pursuant to the City's Land Reutilization Program and hereby approves the same.

**SECTION 6.** That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.