



Legislation Details (With Text)

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On agenda: 1/26/2015 **Final action:** 1/27/2015

Title: To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of one parcel of real property (1242 Moler Rd.) 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 |
|-----------|------|-----------------------|----------|--------|
| 1/27/2015 | 1 | MAYOR | Signed | |
| 1/26/2015 | 1 | COUNCIL PRESIDENT | Signed | |
| 1/26/2015 | 1 | Columbus City Council | Approved | Pass |

BACKGROUND: One parcel currently held in the Land Bank has 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 one parcel located at 1242 Moler Road (010-113619) to Tom Y. Lin, who will rehabilitate the existing single-family structure to be maintained as a rental unit. The parcel will be transferred by deed recorded in the Official Records of the Franklin County Recorder’s Office.

FISCAL IMPACT: 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 one parcel of real property (1242 Moler Rd.) 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 parcel 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 parcel of real estate to Tom Y. Lin:

PARCEL NUMBER: 010-113619
ADDRESS: 1242 Moler Road, Columbus, Ohio 43207
PRICE: \$10,000.00, plus a \$100.00 processing fee
USE: Single-family rental unit

Situated in the County of Franklin, in the State of Ohio and in the City of Columbus:

Parcel 1:

Being a part of Half Section 39, Township 5, Range 22, Refugee Lands, and being also a part of Lot No. 3 as shown on a plat attached to the report of the Commissioners in Partition in the case of Altman et al., Court of Common Pleas, Franklin County, Ohio, complete Record 108, Page 239, and more particularly described as follows:

Beginning at a point in the centerline of Moler Street, which point is 212.50 feet East of the Southwest corner of Lot No. 3A aforesaid;

Thence North parallel with the West line of said Lot No. 3 (passing an iron pin at 15 feet) 200.0 feet, to an iron pin;

Thence Easterly and parallel with the centerline of said Moler Street, 50.0 feet to an iron pin set in the West line of the Igonzia & Anna M. Fraglotti 0.50 acre tract;

Thence Southerly and parallel with the West line of said Lot No. 3 and along the West line of said 0.50 acre tract (passing an iron pin at 185.0 feet) 200.0 feet to a point in the centerline of said Moler Street;

Thence Westerly along the centerline of said Moler Street, 50.0 feet to the place of beginning, containing 0.2296 acre, subject, however to all legal highways.

Parcel 2

Being 50' off the entire East side of the following premises:

Being a part of Half Section 39, Township 5, Range 22, Refugee Lands, and being also a part of Lot No. 3 shown on a plat attached to the report of the Commissioners in Partition in the case of Altman et al., Court of Common Pleas, Franklin County, Ohio, complete Record 108, Page 239, and more particularly described as follows:

Beginning at a point in Moler Street 105 feet East of the Southwest corner of Lot 3 aforesaid;

Thence North parallel with the West line of said Lot 3, 414.831 feet to a point in the

South line of a 3.5 acre tract conveyed to Harry L. Campbell by Deed recorded in D.B. 1194, Page 595, Recorder's Office, Franklin County, Ohio;

Thence East along Campbell's South line 157.5 feet to a point; thence South parallel with the West line of said Lot 3,414.74 feet to the center of Moler Street;

Thence West with the center of Moler Street 157.5 feet to the place of beginning point, containing 1.5 acres of land, excepting therefrom all of Parcel No. 1 herein above described.

SECTION 2. 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 3. That for good cause shown, the provisions of City Code Chapter 329 relating to the sale of city-owned realty are hereby waived.

SECTION 4. 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 5. 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.