



## Legislation Details (With Text)

**File #:** 1953-2015      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/9/2015      **In control:** Development Committee  
**On agenda:** 7/27/2015      **Final action:** 7/30/2015

**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 at 1829 East Long Street 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
7/30/2015	1	CITY CLERK	Attest	
7/29/2015	1	MAYOR	Signed	
7/27/2015	1	COUNCIL PRESIDENT	Signed	
7/27/2015	1	Columbus City Council	Approved	Pass

**BACKGROUND:** Authorization is requested for the Director of the Department of Development to execute any and all agreements and deeds for conveyance of the property located at 1829 East Long Street (010-045812) to the Central Ohio Community Improvement Corporation (COCIC). COCIC and the City's Land Bank Program are jointly working to save this abandoned medical office building. COCIC will perform repairs intended to stabilize the building and make the building suitable for resale. The City's Land Bank Program will work with COCIC to develop a disposition process and will have final approval of end use.

**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 enable the City to immediately stabilize the building to protect against further deterioration.

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 at 1829 East Long Street 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 Sections 5722.03 or 5722.06 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**, the Central Ohio Community Improvement Corporation is the Land Reutilization Corporation for Franklin County and will help the City stabilize the structure for resale; 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 the Central Ohio Community Improvement Corporation:

PARCEL NUMBER: 010-045812-00  
ADDRESS: 1829 East Long Street, Columbus, Ohio 43203

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

Being a part of Lots Number 7,8,9,10 and 12 of WILLIAM MONYPENY’S ADMINISTRATOR’S SUBDIV, of part of half section 15 and 16 of Township 5, Range 22, Refugee Lands, (see Plat Book 7, Page 300, Recorders’ Office, Franklin County, Ohio), and bounded and described as follows:

Beginning at an iron pin at the northwest corner of said lot 12, being the intersection of the south line of Long Street with the easterly line of Moneypeny Avenue;

Thence along the northerly line of said lot 12, north 81 deg., 43’ east, 70.13 feet to an iron pin at the northwest corner of a parcel conveyed to the Norfolk and Western Railroad by deed of record in Deed Book 525, Page 1, Recorder’s Office, Franklin County, Ohio;

Thence along the westerly line of said parcel, south 22 deg., 01’ 45’ east, 206.08 feet to an iron pin at the northeast corner of the parcel conveyed to Everett B. Mattlin by Deed of Record in Deed Book 1656, page 422, Recorder’s Office, Franklin County, Ohio;

Thence along the northerly line of said Mattlin parcel, south 81 deg., 46’ West, 60.0 feet to an iron pin at the northwest corner of said parcel in the easterly line of Lot 6 of “William Monypeny’s Administrator’s Subdivision”;

Thence along the easterly line of said lot 6, north 7 deg., 59' west, 30.00 feet to an iron pin at the northeast corner of said Lot 6;

Thence along the northerly line of said lot 6, south 81 deg., 58', 30" west, 59.91 feet to an iron pin in the easterly line of Monypeny Avenue and at the northwest corner of said lot 6, being the southwest corner of said lot 9;

Thence along the westerly lines of Lot 9, 10, 11, and 12, north 8 deg., 03' west, 169.81 feet to the place of beginning.

**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.