



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed
File created: 10/14/2011 **In control:** Health, Housing & Human Services Committee
On agenda: 10/24/2011 **Final action:** 10/26/2011

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 (661 Binns Blvd.) held in the Land Bank pursuant to the Land Reutilization Program and Neighborhood Stabilization Program; and to declare an emergency.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
10/26/2011	1	CITY CLERK	Attest	
10/25/2011	1	MAYOR	Signed	
10/24/2011	1	COUNCIL PRESIDENT	Signed	
10/24/2011	1	Columbus City Council	Approved	Pass

Background: One property currently held in the Land Bank is 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 such real property. 661 Binns Blvd. (010-069207) will be transferred to Homes on the Hill Community Development Corporation who will immediately transfer ownership to Columbus Housing Partnership, Inc. (CHP), an Ohio non-profit organization. CHP will rehabilitate the single family structure for homeownership to an eligible buyer as part of their Restore Columbus Program. The properties will be transferred by deeds and recorded in the Official Records of the County Recorder's Office.

Emergency Justification: Emergency action is requested to expedite the transfer of the property to allow the developer to immediately start construction to meet program deadlines.

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.

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 (661 Binns Blvd.) held in the Land Bank pursuant to the Land Reutilization Program and Neighborhood Stabilization Program; and to declare an emergency.

WHEREAS, ordinance 1860-2008 adopted the City's Neighborhood Stabilization Program, authorized the filing of the City's Neighborhood Stabilization Program application with the United States Department of Housing and Urban

Development, and made a substantial amendment to the Consolidated Plan's 2008 Action Plan; and

WHEREAS, ordinances 0234-2009 and 0136-2009 authorized the Director of the Department of Development to acquire properties under the Neighborhood Stabilization Program and the expenditure of funds; and

WHEREAS, by Ordinance 2161-93 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; and

WHEREAS, a proposal for the sale of one parcel acquired pursuant to Section 5722.06 for this program, meet the Land Reutilization Program's Disposition Policies and Guiding Principles, and were approved; 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 such 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 allow the developer to immediately start construction to meet program deadlines, 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 of the following parcel of real estate to Franklinton Development Association:

PARCEL NUMBER: 010-069207
ADDRESS: 661 Binns Blvd, Columbus, Ohio 43204
USE: Single-family Residential dwelling

Situated in the State of Ohio, County of Franklin, and City of Columbus, which is described as follows:

Being Lot Number Twelve (12), Block Number Thirty-five (35), of Wilshire Heights Addition , in said City, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 15, Page 32 and 33, Recorder's Office, Franklin County, Ohio.

Section 2. That for good cause shown, Section 329.29 of the Columbus City Codes, 1959, is hereby waived.

Section 3. 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 the Neighborhood Stabilization Program, and hereby approves the same.

Section 4. 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.