



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed

File created: 2/7/2023 **In control:** Housing Committee

On agenda: 3/6/2023 **Final action:** 3/8/2023

Title: To authorize the Director of the Department of Development to execute any and all necessary documents, agreements and deeds to convey title of three parcels of real property (0000 Genessee Ave., 1415 Genessee Ave. and 1402 Genessee Ave.) held in the Land Bank pursuant to the City's Land Reutilization Program.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
3/8/2023	1	CITY CLERK	Attest	
3/7/2023	1	MAYOR	Signed	
3/6/2023	1	COUNCIL PRESIDENT	Signed	
3/6/2023	1	Columbus City Council	Approved	Pass
2/27/2023	1	Columbus City Council	Read for the First Time	

BACKGROUND: Three 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 the transfer of three parcels, located at (010-059204) 0000 Genessee Ave., (010-059203) 1415 Genessee Ave. and (010-064915) 1402 Genessee Ave, to Habitat for Humanity-MidOhio, a not-for-profit entity, who will construct new single family homes on the vacant parcels. The parcels 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.

To authorize the Director of the Department of Development to execute any and all necessary documents, agreements and deeds to convey title of three parcels of real property (0000 Genessee Ave., 1415 Genessee Ave. and 1402 Genessee Ave.) held in the Land Bank pursuant to the City's Land Reutilization Program.

WHEREAS, by Ordinance No. 1325-98, Council adopted and elected to implement Chapter 5722 of the Revised Code to create the City's 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 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 documents, agreements and deeds of conveyance for the real property; **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 Habitat for Humanity-MidOhio:

PARCEL NUMBER: 010-059204
ADDRESS: 0000 Genessee Ave., Columbus, Ohio 43211
PRICE: \$8,028.00 plus a \$195.00 Processing fee
USE: New Single Family Construction

PARCEL NUMBER: 010-059203
ADDRESS: 1415 Genessee Ave., Columbus, Ohio 43211
PRICE: \$8,028.00 plus a \$195.00 Processing fee
USE: New Single Family Construction

PARCEL NUMBER: 010-064915
ADDRESS: 1402 Genessee Ave., Columbus, Ohio 43211
PRICE: \$8,085.00 plus a \$195.00 Processing fee
USE: New Single Family Construction

SECTION 2. For the property stated in Section 1, that the Director of Development is hereby authorized to execute any and all documents, agreements, deed restrictions, 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 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 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.