



Legislation Details (With Text)

File #: 1440-2009 **Version:** 1
Type: Ordinance **Status:** Passed
File created: 10/21/2009 **In control:** Development Committee
On agenda: 11/2/2009 **Final action:** 11/4/2009

Title: To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of three parcels of real property 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
11/4/2009	1	CITY CLERK	Attest	
11/3/2009	1	MAYOR	Signed	
11/2/2009	1	Columbus City Council	Approved	Pass
11/2/2009	1	COUNCIL PRESIDENT	Signed	
10/21/2009	1	Dev Drafter	Sent for Approval	
10/21/2009	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
10/21/2009	1	Dev Drafter	Sent for Approval	
10/21/2009	1	CITY ATTORNEY	Reviewed and Approved	
10/21/2009	1	Dev Drafter	Sent to Clerk's Office for Council	

BACKGROUND: Three properties 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 such real property. 6162 Hanby Square East (010-153317) will be sold to Raymond Wilkes who will rehabilitate the single family home and occupy it; 1690 Zettler Road (010-008266) will be sold to Denzill E. Cooper, who will rehabilitate the single family home and occupy it; 1540 Mt. Vernon Ave. (010-018966) will be sold to John Prater as a side yard expansion. The Land Bank acquired the two single-family homes in 2008 from the Department of Housing and Urban Development and acquired the lot from Columbus Urban Growth. The properties will be transferred by deed and recorded in the Official Records of the 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 property and such other expenses of the program as the City may apportion to such property from the sale proceeds.

EMERGENCY JUSTIFICATION: Emergency action is requested in order to expedite the transfer to the owners to start reconstruction before winter.

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

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 three parcels which have been acquired pursuant to Sections 5722.06 for this program to meet the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved; and

WHEREAS, such parcels of real estate are being sold at not less than fair market value in conformity with Ohio Revised Code Section 5722.07, competitive bidding is not required; and

WHEREAS, under 5722.07 "fair market value" means the appraised value of the nonproductive land made with reference to such redevelopment and reutilization restrictions as may be imposed by the electing subdivision as a condition of sale or as may be otherwise applicable to such land; 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 parcels of real estate in order to expedite the transfer to the owners to start reconstruction before winter, 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 and directed to execute any and all necessary agreements and deeds to convey title of the following parcels of real estate:

- (1)
PARCEL NUMBER: 010-153317
ADDRESS: 6162 HANBY SQUARE EAST
PRICE: \$24,000 plus recording fee of \$38.00
USE: Owner occupied single-family house

Situated in the County of Franklin in the State of Ohio and in the City of Columbus, more specifically described as:

Being Lot Number Ninety (90), in Granville Manor North, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book, 42, Page 13, Recorder's Office, Franklin County, Ohio.

- (2)
PARCEL NUMBER: 010-008266
ADDRESS: 1690 Zettler Rd.
PRICE: \$9,500 plus recording fee of \$38.00
USE: Owner occupied single-family house

Situated in the County of Franklin in the State of Ohio and in the City of Columbus, more specifically described as:

Being all to Lot #42 of BEXLEY VIEW ACRES except 72.0 feet off the entire north side thereof, as said Lot is numbered and delineated on record plat thereof in Plat Book 11, Page 26, Recorder's Office, Franklin County, Ohio, said part of Lot #42 intended to be conveyed being more particularly described as follows:

Beginning at the Southwest corner of Lot #42, said corner being in the east line of Zettler Road; thence, Northerly, along the west line of said Lot #42 and the east line of said Zettler Road, measure a distance of 71.75 feet to a point, said point, being 72.0 feet southerly of the northwest corner of said Lot #42; thence, Easterly, across said Lot #42, and parallel to the north line of said Lot #42, measure's

distance of 333.50 feet to a point in the east line of said Lot #42, said point being 72.0 feet southerly of the northeast corner of said Lot #42; thence, Southerly, along the east line of said Lot #42, measure a distance of 71.75 feet to the southeast corner of said Lot #42; thence, westerly, along the southerly line of said Lot #42, measure a distance of 333.50 feet to the place of beginning.

(3)

PARCEL NUMBER: 010-018966
ADDRESS: 1540 Mt. Vernon Ave
PRICE: \$7,500 plus recording fee of \$38.00
USE: Yard Expansion

Situated in the County of Franklin in the State of Ohio and in the City of Columbus, more specifically described as:

Being Lots Nos. 29 and 30 of CHARLES G. LORD, MASTER COMMISSIONER'S SUBDIVISION OF PART OF Half Section 14, Township 5, Range 22, Refugee Lands, as the same is numbered and delineated upon the recorded plat thereof. Of record in Plat Book 3, page 237, 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 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.