



## Legislation Details (With Text)

**File #:** 0161-2023      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 1/9/2023      **In control:** Housing Committee

**On agenda:** 1/30/2023      **Final action:** 2/1/2023

**Title:** To authorize the Director of the Department of Development to enter into option agreements and to execute any and all necessary agreements and deeds for conveyance of title of thirty-eight (38) parcels of real property to Healthy Linden Homes II, LLC and to declare an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
2/1/2023	1	CITY CLERK	Attest	
1/31/2023	1	MAYOR	Signed	
1/30/2023	1	COUNCIL PRESIDENT	Signed	
1/30/2023	1	Columbus City Council	Approved	Pass

**BACKGROUND:** Authorization is needed for the Director of the Department of Development to enter into an option agreement to sell and transfer 38 parcels to Healthy Linden Homes II, LLC to redevelop into affordable rental housing. The sites are a part of an ongoing effort to provide affordable housing in the Linden neighborhood after the adoption of the *One Linden Plan*. Additional sites are being developed by Healthy Linden Homes in partnership with Central Ohio Community Land Trust (COCLT), resulting in a combination of affordable rental and homeownership housing in the same areas. This legislation authorizes both the option agreement and the sale of the parcels.

**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 enable the City to immediately enter into the necessary agreements allowing the buyer to purchase the first parcels under ordinance and start construction yet this spring.

To authorize the Director of the Department of Development to enter into option agreements and to execute any and all necessary agreements and deeds for conveyance of title of thirty-eight (38) parcels of real property to Healthy Linden Homes II, LLC 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, 5722.04, 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**, an emergency exists in the usual daily operation of the City in that it is immediately necessary to expedite the transfer in order to reduce Land Bank maintenance costs and to meet contract deadlines, thereby preserving the public health, peace, property, safety, and welfare; **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 provide an option agreement and to convey title, as approved by the Department of Law, Real Estate Division, to the following parcels of real estate to Healthy Linden Homes II, LLC:

Parcel	Address	Price
010-049488	1041 E 12th Ave	\$4,340.00
010-052666	983 E 11th Ave	\$3,600.00
010-052684	1289-91 E 17th Ave	\$4,137.00
010-077425	1292-94 E 18th Ave	\$5,053.00
010-060203	1375 E 23rd	\$3,881.50
010-033764	1249 E 16th Ave	\$3,717.00
010-060621	1278-80 E 19th Ave	\$6,246.50
010-060503	1334 21st Ave	\$4,025.00
010-060502	1340 21st Ave	\$4,025.00
010-060663	1392 E 18th Ave	\$5,245.00
010-060654	1443 E 19th Ave	\$4,468.00
010-061096	2371 Linden Ave	\$4,032.00
010-061595	1557 Weber Rd	\$4,042.50
010-070765	2930 Medina Ave	\$10,750.00
010-059994	2525 Renwood Pl	\$5,119.00
010-062078	2444 Renwood Pl	\$5,031.00
010-097294	1027 Loretta Ave	\$6,688.50
010-097293	1019 Loretta Ave	\$6,431.50
010-074517	1238 Loretta Ave	\$4,607.00
010-073017	2464 Azelda St	\$4,095.00

010-074118	2586-88	Azelda St	\$8,190.00
010-072865	2585	Hiawatha St	\$4,095.00
010-074293	2587	Osceola Ave	\$4,060.00
010-072957	2773	Osceola Ave	\$8,260.00
010-074233	2769	Osceola Ave	\$4,060.00
010-073012	2579	Atwood Terrace	\$4,130.00
010-074112	2579	Atwood Terrace	\$4,130.00
010-083782	3165	McGuffey Rd	\$10,920.00
010-061227	1477	26th Ave	\$3,675.00
010-034948	1481	26th Ave	\$3,675.00
010-081943	1550	26th Ave	\$3,675.00
010-060824	1556	26th Ave	\$3,675.00
010-060722	1551	26th Ave	\$3,439.50
010-060216	1541	26th Ave	\$3,675.00
010-060202	1545	26th Ave	\$3,622.50
010-060949	1535	25th Ave	\$3,780.00
010-060357	1539-41	25th Ave	\$3,037.00
010-060387	1457	24th Ave	\$3,885.00

**SECTION 2.** For the properties stated in Section 1, that the Director of Development is hereby authorized to execute any agreement, deed restriction, or mortgage(s) to ensure compliance with land bank program rules and the submitted application and to release such restriction or mortgage(s) 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 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.