



Legislation Details (With Text)

File #: 3394-2023 **Version:** 1
Type: Ordinance **Status:** Passed
File created: 11/21/2023 **In control:** Finance Committee
On agenda: 12/11/2023 **Final action:** 12/14/2023

Title: To formally accept certain real estate conveyed to the City that is being used for various public purposes; and to authorize the directors of the Departments of Public Utilities, Public Service, Finance and Management, Development, and Recreation and Parks to enter into any necessary agreements, as approved by the City Attorney's Office, in order to address any real estate tax or assessment issues. (\$0.00)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
12/14/2023	1	ACTING CITY CLERK	Attest	
12/13/2023	1	MAYOR	Signed	
12/11/2023	1	COUNCIL PRESIDENT	Signed	
12/11/2023	1	Columbus City Council	Approved	Pass
12/4/2023	1	Columbus City Council	Read for the First Time	

BACKGROUND:

The City is required to authorize the acquisition and acceptance of any real estate conveyed to the City. This means periodically the City must formally accept certain real estate previously conveyed to the City (defined, collectively as, "Real Estate," and further described in Sections One (1), and Two (2) of this ordinance), because the Real Estate was not the subject of any previous legislation authorizing the Real Estate's acquisition and acceptance.

The City is using the Real Estate for various public purposes, including but not limited to sewerage, drainage, water, electric, and other general utilities, pedestrian and vehicular traffic control, pedestrian and vehicular access and parking, parkland and conservation, landscaping, signs, ADA compliant sidewalks, walkways, bikeways, access, and shared use paths, and associated appurtenances. The Real Estate was recorded in the public land records in the applicable county in the state of Ohio. Additionally, it may be necessary for the City to enter into agreements, as approved by the City Attorney, with the grantors of the Real Estate in order to address any real estate tax or assessment implications associated with the City's acquisition and acceptance of the Real Estate.

CONTRACT COMPLIANCE:

Not applicable.

FISCAL IMPACT:

Not applicable.

EMERGENCY JUSTIFICATION:

Not applicable.

To formally accept certain real estate conveyed to the City that is being used for various public purposes; and to authorize the directors of the Departments of Public Utilities, Public Service, Finance and Management, Development, and Recreation and Parks to enter into any necessary agreements, as approved by the City Attorney's Office, in order to address any real estate tax or assessment issues. (\$0.00)

WHEREAS, the City intends to formally accept certain real estate conveyed to the City ("Real Estate"); and

WHEREAS, the City intends to use the Real Estate for various public purposes; and

WHEREAS, the City intends for the directors of the Departments of Public Utilities, Public Service, Finance and Management, Development, Recreation and Parks to enter into any necessary agreements with the grantors of the Real Estate in order to address any real estate tax or assessment implications associated with the Real Estate's acquisition and acceptance; and

WHEREAS, the City intends for the City Attorney to preapprove all documents executed by City personnel pursuant to authority granted by this ordinance; **NOW, THEREFORE**,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the City formally accepts the following described real estate previously conveyed to the City and recorded in the public land records of the Recorder's Office, Franklin County, Ohio ("Real Estate"), which is being used for various public purposes, including but not limited to sewerage, drainage, water, electric, and other general utilities, pedestrian and vehicular traffic control, pedestrian and vehicular access and parking, parkland and conservation, landscaping, signs, ADA compliant sidewalks, walkways, bikeways, access, and shared use paths, and associated appurtenances:

Grantor(s).....Franklin County Recorder Reference.....(Real Estate)

1. **SFG Columbus Parsons, LLC:** Ins. 202310030103138 (Stormwater Control Practices Easement)
2. **Homewood Corporation:** 202208220120916 (Parkland Dedication) this was mistakenly listed in Ordinance 3511-2022 as right of way dedication and corrected herein to parkland.
3. **Roby Development, LLC, and The Roby Company Limited Partnership, and Jeffrey A. Roby and Bonnie Jo Roby:** Ins. 202310030103137 (Stormwater Control Practices Easement)
4. **DJ Land Co., Inc.:** Ins. 202310030103135 (Sanitary Sewer Utility Easement)
5. **Megan Vo:** Ins. 202310030103134 (Stormwater Control Practices Easement)
6. **Westbend QOZB, LLC:** Ins. 202309210098587 (Sanitary Sewer Utility Easement)
7. **Alisha Hotel LLC:** Ins. 202309210098581 (Stormwater Control Practices Easement)
8. **Werner D. Rase, Trustee of the Werner D. Rase Revocable Living Trust Dated April 30, 2001:** Ins. 202309210098580 (Stormwater Control Practices Easement)
9. **Werner D. Rase, Trustee of the Werner D. Rase Revocable Living Trust Dated April 30, 2001:** Ins.

- 202309130094250 (Electrical Utility Easement)
10. **Kendall Park Investment Condominium Association:** Ins. 202309130094249 (Water Utility Easement)
 11. **Columbus Holding Group, LLC:** Ins. 202309130094246 (Stormwater Control Practices Easement)
 12. **Ebright Road Parent LLC:** Ins. 202309130094245 (Stormwater Control Practices Easement)
 13. **Megan Vo:** Ins. 202309130094244 (Sanitary Sewer Utility Easement)
 14. **M/I Homes of Central Ohio, LLC:** Ins. 202309130094243 (Parkland dedication)
 15. **M/I Homes of Central Ohio, LLC:** Ins. 202309130094242 (Parkland dedication)
 16. **Gosula Estates LTD.:** Ins. 202309070091825 (Stormwater Control Practices Easement)
 17. **Scott Rettich Leasing, LLC:** Ins. 202309070091824 (Stormwater Control Practices Easement)
 18. **Hayden Run Commercial Developers, LLC:** Ins. 202309070091823 (Stormwater Control Practices Easement)
 19. **Hilliard 853 LLC:** Ins. 202309070091822 (Stormwater Control Practices Easement)
 20. **Ebright Road Parent LLC:** Ins. 202309070091821 (Sanitary Sewer Utility Easement)
 21. **Erie Land Co., LLC:** Ins. 202308300089374 (Sidewalk/Shared Use Path Easement)
 22. **Erie Land Co., LLC:** Ins. 202308300089082 (Storm Sewer Utility Easement)
 23. **Charlie's Corner Livingston LLC:** Ins. 202308300089081 (Stormwater Control Practices Easement)
 24. **Jeffrey Phase 6 and 7, LLC:** Ins. 202308280087783 (Stormwater Control Practices Easement)
 25. **Jeffrey Place New Community Authority:** Ins. 202308280087782 (Stormwater Control Practices Easement)
 26. **Avis Budget Car Rental, LLC:** Ins. 202308280087781 (Sanitary Sewer Utility Easement)
 27. **Horizon Science Academy, Inc.:** Ins. 202308280087780 (Sanitary Sewer Utility Easement)
 28. **Nationwide Children's Hospital:** Ins. 202308280087779 (Storm and Sewer Utility Easement)
 29. **Nationwide Children's Hospital:** Ins. 202308280087778 (Stormwater Control Practices Easement)
 30. **State of Ohio:** Ins. 202308280087777 (Sanitary Sewer Utility Easement)
 31. **Rich Street Townhomes, LLC:** Ins. 202308210084978 (Sanitary Sewer Utility Easement)
 32. **Whistler LLC:** Ins. 202308210084977 (Sanitary Sewer Utility Easement)
 33. **United Dairy Farmers, Inc.:** Ins. 202308090080232 (Stormwater Control Practices Easement)
 34. **Chick-Fil-A, Inc.:** Ins. 202308090080231 (Stormwater Control Practices Easement)
 35. **Horizon Science Academy, Inc.:** Ins. 202308090080230 (Stormwater Control Practices Easement)
 36. **Siya Hospitality LLC:** Ins. 202308090080229 (Sanitary Sewer Utility Easement)
 37. **Alisha Hotel LLC:** Ins. 202308090080228 (Sanitary Sewer Utility Easement)
 38. **Tree of Life Christian Schools:** Ins. 202308010076976 (Sanitary Sewer Utility Easement)
 39. **Tree of Life Christian Schools:** Ins. 202308010076975 (Stormwater Control Practices Easement)

40. **GWB Realty, LLC:** Ins. 202308010076974 (Stormwater Control Practices Easement)
41. **WC ECP Edgehill, LLC:** Ins. 202308010076973 (Stormwater Control Practices Easement)
42. **River Park Apartments LLC:** Ins. 202307270075618 (Stormwater Control Practices Easement)
43. **6920 Schieser Farms, LLC:** Ins. 202307270075617 (Water Utility Easement)
44. **River Park Apartments LLC:** Ins. 202307270075614 (Preservation Easement)
45. **6920 Schieser Farms, LLC:** Ins. 202307270075612 (Stormwater Control Practices Easement)
46. **Most Reverend Earl K. Fernandes, Bishop, The Roman Catholic Diocese of Columbus:** Ins. 202307270075611 (Stormwater Control Practices Easement)
47. **Prushing Farms Partners, LLC:** Ins. 202307270075610 (Water Utility Easement)
48. **Columbus STS, LLC:** Ins. 202307270075605 (Stormwater Control Practices Easement)
49. **Prushing Farms Partners, LLC:** Ins. 202307270075603 (Stormwater Control Practices Easement)
50. **Simpson Manufacturing Co., Inc.:** Ins. 202307130069674 (Stormwater Control Practices Easement)
51. **Simpson Manufacturing Co., Inc.:** Ins. 202307130069673 (Preservation Easement)
52. **The Sonshine Christian Academy:** Ins. 202307130069672 (Stormwater Control Practices Easement)
53. **Kentop and Sons, Limited Liability Company:** Ins. 202307130069671 (Sanitary Sewer Utility Easement)
54. **Stelzer Industrial LLC:** Ins. 202307100067525 (Stormwater Control Practices Easement)
55. **PS Mid-West Two, LLC:** Ins. 202307100067524 (Sanitary Sewer Utility Easement)
56. **Westbend QOZB, LLC:** Ins. 202307100067523 (Preservation Easement)
57. **B.B.I. Realty, Incorporated:** Ins. 202307100067522 (Sanitary Sewer Utility Easement)
58. **Three Cousins Limited Partnership:** Ins. 202307100067521 (Sanitary Sewer Utility Easement)
59. **The Board of Education of the Worthington City School District:** Ins. 202307100067520 (Stormwater Control Practices Easement)
60. **Most Reverend Earl K. Fernandes, Bishop, The Roman Catholic Diocese of Columbus:** Ins. 202307050066048 (Stormwater Control Practices Easement)
61. **6730 Prushing Farms, LLC:** Ins. 202307050066047 (Stormwater Control Practices Easement)
62. **LGW STS, LLC:** Ins. 202307050066046 (Public and Private Access Easement for Ingress/Egress and Roadway)
63. **London Groveport STS, LLC:** Ins. 202307050066045 (Public and Private Access Easement for Ingress/Egress and Roadway)
64. **LGW STS, LLC:** Ins. 202307050066044 (Sanitary Sewer Utility Easement)
65. **6730 Prushing Farms, LLC:** Ins. 202307050066043 (Sanitary Sewer Utility Easement)
66. **Solomon Oil Company:** Ins. 202307050066042 (Sanitary Sewer Utility Easement)
67. **Board of County Commissioners of Franklin County, Ohio:** Ins. 202307050066041 (Sidewalk/Shared Use Path Easement)

68. **Groveport Hamilton Square, LLC:** Ins. 202306270063425 (Stormwater Control Practices Easement)
69. **Buckeye XO, LLC:** Ins. 202306270063424 (Sanitary Sewer Utility Easement)
70. **The Rochester Event Center, LLC:** Ins. 202306270063423 (Electrical Utility Easement)
71. **Easton Meadows Apartments LLC:** Ins. 202306270063422 (Stormwater Control Practices Easement)
72. **Fenimore Ltd.:** Ins. 202306270063421 (Perpetual Access Easement for Ingress/Egress)
73. **Fenimore II Ltd.:** Ins. 202306270063420 (Stormwater Control Practices Easement)
74. **Capitol City Baptist Church:** Ins. 202306270063419 (Stormwater Control Practices Easement)
75. **Patton Ohio Investments, LLC:** Ins. 202306270063418 (Preservation Easement)
76. **Patton Ohio Investments, LLC:** Ins. 202306270063417 (Stormwater Control Practices Easement)
77. **Gage Crossing II LLC:** Ins. 202306060055038 (Sanitary Sewer Utility Easement)
78. **YWCA Housing Corporation:** Ins. 202306060055037 (Stormwater Control Practices Easement)
79. **AIP Properties, LLC:** Ins. 202305310052648 (Stormwater Control Practices Easement)
80. **Murfin, Inc.:** Ins. 202305310052647 (Stormwater Control Practices Easement)
81. **GOC Realco LLC:** Ins. 202305310052646 (Sanitary Sewer Utility Easement)
82. **SFG ISF Columbus Stelzer, LLC:** Ins. 202305250050973 (Sanitary Sewer Utility Easement)
83. **Fenimore II Ltd.:** Ins. 202305250050972 (Sanitary Sewer Utility Easement)
84. **Columbus Auto Shredding Inc.:** Ins. 202305250050971 (Stormwater Control Practices Easement)
85. **Stelzer Industrial LLC:** Ins. 202305250050970 (Sanitary Sewer Utility Easement)
86. **Tiffany Flats LLC:** Ins. 202305250050969 (Stormwater Control Practices Easement)
87. **Travelers' Rest Baptist Church:** Ins. 202305250050967 (Stormwater Control Practices Easement)
88. **Avis Budget Car Rental, LLC:** Ins. 202305250050966 (Stormwater Control Practices Easement)
89. **Columbus Holding Group, LLC:** Ins. 202305160047595 (Stormwater Control Practices Easement)
90. **Russian Baptist Church:** Ins. 202305160047594 (Stormwater Control Practices Easement)
IIP-OH 2 LLC: Ins. 202305160047590 (Stormwater Control Practices Easement)
91. **Ohio Power Company:** Ins. 202305160047588 (Stormwater Control Practices Easement)
92. **SpruceCommonsPlus, LLC:** Ins. 202305160047587 (Stormwater Control Practices Easement)
93. **Lower Lights Ministries:** Ins. 202305080044771 (Stormwater Control Practices Easement)
94. **SpruceCommonsPlus, LLC:** Ins. 202305040043410 (Sanitary Sewer Utility Easement)
95. **Easton Place Homes, LLC:** Ins. 202305040043409 (Sanitary Sewer Utility Easement)
96. **MORSO Holdings Co.:** Ins. 202305040043408 (Sanitary Sewer Utility Easement)
97. **Boss Excavating and Grading, Inc.:** Ins. 202304240038864 (Preservation Easement)

98. **Boss Excavating and Grading, Inc.:** Ins. 202304240038863 (Stormwater Control Practices Easement)
99. **0 Outerbelt Street, LLC:** Ins. 202304240038862 (Stormwater Control Practices Easement)
100. **0 Outerbelt Street, LLC:** Ins. 202304240038861 (Stormwater Control Practices, Joint Basin Easement)
101. **0 Outerbelt Street, LLC:** Ins. 202304240038860 (Preservation Easement)
102. **West Broad Senior Housing Limited Partnership:** Ins. 202304200037974 (Preservation Easement)
103. **West Broad Senior Housing Limited Partnership:** Ins. 202304200037973 (Stormwater Control Practices Easement)
104. **Alcohol Drug and Mental Health Board of Franklin County:** Ins. 202304050032207 (Stormwater Control Practices Easement)
105. **Mulby Place Homes LLC:** Ins. 202304050032206 (Electrical Utility Easement)
106. **Goodwill Industries of Central Ohio, Inc.:** Ins. 202304050032205 (Sanitary Sewer Utility Easement)
107. **Capitol City Baptist Church:** Ins. 202303280029148 (Sanitary Sewer Utility Easement)
108. **514 Taylor Avenue QOZB LLC:** Ins. 202303280029147 (Stormwater Control Practices Easement)
109. **Columbus Regional Airport Authority:** Ins. 202303280029146 (Stormwater Control Practices Easement)
110. **Starling Yard Limited Partnership:** Ins. 202303280029145 (Stormwater Control Practices Easement)
111. **Ohio Community Development Finance Fund:** Ins. 202303280029144 (Stormwater Control Practices Easement)
112. **Nellai One Homes LLC:** Ins. 202303280029143 (Water Utility Easement)
113. **Nellai One Homes LLC:** Ins. 202303280029142 (Temporary Construction Easement)
114. **The Retreat at Scioto Creek, L.P.:** Ins. 202210200147015 (Sanitary Sewer Utility Easement)

SECTION 2. That the City formally accepts the following real estate previously conveyed to the City that were recorded in the public land records of the Recorder's Office, Delaware County, Ohio ("Real Estate"), which are being used for various public purposes, including but not limited to sewerage, drainage, water, electric, and other general utilities, pedestrian and vehicular traffic control, pedestrian and vehicular access and parking, parkland and conservation, landscaping, signs, ADA compliant sidewalks, walkways, bikeways, access, and shared use paths, and associated appurtenances.

Grantor(s).....Delaware County Recorder Reference.....(Real Estate)

1. **Polaris Car Wash, LLC:** D.B. 2055, Pg. 2095 - 2098 (Temporary Construction Easement)
2. **CBH Properties Columbus II, LLC:** D.B. 2049, Pg. 2576 - 2584 (Stormwater Control Practices Easement)
3. **The Zelle at Polaris, LLC:** D.B. 2046, Pg. 894 - 903 (Stormwater Control Practices Easement)
4. **The Zelle at Polaris, LLC:** D.B. 2046, Pg. 888 - 893 (Preservation Easement)
5. **N.P. Limited Partnership:** D.B. 2044, Pg. 812 - 815 (Storm Sewer Utility Easement)
6. **Polaris MM, LLC:** D.B. 2024, Pg. 2229 - 2238 (Preservation Easement)
7. **Polaris MM, LLC:** D.B. 2024, Pg. 2222 - 2228 (Stormwater Control Practices Easement)

SECTION 3. That the directors of the Departments of Public Utilities, Public Service, Finance and Management, Development, and Recreation and Parks are authorized to enter into any necessary agreements with the grantors of the Real Estate in order to address any real estate tax or assessment issues.

SECTION 4. That the City Attorney is required to preapprove all documents executed by the City pursuant to this ordinance.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.