



## Legislation Details (With Text)

**File #:** 1344-2012      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 6/12/2012      **In control:** Development Committee  
**On agenda:** 6/25/2012      **Final action:** 6/26/2012  
**Title:** To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of two parcels of real property (00000 North Talmadge Street) 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
6/26/2012	1	CITY CLERK	Attest	
6/26/2012	1	MAYOR	Signed	
6/25/2012	1	COUNCIL PRESIDENT	Signed	
6/25/2012	1	Columbus City Council	Approved	Pass

**BACKGROUND:** Two 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 Director of Development to transfer two parcels located at 00000 North Talmadge Street (010-002344 & 010-040636) to Bethany Presbyterian Church, who will maintain the vacant parcels as a side yard expansion. The parcels will be transferred by deed recorded in the Official Records of the Franklin 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 land and such other expenses of the program as the City may apportion to such land from the sale proceeds.

**EMERGENCY JUSTIFICATION:** Emergency Legislation is requested to expedite the transfer and decrease Land Bank maintenance costs.

To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of two parcels of real property (00000 North Talmadge Street) held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

**WHEREAS,** a proposal for the sale of the property which was acquired pursuant to Ohio Revised Code Section 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**, the property will be 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 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 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 the 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 to expedite the transfer in order to reduce Land Bank maintenance costs, 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 to the following parcels of real estate to Bethany Presbyterian Church:

PARCEL NUMBERS: 010-002344 & 010-040636  
ADDRESS: 00000 North Talmadge Street, Columbus, Ohio 43203  
PRICE: \$500 plus a \$38.00 recording fee  
USE: Side Yard Expansion

Said property is located in the City of Columbus, County of Franklin, and State of Ohio, and is more particularly described as follows:

Being part of Lot Number Nineteen (19) of T. W. Tallmadge's Addition to the City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 1, Page 266, Recorder's Office, Franklin County, Ohio, more particularly described as follows:

Beginning at the northeast corner of said Lot Number 19, thence southerly and along the east line of said Lot a distance of Fifty Three feet and four inches to a point; thence westerly and parallel to the north line of said Lot Number 19, a distance of one hundred fourteen feet (114') to a point, thence north and parallel to the east line of said lot a distance of fifty three feet and four inches (53'-4") to a point in the north line of said lot; thence easterly and along the north line of said lot a distance of 114 feet to the point of beginning.

**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.