



Legislation Details (With Text)

File #: 0518-2011 **Version:** 1
Type: Ordinance **Status:** Passed
File created: 3/22/2011 **In control:** Development Committee
On agenda: 4/4/2011 **Final action:** 4/7/2011

Title: To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of a parcel of real property, located at 244 North Virginia Lee Road, Columbus, Ohio 43209, 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
4/7/2011	1	CITY CLERK	Attest	
4/6/2011	1	MAYOR	Signed	
4/4/2011	1	Columbus City Council	Approved	Pass
4/4/2011	1	COUNCIL PRESIDENT	Signed	
3/24/2011	1	CITY ATTORNEY	Reviewed and Approved	
3/24/2011	1	Dev Drafter	Sent to Clerk's Office for Council	
3/23/2011	1	Dev Drafter	Sent for Approval	
3/22/2011	1	Dev Drafter	Sent for Approval	
3/22/2011	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	

BACKGROUND: One parcel currently held in the Land Bank has 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. 244 North Virginia Lee Road (010-078431) will be sold to Kevin D. Hart who will rehabilitate and rent the existing single family home. The property will be transferred by deed and recorded in the Official Records of the Franklin County Recorder's Office.

EMERGENCY JUSTIFICATION: Emergency action for these properties is requested in order to expedite the transfer so the buyer can begin the renovation of the house.

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.

To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of a parcel of real property, located at 244 North Virginia Lee Road, Columbus, Ohio 43209, held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

WHEREAS, the Land Redevelopment Office was authorized to purchase the parcel from the United States Department of Housing and Urban Development through the Good Neighbor Program, by Ordinance 0106-2008, passed January 28, 2008; and

WHEREAS, a proposal for the sale of one parcel which has been acquired pursuant to Section 5722.06 for this program meet the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved; and

WHEREAS, such parcel of real estate is 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.

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 parcel of real estate to expedite the start of renovation, 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 of the following parcel of real estate:

PARCEL NUMBER: 010-078431
ADDRESS: 244 North Virginia Lee Road, Columbus, Ohio 43209
PRICE: \$6,500 plus a \$38.00 recording fee
USE: Residential

Situated in the City of Columbus, Franklin County, Ohio described as:

Being Lot number Ninety-Eight (98) of Eastvale Addition to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 21, Page 7, 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.