



Legislation Details (With Text)

File #: 0562-2011 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 3/29/2011 **In control:** Development Committee

On agenda: 4/11/2011 **Final action:** 4/13/2011

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

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
4/13/2011	1	CITY CLERK	Attest	
4/12/2011	1	MAYOR	Signed	
4/11/2011	1	Columbus City Council	Approved	Pass
4/11/2011	1	COUNCIL PRESIDENT	Signed	
3/30/2011	1	Dev Drafter	Sent for Approval	
3/30/2011	1	CITY ATTORNEY	Reviewed and Approved	
3/30/2011	1	Dev Drafter	Sent to Clerk's Office for Council	
3/29/2011	1	Dev Drafter	Sent for Approval	
3/29/2011	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	

Background: Three properties currently held in the Land Bank are 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. Three vacant lots, 1265 N. 6th St (010-024591), 0 N. 6th St (010-024592), and 1438-1440 N. 5th St (010-047302), will be sold to Weinland Park Homes, LLC to develop new single-family homes. The houses will be a part of a 40-unit, scattered site single family, rent to own project developed by Weinland Park Homes, LLC in Weinland Park. The properties will be transferred by deeds 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 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 expedite the transfer of the property to allow the developer to close on funding commitments from private lenders and the State of Ohio.

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 to Weinland Park Homes, LLC, 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 Section 5722.03 and 5722.06 for this program 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.

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 to allow the developer to close on funding commitments from private lenders and the State of Ohio, 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 parcels of real estate:

(1)
PARCEL NUMBER: 010-024591
ADDRESS: 1265 N. 6th St., Columbus, Ohio 43201
USE: Single-family Residential dwelling

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

Being Lot Number Two Hundred Seventy (270) NEW INDIANOLA ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 12, Page 35, Recorder's Office, Franklin County, Ohio.

(2)
PARCEL NUMBER: 010-024592
ADDRESS: 0 N. 6th St., Lot 271, Columbus, Ohio 43201
USE: Single-family Residential dwelling

Situated in the State of Ohio, County of Franklin, and City of Columbus:

Being Lot Number Two Hundred Seventy-One (271) of New Indianola Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 12, Page 35, Recorder's Office, Franklin County, Ohio.

(3)
PARCEL NUMBER: 010-047302
ADDRESS: 1438-1440 N. 5th St
USE: Single-family Residential dwelling

Situated in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows:

Being Lot Number Two Hundred Eight (208) and Four (4) feet off the North side of Lot Number Two Hundred Nine (209), of NEW INDIANOLA ADDITION, City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in

Plat Book 12, page 35, 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 the Neighborhood Stabilization 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.