



Legislation Details (With Text)

File #: 1343-2010 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 9/15/2010 **In control:** Development Committee

On agenda: 9/27/2010 **Final action:** 9/29/2010

Title: To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of one parcel of real property (2527 Homecroft Drive) 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
9/29/2010	1	MAYOR	Signed	
9/29/2010	1	CITY CLERK	Attest	
9/27/2010	1	Columbus City Council	Approved	Pass
9/27/2010	1	COUNCIL PRESIDENT	Signed	
9/15/2010	1	Dev Drafter	Sent for Approval	
9/15/2010	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
9/15/2010	1	Dev Drafter	Sent for Approval	
9/15/2010	1	CITY ATTORNEY	Reviewed and Approved	
9/15/2010	1	Dev Drafter	Sent to Clerk's Office for Council	

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. 2527 Homecroft Drive (010-073930) will be sold to SLHF Limited Co. who will rehabilitate and sell 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.

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 property and such other expenses of the program as the City may apportion to such property from the sale proceeds.

EMERGENCY JUSTIFICATION: Emergency action for this property is requested in order to expedite the transfer so SLHF Limited can take control of the property to begin the exterior rehabilitation of the existing home before the winter season approaches.

To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of one parcel of real property (2527 Homecroft Drive) held in the Land Bank 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 one parcel which has been acquired pursuant to Ohio Revised Code Section 5722.06 for this program to 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 Ohio Revised Code Section 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; 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 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 in order to begin the exterior rehabilitation of the existing home before the winter season approaches, 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: 010-073930
ADDRESS: 2527 Homecroft Drive
PRICE: \$5,000 plus recording fee of \$38.00
USE: Rehabilitation and sale.

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

Being One (1) foot off of the North side of Lot Number One Hundred Seventy-three (173) and all of Lot Number One Hundred Seventy-four (174) in HOMECROFT ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 14, page 24, Recorder's Office, Franklin County, Ohio, the same property described at Deed Volume 2010, Page 323.

Subject to all restrictions, reservations, covenants, conditions, easements, leases and rights of way of record.

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.