



Legislation Details (With Text)

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File created: 8/20/2014 **In control:** Development Committee

On agenda: 9/8/2014 **Final action:** 9/11/2014

Title: To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of four parcels of real property (257-59 N. Monroe Ave., 265 N. Monroe Ave., 267 N. Monroe Ave., 272-76 Talmadge St.) 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
9/11/2014	1	CITY CLERK	Attest	
9/10/2014	1	MAYOR	Signed	
9/8/2014	1	COUNCIL PRESIDENT	Signed	
9/8/2014	1	Columbus City Council	Approved	Pass

BACKGROUND: Four 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 transfer of the following four parcels to Pina Triplett and M. Scott Downs, who will maintain the vacant parcels as a side yard expansion under the Mow to Own Program.

- 257-59 North Monroe Avenue, Columbus, Ohio 43203, Parcel Number 010-032153
- 265 North Monroe Avenue, Columbus, Ohio 43203, Parcel Number 010-022182
- 267 North Monroe Avenue, Columbus, Ohio 43203, Parcel Number 010-022495
- 272-76 Talmadge Street, Columbus, Ohio 43203, Parcel Number 010-022264

The buyer had licensed the parcels under the Land Bank's Community Garden Program and is renovating an adjacent house, which will be completed prior to transfer. 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 action is requested to expedite the transfer in order to reduce 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 four parcels of real property (257-59 N. Monroe Ave., 265 N. Monroe Ave., 267 N. Monroe Ave., 272-76 Talmadge St.) held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

WHEREAS, by Ordinance 1325-98, 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, or any other land acquired as part of the land reutilization program; and

WHEREAS, a proposal for the sale of the property which was acquired pursuant to Ohio Revised Code Sections 5722.03 and 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, in conformity with Ohio Revised Code Section 5722.07, the property will be sold at not less than fair market value, defined as 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; therefore, competitive bidding is not required; 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 Pina Triplett and M. Scott Downs:

Parcel 1:

PARCEL NUMBER: 010-032153
ADDRESS: 257-59 N. Monroe Ave., Columbus, Ohio 43203
PRICE: \$2,450.00 minus credits granted by the City under the Mow to Own Program, plus a \$100.00 processing fee
USE: Side yard expansion

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:
Being Lot No 83 of Mitchell and Watson's East Grove Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 172, Recorder's Office, Franklin County, Ohio.

Parcel 2:

PARCEL NUMBER: 010-022182
ADDRESS: 265 N. Monroe Ave., Columbus, Ohio 43203

PRICE: \$873.00 minus credits granted by the City under the Mow to Own Program, plus a \$100.00 processing fee

USE: Side yard expansion

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

Being a portion of Lot no. 87 EAST GROVE ADDITION, to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 172, Recorder's Office, Franklin County, Ohio, described as follows:

Beginning at the southeast corner of Lot No. 87, running North along the East lot line of said Lot, 21.3 feet, then West 117.1 feet parallel to the North lot line of said lot, thence south parallel to the East lot line of said Lot, to the South lot line, 21.3 feet, then east 117.1 feet to the East lot line of said lot to the point of beginning.

Parcel 3:

PARCEL NUMBER: 010-022495

ADDRESS: 267 N. Monroe Ave., Columbus, Ohio 43203

PRICE: \$766.00 minus credits granted by the City under the Mow to Own Program, plus a \$100.00 processing fee

USE: Side yard expansion

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

Being a portion of Lot No. 87 of John G. Mitchell's and James Watson's East Grove Addition to the City of Columbus, as described and delineated in Plat Book No. 2, Page 172, Recorder's Office, Franklin County, Ohio.

Beginning at the northeast corner of said Lot No. 87, and running westerly along the north lot line of said Lot, 117.1 feet, then South parallel to the east lot line of Lot No. 87, 18.82 feet, then east parallel to the north lot line of Lot No. 87, 117.1 feet to the east lot line, then north along the east lot line 18.82 feet to the point of beginning.

Parcel 4:

PARCEL NUMBER: 010-022264

ADDRESS: 272-76 Talmadge St., Columbus, Ohio 43203

PRICE: \$798.00 minus credits granted by the City under the Mow to Own Program, plus a \$100.00 processing fee

USE: Side yard expansion

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

Being 57.9 feet off the West end of Lot No. 87 of the John G. Mitchell's and James Watson's East Grove Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 172, Recorder's Office, Franklin County, Ohio, being more particularly bounded and described as follows:

Beginning at the Northwest corner of said Lot No. 87, running 40.12 feet south along the west lot line of said lot to the South lot line, then east 57.9 feet along the South lot line of said lot then north 40.12 feet, parallel to the East lot line of said lot, to the North lot line, then west along the North lot line of said lot to the place of beginning.

SECTION 2. For the property stated in Section 1, that the City will credit the Buyer at the time of transfer for the value of maintenance and/or improvements made by the Buyer under the Mow to Own Program as specified in the Memorandum of Understanding.

SECTION 3. For the property stated in Section 1, that the Director of Development is hereby authorized to execute any agreement, deed restriction, or mortgage to ensure compliance with Land Bank Program rules and the submitted application and to release such restriction or mortgage upon compliance.

SECTION 4. That for good cause shown, Section 329.29 of the Columbus City Codes, 1959, is hereby waived.

SECTION 5. 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 6. 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.