



Legislation Details (With Text)

File #: 1990-2016 **Version:** 1
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File created: 7/15/2016 **In control:** Housing Committee
On agenda: 7/25/2016 **Final action:** 7/26/2016

Title: To authorize the Director of the Department of Development to enter into an option agreement or agreements, as needed, to sell and transfer by quitclaim deed one parcel, located at 1833 South Parsons Ave., in the Southern Gateway Redevelopment Area.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
7/26/2016	1	CITY CLERK	Attest	
7/26/2016	1	ACTING MAYOR	Signed	
7/26/2016	1	ACTING MAYOR	Signed	
7/25/2016	1	COUNCIL PRESIDENT	Signed	
7/25/2016	1	Columbus City Council	Read for the First Time	
7/25/2016	1	Columbus City Council	Approved	Pass

BACKGROUND: Authorization is needed for the Director of the Department of Development to enter into an option agreement or sales contract to sell and transfer 1833 South Parsons Ave. (010-044235) in the Southern Gateway Redevelopment Area to The NRP Group LLC in conjunction with Community Development For All People. The site is the second phase of Parsons Village which will be a mixed use development offering additional senior housing and commercial space. The project is contingent on LIHTC tax credits and HOME funds. This legislation authorizes the Director of Development to enter into the necessary option agreement or agreements as needed to sell and transfer of the property.

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 enter into an option agreement or agreements, as needed, to sell and transfer by quitclaim deed one parcel, located at 1833 South Parsons Ave., in the Southern Gateway Redevelopment Area.

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 Section 5722.03 or 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, it has become necessary in the usual daily operation of the City to authorize the Director of the Department of Development to execute any and all necessary agreements and deeds of conveyance for the real property; 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 those documents, on behalf of the City of Columbus, as approved by the Department of Law, Division of Real Estate, necessary to enter into a contract for the sale of the following described property, and to execute a quitclaim deed and any ancillary documents as may be necessary to transfer title thereto;

PARCEL NUMBER: 010-044235
ADDRESS: 1833 South Parsons Ave, Columbus, Ohio 43207
PRICE: \$206,100 plus a \$150.00 processing fee
USE: Mixed-Use Senior Housing Complex

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 28, Township 5, Range 22, Refugee Lands, Being part of Lots 15 and 30 of “20th Century Addition”, a subdivision of record in Plat Book 5, Page 496, and all of Lots 16-29, inclusive, of said “20th Century Addition” as conveyed to City of Columbus, Ohio by deeds of record in instrument Number 200605180096585, 201006250080080, 200605160095350 and Official Records 15241109, 15241114, 15554G04 and 16401E20, and part of the 20 feet wide alley vacated by City of Columbus Ordinance Number 0851-2011 (all references refer to the records of the Recorder’s Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at an iron pin set the intersection of the westerly right-of-way line of Parsons Avenue (60’ wide) with the southerly right-of-way line of Innis Avenue (50’ wide), being the northeasterly corner of said Lot 18 and the TRUE POINT OF BEGINNING;

Thence South 03 degrees 31 minutes 13 seconds West, with the westerly right-of-way line of said Parsons Avenue, a distance of 322.00 feet to an iron pin set at the intersection of the westerly right-of-way line of said Parsons Avenue with the northerly right-of-way line of Reeb Avenue (50’ wide);

Thence North 86 degrees 20 minutes 41 seconds West, with the northerly right-of-way line of said Reeb Avenue, a distance 245.00 feet to an iron pin set;

Thence North 03 degrees 31 minutes 13 seconds East, across said Lot 30, said Lot 15 and said vacated alley, a distance 322.00 feet to an iron pin set in the southerly right-of-way line of said Innis Avenue;

Thence South 86 degrees 20 minutes 41 seconds East, with the southerly right-of-way line of said Innis Avenue, (passing at 40.38 feet a ¾ inch iron pipe found) a total distance of 245.00 feet to the TRUE POINT OF BEGINNING, containing 1.811 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

SECTION 2. 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 3. That for good cause shown, the provisions of City Code Chapter 329 relating to the sale of city-owned realty are hereby waived.

SECTION 4. 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 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.