



## Legislation Details (With Text)

**File #:** 0868-2021      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 4/1/2021      **In control:** Public Service & Transportation Committee  
**On agenda:** 4/26/2021      **Final action:** 4/29/2021

**Title:** To authorize the City Attorney to file complaints in order to immediately appropriate and accept the remaining fee simple and lesser real estate necessary to timely complete the Urban Infrastructure Recovery Fund (“UIRF”) - Far South Project; to authorize an expenditure of \$2,995.00 from existing ACIDI001320-10.(\$2,995.00)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
4/29/2021	1	CITY CLERK	Attest	
4/28/2021	1	MAYOR	Signed	
4/26/2021	1	COUNCIL PRESIDENT	Signed	
4/26/2021	1	Columbus City Council	Approved	Pass
4/19/2021	1	Columbus City Council	Read for the First Time	

**BACKGROUND:** The City’s Department of Public Service (“DPS”) is performing the Urban Infrastructure Recovery Fund (“UIRF”) - Far South Project (Project No. 440005-100075) (“Public Project”). The City must acquire certain fee simple title and lesser real estate located in various areas on the far south side of Columbus (collectively, “Real Estate”) in order for DPS to timely complete the Public Project. The City passed Ordinance Number 0226-2020 authorizing the City Attorney to acquire the Real Estate. Furthermore, the City also adopted Resolution 0154X-2020 establishing the City’s intent to appropriate the Real Estate. The City’s acquisition of the Real Estate will help make, improve, or repair certain portions of the public right-of-way of the far south side of Columbus which will be open to the public without charge.

The City Attorney, pursuant to Columbus City Code, Section 909.03, served notice to all of the owners of the Real Estate of the (i) Public Project’s public purpose and necessity, and (ii) adoption of Resolution 0154X-2020. However, the City Attorney was unable to either locate some of the Real Estate’s owner(s) or agree with some of the Real Estate’s owner(s) in good faith regarding the amount of just compensation.

**CONTRACT COMPLIANCE:** Not applicable.

**FISCAL IMPACT:** Funding to acquire the Real Estate is available through the Streets and Highways Bond Fund, Fund Number 7704 pursuant to existing Auditor’s Certificate ACIDI001320-10.

**EMERGENCY JUSTIFICATION:** Not applicable.

To authorize the City Attorney to file complaints in order to immediately appropriate and accept the remaining fee simple and lesser real estate necessary to timely complete the Urban Infrastructure Recovery Fund (“UIRF”) - Far South Project;

to authorize an expenditure of \$2,995.00 from existing ACDI001320-10.(\$2,995.00)

**WHEREAS**, the City intends to make, improve, or repair certain public right-of-ways by completing the Urban Infrastructure Recovery Fund (“UIRF”) - Far South Project (Project No. 440005-100075) (“Public Project”); and

**WHEREAS**, the City intends for the City Attorney to acquire the necessary fee simple title and lesser real estate located in the vicinity of the public right-of-way of the far south side of Columbus; and

**WHEREAS**, the City, pursuant to the passage of Ordinance Number 0226-2020 and the adoption of Resolution Number 0154X-2020 intends to authorize the City Attorney to spend City funds and file the necessary complaints to immediately appropriate and accept title to the remainder of the Real Estate; and

**WHEREAS**, the City intends for the Real Estate’s acquisition to help make, improve, or repair certain portions of the public right-of-way of the far south side of Columbus which will be open to the public without charge; and **now, therefore:**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the fee simple and lesser real estate associated with the project parcel numbers listed in Section Four (4) of this ordinance (“Real Estate”) are (i) fully described in Resolution 0154X-2020 and incorporated into this ordinance for reference as if rewritten, and (ii) to be immediately appropriated and accepted for the public purpose of the Department of Public Service (“DPS”) timely completing the Urban Infrastructure Recovery Fund (“UIRF”) - Far South Project (Project No. 440005-100075) (“Public Project”).

**SECTION 2.** That the City declares, pursuant to the City's power and authority under the Ohio Constitution, Ohio Revised Code Sections 715.01, 717.01, 719.01, and 719.02, the City's Charter, and Columbus City Code Chapter 909, the appropriation of the Real Estate is necessary for the Public Project, because the City was unable to locate the Real Estate’s owner(s) or agree in good faith with the Real Estate’s owner(s) regarding the amount of just compensation to be paid by the City for the Real Estate.

**SECTION 3.** That the City intends to obtain immediate possession of the Real Estate for the Public Project.

**SECTION 4.** That the City declares that the fair market value of the Real Estate as follows:

**PUBLIC PROJECT PARCEL NUMBER(S) (FMVE)**

**REAL ESTATE OWNER**

**OWNER ADDRESS**

**Pcl 2-T (FMVE \$525)**

CSX Transportation, Inc.  
c/o Sara French  
500 Water Street - J - 180  
Jacksonville, FL 32202

**Pcl 5-CH (FMVE \$300)**

Jose Pinto-Murcia  
1745 Linwood Avenue  
Columbus, OH 43207

**Pcl 6-CH, -T (FMVE \$1,270)**

Norman Rundio and Lavada Rundio  
2538 Wilson Avenue

Columbus, OH 43207

**Parcel 10-CH (FMVE \$300)**

Sergio Del Real  
2506 Wilson Ave.  
Columbus, Ohio 43207

**Parcel 24-T (FMVE \$300)**

Allora Properties LLC  
13663 S. Duskywing Way  
Riverton, UT 84096  
Attn: Derek Williams

**Parcel 25-T (FMVE \$300)**

Euceda Painting & More LLC  
200 Williams Road  
Columbus, Ohio 43207

**SECTION 5.** That the City Attorney is authorized to file petitions necessary to appropriate the Real Estate in the appropriate court of common pleas and impanel a jury to inquire and assess the amount of just compensation for the Real Estate.

**SECTION 6.** That the Real Estate's acquisition for the Public Project is required to make, improve, or repair certain portions of the public right-of-way of the far south side of Columbus and associated appurtenances, which will be open to the public without charge.

**SECTION 7.** That the City Attorney, in order to pay for the Real Estate's acquisition and appropriation costs for the Public Project, is authorized to spend up to Two Thousand Nine Hundred Ninety-five and 00/100 U.S. Dollars (\$2,995.00), or so much as may be needed from existing Auditor's Certificate ACDI001320-10.

**SECTION 8.** That the City Auditor is authorized to make any accounting changes to revise the funding source associated with this ordinance.

**SECTION 9.** That this ordinance shall take effect and be in full force and effect from and after the earliest period allowed by law.