



## Legislation Details (With Text)

**File #:** 0824-2012      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 4/9/2012      **In control:** Development Committee  
**On agenda:** 4/23/2012      **Final action:** 4/25/2012

**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 (1399 E. Maynard Avenue; 1434 Maynard Avenue; 1413 E. Blake Avenue; and 1464 E. Blake Avenue) held in the Land Bank pursuant to the Land Reutilization Program and Neighborhood Stabilization Program; and to declare an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

| Date      | Ver. | Action By             | Action   | Result |
|-----------|------|-----------------------|----------|--------|
| 4/25/2012 | 1    | MAYOR                 | Signed   |        |
| 4/25/2012 | 1    | CITY CLERK            | Attest   |        |
| 4/23/2012 | 1    | COUNCIL PRESIDENT     | Signed   |        |
| 4/23/2012 | 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 the transfer of four parcels located at 1399 E. Maynard Avenue (010-060715); 1434 Maynard Avenue (010-060739); 1413 E. Blake Avenue (010-061028); and 1464 E. Blake Avenue (010-060699) to the Greater Linden Development Corporation, who will rehabilitate and redevelop the four properties as part of their Linden Village project. The project is funded under the Neighborhood Stabilization Program 3. 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 to reduce further deterioration of the structures and to immediately commence rehabilitation.

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 (1399 E. Maynard Avenue; 1434 Maynard Avenue; 1413 E. Blake Avenue; and 1464 E. Blake Avenue) held in the Land Bank pursuant to the Land Reutilization Program and Neighborhood Stabilization Program; and to declare an emergency.

**WHEREAS**, ordinance 1860-2008 adopted the City's Neighborhood Stabilization Program, authorized the filing of the Neighborhood Stabilization Program application with HUD, and made a substantial amendment to the Consolidated Plan's 2008 Action Plan; and

**WHEREAS**, ordinances 0234-2009 and 0136-2009 authorized the Director of the Department of Development to acquire properties under the Neighborhood Stabilization Program and the expenditure of funds; and

**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 two parcels acquired pursuant to Section 5722.06 for this program, meet the Land Reutilization Program's Disposition Policies and Guiding Principles, and were approved; and

**WHEREAS**, a proposal for the sale of two parcels acquired pursuant to Section 5722.03 for this program, meet the Land Reutilization Program's Disposition Policies and Guiding Principles, and were approved; 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 further deterioration of the structures and to immediately commence rehabilitation, 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 Greater Linden Development Corporation:

(1)

PARCEL NUMBER: 010-060715  
ADDRESS: 1399 Maynard Avenue, Columbus, Ohio 43211  
USE: Single-Family Dwelling

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

Being Lot Numbered One Hundred Forty-two (142), in Theodore Wyant's Cleveland Avenue Place Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Page 14-B, Recorder's Office, Franklin County, Ohio.

(2)

PARCEL NUMBER: 010-060739  
ADDRESS: 1434 Maynard Avenue, Columbus, Ohio 43211  
USE: Single-Family Dwelling

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

Being Lot Numbered One Hundred Thirty (130), in Theodore Weyant's Cleveland Avenue Place Subdivision, as the same

is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Page 14-B, Recorder's Office, Franklin County, Ohio.

(3)

PARCEL NUMBER: 010-061028  
ADDRESS: 1413 E. Blake Avenue, Columbus, Ohio 43211  
USE: Single-Family Dwelling

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

Being Lot Numbered One Hundred Fifteen (115), in Theodore Weyant's Cleveland Avenue Place Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Page 14-B, Recorder's Office, Franklin County, Ohio.

(4)

PARCEL NUMBER: 010-060699  
ADDRESS: 1464 E. Blake Avenue, Columbus, Ohio 43211  
USE: Single-Family Dwelling

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

Being Lot Numbered One Hundred One (101), in Theodore Weyant's Cleveland Avenue Place Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Page 14-B, 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 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.