



## Legislation Details (With Text)

**File #:** 1415-2010      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 9/27/2010      **In control:** Development Committee  
**On agenda:** 10/18/2010      **Final action:** 10/20/2010

**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 (1142 Woodrow Ave.) 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
10/20/2010	1	CITY CLERK	Attest	
10/19/2010	1	MAYOR	Signed	
10/18/2010	1	Columbus City Council	Approved	Pass
10/18/2010	1	COUNCIL PRESIDENT	Signed	
9/27/2010	1	Dev Drafter	Sent for Approval	
9/27/2010	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
9/27/2010	1	Dev Drafter	Sent for Approval	
9/27/2010	1	CITY ATTORNEY	Reviewed and Approved	
9/27/2010	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. 1142 Woodrow Avenue (010-112227) will be sold to Tommie W. Johnson and Brenda E. Johnson who will rehabilitate 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 the buyer can start rehabilitation work immediately.

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 (1142 Woodrow Ave.) held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

**WHEREAS**, the Land Redevelopment Office was authorized to purchase the parcel from the United States Department of Housing and Urban Development through the Good Neighbor Program, by Ordinance 0106-2008, passed January 28, 2008; 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 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 parcel of real estate is 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 so the buyer can begin rehabilitating the property immediately, 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 parcels of real estate:

**PARCEL NUMBER:** 010-112227  
**ADDRESS:** 1142 Woodrow Avenue  
**PRICE:** \$4,000 plus recording fee of \$38.00  
**USE:** Rehabilitation of the existing single family home.

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

Being Lot Number Fourteen (14), of the Lawrencedale Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 20, Page 45, 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.