



## Legislation Details (With Text)

**File #:** 2073-2014      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 9/5/2014      **In control:** Public Service & Transportation Committee  
**On agenda:** 9/29/2014      **Final action:** 10/1/2014

**Title:** To authorize the City Attorney to file complaints in order to appropriate the remainder of the fee simple and lesser real estate title interests necessary for the Department of Public Service, Division of Design and Construction, Morse Road Hamilton to US 62, Phase 1 a.k.a. Morse Road TIF-Phase 1 (PID 530103-10044) Public Project; authorizes the City Attorney to spend funds from Fund Number 438; and declares an emergency. (\$7,812.00)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
10/1/2014	1	CITY CLERK	Attest	
9/30/2014	1	MAYOR	Signed	
9/29/2014	1	COUNCIL PRESIDENT	Signed	
9/29/2014	1	Columbus City Council	Approved	Pass

**BACKGROUND:**

The City passed Ordinance Number 1643-2013 on July 15<sup>th</sup>, 2013, which authorized the City Attorney to engage in the acquisition of certain fee simple and lesser real estate title interests (collectively, the "Real Estate Interests") for the Department of Public Service, Division of Design and Construction, Morse Road Hamilton to US 62, Phase 1 a.k.a. Morse Road TIF-Phase 1 (PID 530103-10044) Public Project (the "Public Project"). The City also adopted Resolution Number 0002x-2014 on January 13<sup>th</sup>, 2014, which declared the City's (i) public purpose and necessity of the Public Project; and (ii) intent to appropriate the Real Estate Interests.

Pursuant to Columbus City Code, Section 909.03, the City Attorney served notice to all of the Real Estate Interests' owners of the (i) Public Project's public purpose and necessity; and (ii) adoption of City Resolution 0002x-2014. However, the City Attorney was unable to either locate some of the Real Estate Interests' owners or agree with some of the Real Estate Interests' owners regarding the amount of just compensation paid by the City for the Real Estate Interests. Accordingly, this ordinance authorizes the City Attorney to spend City funds and file necessary complaints to appropriate the remainder of the Real Estate Interests for the Public Project.

**FISCAL IMPACT:** Funding to appropriate the Public Project's Real Estate Interests will come from Fund Number 438.

**EMERGENCY JUSTIFICATION:** Emergency action is requested to allow for the appropriation and acquisition of the Real Estate Interests necessary for the Public Project to proceed without delay, which will preserve the public peace, property, health, safety, and welfare.

To authorize the City Attorney to file complaints in order to appropriate the remainder of the fee simple and lesser real

estate title interests necessary for the Department of Public Service, Division of Design and Construction, Morse Road Hamilton to US 62, Phase 1 a.k.a. Morse Road TIF-Phase 1 (PID 530103-10044) Public Project; authorizes the City Attorney to spend funds from Fund Number 438; and declares an emergency. (\$7,812.00)

**WHEREAS**, pursuant to the passage of Ordinance Number 1643-2013 on July 15<sup>th</sup>, 2013, and adoption of Resolution Number 0002x-2014 on January 13<sup>th</sup>, 2014, the City presently intends to authorize the City Attorney to spend City funds and file necessary complaints to appropriate the remainder of the fee simple and lesser real estate title interests (*i.e.* "Real Estate Interests") for the Department of Public Service, Division of Design and Construction, Morse Road Hamilton to US 62, Phase 1 a.k.a. Morse Road TIF-Phase 1 (PID 530103-10044) Public Project (*i.e.* "Public Project");

**WHEREAS**, an emergency exists in the usual daily operations of the City in that it is immediately necessary to appropriate the remainder of the Real Estate Interests so that there will be no delay in the Public Project, which preserves the public peace, property, health, safety, and welfare; and **NOW, THEREFORE**,

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

**SECTION 1.** The fee simple and lesser real estate title interests associated with the project parcel numbers listed in Section 4 of this ordinance (collectively, the "Real Estate Interests") are described in Resolution Number 0002x-2014, which was adopted on January 13<sup>th</sup>, 2014, and fully incorporated into this ordinance for reference; and to be appropriated for the public purpose of the Department of Public Service, Division of Design and Construction, Morse Road Hamilton to US 62, Phase 1 a.k.a. Morse Road TIF-Phase 1 (PID 530103-10044) Public Project (the "Public Project").

**SECTION 2.** Pursuant to the City's power and authority under the Ohio Constitution, Ohio Revised Code, Sections 715.01, 717.01, and 719.01-719.02, the City's Charter, and Columbus City Code, Chapter 909, the City declares the appropriation of the Real Estate Interests are necessary for the Public Project, because the City was unable to locate the Real Estate Interests' owners or agree with the Real Estate Interests' owners regarding the amount of just compensation paid by the City for the Real Estate Interests.

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

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

**PUBLIC PROJECT'S PARCEL NUMBER(S) (FAIR MARKET VALUE AMOUNT)**  
**REAL ESTATE INTERESTS' OWNER(S)**  
**ADDRESS(ES)**

**7WD, S (FMVE: \$7,512.00)**  
**WARREN W. ROBERTS & CAROLYN M. ROBERTS**  
5440 MORSE RD, COLUMBUS, OH 43230

**12T (FMVE: \$300.00)**  
**ROLLIN E. MORGAN, DECEASED, & MONICA MORGAN WHITEHEAD**  
6945 WALNUT ST., NEW ALBANY, OH 43054

**TOTAL.....\$7,812.00**

**SECTION 5.** The City Attorney is authorized to file the necessary complaints to appropriate the Real Estate Interests in the appropriate court of common pleas and impanel a jury to inquire and assess the just compensation to pay for the Public Project's Real Estate Interests.

**SECTION 6.** In order to pay for the Real Estate Interests' acquisition and appropriation costs for the Public Project, the City Attorney is authorized to spend up to **Seven Thousand, Eight Hundred-twelve, and 00/100 (\$7,812.00)**, or so

much as may be needed, from Fund Number 438, as follows:

**DEPARTMENT OF PUBLIC UTILITIES, DIVISION OF SEWERAGE & DRAINAGE:**

**(Fund No) / (Project No) / (Project Name) / (O.L. 01-03 Codes) / (OCA) / (AC No) / (Amount)**

(438) / (438001-100000) / (Arterial Street Rehabilitation-Morse Road Preserve TIF Phase I / Morse Road  
Hamilton to US 62 Ph 1) / (60-05) / (438100) / (AC035290-001) / (\$7,812.00)

**SECTION 7.** City Auditor is authorized to make any accounting changes to revise the funding source associated with this ordinance.

**SECTION 8.** For the reasons stated in this ordinance's preamble, which are fully incorporated into this ordinance, this ordinance is declared to be an emergency measure and will take effect and be in force from and after this ordinance's passage and approval by the Mayor or ten (10) days after this ordinance's passage if the Mayor neither approves nor vetoes this ordinance.