



Legislation Details (With Text)

File #: 1586-2008 **Version:** 1
Type: Ordinance **Status:** Passed
File created: 10/1/2008 **In control:** Development Committee
On agenda: 10/27/2008 **Final action:** 10/27/2008

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 located at 919 Sunbury Road, held in the Land Bank pursuant to the Land Reutilization Program.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
10/27/2008	1	Columbus City Council	Approved	Pass
10/27/2008	1	COUNCIL PRESIDENT	Signed	
10/20/2008	1	Columbus City Council	Read for the First Time	
10/1/2008	1	Dev Drafter	Sent for Approval	
10/1/2008	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
10/1/2008	1	Dev Drafter	Sent for Approval	
10/1/2008	1	CITY ATTORNEY	Reviewed and Approved	
10/1/2008	1	Dev Drafter	Sent to Clerk's Office for Council	

BACKGROUND: One property 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. A vacant 2.79-acre property at 919 Sunbury Road (010-004619) will be sold to the adjacent landowner, Rosedale Mennonite Missions (RMM). The property will be used to provide additional open space and future expansion opportunity for the adjacent RMM Training and Retreat Center. The property will be transferred by deed, which will be recorded in the Official Records of the 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.

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 located at 919 Sunbury Road, held in the Land Bank pursuant to the Land Reutilization Program.

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 Section 5722.04 for this program 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 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 **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 and directed to execute any and all necessary agreements and deeds to convey title of the following parcel of real estate:

PARCEL NUMBER: 010-004619
ADDRESS: 919 Sunbury Road
PRICE: \$75,000.00 plus recording fee of \$35.00
USE: Open space and future expansion for adjacent development.

Being in Quarter Township 3, Township 1, Range 17, United States Military Lands, being all of an 0.585 acre tract, deeded to Laura B. Krumm in Deed Book 940, page 325, and being a part of a 4.208 acre tract deeded to Laura B. Krumm in Deed Book 1044, page 334, above said deed books being of record in Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Commencing at an iron pin at the Southwest corner of said 4.208 acre tract, said iron pin being at the Southwest corner of the McNally Lumber Company 2 acre tract (Deed Book 2118, page 367), said iron pin being at the Southwest corner of Lot 33 of Harvey G. Price's Addition (Plat Book 18, page 64), said iron pin being in the North line of Ridgeway Avenue (50 feet wide); thence East (the direction of the North line of said Ridgeway Avenue was assumed to be East and West for the purpose of this survey, and all bearings (continued on Exhibit A attached hereto and incorporated herein as if fully rewritten) used are relative to each other), along the South line of said 2 acre tract and along the South line of said 4.208 acre tract, and along the North line of said Ridgeway Avenue, a distance of 302.13 feet to an iron pin at the Southeast corner of said 2 acre tract, and the true point of beginning of this description; thence North 11 degrees 15' East, across said 4.208 acre tract, and along the East line of said 2 acre tract, a distance of 268.12 feet to an iron pin in the North line of said 4.209 acre tract, and the South line of the Toledo and Ohio Central Railroad right-of-way, said last described iron pin being at the Northeast corner of said 2 acre tract, and last described iron pin being Easterly, measured along the North line of said 2 acre tract, a distance of 355.2 feet from an iron pin at the Northwest corner of said 2 acre tract, and the Northwest corner of 4.208 acre tract; thence South 88 degrees 55' East along the North line of said 4.208 acre tract, and along the South line of said Toledo and Ohio Central Railroad right-of-way a distance of 447.10 feet to a spike in the centerline of Sunbury Road (55 feet wide) at the Northeast corner of said 4.208 acre tract, passing an iron pin on line in the Westerly line of said Sunbury Road, at 411.12 feet; thence South 34 degrees 35' West along the centerline of said Sunbury Road, and along the Easterly line of said 4.208 acre tract a distance of 309.14 feet to a spike at the Southeast corner of said 4.208 acre tract, said pint being in the North line of said Ridgeway Avenue, produced East; thence West along the South line of said 4.208 acre tract, and along the South line of said 0.585 acre tract, and along the North line of said Ridgeway Avenue a distance of 323.86 feet to the place of beginning, passing an iron pin on line at 36.44 feet, containing 2.301 acres; subject however to all legal highways and easements of record.

District/Parcel: 010-004619
Address: Sunbury Road

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