



## Legislation Details (With Text)

**File #:** 0578-2012      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 3/6/2012      **In control:** Development Committee  
**On agenda:** 3/19/2012      **Final action:** 3/21/2012  
**Title:** To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of one parcel of real property (714 Reinhard Ave.) 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
3/21/2012	1	ACTING CITY CLERK	Attest	
3/20/2012	1	MAYOR	Signed	
3/19/2012	1	COUNCIL PRESIDENT	Signed	
3/19/2012	1	Columbus City Council	Approved	Pass

**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 the real property. This legislation authorizes the transfer of one parcel located at 714 Reinhard Avenue (010-048808) to Terrance Springer, who will rehabilitate the existing single-family dwelling to be maintained as a rental unit. The parcel 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 structure 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 one parcel of real property (714 Reinhard Ave.) 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 one parcel 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**, 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 parcel of real estate to expedite the transfer in order to reduce further deterioration of the structure 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 parcel of real estate to Terrance Springer:

PARCEL NUMBER: 010-048808

ADDRESS: 714 Reinhard Avenue, Columbus, Ohio 43206

PRICE: \$3,400 plus a \$38.00 recording fee

USE: Single-Family Rental Unit

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

Commencing at a point in the North line of Reinhard Avenue, distant 98.40 feet East of the intersection of 18th Street said Reinhard Avenue;

Thence East on the North line of said Reinhard Avenue 60 feet to a point;

Thence Northerly on a line parallel with the East line of 18th Street 98 feet to a point;

Thence Westerly on a line parallel with the North line of Reinhard Avenue 60 feet;

Thence Southerly on a line parallel with the East line of 18th Street 98 feet to a point in the North line of Reinhard Avenue and the place of the beginning.

Being Lot fronting 60 feet on Reinhard Avenue by 98 feet in depth out of the Southeast corner of a tract of land formerly owned by L Oelgoetz.

Being part of Lot 22 of McClelland's Subdivision, Half Section 30, Township 5, Range 22, Refugee Lands, Plat Book 1, Page 226, 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.