



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed

File created: 11/21/2011 **In control:** Development Committee

On agenda: 12/5/2011 **Final action:** 12/7/2011

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 (1345-1347 N. 5th St.) 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
12/8/2011	1	CITY CLERK	Attest	
12/7/2011	1	ACTING MAYOR	Signed	
12/5/2011	1	COUNCIL PRESIDENT	Signed	
12/5/2011	1	Columbus City Council	Approved	Pass

Background: A property currently held in the Land Bank is 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. One vacant parcel, 1345-1347 N. 5th St. (010-025366) will be sold to Habitat for Humanity - Greater Columbus to develop one new single-family house. Habitat for Humanity will invest funds from the second Neighborhood Stabilization Program and will sell the completed structure to a homeowner. The property will be transferred by deed and 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.

Emergency Justification: Emergency action is requested to expedite the transfer of the property to allow the developer enter into a purchase contract with identified homeowners and immediately start construction.

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 (1345-1347 N. 5th St.) held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

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 5722.03 for this program, meet the Land Reutilization Program's Disposition Policies and Guiding Principles, and were 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

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 allow the developer enter into a purchase contract with identified homeowners and immediately start construction, 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 to Habitat for Humanity - Greater Columbus:

PARCEL NUMBER: 010-025366
ADDRESS: 1345-1347 N. Fifth Street.
USE: Single-family house

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

Being Lot Numbered One Hundred Eighty-One (181), of NEW INDIANOLA ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in flat Book 12, Page 35, 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.