



## Legislation Details (With Text)

**File #:** 2722-2022      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 9/29/2022      **In control:** Housing Committee

**On agenda:** 10/17/2022      **Final action:** 10/20/2022

**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 (391 S Eureka Ave.) held in the Land Bank pursuant to the Land Reutilization Program.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
10/20/2022	1	CITY CLERK	Attest	
10/19/2022	1	MAYOR	Signed	
10/17/2022	1	COUNCIL PRESIDENT	Signed	
10/17/2022	1	Columbus City Council	Approved	Pass
10/10/2022	1	Columbus City Council	Read for the First Time	

**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 transfer of one parcel located at 391 S Eureka Ave. (010-015855) to Yadir A. Castellanos & Elizabeth G. Bustamante, Ohio residents who will rehabilitate the existing single-family structure and will commit to occupying the structure for a minimum of 5 years under the Owner Occupant Incentive Program. The parcel will be transferred by deed recorded in the Official Records of the Franklin County Recorder's Office.

**FISCAL IMPACT:** 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 (391 S Eureka Ave.) held in the Land Bank pursuant to the Land Reutilization Program.

**WHEREAS,** by Ordinance 1325-98, 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, or any other land acquired as part of the land reutilization program; and

**WHEREAS**, a proposal for the sale of the property which was acquired pursuant to Ohio Revised Code Sections 5722.03 or 5722.06 meets the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved by the Land Redevelopment Office Administrator; and

**WHEREAS**, in conformity with Ohio Revised Code Section 5722.07, the property will be sold at not less than fair market value, defined as the appraised value of the nonproductive land made with reference to any redevelopment and reutilization restrictions as may be imposed by the electing subdivision as a condition of sale or as may otherwise be applicable to such; therefore, competitive bidding is not required; and

**WHEREAS**, it is necessary in the usual daily operation of the Department of Development to authorize the Director to execute any and all necessary agreements and deeds for conveyance of title of one parcel of real property held in the Land Bank pursuant to the Land Reutilization Program to Yadir A. Castellanos & Elizabeth Bustamante; 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 Yadir A. Castellanos & Elizabeth G. Bustamante:

PARCEL NUMBER: 010-015855  
ADDRESS: 391 S Eureka Ave., Columbus, Ohio 43204  
PRICE: \$17,400.00, plus a \$195.00 processing fee  
USE: Single-family Unit

**SECTION 2.** For the property stated in Section 1, that the Director of Development is hereby authorized to execute any agreement, deed restriction, or mortgage to ensure compliance with land bank program rules and the submitted application and to release such restriction or mortgage upon compliance.

**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.