



Legislation Details (With Text)

File #: 0897-2010 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 6/9/2010 **In control:** Development Committee

On agenda: 6/21/2010 **Final action:** 6/23/2010

Title: To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of three parcels of real property 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
6/23/2010	1	CITY CLERK	Attest	
6/22/2010	1	MAYOR	Signed	
6/21/2010	1	Columbus City Council	Approved	Pass
6/21/2010	1	COUNCIL PRESIDENT PRO-TEM	Signed	
6/9/2010	1	Dev Drafter	Sent for Approval	
6/9/2010	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
6/9/2010	1	Dev Drafter	Sent for Approval	
6/9/2010	1	CITY ATTORNEY	Reviewed and Approved	
6/9/2010	1	Dev Drafter	Sent to Clerk's Office for Council	

BACKGROUND: Three properties currently held in the Land Bank have 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. Two single-family homes, 2892 Grasmere Ave. (010-083719) and 793 S. Burgess Ave. (010-087299) will be sold to buyers who intend to renovate and occupy the structures. 2157 Cleveland Ave. (010-060678) is a small, undeveloped parcel zoned for commercial uses that will be sold as a side-yard to the adjacent law office. The properties 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 property and such other expenses of the program as the City may apportion to such property from the sale proceeds.

EMERGENCY JUSTIFICATION: Emergency action for these properties is requested in order to expedite the transfer to start the rehabilitation of the properties.

To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of three parcels of real property 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 three parcels which have been acquired pursuant to Sections 5722.03 and 5722.06 for this program to meet the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved; and

WHEREAS, such parcels of real estate are 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 parcels of real estate in order to expedite the start of the rehabilitation of the properties, 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 and directed to execute any and all necessary agreements and deeds to convey title of the following parcels of real estate:

PARCEL NUMBER: 010-083719
ADDRESS: 2892 Grasmere Ave.
PRICE: \$11,081.21 plus recording fee of \$38.00
USE: Owner Occupant
TO: Alfreda Brown

PARCEL NUMBER: 010-087299
ADDRESS: 793 S. Burgess Ave.
PRICE: \$3,500 plus recording fee of \$38.00
USE: Owner Occupant
TO: Eman S. Judieh

PARCEL NUMBER: 010-060678
ADDRESS: 2157 Cleveland Ave
PRICE: \$3,120 plus recording fee of \$38.00
USE: Yard Expansion
TO: John D. Moore Sr., Et. Al.

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.