



## Legislation Details (With Text)

**File #:** 0031-2013      **Version:** 1

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

**File created:** 12/21/2012      **In control:** Development Committee

**On agenda:** 1/14/2013      **Final action:** 1/16/2013

**Title:** To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of two parcels of real property (905 E. 13th Ave. & 955 E. 18th Ave.) 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 |
|-----------|------|-----------------------|----------|--------|
| 1/16/2013 | 1    | CITY CLERK            | Attest   |        |
| 1/15/2013 | 1    | MAYOR                 | Signed   |        |
| 1/14/2013 | 1    | COUNCIL PRESIDENT     | Signed   |        |
| 1/14/2013 | 1    | Columbus City Council | Approved | Pass   |

**BACKGROUND:** Two parcels 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 the real property. This legislation authorizes the Director of Development to transfer two parcels located at 905 E. 13<sup>th</sup> Ave. (010-040838) and 955 E. 18<sup>th</sup> Ave. (010-076418), to Chinedum K. Ndukwe and Jeff Ihlenfield, who will rehabilitate the structures to be maintained as rental units. The parcels 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 required to expedite the transfer and decrease Land Bank maintenance costs.

To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of two parcels of real property (905 E. 13<sup>th</sup> Ave. & 955 E. 18<sup>th</sup> Ave.) held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

**WHEREAS,** ordinance 1860-2008 adopted the City’s Neighborhood Stabilization Program, authorized the filing of the City’s Neighborhood Stabilization Program application with the United States Department of Housing and Urban Development, 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’s to

expend funds and acquire properties under the Neighborhood Stabilization Program; and

**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; or any other land it acquires as part of its land utilization program; and

**WHEREAS**, a proposal for the sale of the property which was acquired pursuant to Ohio Revised Code Section 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 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 parcels of real estate to expedite the transfer in order to reduce Land Bank maintenance costs, 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 parcels of real estate to Chinedum K. Ndukwe And Jeff Ihlenfield:

(1)  
PARCEL NUMBER: 010-040838  
ADDRESS: 905 E. 13<sup>th</sup> Ave., Columbus, Ohio 43211  
PRICE: \$2,750.00  
USE: Single Family Rental

Situated in the State of Ohio, County of Franklin and in the City of Columbus:  
Being Lot № Forty-Five (45) of Schneider's Twelfth Avenue Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Page 138, Recorder's Office, Franklin County, Ohio.

(2)  
PARCEL NUMBER: 010-076418  
ADDRESS: 955 E. 18<sup>th</sup> Ave., Columbus, Ohio 43211  
PRICE: \$4,000.00  
USE: Single Family Rental

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

Being Lot № One Hundred Forty-Nine (149) in HIGHLAND PLACE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 16, Page 8, 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.