



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0309-2014, **Version:** 1

BACKGROUND: The City of Columbus, in partnership with The Ohio State University Medical Center and the Columbus Metropolitan Housing Authority, have substantial interest in and are committed to the vision of enhancing the quality of life on the near east side of Columbus by creating a healthy, financially and environmentally sustainable, community where residents have access to safe and affordable housing, quality healthcare, educational and employment opportunities.

The parties have agreed to work together in order to facilitate that vision: The Partners Achieving Community Transformation (PACT). The principal goal of PACT is to develop a community master plan through the services of a master planning entity aided by the input of the PACT governance structure, advisory committee and sub-committees.

The partners seek to purchase a key property in the implementation of this master plan. This ordinance authorizes the Director of the Department of Development to purchase an approximately 1.9 acre site at the southeast corner of Mt. Vernon and N. Champion Avenue from Chad L. Sr. and Dorita J. Brown and Carl L. Brown Inc. for \$600,000. The site consists of 23 parcels and a vacant grocery building and is identified as a critical redevelopment site in the Draft Blueprint for Community Investment, a plan developed by PACT to guide investment in the area.

FISCAL IMPACT: This legislation authorizes the transfer and expenditure of funds within the Streets and Highways G. O. Bond Fund and the Northland and Other Acquisition Fund.

EMERGENCY JUSTIFICATION: Emergency action is requested in order to allow for the immediate exercise of the City's purchase before the expiration date of the purchase contract.

To authorize the Director of the Department of Development, or his designee, to acquire 23 parcels located at the southeast corner of Mt. Vernon and N. Champion Avenues and to execute any and all documents necessary for conveyance of title; to authorize the City Auditor to cancel an encumbrance; to amend the 2013 Capital Improvements Budget; to transfer cash between projects within the same fund; to authorize the expenditure of \$264,989.35 from the Streets and Highways G. O. Bond Fund and \$335,010.65 from the Northland and other Acquisitions bond Fund; and to declare an emergency. (\$600,000.00)

WHEREAS, City Council approved Ordinance 0898-2012 to authorize the Mayor of the City of Columbus to enter into a Memorandum of Understanding with The Ohio State University Medical Center and the Columbus Metropolitan Housing Authority for the purposes of supporting the PACT initiative; and

WHEREAS, the principal goal of PACT is to develop a community master plan through the services of a master planning entity aided by the input of the PACT governance structure, advisory committee and sub-committees; and

WHEREAS, the plan identifies the intersection of Champion and Mt. Vernon Avenues as a high priority redevelopment area; and

WHEREAS, the Director of the Department of Development wishes to purchase this key property to support the PACT Initiative; and

WHEREAS, the Director of the Department of Development has entered into a purchase contract with Chad L. Brown, Sr. and Dorita J. Brown for one tract and Carl L. Brown, Inc. for a second tract, each contract contingent on City Council approval and appropriation of funds necessary to complete the purchase; and

WHEREAS, it is necessary to authorize the Director of Development, or his designee, to execute any and all necessary documents for the conveyance of title in order to acquire and transfer properties; and

WHEREAS, funds are currently available for in the Streets and Highways G. O. Bond Fund and the Northland and Other Acquisitions Fund; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to authorize the Director of the Department of Development to purchase the property and meet the contingencies contained in the purchase agreement, all for the immediate preservation of the public health, peace, property, safety and welfare; **NOW, THEREFORE**,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Director of the Department of Development, or his designee, is hereby authorized to expend funds and execute any and all documents necessary for conveyance of title in order to acquire the following properties within the PACT area, as approved by the City Attorney's Office, Real Estate Division.

From Chad L. Brown, Sr. and Dorita J. Brown:

Parcel 1: Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being Lots No. 20, 21, 22, 23, 24, 31, 32, and 33 of Garner and Prentice's Addition to said city, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, Page 25, Recorder's Office, Franklin County, Ohio

Parcel 2: Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Being Lots Number Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Thirty-Four (34) of Garner and Prentice's Addition to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 25, Recorder's Office, Franklin County, Ohio.

Parcel 3: Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Being Lots Numbered Thirty-eight (38), Forty-one (41) and Fifty (50) of BENJAMIN MONETT'S MT. VERNON ADDITION, to said city, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 5, Page 133, Recorder's Office, Franklin County, Ohio.

Together with any and all interest the Grantor's may have in that portion of right of way as vacated by the City of Columbus by Vacation Ordinance No. 1390-1970.

Franklin County Tax Parcel Nos. 010-017975; 010-010918; 010-050266; 010-023985; 010- 041168; 010-037843; 010-016409; 010-007628; 010-072494; 010-041948; 010-000429; 010-137528; 010-019138; 010-110893; 010-005140; 010-017978; 010-023283; 010-007867; 010-042169; 010-017909; & 010-055530

From Carl L. Brown Inc.:

Parcel 1: Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being Lot Number One (1) of the BENJAMIN MONETT'S MT. VERNON ADDITION, to the said city, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 5, Page 133, Recorder's Office, Franklin County, Ohio.

Address: 1341-1343 Mr. Vernon Avenue, Columbus, Ohio 43203, Franklin County Tax Parcel No. 010-047313

Parcel 2: Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being Lot Number Three (3) of the BENJAMIN MONETT'S MT. VERNON ADDITION, to the said city, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 5, Page 133, Recorder's Office, Franklin County, Ohio.

Address: 1351 Mr. Vernon Avenue, Columbus, Ohio 43203, Franklin County Tax Parcel No. 010-047309.

Section 2. That the City Auditor be authorized to cancel \$6,068.38 from Purchase Order EL- 012993/002.

Section 3. That the 2013 Capital Improvements Budget authorized by ordinance 0645-2013 be amended to provide sufficient authority for this project as follows:

Fund / Project / Project Name / Current C.I.B. / Amendment Amount / Amended C.I.B.

735 / 441738-100000 / King Lincoln District Acquisition / \$183,640 / (\$183,640) / \$0
735 / 441744-100000 / Easton Square Place / \$145,303 / (\$145,303) / \$0
735 / 441743-100000 / Parsons Avenue Acquisitions / \$0 / \$6,069 / \$6,069
735 / 441743-100000 / Parsons Avenue Acquisitions / \$6,069 / (\$6,069) / \$0
704 / 440005-100014 / Urban Infrastructure-Taylor Avenue / \$1,050,000 / (\$264,990) / \$785,010
735 / 440121-100000 / Mt. Vernon and Champion Acquisitions / \$0 / \$335,012 / \$335,012
704 / 440121-100000 / Mt. Vernon and Champion Acquisitions / \$0 / \$264,990 / \$264,990

Section 4. That the transfer of cash and appropriation within Fund 735, Northland and Other Acquisition Fund be authorized as follows:

Transfer from:

Fund / Project / Project Name / O.L. 01-03 Codes / OCA / Amount

735 / 441738-100000 / King Lincoln District Acquisition / 06-6601 / 441738 / \$183,639.76
735 / 441744-100000 / Easton Square Place / 06-6601 / 441744 / \$145,302.51
735 / 441743-100000 / Parsons Avenue Acquisitions / 06-6601 / 441743 / \$6068.38

Transfer to:

Fund / Project / Project Name / O.L. 01-03 Codes / OCA / Amount

735 / 440121-100000 / Mt. Vernon and Champion Acquisition / 06-6601 / 735121 / \$335,010.65

Section 5. That the transfer of cash and appropriation within Fund 704, Streets and highways G. O. Bond Fund be authorized as follows:

Transfer from:

Fund / Project / Project Name / O.L. 01-03 Codes / OCA / Amount

704 / 440005-100014 / Urban Infrastructure-Taylor Avenue / 06-6601 / 740514 / \$264,989.35

Transfer to:

Fund / Project / Project Name / O.L. 01-03 Codes / OCA / Amount

704 / 440121-100000 / Mt. Vernon and Champion Acquisitions / 06-6601 / 704121 / \$264,989.35

Section 6. That for the purpose stated in Section 1, the expenditure of \$600,000 from the Development Department, Division 44-01 is hereby authorized as follows:

Fund / Project / Project Name / O.L. 01-03 Codes / OCA / Amount

704 / 440121-100000 / Mt. Vernon and Champion Acquisitions / 06-6601 / 704121 / \$264,989.35

735 / 440121-100000 / Mt. Vernon and Champion Acquisitions / 06-6601 / 735121 / \$335,010.65

Section 7. All funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated.

Section 8. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this Ordinance.

Section 9. That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

Section 10. That the City Auditor is hereby authorized to transfer the unencumbered balance in a project account to the unallocated balance account within the same fund upon certification that the project has been completed and the monies are no longer required.

Section 11. 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 passage and approval by the Mayor or ten days after its passage if the Mayor neither approves nor vetoes the same.