



## Legislation Text

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**File #:** 0717-2011, **Version:** 1

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**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. 722 Deshler Ave. (010-017124) will be sold to John L. and Rebecca P. Marbury who will renovate the existing structure. The property will be transferred by deed and 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 requested to expedite the transfer in order to begin renovation before the structure deteriorates any further.

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 (722 Deshler Ave.) 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 which has been acquired pursuant to Section 5722.03 for this program meet the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved; and

**WHEREAS,** the property will be 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 any redevelopment and reutilization restrictions that may be imposed by the electing subdivision as a condition of sale or as may otherwise be applicable to such land.

**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 parcel of real estate in order to begin renovation before the structure deteriorates any further, 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 parcel of real estate:

PARCEL NUMBER: 010-017124  
ADDRESS: 722 Deshler Avenue, Columbus, Ohio 43206  
PRICE: \$3,000 plus a \$38.00 recording fee  
USE: Single Family Rental

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

Being Lot Number Forty-Five (45) of Miller's Deshler Avenue Addition, as the same is numbered and delineated upon the recorded plat thereof; of record in Plat Book 19, Page 226, 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.