



# City of Columbus

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

## Legislation Text

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**File #:** 0878-2012, **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. This legislation authorizes the transfer of one parcel located at 247 E. Innis Avenue (010-040971) to Steward G. Gibboney IV, who will rehabilitate the existing single family dwelling to be maintained as a rental unit. The parcel 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 requested to expedite the transfer to reduce further deterioration of the structure and to immediately commence rehabilitation.

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 (247 E. Innis Avenue) held in the Land Bank pursuant to the Land Reutilization Program and Neighborhood Stabilization 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 to expend funds and acquire properties under the Neighborhood Stabilization Program; and

**WHEREAS,** a proposal for the sale of the property which will be acquired pursuant to Ohio Revised Code Section 5722.03 meets the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved by the Land Redevelopment Office Administrator; 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 as may be imposed by the electing subdivision as a condition of sale or as may otherwise be 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 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 to expedite the transfer in order to reduce further deterioration of the structure and to immediately commence rehabilitation, 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 parcel of real estate to Steward G. Gibboney IV:

PARCEL NUMBER: 010-040971

ADDRESS: 247 E. Innis Avenue, Columbus, Ohio 43207

PRICE: \$5,000 plus a \$38.00 recording fee

USE: Single-Family Rental Unit

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

Beginning at the northwest corner of Phillip Emert's formerly Anton Wittler's land in south side of Innis Avenue; west on south side of Innis Avenue, 67 feet to a point, being northeast corner of Lot 5 of Carl K. Ott's Subdivision, Plat Book 5, Page 332; south 3 degrees West 157 1/2 feet to a point in north line of Lot 27 said Ott's Subdivision; thence north 87" east 67 feet, north 3 degrees west 157 1/2 feet to south side Innis Avenue to place of beginning. Also Lot 27 and also a strip of land 1.85 feet wide on the north end, and 3 feet wide on the south end to be taken off entire east side of lot 5 of Carl K. Ott's Subdivision, Plat Book 5, Page 332, said premises above described being part of Half Section 43, Township 5, Range 22, Refugee Lands and pan of Lot 3, Plat "A" of the partition of Adam Reeb's Estate of record in Complete Record 137, Page 403, Court of Common Pleas Franklin County, Ohio, EXCEPTING THEREFROM THE FOLLOWING: being 33 feet of the entire east side of the above described real estate.

**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.