



City of Columbus

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

Legislation Text

File #: 1226-2010, **Version:** 1

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 such real property. 00000 Nace Avenue, Lots 179 (010-008605) and 180 (010-008606) will be sold to Trivia Keplinger, the adjacent property owner, who will use the parcels to expand her yard. The properties will be transferred by deed and recorded in the Official Records of the Franklin County Recorder's Office.

FISCAL IMPACT: 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 is requested in order to expedite the transfer and allow the buyer to perform landscaping and beautification efforts before the winter season.

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 (00000 Nace Avenue) 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 two parcels which has been acquired pursuant to Ohio Revised Code Section 5722.03 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 Ohio Revised Code Section 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 to allow the buyer to perform landscaping and beautification efforts before the winter season, 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 parcels of real estate:

PARCEL NUMBERS: 010-008605; 010-008606
ADDRESS: 0000 Nace Avenue Lot 179 and Lot 180
PRICE: \$3,500 plus recording fee of \$38.00
USE: Yard Expansion

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

Being Lot Number One Hundred Eighty (180) of HAMILTON PLACE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, page 127, Recorder's Office, Franklin County, Ohio
Parcel No. 010-008606

Being Lot Number One Hundred Seventy-Nine (179) of HAMILTON PLACE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 127, Recorder's Office, Franklin County, Ohio.
Parcel No. 010-008605

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.