



City of Columbus

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

Legislation Text

File #: 0163-2014, **Version:** 1

BACKGROUND: Authorization is needed for the Director of the Department of Development to enter into an option agreement or sales contract to sell and transfer 13 parcels to Columbus Housing Partnership, located within the Hilltop. The sites are a part of a 40-unit scattered site, lease-to-own single-family project Columbus Housing Partnership will develop in partnership with Homes on the Hill Community Development Corporation. The project will include both new construction and renovation of existing residential homes and is contingent on the allocation of 2014 Low Income Housing Tax Credits. This legislation authorizes the Director of Development to enter into the necessary option agreement or agreements as needed to sell and transfer of the property.

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 enable the City to immediately enter into the necessary agreements allowing the buyer to meet the application deadlines established by the Ohio Housing Finance Agency, which is required to complete the development of the lease-to-own project.

To authorize the Director of the Department of Development to enter into an option agreement or agreements as needed to sell and transfer by quitclaim deed 13 parcels, located in the Hilltop Neighborhood to Columbus Housing Partnership or other entity established for the Hilltop Homes II Project; 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 to foster either return of such land to tax revenue generating status or its devotion to public use, or any other land acquired as part of the land reutilization program; and

WHEREAS, a proposal for the sale of the property which was acquired pursuant to Ohio Revised Code Section 5722.06 and 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, in conformity with Ohio Revised Code Section 5722.07, the property will be sold at not less than fair market value, defined as 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; therefore, competitive bidding is not required; 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 enable the City to enter into the necessary agreements allowing the buyer to meet the application deadlines established by the Ohio Housing Finance Agency, which is required to complete the development of the lease-to-own project, 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 those documents on behalf of the City of Columbus, as approved by the Department of Law, Division of Real Estate, necessary to enter into a contract for the sale of the following described property, and to execute a quitclaim deed and any ancillary documents as may be necessary to transfer title thereto;

(1)
010-041129
43 S. Ogden Ave.

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

Being Lot Number Two Hundred Forty Five (245) in/of Wicklow Addition, City of Columbus, Franklin County, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 412, Recorder's Office, Franklin County, Ohio.

(2)
010-037602
70 S. Richardson Ave.

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

Being Lot Number One Hundred Forty-seven (147) of Landscape Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in plat Book 5, Page 320, Recorder's Office, Franklin County, Ohio.

(3)
010-029867
106 S. Terrace Ave.

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

Being Lot Number Forty (40) of the LANDSCAPE ADDITION to said City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Pages 320 and 321, Recorder's Office, Franklin County, Ohio

(4)
010-055695

89 - 91 Whitethorne Ave.

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

Being Lot Number Eighteen (18) of Robert M. Johnson's Subdivision of Lot "A" and the private alley bounding same on the north in Hayden and Price's Westwood Heights Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 178, Recorder's Office, Franklin County, Ohio.

(5)
010-007078
127 Highland Ave.

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

Being lot Number Thirteen (13). of Joseph O. Ongs Maple Grove Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4., Page 142, Records Office Franklin County, Ohio.

(6)
010-011349
82 S. Warren Ave.

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

Being Lot Number Two Hundred Sixty-Seven (267), in Wicklow Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Pages 412, 413 and 414, Recorder's Office, Franklin County, Ohio.

(7)
010-036037
174 S. Warren Ave.

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

Being Lot Number Two Hundred Eighty-Seven (287) and the north half of Lot Number Two Hundred Eighty-Eight (288) in Wicklow Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, page 412, Records Office, Franklin County, Ohio.

(8)
010- 007391
240 S. Richardson Ave.

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

Being Lot Number ONE HUNDRED EIGHTY FIVE (185) LANDSCAPE ADDITION, as the said Lot is numbered and delineated upon the recorded plat thereof, of record in Hat Book 5. page 320. Recorder's Office, Franklin County, Ohio.

(9)
010- 004664
0000 S. Ogden

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

Being Lot No. 10 in Madison Park Amendment Addition in said city as the same is numbered and delineated upon the

recorded plot thereof, of record in Plat Book No. 5, page 36, Recorder's office, Franklin County, Ohio. Also 55.70 feet off the south side of Lot Number 10 of Madison Park Addition as the same is numbered and delineated upon 'the' recorded plat thereof, of record in Plat Rook No. 4, page 304, Recorder's Office, Franklin County, Ohio, also that part of 15 Foot Alley vacated by City Ordinance No. 28350 lying between said Lot 10 as the same is numbered and delineated upon the recorded plat thereof, of record in plat Book No. .5, page 36 and the above mentioned 55.70 feet off the south side of Lot No. 10 recorded in Plat Book No. 4, page 304. The part hereby under consideration fronting 36 feet on the south side of Madison Avenue and extending back 210.70 feet to the north side of Lake Alley.

(10)
010-028628
0000 Oakley Ave.

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

Being Lot Numbered Seventy-six (76), of W. S. CAPELLER'S ARLINGTON SUBDIVISION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 284, Recorder's Office, Franklin County, Ohio.

(11)
010-007397
233 S. Ogden Ave.

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

Being the North half of Lot Number Two Hundred Two (202) and the South half of Lot Number Two Hundred Three (203), WICKLOW ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, pages 412 and 413, Recorder's Office, Franklin County, Ohio.

(12)
010- 002529
151 Lechner Ave.

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

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, being Lot Number 188, Glenwood Heights Addition, as the same is shown of record in Plat Book 4, Page 358, Records Office, Franklin County, Ohio.

(13)
010- 007423
217 Lechner Ave.

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

Being part of Lot Numbers Two Hundred Seventy (270) and Two Hundred Seventy One (271) in Glenwood Heights Addition, as Numbered, delineated, and recorded in Plat Book 4, Page 358, recorder's Office, Franklin County, Ohio.

Section 2. For the property stated in Section 1, that the Director of Development is hereby authorized to execute any agreement, deed restriction, or mortgage to ensure compliance with Land Bank Program rules and the submitted application and to release such restriction or mortgage upon compliance.

Section 3. That for good cause shown, Section 329.29 of the Columbus City Codes, 1959, is hereby waived.

Section 4. 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 5. 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.