



Legislation Text

File #: 0096-2023, **Version:** 1

BACKGROUND: The City’s Land Bank program seeks to acquire various properties located near its current holdings to consolidate into larger tracts of land for affordable housing projects. These acquisitions will support its ongoing efforts to make property available for affordable housing partners to develop Low Income Housing Tax Credit (LIHTC), Land Trusts, and other affordable housing. This legislation will authorize the Director of the Department of Development to execute any and all documents that are necessary to acquire property, as approved by the City Attorney’s Office, and spend an amount not to exceed \$230,000.00. Expenditures will include purchasing real property and such as costs associated with conducting the City’s due diligence, including title review and professional services.

FISCAL IMPACT: Funding is available within Fund 7739, Development Taxable Bonds. An Amendment to the CIB is necessary to transfer funding to the appropriate project.

EMERGENCY JUSTIFICATION: Emergency action is requested so the City can enter into real estate contracts and perform due diligence activities within the contract period.

To amend the 2022 Capital Improvement Budget; to authorize the Auditor to transfer funds within the Development Taxable Bonds Fund; to authorize the Director of the Department of Development, or his designee, to acquire three properties for the City’s Land Reutilization Program; to execute any and all documents, as approved by the City Attorney, necessary for conveyance of title and related services; to authorize an expenditure not to exceed \$230,000.00 from the Development Taxable Bonds Fund; and to declare an emergency. (\$230,000.00)

WHEREAS, in Ordinance 1325-98, City Council adopted and elected to use the Ohio Revised Code Chapter 5722, Land Reutilization Program, to facilitate effective reutilization of nonproductive land in the City 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, or other properties the City acquires for the land reutilization program, to foster either return of such land to tax revenue generating status or its devotion to public use as provided in R.C. 5722.06; and

WHEREAS, through its Land Reutilization Program, the Department of Development (“Department”)

desires to acquire certain parcels to consolidate them into larger tracts for affordable housing purposes; and

WHEREAS, the Department seeks authorization to spend an amount not to exceed \$230,000.00 to purchase real property and pay other related expenditures, such as costs associated with conducting due diligence, title review, and professional services; 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 to the City, through the Land Reutilization Program, in order to acquire properties; and

WHEREAS, an emergency exists in the usual daily operation of the Department in that it is immediately necessary to implement the acquisition plan and begin the purchase of properties as soon as possible in order to facilitate the rehabilitation, redevelopment or demolition of the properties, 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 City Council finds and determines that the City’s Director of Development is authorized to acquire vacant, abandoned parcels of real property, and use those parcels for affordable housing purposes as authorized by the R.C. Chapter 5722, which the City adopted in Ordinance 1325-98. Consistent therewith, the Director is authorized to purchase the real estate parcels identified in Section 3 below, which parcels are adjacent to City-owned parcels, and to use those parcels for future affordable housing purposes.

SECTION 2. That the 2022 Capital Improvements Budget authorized by Ordinance No. 1896-2022 be amended as follows to establish sufficient funding for the Land Reutilization Program to acquire real property for the purpose of affordable housing in the City:

Fund / Project / Project Name / C.I.B. / Change / C.I.B. as Amended

7739 / P590426-100000 / Rickenbacker Airport Capital Commitment / \$855,217.76 / (\$230,000.00) / \$625,217.76

7739 / P782004-100001 / Vacant/Abandoned Demolition & Remediation / \$0 / \$230,000.00 / \$230,000.00.

SECTION 3. That a transfer in an amount not to exceed \$230,000.00 is authorized within Fund 7739 (Development Taxable Bonds), Dept-Div 44-11 (Land Redevelopment) per the account codes in the attachment to this Ordinance.

SECTION 4. The Director of the Department of Development, or his designee, is authorized to execute any and all documents, as approved by the City Attorney, necessary in order to convey title to the City and acquire the following real properties as part of the Land Reutilization Program in the amounts stated below, plus closing costs:

Parcel	Address	Sale Price
010-057084	905 E. Mound St.	\$95,000.00
010-033871	000 E. Mound St.	\$90,000.00
010-000350	2849 Fern Ave.	\$18,000.00

SECTION 5. The Director of the Department of Development is authorized to contract for professional services to perform due diligence activities associated with the acquisition and redevelopment of the above parcels, including title work, surveys, appraisals, environmental reports, engineering and design services, and other professional services as needed.

SECTION 6. That for the purpose as stated above, an expenditure in an amount not to exceed \$230,000.00, is authorized in fund 7739 (Development Taxable Bonds), Project 782004-100001, Dept. 44-11 (Land Redevelopment), in Object Class 06 (Capital Outlay) per the accounting codes in the attachment to this Ordinance.

SECTION 7. That the City Auditor is authorized to make any accounting changes to revise the funding source for any contract or contract modification associated with this Ordinance.

SECTION 8. That the funds necessary to carry out the purpose of this Ordinance are deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

SECTION 9. 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 10. That the City Auditor is authorized to transfer the unencumbered balance in a project account to the unallocated balance account within the same fund upon receipt of certification by the Director of the Department administering said project that the project has been completed and monies are no longer required for said project.

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.