



Legislation Text

File #: 1079-2023, **Version:** 1

1. BACKGROUND:

The City of Columbus, Department of Public Service, received a request from Paul & Jeanne Ross, owners of G & F QOZB LLC, asking that the City sell them a 0.031 acre portion of the unimproved alley that runs east/west directionally for 130+/- feet. The width of the requested portion is 10+/- feet. It is adjacent at the north to the parcel at 325 Taylor Avenue (PID 010-022018).

Sale of this excess right-of-way is to incorporate the right-of-way with the adjacent parcel for a new build duplex on the lot. The additional property would be used to increase the building mass of the project, as well as provide more space for parking at the rear of the property. The Department of Public Service has agreed to sell the right-of-way as described and shown within attached legal description and exhibit and extinguishes its need for this public right-of-way.

Per current practice, comments were solicited from interested parties, including City agencies, private utilities and the applicable area commission, before it was determined that, subject to the retention of a general utility easement for those utilities currently located within this right-of-way, the City will not be adversely affected by the transfer of this right-of-way. The Department of Public Service submitted a request to the City Attorney's Office, asking that they establish a value for this right-of-way, and a value of \$10,800.00 was established. This request went before the Land Review Commission on February 16, 2023. After review of the request, the Land Review Commission voted to recommend the above referenced right-of-way be transferred to G & F QOZB LLC at the cost of \$10,800.00 to them.

2. FISCAL IMPACT:

The City will receive a total of \$10,800.00 and the funds are to be deposited in Fund 7748, Project P537650, as consideration for the transfer of the requested right-of-way.

To authorize the Director of the Department of Public Service to execute those documents necessary for the transfer of a 0.031 acre portion of right-of-way located adjacent at the north to the parcel at 325 Taylor Avenue to G & F QOZB LLC. (\$10,800.00)

WHEREAS, the City of Columbus, Department of Public Service, received a request from Paul & Jeanne Ross, owners of G & F QOZB LLC, asking that the City sell them a 0.031 acre portion of the unimproved alley that runs east/west directionally for 130+/- feet. The width of the requested portion is 10+/- feet. It is adjacent at the north to the parcel at 325 Taylor Ave (PID 010-022018); and

WHEREAS, the purpose of the transfer is to incorporate the right-of-way with the adjacent parcel for a new build duplex on the lot. The additional property would be used to increase the building mass of the project, as well as provide more space for parking at the rear of the property; and

WHEREAS, the Department of Public Service has agreed to sell the right-of-way as described and shown within attached legal description and exhibit, and extinguishes its need for this public right-of-way; and

WHEREAS, per current practice, comments were solicited from interested parties, including City agencies, private utilities and the applicable area commission, before it was determined that, subject to the retention of a general utility easement for those utilities currently located within this right-of-way, the City will not be adversely affected by the transfer of this right-of-way; and

WHEREAS, the Department of Public Service submitted a request to the City Attorney's Office, asking that they

establish a value for this right-of-way; and

WHEREAS, a value of \$10,800.00 was established; and

WHEREAS, this request went before the Land Review Commission on February 16, 2023; and

WHEREAS, after review of the request, the Land Review Commission voted to recommend the above referenced right-of-way be transferred to G & F QOZB LLC at the cost of \$10,800.00 to them; **NOW, THEREFORE**,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Director of the Department of Public Service be and hereby is authorized to execute a quit claim deed and other incidental instruments prepared by the City Attorney's Office, necessary to transfer the legal description of right-of-way to G & F QOZB LLC as described in Exhibit A, attached to this ordinance, along with the attached drawing.

SECTION 2. That the attached referenced real property shall be considered excess road right-of-way and the public rights therein shall terminate upon the Director's execution and delivery of said quitclaim deed to the grantee thereof.

SECTION 3. That a general utility easement in, on, over, across and through the attached legal description and exhibit describing the right-of-way shall be and hereby is retained unto the City of Columbus for those utilities located within said right-of-way.

SECTION 4. That upon notification and verification of the relocation of all utilities located within the retained general utility easement area the Director of the Department of Public Service is hereby authorized to execute those documents necessary to release the retained general utility easement with no additional compensation due to the City and with no further legislative action required by the City.

SECTION 5. That the City will receive a total of \$10,800.00, to be deposited in Fund 7748, Project P537650, as consideration for the transfer of the requested right-of-way.

SECTION 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.