



# City of Columbus

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

## Legislation Text

---

**File #:** 0001-2015, **Version:** 1

---

**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 transfer of one parcel located at 3255 S Avenue (010-115614) to Michael R. Rucker, Jr., who will maintain the vacant parcel as a side yard expansion under the Mow to Own Program. 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 in order to reduce Land Bank maintenance costs.

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 (3255 S Ave.) held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

**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,** this property was forfeited to the State of Ohio after a tax foreclosure; and

**WHEREAS,** by Ordinance 0277-2013, Council authorized an agreement with the Central Ohio Community Improvement Corporation to allow the transfer of properties forfeited to the State of Ohio into the Land Reutilization Program; and

**WHEREAS,** a proposal for the sale of the property which was acquired pursuant to the agreement with the Central Ohio Community Improvement Corporation meets the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved by the Land Redevelopment Office Administrator; 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 Land Bank maintenance costs, 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 Michael R. Rucker, Jr.:

PARCEL NUMBER: 010-115614  
ADDRESS: 3255 S Avenue, Columbus, Ohio 43207  
PRICE: \$5,660.00, minus credits granted by the City under the Mow to Own Program, plus a \$100.00 processing fee, plus a \$175.00 administrative fee  
USE: Side yard expansion

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, AND STATE OF OHIO:

BEING LOTS NUMBERS TWENTY-FOUR (24), TWENTY-FIVE (25) AND TWENTY-SIX (26) OF AN UNRECORDED SUBDIVISION KNOWN AS APPLE BLOSSOM PARK.

BEING IN SECTION 10, RANGE 22, TOWNSHIP 4, AND IN LOT 6 OF THE PARTITION OF MICHAEL FISHER AMONG HIS HEIRS AND RECORDED IN CHANCERY RECORD 1, PAGE 393, COURT OF COMMON PLEAS, FRANKLIN COUNTY, OHIO.

BEING A PART OF A 5.028 ACRE TRACT CONVEYED BY JOHN M. LEWIS TO REED D. SMITH BY DEED DATED OCTOBER 11, 1951, AND RECORDED IN DEED BOOK 1644, PAGE 502, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

LOT NUMBER 24: BEGINNING AT AN IRON PIN IN THE NORTHWEST CORNER OF SAID 5.028 ACRE TRACT; THENCE EASTERLY ALONG AND UPON THE NORTH LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 298.5 FEET; THENCE IN A SOUTHERLY DIRECTION PARALLEL TO THE WEST LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 29 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING POINT WESTERLY PARALLEL TO THE NORTH LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 99.5 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 51 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 99.5 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID 5.028 ACRE TRACT TO THE PLACE OF BEGINNING.

LOT NUMBER 25: BEGINNING AT AN IRON PIN IN THE NORTHWEST CORNER OF SAID 5.028 ACRE TRACT; THENCE EASTERLY ALONG AND UPON THE NORTH LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 298.5 FEET; THENCE IN A SOUTHERLY DIRECTION PARALLEL TO THE WEST LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 280 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING POINT WESTERLY PARALLEL TO THE NORTH LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 99.5 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 51 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 99.5 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID 5.028 ACRE TRACT TO THE PLACE OF BEGINNING.

LOT NUMBER 26: BEGINNING AT AN IRON PIN IN THE NORTHWEST CORNER OF SAID 5.028 ACRE TRACT;

THENCE EASTERLY ALONG AND UPON THE NORTH LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 298.5 FEET; THENCE IN A SOUTHERLY DIRECTION PARALLEL TO THE WEST LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 321 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING POINT WESTERLY PARALLEL TO THE NORTH LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 99.5 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 51 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID 5.028 ACRE TRACT A DISTANCE OF 99.5 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID 5.028 ACRE TRACT TO THE PLACE OF BEGINNING.

**SECTION 2.** For the property stated in Section 1, that the City will credit the Buyer at the time of transfer for the value of maintenance and/or improvements made by the Buyer under the Mow to Own Program as specified in the Memorandum of Understanding.

**SECTION 3.** 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 4.** That for good cause shown, Section 329.29 of the Columbus City Code is hereby waived.

**SECTION 5.** 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 6.** 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.