



City of Columbus

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

Legislation Text

File #: 0925-2021, **Version:** 1

BACKGROUND: The City’s Department of Public Service (“DPS”) is performing the ADA Curb Ramp Improvements project (Project Number 530087-100039) (“Public Project”). The City must acquire certain fee simple title and lesser real estate located in the various areas of the city (collectively, “Real Estate”) in order for DPS to timely complete the Public Project. The City passed Ordinance Number 2386-2018 authorizing the City Attorney to acquire the Real Estate. Furthermore, the City also adopted Resolution Number 0016X-2021 establishing the City’s intent to appropriate the Real Estate. The City’s acquisition of the Real Estate will help make, improve, or repair certain portions of the public right-of-way which will be open to the public without charge.

The City Attorney, pursuant to Columbus City Code, Section 909.03, served notice to all of the owners of the Real Estate of the (i) Public Project’s public purpose and necessity, and (ii) adoption of Resolution Number 0016X-2021. However, the City Attorney was unable to either locate some of the Real Estate’s owner(s) or agree with some of the Real Estate’s owner(s) in good faith regarding the amount of just compensation.

CONTRACT COMPLIANCE: Not applicable.

FISCAL IMPACT: Funding to acquire the Real Estate is available through the Streets and Highways Go Bond Fund, Fund 7704, pursuant to existing Auditor’s Certificate ACDI001084-10.

EMERGENCY JUSTIFICATION: Emergency action is requested in order to acquire the Real Estate and allow DPS to timely complete the Public Project without unnecessary delay, which will preserve the public peace, health, property, safety and welfare.

To authorize the City Attorney to file complaints in order to immediately appropriate and accept the remaining fee simple and lesser real estate necessary to timely complete the ADA Curb Ramp Improvements project; to authorize an expenditure of \$15,968.00 from existing ACDI001084-10; and to declare an emergency. (\$15,968.00)

WHEREAS, the City intends to make, improve, or repair certain public right-of-ways by completing the ADA Curb Ramp Improvements project (Project Number 530087-100039) (“Public Project”); and

WHEREAS, the City intends for the City Attorney to acquire the necessary fee simple title and lesser real estate located in various areas of the city in the public right-of-way; and

WHEREAS, the City, pursuant to the passage of Ordinance Number 2386-2018 and the adoption of Resolution Number 0016X-2021, intends to authorize the City Attorney to spend City funds and file the necessary complaints to immediately appropriate and accept title to the remainder of the Real Estate; and

WHEREAS, the City intends for the Real Estate’s acquisition to help make, improve, or repair certain portions of the public right-of-way which will be open to the public without charge; and

WHEREAS, an emergency exists in the usual daily operations of DPS in that it is immediately necessary to declare the City’s intent to appropriate and accept the Real Estate in order to prevent unnecessary delay in completing the Public Project, which will preserve the public peace, property, health, welfare, and safety; and **now, therefore:**

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

SECTION 1. That the fee simple and lesser real estate associated with the project parcel numbers listed in Section Four (4) of this ordinance (“Real Estate”) are (i) fully described in Resolution Number 0016X-2021 and incorporated into this ordinance for reference as if rewritten, and (ii) to be immediately appropriated and accepted for the public purpose of the Department of Public Service (“DPS”) timely completing the ADA Curb Ramp Improvements project (Project Number 530087-100039) (“Public Project”).

SECTION 2. That the City declares, pursuant to the City's power and authority under the Ohio Constitution, Ohio Revised Code Sections 715.01, 717.01, 719.01, and 719.02, the City's Charter, and Columbus City Code Chapter 909, the appropriation of the Real Estate is necessary for the Public Project, because the City was unable to locate the Real Estate's owner(s) or agree in good faith with the Real Estate's owner(s) regarding the amount of just compensation to be paid by the City for the Real Estate.

SECTION 3. That the City intends to obtain immediate possession of the Real Estate for the Public Project.

SECTION 4. That the City declares that the fair market value of the Real Estate as follows:

PUBLIC PROJECT PARCEL NUMBER(S) (FMVE)

REAL ESTATE OWNER

OWNER ADDRESS

Parcel 6WD & 10WD (FMVE \$6,586)

Annunciation Greek Orthodox Cathedral nka The Greek Orthodox Church “The Annunciation”
c/o Nick Soulas, Jr., statutory agent
970 Dublin Road
Columbus, Ohio 43215

Parcel 7WD (FMVE \$8,212)

North Central Mental Health Services Inc.
c/o Joseph Niedzwiedski, CFO
1301 N. High St.
Columbus, Ohio 43201

And

North Central Mental Health Services Inc.
c/o Tunney King, statutory agent
400 S. Fifth St.
Columbus, Ohio 43215

Parcel 8WD (FMVE \$870)

The Palace of Parkwood, LLC
C/o Rosina Gebretensai, Registered Agent
3963 Sleaford Avenue
Columbus, OH 43230

Parcel 9WD (FMVE \$300)

Knotty Pine Lounge, LLP
c/o Doris M. Visnauskas, Partner
5391 Poplarwood Road

Columbus, OH 43229

SECTION 5. That the City Attorney is authorized to file petitions necessary to appropriate the Real Estate in the appropriate court of common pleas and impanel a jury to inquire and assess the amount of just compensation for the Real Estate.

SECTION 6. That the Real Estate's acquisition for the Public Project is required to make, improve, or repair certain portions of the public right-of-way of the City and associated appurtenances, which will be open to the public without charge.

SECTION 7. That the City Attorney, in order to pay for the Real Estate's acquisition and appropriation costs for the Public Project, is authorized to spend up to Fifteen Thousand Nine Hundred Sixty-eight and 00/100 U.S. Dollars (\$15,968.00), or so much as may be needed from existing Auditor's Certificate ACDI001084-10.

SECTION 8. That the City Auditor is authorized to make any accounting changes to revise the funding source associated with this ordinance.

SECTION 9. That this ordinance, for the reasons stated in the preamble, which are made a part of this ordinance and fully incorporated for reference as if rewritten, is declared to be an emergency measure and shall take effect and be in force from and after this ordinance's adoption and approval by the Mayor or ten (10) days after its adoption if the Mayor neither approves nor vetoes this ordinance.