



Legislation Text

File #: 1319-2014, **Version:** 1

BACKGROUND: Eight parcels currently held in the Land Bank have 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 the transfer of the following eight parcels to Habitat for Humanity-MidOhio, an Ohio nonprofit corporation:

1. 89 Barthman Avenue (010-018356)
2. South Fifth Street, Lot 57 (010-030560)
3. 1812-14 South Sixth Street (010-054411)
4. 1803-1805 South Fifth Street (010-021780)
5. 1850 South Fifth Street (010-040200)
6. 1854 South Sixth Street (010-048033)
7. 79-81 Reeb Avenue (010-023552)
8. 95-97 East Woodrow Avenue (010-010246)

Habitat for Humanity-MidOhio will construct new single-family dwellings on each parcel for homeownership purposes. The parcels will be transferred by deeds 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 transfers 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 eight parcels of real property held in the Land Bank pursuant to the Land Reutilization Program to Habitat for Humanity-MidOhio, an Ohio nonprofit corporation; 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, a proposal for the sale of the property which was acquired pursuant to Ohio Revised Code Section 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 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 parcels of real estate to Habitat for Humanity-MidOhio, an Ohio nonprofit corporation:

Parcel 1:

PARCEL NUMBER: 010-018356
ADDRESS: 89 Barthman Ave., Columbus, Ohio 43207
PRICE: \$1.00 plus a \$100.00 processing fee
USE: Single-family, owner-occupied

Situated in the City of Columbus, County of Franklin, State of Ohio:

Being Lot Number Seventeen (17) of L.B. Tussing's South High Street Addition to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 336, Recorder's Office, Franklin County, Ohio.

Parcel 2:

PARCEL NUMBER: 010-030560
ADDRESS: Lot 57, S. 5th St., Columbus, Ohio 43207
PRICE: \$1.00 plus a \$100.00 processing fee
USE: Single-family, owner-occupied

Situated in the State of Ohio, County of Franklin, City of Columbus:

Being Parcel Number Fifty-Seven (57), of LINTON AND MCLARRENS SOUTH SIDE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 348, page 1, Recorder's Office, Franklin County, Ohio, except so much thereof of Parcel (Lot) Number Fifty-Seven (57) as has been conveyed to the City of Columbus, Ohio as public highways, in Deed Book 345-410.

Parcel 3:

PARCEL NUMBER: 010-054411
ADDRESS: 1812-14 S. 6th St., Columbus, Ohio 43207
PRICE: \$1.00 plus a \$100.00 processing fee
USE: Single-family, owner-occupied

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

Being Lot Number Eighty-Two (82) of Linton and McClarren's South Side Addition to the said City, as the same is numbered and delineated upon the Auditor's Plat thereof, of record in Deed Book 348, Page 1, Recorder's Office, Franklin County, Ohio.

Parcel 4:

PARCEL NUMBER: 010-021780
ADDRESS: 1803-05 S. 5th St., Columbus, Ohio 43207
PRICE: \$1,193.00 plus a \$100.00 processing fee
USE: Single-family, owner-occupied

Situated in the State of Ohio, County of Franklin, City of Columbus:

Being Lot Number Forty Two (42) in the Linton & McClarren's South Side Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Deed Book 348, Page 1, Recorder's Office, Franklin County, Ohio, LESS AND EXCEPTING that portion of right of way as described in Deed Book 345, Page 110.

Parcel 5:

PARCEL NUMBER: 010-040200
ADDRESS: 1850 S. 5th St., Columbus, Ohio 43207
PRICE: \$1,237.00 plus a \$100.00 processing fee
USE: Single-family, owner-occupied

Situated in the State of Ohio, County of Franklin, City of Columbus:

Being Parcel Number Fifty-Six (56), of LINTON AND MCLARRENS SOUTH SIDE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 348, page 1, Recorder's Office, Franklin County, Ohio.

Parcel 6:

PARCEL NUMBER: 010-048033
ADDRESS: 1854 S. 6th St., Columbus, Ohio 43207
PRICE: \$1,420.00 plus a \$100.00 processing fee
USE: Single-family, owner-occupied

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

Being Lot No. 90 of Linton and McClarren's South Side Subdivision of land in said City as same is numbered and delineated on the recorded plat thereof, of record in Deed Book 348, Page 1, Recorder's Office, Franklin County, Ohio.

Parcel 7:

PARCEL NUMBER: 010-023552
ADDRESS: 79-81 Reeb Ave., Columbus, Ohio 43207
PRICE: \$1,842.00 plus a \$100.00 processing fee
USE: Single-family, owner-occupied

Situated in the State of Ohio, County of Franklin, City of Columbus:

Being Lot Number Sixty Two (62) in the South High Street Adam Reeb Subdivision, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 256, Recorder's Office, Franklin County, Ohio.

Parcel 8:

PARCEL NUMBER: 010-010246
ADDRESS: 95-97 E. Woodrow Ave., Columbus, Ohio 43207
PRICE: \$1,507.00 plus a \$100.00 processing fee
USE: Single-family, owner-occupied

Situated in the County of Franklin in the State of Ohio and in the City of Columbus:

Being Lot Number Two (2) of "A. Linton's Fourth Street Subdivision," and the same is numbered and delineated upon the recorded Plat thereof, of record in Plat Book Number 7, Page 136, 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.