



City of Columbus

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

Legislation Text

File #: 1397-2014, **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 near the southeast corner of Norton Road and Sullivant Avenue (570- 268728) to The Crossroads Group, LLC, who will construct new multi-family housing on the vacant parcel. 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 (0000 Norton Road, at Sullivant Avenue.) 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 The Crossroads Group, LLC:

PARCEL NUMBER: 570- 268728
ADDRESS: 0000 Norton Road (at Sullivant Avenue), Columbus, Ohio 43119
PRICE: \$10,000.00 plus a \$38.00 recording fee
USE: New construction, multifamily residential

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING A PART OF THE 16.618 ACRE PARCEL I CONVEYED TO THE EAGLE CREST MANAGEMENT GROUP LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 200110110235451, ALL REFERENCES BEING TO RECORDS IN THE FRANKLIN COUNTY, OHIO, RECORDER'S OFFICE, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIN IN THE NORTHWEST CORNER OF SAID PARCEL I, SAID IRON PIN ALSO BEING THE SOUTHWEST CORNER OF A 12.933 ACRE TRACT CONVEYED TO THE FOREST PARK GROUP BY DEED OF RECORD IN OFFICIAL RECORD VOLUME 01264, PAGE A04, AND A POINT IN THE EAST LINE OF THE GREENE COUNTRIES SUBDIVISION PLATFED IN PART IN PLAT BOOK 66, PAGE 39, PLAT BOOK 68, PAGE 48 AND PLAT BOOK 71, PAGE 7;
THENCE NORTH 76° 26' 00" EAST, A DISTANCE OF 86.77 FEET TO A POINT;
THENCE SOUTH 13° 34' 00" EAST, A DISTANCE OF 193.54 FEET TO A POINT;
THENCE SOUTH 79° 14' 10" EAST, A DISTANCE OF 151.78 FEET TO A POINT;
THENCE NORTH 10° 45' 50" EAST, A DISTANCE OF 65.00 FEET TO A POINT;
THENCE SOUTH 79° 14' 10" EAST, A DISTANCE OF 230.00 FEET TO A POINT;
THENCE SOUTH 10° 45' 50" WEST, A DISTANCE OF 84.00 FEET TO A POINT;
THENCE SOUTH 08° 18' 35" EAST, A DISTANCE OF 245.16 FEET TO A POINT PASSING A FOUND IRON PIN AT THE NORTHWEST CORNER OF A 5.000 ACRE TRACT CONVEYED TO JEPE INC., BY DEED OF RECORD IN INSTRUMENT NUMBER 199803230065206 AT A DISTANCE OF 102.13 FEET;
THENCE SOUTH 81° 41' 25" WEST, A DISTANCE OF 269.90 FEET TO A POINT;
THENCE NORTH 79° 40' 53" WEST, A DISTANCE OF 361.86 FEET TO A POINT BEING IN THE WEST LINE OF SAID PARCEL I AND THE EAST LINE OF SAID SUBDIVISION,
THENCE NORTH 10° 19' 07" EAST, A DISTANCE OF 482.33 FEET TO THE POINT OF BEGINNING, CONTAINING 5.106 ACRES, MORE OR LESS.

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, pertinent provisions of Chapter 329 of the Columbus City Codes, 1959, are 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.