



Legislation Text

File #: 0022-2013, **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 1673-1675 N. Cleveland Avenue (010-033799) to Howard F. Johnson, who will rehabilitate the existing two-family structure to be maintained as a rental unit. 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 (1673-1675 N. Cleveland 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, a proposal for the sale of the property which was acquired pursuant to Ohio Revised Code Section 5722.06 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 parcel of real estate to Howard F. Johnson:

PARCEL NUMBER: 010-033799
ADDRESS: 1673-1675 N. Cleveland Avenue, Columbus, Ohio 43211
PRICE: \$1,000 plus a \$38.00 recording fee
USE: Two-family rental unit

Situated in the city of Columbus, Franklin County, Ohio, and further described as Lot No Three Hundred One (301) of Louis Heights Addition, as numbered, delineated, and recorded in Plat Book 11, Page 8, Recorder's Office, Franklin County, Ohio.

Less and excepting the following described real estate:

Being situated in the State of Ohio, County of Franklin, City of Columbus and being a portion of Lot 301 of Louis Heights Subdivision as recorded in Plat Book 11, Page 8, reference being made to records of the Recorder's Office, of said county and being bounded and described as follows:

Beginning at the northeast corner of Lot 301 said corner being referenced by an iron pin (found),

Thence S 26° 43' W along the east line of said lot, a distance of 36.60 feet to an iron pin (found) at the southeast corner of said lot,

Thence N 86° 59' 23" W along the south line of said lot, a distance of 7.10 feet to a point,

Thence with a line being 6.50 feet from and parallel to the east line of said lot and having a bearing of N 26° 43' E and a distance of 36.60 feet to a point in the north line of said lot,

Thence S 86° 59' 23" E along the north line of said lot a distance of 7.10 feet to the point of beginning, containing 238 square feet of land, more or less.

Being subject to all road easements and easements of record.

The basis of bearings for this description are based upon a certain plan prepared by the State of Ohio (FRA-3 16.89-19.61), said plan also being on file in the City Engineer's Office, City of Columbus, Ohio.

Section 2. That for good cause shown, Section 329.29 of the Columbus City Codes, 1959, is hereby waived.

Section 3. 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 4. 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.