



City of Columbus

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

Legislation Text

File #: 0637-2011, **Version:** 1

BACKGROUND: This legislation authorizes the Director of Development to accept the donation of two parcels located on Merrimac Street (Franklin County Tax Parcels 010-077927 and 010-077931) into the City's Land Bank and to transfer the parcels to Habitat for Humanity of Greater Columbus. Habitat for Humanity will construct two new houses for homeownership under the Neighborhood Stabilization Program. The parcels 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 start construction immediately.

To authorize the Director of the Department of Development to accept a deed for two parcels of real property (00000 Merrimac Street) into the City's Land Bank inventory and to execute any and all necessary agreements and deeds for conveyance of title of the same pursuant to the Land Reutilization Program: and to declare an emergency.

WHEREAS, the Owner of the real estate has agreed to donate these properties to the City's Land Bank; and

WHEREAS, the parcels will be acquired pursuant to Ohio Revised Code Section 5722.06 and in accordance with the Land Reutilization Program's policies, procedures, and guiding principles and the acquisition has been approved by the Land Redevelopment Office Administrator; and

WHEREAS, the property will be transferred to the City by deed recorded in the Franklin County, Ohio Recorder's Office; and

WHEREAS, the City desires to accept the property described below; and

WHEREAS, a proposal for the sale of the property which will be 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, the property will be sold at not less than fair market value in conformity with Ohio Revised Code Section 5722.07, competitive bidding is not required; and

WHEREAS, under 5722.07 "fair market value" means 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 land.

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 accept and convey title of said parcels of real estate to expedite the start of construction, 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 accept and convey title to the following parcels of real estate:

PARCEL NUMBER: 010-077927, 010-077931
ADDRESS: 00000 Merrimac Street, Columbus, Ohio 43222
PRICE: \$1,000 plus a \$38.00 recording fee
USE: New single family residential

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

Being Lots Numbered One Hundred Four (104) and One Hundred Five (105), of GUILFORD PARK ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 330, Recorder's Office, Franklin County, 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.