



Legislation Text

File #: 1868-2012, **Version:** 1

BACKGROUND: Two 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 transfer of two parcels located at 930-932 Almond Ave. (010-031034 & 010-030364) to City County Holding Company, who will demolish the existing structure. 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 demolish a blighted structure in the neighborhood.

To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of two parcels of real property (930-932 Almond Ave.) held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

WHEREAS, by Ordinance 2161-93, 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; 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, 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; 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 parcels of real estate to expedite the transfer in order to demolish a blighted structure in the neighborhood, 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 City County Holding Company:

PARCEL NUMBER: 010-031034
ADDRESS: 930 Almond Avenue, Columbus, Ohio 43203
PRICE: \$357 plus a \$38.00 recording fee
USE: Parking or Accessory Use

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

Being the West one-half of Lot Number Three (3) Knight, Noble & English's Subdivision. as the same lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 155, Recorder's Office, Franklin County Ohio. But excepting 121.45 feet off the North end of said lot.

PARCEL NUMBER: 010-030364
ADDRESS: 932 Almond Avenue, Columbus, Ohio 43203
PRICE: \$357
USE: Parking or Accessory Use

The following described real estate is situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, and bounded and described as follows:

Being the East One Half of Lot Number Three (3) of KNIGHT, NOBLE AND ENGLISH'S SUBDIVISION, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book 3, Page 155, Recorder's Office, Franklin County, Ohio; EXCEPTING THEREFROM 121.45 feet off of the North end of said lot.

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.