City of Columbus

Legislation Details (With Text)

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File created:	11/27/2013		**In control:**	Finance Committee
On agenda:	12/16/2013		**Final action:**	12/19/2013
Title:	To authorize the Director of Finance and Management to execute those documents necessary to enter into contract for the sale of City-owned surplus property known as 1551 Cleveland Avenue, Columbus, Ohio 43211 to Nicholas S. Wolak and to execute those documents necessary to grant fee simple title; and to declare an emergency.			
Sponsors:				
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Date	Ver.	Action By	Action	Result
12/19/2013	1	CITY CLERK	Attest	
12/18/2013	1	ACTING MAYOR	Signed	
12/16/2013	1	COUNCIL PRESIDENT	Signed	
12/16/2013	1	Columbus City Council	Approved	Pass

The City owns fee title to that real property commonly known as 1551 Cleveland Avenue, Columbus, Ohio, containing two parcels and formerly used as Fire Station #18. This site was vacated in 2005 upon completion of construction of the new Fire Station #18 at 1630 Cleveland Avenue. Ordinance #1176-2009, passed by Columbus City Council on 11/17/2009, declared the property as "surplus" and gave the Director of the Department of Finance and Management the authority to market said property for sale and to entertain discussions and negotiations with interested parties provided that Council approve the actual sale by a subsequent ordinance.

The Cleveland Avenue property has been marketed to the public over the past three years and has been shown to a number of interested parties. The City has now received a purchase offer within the estimated market value range for the property and with terms acceptable to the City. Accordingly, the Department of Finance and Management has determined that it is in the City's best interest to enter into a formal contract with Nicholas S. Wolak, the prospective purchaser, for the sale of the property commonly known as 1551 Cleveland Avenue, and described as Franklin County Tax Parcel Number 010-048325, being all or part of Drexel Park Lot 14-15 and Franklin County Tax Parcel Number 010-048327, being all or part of Drexel Park Lot 16-17.

This ordinance authorizes approval of the sale of said City owned real property and authorizes the Director of the Department of Finance and Management to execute those documents necessary to enter into a contract with Nicholas S. Wolak, for the sale of the property for a price of $72,000.00 and to execute a quitclaim deed and any ancillary documents necessary to grant fee simple title to said property.

Fiscal Impact: Proceeds from this transaction shall be deposited in Fund 748, the General Permanent Improvement Fund.

Emergency Justification: Emergency action is requested to enable the City to enter into contact and meet its terms related to timely transfer of the property, allow the City to eliminate the cost associated with maintenance of this property, and receive income of $72,000.00 from the proceeds of the sale.

To authorize the Director of Finance and Management to execute those documents necessary to enter into contract for the sale of City-owned surplus property known as 1551 Cleveland Avenue, Columbus, Ohio 43211 to Nicholas S. Wolak and to execute those documents necessary to grant fee simple title; and to declare an emergency.

WHEREAS, the real property owned by the City of Columbus, commonly known as 1551 Cleveland Avenue described as Franklin County Tax Parcel Numbers 010-048325 and 010-048327 was deemed to be surplus City property; and

WHEREAS, pursuant to Ordinance #1076-2009, the Department of Finance and Management received authority to market said surplus property for sale and entertain discussions and negotiations with interested parties with respect to the sale of this property; and

WHEREAS, the property was offered for sale through public notice and a commercial real estate listing service; and

WHEREAS, the City has received a purchase offer for said property from Nicholas S. Wolak in the amount of $72,000.00 and with other terms acceptable to the City; and,

WHEREAS, the Director of Finance and Management deems that it is in the best interest of the City to enter into a sale contract with Nicholas S. Wolak for consideration in the amount of $72,000.00; and,

WHEREAS, an emergency exists in the usual daily operation of the City, in that it is necessary to immediately authorize the Director of the Department of Finance and Management to execute those documents necessary to enter into contract with Nicholas S. Wolak for the sale of property commonly known as 1551 Cleveland Avenue and to execute a quitclaim deed and any ancillary documents necessary to grant fee simple title to the same real property thereby preserving the public health, peace, property, safety and welfare; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Director of the Department of Finance and Management be and is hereby authorized to execute those documents on behalf of the City of Columbus, as approved by the Department of Law, Division of Real Estate, necessary to enter into contract with Nicholas S. Wolak for the sale of city-owned property commonly known as 1551 Cleveland Avenue, and described as Franklin County Tax Parcel Number 010-048325, being all or part of Drexel Park Lot 14-15 and Franklin County Tax Parcel Number 010-048327, being all or part of Drexel Park Lot 16-17, and to execute a quitclaim deed and any ancillary documents necessary to grant fee simple title to said property.

Section 2. That sale proceeds received by the City shall be deposited in Fund 748, the General Permanent Improvement Fund.

Section 3. 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 its passage if the Mayor neither approves nor vetoes the same.