



Legislation Details (With Text)

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Title: To authorize the Director of the Department of Development to enter into an option agreement or agreements, as needed, to sell and transfer by quitclaim deed one parcel located at 363 Reeb Ave. in the Southern Gateway Redevelopment Area.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
7/26/2016	1	CITY CLERK	Attest	
7/26/2016	1	ACTING MAYOR	Signed	
7/25/2016	1	COUNCIL PRESIDENT	Signed	
7/25/2016	1	Columbus City Council	Read for the First Time	
7/25/2016	1	Columbus City Council	Approved	Pass

BACKGROUND: Authorization is needed for the Director of the Department of Development to enter into an option agreement or sales contract to sell and transfer 363 Reeb Ave. (010-066838) in the Southern Gateway Redevelopment Area to Community Housing Network, Inc. or a TBD subsidiary of Community Housing Network, Inc. The site will be used to construct a 62-unit Permanent Supportive Housing Development and edible food forest. The project is contingent on receiving various public funding such as Low Income House Tax Credits. This legislation authorizes the Director of Development to execute any and all agreements and deeds for conveyance of the real property.

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.

To authorize the Director of the Department of Development to enter into an option agreement or agreements, as needed, to sell and transfer by quitclaim deed one parcel located at 363 Reeb Ave. in the Southern Gateway Redevelopment Area.

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 5722.03 or 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 **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 those documents, on behalf of the City of Columbus, as approved by the Department of Law, Division of Real Estate, necessary to enter into a contract for the sale of the following described property, and to execute a quitclaim deed and any ancillary documents as may be necessary to transfer title thereto;

PARCEL NUMBER: 010-066838
ADDRESS: 363 Reeb Ave, Columbus, Ohio 43207
PRICE: \$320,000 plus a \$150.00 processing fee
USE: Permanent Supportive Housing & Food Incubator Campus

Situated in the State of Ohio, County of Franklin, and in the City of Columbus and being Lot Number Fifty-Four (54) and Fifty-Five (55), in TWENTIETH CENTURY ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 496, Recorder's Office, Franklin County, Ohio.

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, the provisions of City Code Chapter 329 relating to the sale of city-owned realty 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 this ordinance shall take effect and be in force from and after the earliest period allowed by law.