



Legislation Details (With Text)

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Title: To authorize the Director of Finance and Management to execute those documents necessary to convey fee simple title to that City surplus real property identified as 1716 Parsons Avenue, Columbus, Ohio, 43211 43207 to Jay Cheplowitz and; and to declare an emergency.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
9/15/2016	2	CITY CLERK	Attest	
9/15/2016	2	MAYOR	Signed	
9/12/2016	2	COUNCIL PRESIDENT	Signed	
9/12/2016	1	Columbus City Council	Amended as submitted to the Clerk	Pass
9/12/2016	1	Columbus City Council	Approved as Amended	Pass
9/12/2016	1	Columbus City Council	Approved as Amended	Pass

The City owns fee title to that real property commonly known as 1716 Parsons Avenue, Columbus, Ohio, and identified as Franklin County Tax Parcel 010-066800. The site previously housed old Fire Station #14. The Department of Finance and Management, Real Estate Management Office has advertised the property's availability for purchase as required by City Code 329. The property has been marketed to the public for several years and has been shown to a number of interested parties. The City recently received and reviewed three purchase offers. Accordingly, the Department of Finance and Management has determined that it is in the City's best interest to proceed with the purchase offer closest to the estimated market value for the property and with terms acceptable to the City and to enter into a formal contract with Jay Cheplowitz for the sale and purchase of the property. Mr Cheplowitz's initial plan for the property is to move his business office from the Short North to occupy the second floor of the building.

This ordinance authorizes and approves the sale of the property and authorizes the Director of the Department of Finance and Management to execute those agreements, ancillary documents, and quitclaim deed as necessary to convey fee simple title to the property to Jay Cheplowitz for consideration in the amount of \$155,000.00.

Fiscal Impact: Proceeds of \$155,000.00 from the sale of this property will be deposited in the General Permanent Improvement Fund.

Emergency Justification: Emergency action is requested to expedite the transaction in order to meet the terms of the purchase and sale contract related to the timely transfer of the property.

To authorize the Director of Finance and Management to execute those documents necessary to convey fee simple title to that City surplus real property identified as 1716 Parsons Avenue, Columbus, Ohio, ~~43211~~ **43207** to Jay Cheplowitz and; and to declare an emergency.

WHEREAS, that real property owned by the City of Columbus, commonly known as 1716 Parsons Avenue, and identified as Franklin County Tax Parcel Number 010-066800 was deemed surplus City property; and

WHEREAS, the Department of Finance and Management marketed the property in compliance with Chapter 329 by advertising the availability of property for purchase by public notice and through a commercial real estate listing; and

WHEREAS, the City has received a purchase offer for said property from Jay Cheplowitz in the amount of \$155,000.00 with other terms that are 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 purchase and sale contract with Jay Cheplowitz for consideration in the amount of \$155,000.00; 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 Jay Cheplowitz for the sale of that real property commonly known as 1716 Parsons Avenue and to execute a quitclaim deed and any ancillary documents necessary to grant fee simple title to that same real property in an expedited manner, 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 a purchase and sale contract with Jay Cheplowitz for the sale of that city-owned property commonly known as 1716 Parsons Avenue, further identified as Franklin County Tax Parcel Number 010-066800, 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 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.