



## Legislation Details (With Text)

**File #:** 3091-2016      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 11/22/2016      **In control:** Housing Committee

**On agenda:** 12/5/2016      **Final action:** 12/7/2016

**Title:** To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of one parcel of real property (2867 Joyce Ave.) held in the Land Bank pursuant to the Land Reutilization Program and to declare an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
12/7/2016	1	CITY CLERK	Attest	
12/7/2016	1	MAYOR	Signed	
12/5/2016	1	COUNCIL PRESIDENT	Signed	
12/5/2016	1	Columbus City Council	Approved	Pass

**BACKGROUND:** One parcel currently held in the Land Bank has 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 one parcel located at 2867 Joyce Ave. (010-069703) to Abbrey Homes LLC, who will rehabilitate the existing single-family structure to be maintained as a rental unit. The parcel will be transferred by deed recorded in the Official Records of the Franklin County Recorder's Office.

**FISCAL IMPACT:** 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 Legislation is requested to expedite the transfer in order to reduce Land Bank maintenance costs.

To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of one parcel of real property (2867 Joyce Ave.) held in the Land Bank pursuant to the Land Reutilization Program and to declare an emergency.

**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,** this property was forfeited to the State of Ohio after a tax foreclosure; and

**WHEREAS,** by Ordinance 0277-2013, Council authorized an agreement with the Central Ohio Community

Improvement Corporation to allow the transfer of properties forfeited to the State of Ohio into the Land Reutilization Program; and

**WHEREAS**, a proposal for the sale of the property which was acquired pursuant to the agreement with the Central Ohio Community Improvement Corporation meets the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved by the Land Redevelopment Office Administrator; 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 parcel of real estate to expedite the transfer in order to reduce Land Bank maintenance costs, 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 parcel of real estate to Abbrey Homes, LLC:

PARCEL NUMBER: 010-069703  
ADDRESS: 2867 Joyce Ave., Columbus, Ohio 43211  
PRICE: \$5,000.00, plus a \$150.00 processing fee  
USE: Single family rental unit

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and described as follows:

Beginning at a point in the west line of Joyce Avenue, 235 feet south of the south line of Agler Road; thence in a southerly direction 60 feet to a point in the west line of Joyce Avenue; thence westerly about 183.04 feet to a point; thence in a northerly direction 60 feet; thence in an easterly direction about 183.04 feet to the place of beginning; said tract being subject to a 20 foot alley on the west end thereof, as dedicated by ordinance no. 37373 city of Columbus.

**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 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.

