



Legislation Details (With Text)

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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 (250 Whitethorne 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
3/2/2017	1	MAYOR	Signed	
3/2/2017	1	CITY CLERK	Attest	
2/27/2017	1	COUNCIL PRESIDENT	Signed	
2/27/2017	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 250 Whitethorne Ave. (010-056527) to Patrick M. Riley, who will rehabilitate the existing single-family structure and maintain it for rental purposes. 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 (250 Whitethorne 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 Patrick M. Riley:

PARCEL NUMBER: 010-056527
ADDRESS: 250 Whitethorne Ave., Columbus, Ohio 43223
PRICE: \$6,300.00, plus a \$150.00 processing fee
USE: Single family rental unit

Property is situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being part of Lot Number Twenty (20) of Henry O’Blennes Subdivision of Thirty Acres of Land in Franklin Township (Now City of Columbus), as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 354, Recorder’s Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a point in the East line of Whitethorne Avenue 30.635 feet South of the Northwest corner of said Lot 20;

Thence South on the East line of Whitethorne Avenue 30.365 feet to a point;

Thence East line of a line parallel with the North line of said lot number 20, 167.75 feet to a point;

Thence North along the West line of a 20 foot alley 30.365 feet to a point;

Thence West on a line parallel with the North line of said Lot Number 20. 167.75 feet to the PLACE OF BEGINNING. Being a parcel of land 30.365 feet by 167.75 feet out of the Southwest corner of the North one half of said Lot Number 20, be the same, more or less.

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.