



Legislation Details (With Text)

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File created: 9/19/2019 **In control:** Finance Committee

On agenda: 10/14/2019 **Final action:** 10/16/2019

Title: To formally accept certain real estate conveyed to the City that is being used for various public purposes; and to authorize the directors of the Departments of Public Utilities, Public Service, Finance and Management, Development, and Recreation and Parks to enter into any necessary agreements, as approved by the City Attorney's Office, in order to address any real estate tax or assessment issues. (\$0.00)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
10/16/2019	1	CITY CLERK	Attest	
10/15/2019	1	MAYOR	Signed	
10/14/2019	1	COUNCIL PRESIDENT	Signed	
10/14/2019	1	Columbus City Council	Approved	Pass
10/7/2019	1	Columbus City Council	Read for the First Time	

BACKGROUND:

The City is required to authorize the acquisition and acceptance of any real estate conveyed to the City. This means periodically the City must formally accept certain real estate previously conveyed to the City (defined, collectively, "Real Estate," and further described in Sections One (1), Two (2), and Three (3) of this ordinance), because the Real Estate was not the subject of any previous legislation authorizing the Real Estate's acquisition and acceptance.

The City is using the Real Estate for various public purposes, including but not limited to sewerage, drainage, water, electric, and other general utilities, pedestrian and vehicular traffic control, pedestrian and vehicular access and parking, parkland and conservation, landscaping, signs, ADA-compliant sidewalks, walkways, bikeways, access, and shared-use paths, and associated appurtenances. The Real Estate was recorded in the public land records in the applicable county in the state of Ohio. Additionally, it may be necessary for the City to enter into agreements, as approved by the City Attorney, with the grantors of the Real Estate in order to address any real estate tax or assessment implications associated with the City's acquisition and acceptance of the Real Estate.

CONTRACT COMPLIANCE:

Not applicable.

FISCAL IMPACT:

Not applicable.

EMERGENCY JUSTIFICATION:

Not applicable.

To formally accept certain real estate conveyed to the City that is being used for various public purposes; and to authorize the directors of the Departments of Public Utilities, Public Service, Finance and Management, Development, and Recreation and Parks to enter into any necessary agreements, as approved by the City Attorney's Office, in order to address any real estate tax or assessment issues. (\$0.00)

WHEREAS, the City intends to formally accept certain real estate conveyed to the City (*i.e.* Real Estate); and

WHEREAS, the City intends to use the Real Estate for various public purposes; and

WHEREAS, the City intends for the directors of the Departments of Public Utilities, Public Service, Finance and Management, Development, Recreation and Parks to enter into any necessary agreements with the grantors of the Real Estate in order to address any real estate tax or assessment implications associated with the Real Estate's acquisition and acceptance; and

WHEREAS, the City intends for the City Attorney to preapprove all documents executed by City personnel pursuant to authority granted by this ordinance; and **now, therefore:**

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

Section 1. The City formally accepts the following described real estate previously conveyed to the City and recorded in the public land records of the Recorder's Office, Franklin County, Ohio (*i.e.* Real Estate), which is being used for various public purposes, including but not limited to sewerage, drainage, water, electric, and other general utilities, pedestrian and vehicular traffic control, pedestrian and vehicular access and parking, parkland and conservation, landscaping, signs, ADA-compliant sidewalks, walkways, bikeways, access, and shared-use paths, and associated appurtenances:

Grantor(s)...Franklin County Recorder Reference...(Real Estate)

1. **2499 McGraw, LLC:** Ins. 201904100040598 (general warranty deed for sanitary sewer infrastructure)
2. **Apostolic Church of Christ n.k.a. World of Pentecost** Ins. 201901250009980 (storm-sewer utility easement)
3. **Strategic Property Concepts 3, LLC:** Ins. 201904110041428 (sewer & drainage utility easement)
4. **ECP AP Milo Partners, LLC:** Ins. 201904090040064 (sewer & drainage utility easement)
5. **Roserock Holdings, LLC:** Ins. 201901110004587 (storm-sewer utility easement)
6. **Columbus Industrial Owner I, LLC:** Ins. 201811140154958 (sewer & drainage utility easement)
7. **Weinland Park Development, LLC:** Ins. 201810260146499 (sewer & drainage utility easement)
8. **Sawmill Ravine, LLC:** Ins. 201810190143393 (sewer & drainage utility easement)
9. **M/I Home of Central Ohio, LLC:** Ins. 201809200127433 (sewer & drainage utility easement)

10. **Edwards Avery Road, LLC:** Ins. 201901250009976 (sewer & drainage utility easement)
11. **Maronda Homes, Inc. of Ohio:** Ins. 201812070165762 (sewer & drainage utility easement)
12. **ABC Corp Holdings LLC:** Ins. 201901250009978 (sewer & drainage utility easement)
13. **Casto NA Residual, LLC:** Ins. 201812040163392 (sewer & drainage utility easement)
14. **HC Retail I, LLC:** Ins. 201812040163390 (sewer & drainage utility easement)
15. **Morso Holding Co.:** Ins. 201904020037089 (sewer & drainage utility easement)
16. **550 Stimmel Road LLC:** Ins. 201903270034681 (sewer & drainage utility easement)
17. **Easton Innkeepers, LLC:** Ins. 201906030064350 (sewer & drainage utility easement)
18. **Celina Investments, LTD:** Ins. 201906060067103 (sewer & drainage utility easement)
19. **HC Retail 1, LLC:** Ins. 201904260048455 (sewer & drainage utility easement)
20. **American Self Storage of Grove City, LLC:** Ins. 201903050025228 (sewer & drainage utility easement)
21. **Casto AP Residential, LLC:** Ins. 201902040013766 (sewer & drainage utility easement)
22. **Battelle Memorial Institute:** Ins. 201812100166805 (storm or sewer & drainage utility easement)
23. **Apostolic Church of Christ n.k.a. World of Pentecost:** Ins. 201901250009981 (sewer & drainage utility easement)
24. **Concept Equity Development, LLC:** Ins. 201901250009972 (electricity utility easement)
25. **Whispering Creek Apartments, LP:** Ins. 201901250009977 (scenic/conservation easement)
26. **Third Gen, Inc.:** Ins. 201811140154962 (sidewalk/shared use path easement)
27. **550 Stimmel Road, LLC:** Ins. 201903270034680 (water utility easement)
28. **Menard, Inc.:** Ins. 201810190143391 (water utility easement)
29. **Trembly Family Limited Partnership Two:** Ins. 201809200127432 (electric utility easement)
30. **White Castle Management Co.:** Ins. 201901290011084 (water utility easement)
31. **OhioHealth Corporation:** Ins. 201809200127443 (sidewalk easement)
32. **River Oaks Apartment Management, LLC:** Ins. 201902040013760 (water utility easement)
33. **Prospect Wango, LLC:** 201811300161932 (storm sewer utility easement)
34. **Columbus Metropolitan Housing Authority:** 201907220089910 (temporary construction easement)

35. **Pizzuti Land LLC:** 201907260092911 (storm sewer easement)
36. **Target Corporation:** 201905130055582 (water & sewer utility easement)
37. **Lincoln Pearl LLC:** 201907100083944 (electricity utility easement)
38. **Hamilton II Retail LLC:** 201907100083943 (sanitary sewer utility easement)
39. **Columbus Regional Airport Authority:** 201904150042674 (water & sewer utility easement)
40. **Grand Communities, LLC:** 201907100083942 (sanitary sewer utility easement)
41. **Romanelli and Hughes Building Company:** 201907100083941 (sanitary sewer utility easement)
42. **Belcher Court LLC:** 201907050081236 (sanitary sewer utility easement)
43. **Robert J. Brennan Bishop of the Catholic Diocese of Columbus:** 201906210074749 (sanitary sewer utility easement)
44. **Parsons Place, LLC:** 201906210074748 (sanitary sewer utility easement)
45. **Board of Education of the Columbus City School District:** 201812270173969 (fee title)
46. **M/I Homes of Central Ohio, LLC:** 201906110069352 (fee title for parkland)
47. **M/I Homes of Central Ohio, LLC:** 201906170072111 (sanitary sewer utility easement)
48. **Edwards Avery Road, LLC:** 201906110069353 (storm sewer utility easement)
49. **The Board of Education of the Columbus City School District:** 201208290127214 (general utility easement)
50. **Germain Automotive Properties, LLC:** 201908270109927 (shared use path easement)
51. **NWD Investments, LLC:** 201908140103052 (electric utility easement)
52. **Temple Israel:** 201908020096599 (electric utility easement)
53. **BT-OH, LLC:** 201905220060259 (storm sewer utility easement)
54. **Apostolic Church of Christ n.k.a. World of Pentecost:** 201905220060251 (sanitary sewer utility easement)
55. **Community Housing Network, Inc.:** 201905220060250 (sanitary sewer utility easement)
56. **Mission XC, LLC:** 201905130055574 (sanitary sewer utility easement)
57. **Columbus Easton Hotel IV Property Owners, LLC a.k.a. Columbus Easton Hotel IV Property Owner, LLC:** 201905130055575 (sanitary sewer utility easement)
58. **Weber Holdings-Riverside, LTD:** 201908020096597 (temporary construction easement)

59. **Columbus Regional Airport Authority:** 201909040113592 (storm sewer utility easement)
60. **Columbus Regional Airport Authority:** 201909040113591 (water utility easement)
61. **Jason K. Halliwell and Lisa A. Halliwell:** 201909040113589 (storm sewer utility easement)
62. **Amber A. Stroh and Eric D Drake:** 201909040113590 (storm sewer utility easement)
63. **Redstone Realty Company LLC:** 201909100116705 (storm water utility easement)
64. **Homewood Corporation:** 201909100116703 (sanitary sewer utility easement)
65. **Park View Village Holding Company, LLC:** 201909100116701 (water utility easement)
66. **Dallas Mobile Home Village, Inc.:** 201909100116700 (sanitary sewer utility easement)
67. **The Laurels of West Columbus Real Estate, LLC:** 201908200106028 (sanitary sewer utility easement)
68. **Belmont House LLC:** 201907170087208 (sanitary sewer utility easement)
69. **Luxe 88 LLC:** 201907230090821 (sanitary sewer utility easement)
70. **Columbus Regional Airport Authority:** 201904150042675 (sanitary sewer utility easement)
71. **Center State Enterprises LLC:** 201908020096592 (sanitary sewer utility easement)
72. **Hamilton Crossing LLC:** 201908020096593 (sanitary sewer utility easement)
73. **Luxe 88 LLC:** 201908020096594 (storm sewer utility easement)
74. **Old Henderson Land LLC:** 201908020096595 (storm sewer utility easement)
75. **Magnolia Trace LLC:** 201908020096596 (sanitary sewer utility easement)
76. **Romanelli and Hughes Building Company:** 201907220089911 (sanitary sewer utility easement)
77. **Ashton Point Project 1, LLC:** 201907230090820 (sanitary sewer utility easement)
78. **Easton Hospitality, LLC:** 201907230090822 (storm sewer utility easement)
79. **Romanelli and Hughes Building Company:** 201907230090823 (sanitary sewer utility easement)
80. **Pizzuti Land LLC:** 201907170087209 (sanitary sewer utility easement)
81. **It's Gonna Be Nice LLC:** 201907170087207 (sanitary sewer utility easement)
82. **Dallas Mobile Home Village, Inc.:** 201907170087206 (sanitary sewer utility easement)
83. **Rolla M. Beach, III:** 201908050097639 (sanitary sewer utility easement)

SECTION 2. The City formally accepts the following real estate previously conveyed to the City that were recorded in the public land records of the Recorder's Office, Delaware County, Ohio (*i.e.* Real Estate), which are being used for various public purposes, including but not limited to sewerage, drainage, water, electric, and other general utilities,

pedestrian and vehicular traffic control, pedestrian and vehicular access and parking, parkland and conservation, landscaping, signs, ADA-compliant sidewalks, walkways, bikeways, access, and shared-use paths, and associated appurtenances:

Grantor(s)...Delaware County Recorder Reference...(Real Estate)

1. **The Edge at Polaris, LLC:** D.B. 1625, Pg. 2478 (sewer & drainage utility easement)
2. **Tapestry Park Polaris, LLC:** D.B. 1595, Pg. 2105 (sewer & drainage utility easement)
3. **Polaris AV Outparcel, LLC:** D.B. 1617, Pg. 755 (water utility easement)
4. **Tapestry Park Polaris, LLC:** D.B. 1639, Pg. 1622 (ingress/egress easement)

SECTION 3. The City formally accepts the following described real estate previously conveyed to the City and recorded in the public land records of the Recorder's Office, Fairfield County, Ohio (*i.e.* Real Estate), which is being used for various public purposes, including but not limited to sewerage, drainage, water, electric, and other general utilities, pedestrian and vehicular traffic control, pedestrian and vehicular access and parking, parkland and conservation, landscaping, signs, ADA-compliant sidewalks, walkways, bikeways, access, and shared-use paths, and associated appurtenances:

Grantor(s)...Fairfield County Recorder Reference...(Real Estate)

1. **Homewood Corporation:** Ins. 201900008418 (sewer & drainage utility easement)

SECTION 4. The directors of the Departments of Public Utilities, Public Service, Finance and Management, Development, and Recreation and Parks are authorized to enter into any necessary agreements with the grantors of the Real Estate in order to address any real estate tax or assessment issues.

SECTION 5. The City Attorney is required to preapprove all documents executed by the City pursuant to this ordinance.

SECTION 6. This ordinance shall take effect and be in force from and after the earliest period allowed by law.