



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed

File created: 12/4/2019 **In control:** Finance Committee

On agenda: 12/16/2019 **Final action:** 12/18/2019

Title: To authorize the Director of the Department of Finance and Management to execute documents approved by the City Attorney, Real Estate Division, to quit claim a 0.011 acre parcel to Jefferson Apartments, LLC; and to declare an emergency. (\$0.00)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
12/18/2019	1	CITY CLERK	Attest	
12/17/2019	1	MAYOR	Signed	
12/16/2019	1	COUNCIL PRESIDENT	Signed	
12/16/2019	1	Columbus City Council	Approved	Pass

Background: The City is the underlying fee owner of property (“Property”) adjacent to Franklin County Tax Parcel 010-022522, known as 50 Jefferson Avenue, Columbus, Ohio 43215, that is part of Willow Street. The State of Ohio, Department of Transportation (“ODOT”) has a highway easement on the Property and is currently acquiring additional property for its FRA-71-17.14 project (“Project”). As part of the acquisition of the additional property and in the spirit of inter-governmental cooperation, ODOT has asked the City to quit claim a 0.011 acre parcel, known as parcel 200-EL, which is more fully described within the one page attachment to this legislation, to Jefferson Apartments, LLC, an Ohio limited liability company, (“Jefferson”). The sole managing member of Jefferson is Community Housing Network, a non-profit organization that develops and manages property to serve the homeless and those with severe and persistent mental illness. Upon reviewing ODOT’s request, the City determined that the 0.011 acre parcel is already subject to an ODOT Highway Easement and that the Property requested by ODOT to be transferred to Jefferson to complete its Project should be granted at no cost, subject to the reservation of a general utility easement. The following legislation authorizes the Director of the Department of Finance and Management to execute those documents as approved by the Columbus City Attorney, Real Estate Division, to quit claim the Property to Jefferson in order to allow ODOT to complete its Project.

Fiscal Impact: N/A

Emergency Justification: Emergency action is requested to not delay the benefit to the City resulting from ODOT’S Project, which will preserve the public peace, health, property, safety, and welfare.

To authorize the Director of the Department of Finance and Management to execute documents approved by the City Attorney, Real Estate Division, to quit claim a 0.011 acre parcel to Jefferson Apartments, LLC; and to declare an emergency. (\$0.00)

WHEREAS, the City desires to transfer a portion of City-owned real property (“Property”) located along Willow Street in the vicinity of Franklin County Tax Parcel 010-022522, known as 50 Jefferson Avenue, Columbus, Ohio 43215, to Jefferson Apartments, LLC (“Jefferson”); and

WHEREAS, the property is being transferred to Jefferson at the request of the State of Ohio, Department of Transportation (“ODOT”) as part of the acquisition for their FRA-71-17.14 project (“Project”); and

WHEREAS, the City’s Department of Finance and Management determined that the Property requested by ODOT to complete the Project should be transferred to Jefferson at no cost; and

WHEREAS, a general utility easement in, on, over, across, under, and through the Property shall be retained in the name of the City of Columbus for all utilities located within the Property; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Finance and Management in that it is immediately necessary to authorize the Director to execute those documents necessary to transfer the Property so as not to delay the benefit to the City resulting from ODOT’S Project, which will preserve the public peace, health, property, safety, and welfare; now, therefore,

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

SECTION 1. That the Director of Finance and Management, with approval from the Directors of the Department of Public Service and the Department of Public Utilities, is authorized to execute those documents necessary to quit claim a 0.011 acre parcel (“Property”), described and depicted in the One (1) page attachment, which is fully incorporated for reference as if rewritten, located in the vicinity of Franklin County Tax Parcel 010-022522, known as 50 Jefferson Avenue Columbus, Ohio 43215, and being a part of Willow Street, to Jefferson Apartments, LLC, (“Jefferson”).

SECTION 2. That the City Attorney’s Office, Real Estate Division is required to approve all instrument(s), associated with this ordinance.

SECTION 3. That a general utility easement in, on, over, across, under, and through the Property shall be and hereby is retained unto the City of Columbus for those utilities located within the Property.

SECTION 4. 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.