



## Legislation Details (With Text)

**File #:** 0002-2021 **Version:** 1

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

**File created:** 12/22/2020 **In control:** Finance Committee

**On agenda:** 2/1/2021 **Final action:** 2/5/2021

**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
2/5/2021	1	CITY CLERK	Attest	
2/3/2021	1	MAYOR	Signed	
2/1/2021	1	COUNCIL PRESIDENT	Signed	
2/1/2021	1	Columbus City Council	Approved	Pass
1/25/2021	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) and Two (2) 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, 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**, it is necessary 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 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 Attorney's Office shall pre-approve 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.** That 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. **City of Hilliard:** Ins. 201404110043949 (assignment of easements)
2. **Albany Park Association, Inc.:** Ins. 201909100116699 (shared use path easement)
3. **True North Energy, LLC:** Ins. 201909130118914 (storm sewer utility easement)
4. **Spectrum Acquisition Columbus, LLC:** Ins. 201909130118915 (sewer utility easement)
5. **Yaw Agyekum and Delali Agyekum:** Ins. 201909130118917 (sewer utility easement)
6. **Edwards Avery Road, LLC:** Ins. 201909180121404 (sewer utility easement)
7. **Columbus Land Investment Company:** Ins. 201909180121408 (general warranty deed for parkland dedication)
8. **Redstone Realty Company LLC:** Ins. 201909200123062 (shared use path easement)
9. **Redstone Realty Company LLC:** Ins. 201909200123064 (shared use path easement)
10. **Columbus Municipal Airport Authority n.k.a. Columbus Regional Airport Authority:** Ins. 201909200123065 (electric utility easement)
11. **Paolo A. Demaria and Patricia M. Demaria:** Ins. 201909250125696 (shared use path easement)
12. **Park View Village Holding Company, LLC:** Ins. 201909250125697 (sewer utility easement)
13. **Sunbury Springs LLC:** Ins. 201910080133532 (sewer utility easement)
14. **Columbus Regional Airport Authority:** Ins. 201910080133533 (sewer utility easement)
15. **Columbus Regional Airport Authority:** Ins. 201910080133534 (storm sewer utility easement)
16. **Woodfield Park LLC:** Ins. 201910080133535 (sewer utility easement)

17. **Distribution Land Corp.:** Ins. 201910280142986 (storm sewer utility easement)
18. **Asherton Grove Condominium Association:** Ins. 201910280142988 (storm sewer utility easement)
19. **Kenney Park, LLC:** Ins. 201910280142989 (sewer utility easement)
20. **Vision Acquisitions, LLC:** Ins. 201911050147621 (storm sewer utility easement)
21. **CHI Franklinton, LP:** Ins. 201911130151070 (sewer utility easement)
22. **Parsons Place, LLC:** Ins. 201911130151071 (electric utility easement)
23. **HQ Flats Phase I LLC:** Ins. 201911130151072 (storm sewer utility easement)
24. **HQ Flats Phase II LLC:** Ins. 201911130151073 (storm sewer utility easement)
25. **Morning Start Partners, LLC:** Ins. 201911190154318 (general warranty deed for parkland dedication)
26. **MPL Holdings, LLC:** Ins. 201911220157072 (scenic/conservation easement)
27. **Woodfield Park LLC:** Ins. 201911220157076 (sewer utility easement)
28. **Homewood Corporation:** Ins. 201911250158133 (sewer utility easement)
29. **Arlington Resources, LTD.:** Ins. 201912050163838 (sewer utility easement)
30. **1330 Atcheson Street, LLC:** Ins. 201912050163842 (sewer utility easement)
31. **State of Ohio:** Ins. 201912120167106 (utility easement)
32. **Park View Village Holding Company, LLC:** Ins. 201912160168954 (storm sewer utility easement)
33. **Park Rd Storage, LLC:** Ins. 201912160168955 (storm sewer easement)
34. **Yaw Agyekum and Delali Agyekum:** Ins. 201912170169652 (scenic/conservation easement)
35. **Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District:**  
Ins. 201912200171469 (limited warranty deed for public utilities infrastructure)
36. **Wendler Commons Limited Partnership:** Ins. 201912270173870 (sewer utility easement)
37. **M/I Homes of Central Ohio, LLC:** Ins. 201912270173871 (sewer utility easement)
38. **D.R. Horton - Indiana, LLC:** Ins. 201912310175865 (sewer utility easement)
39. **CHI Franklinton, LP:** Ins. 202001100004448 (water utility easement)
40. **Richmond Reserve LLC:** Ins. 202001100004454 (sewer utility easement)
41. **Unified Investment Corp.:** Ins. 202001100004456 (storm sewer utility easement)
42. **KCK of Ohio, LTD:** Ins. 202001210009866 (storm sewer utility easement)
43. **Jeffrey New Day LLC:** Ins. 202001210009873 (sewer utility easement)
44. **Magnolia Trace LLC:** Ins. 202002070019259 (sewer utility easement)
45. **261 Loeffler LLC:** Ins. 202002070019260 (sewer utility easement)
46. **Dixon House LLC:** Ins. 202002130022551 (sewer utility easement)
47. **DEL Partners, LLC:** Ins. 202002240027142 (storm sewer utility easement)
48. **Cardinal Self Storage Riggins LLC:** Ins. 202002280030281 (storm sewer utility easement)
49. **Havery Run, LLC:** Ins. 202002280030282 (sewer utility easement)
50. **Cardinal Self Storage Riggins LLC:** Ins. 202002280030283 (sewer utility easement)
51. **Capital University:** Ins. 202003060033974 (electric utility easement)
52. **Homewood Corporation:** Ins. 202003260042195 (sewer utility easement)
53. **Dixon House LLC:** Ins. 202003260042196 (storm sewer utility easement)
54. **Trolley Barn LLC:** Ins. 202004150050135 (storm sewer utility easement)
55. **230 Long St. CP, LLC:** Ins. 202004240054120 (electric utility easement)
56. **230 Long St. CP, LLC:** Ins. 202004240054121 (shared use path easement)
57. **Columbus Regional Airport Authority:** Ins. 202005080062581 (water utility easement)
58. **Cannamed Therapeutics LLC:** Ins. 202005080062582 (scenic/conservation easement)
59. **Park View Village Holding Company, LLC:** Ins. 202005110063351 (storm sewer utility easement)
60. **Alexander Parnters, LLC:** Ins. 202005110063353 (electric utility easement)
61. **Atcheson Place Lofts Limited Partnership:** Ins. 202005220070847 (electric utility easement)
62. **George Kotsanos, Inc.:** Ins. 202005220070848 (sewer utility easement)
63. **3415 Morse Road LLC:** Ins. 202005270072474 (sewer utility easement)
64. **Essex Park LLC:** Ins. 202006040077577 (storm sewer utility easement)
65. **Harrison West Senior Living, LLC:** Ins. 202006110082077 (sewer utility easement)
66. **Jatinder Bhangu n.ka. Bhangu Jatinder:** Ins. 202006110082081 (sewer utility easement)
67. **Saver Motel, Inc.:** Ins. 202006160084266 (sewer utility easement)
68. **Gravity Project 2, LLC:** Ins. 202006160084268 (sewer utility easement)

69. **Montwards, LLC:** Ins. 202006300093354 (sewer utility easement)  
70. **Creekside Place, LLC:** Ins. 202006300093355 (electric utility easement)  
71. **Caldwell Real Estate, LLC:** Ins. 202007300110547 (sewer utility easement)  
72. **CHI Franklinton Phase II, LP:** Ins. 202008050113615 (sewer utility easement)  
73. **HP Land Development, LTD.:** Ins. 202008050113616 (electric utility easement)  
74. **CHI Franklinton, LP:** Ins. 202008050113618 (storm sewer utility easement)  
75. **Romanelli and Hughes Building Company:** Ins. 202008050113621 (sewer utility easement)  
76. **Board of Trustees of the Columbus Metropolitan Library:** Ins. 202008100116272 (sewer utility easement)  
77. **Board of Trustees of the Columbus Metropolitan Library:** Ins. 202008100116273 (storm sewer utility easement)  
78. **Uni Investments LLC:** Ins. 202008100116274 (storm sewer utility easement)  
79. **Gary F. Williams and Amy M. Williams:** Ins. 202008130118651 (sewer utility easement)  
80. **VAS Properties LLC:** Ins. 202009240144155 (sewer utility easement)  
81. **Grand Communities, LLC:** Ins. 202009240144156 (sewer utility easement)  
82. **HCFAM, LLC:** Ins. 202009290147197 (storm sewer utility easement)  
83. **HCFAM, LLC:** Ins. 202009290147198 (scenic/conservation easement)  
84. **Strategic Property Concepts 2, LLC:** Ins. 202009290147199 (scenic/conservation easement)  
85. **HCFAM, LLC:** Ins. 202009290147200 (sewer utility easement)  
86. **Strategic Property Concepts 2, LLC:** Ins. 202009290147201 (storm sewer utility easement)  
87. **Phillips Farm LLC:** Ins. 202010020150083 (storm sewer utility easement)  
88. **Redstone Realty Company LLC:** Ins. 202010020150084 (sewer utility easement)  
89. **Redstone Realty Company LLC:** Ins. 202010020150085 (water utility easement)  
90. **William A. Platt:** Ins. 202010120156276 (default judgement entry against all defendants)  
91. **Board of Education of Worthington City School District:** Ins. 202010160161309 (scenic/conservation easement)  
92. **Christoff Land & Development, LLC:** Ins. 202010160161310 (sewer utility easement)  
93. **Christoff Land & Development, LLC:** Ins. 202010160161311 (scenic/conservation easement)  
94. **Archer-Daniels-Midland Company:** Ins. 202010160161314 (scenic/conservation easement)  
95. **Homewood Corporation:** Ins. 202010290169649 (storm sewer utility easement)

**SECTION 2.** That 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, Pickaway 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)...Pickaway County Recorder Reference...(Real Estate)**

1. **W-CTR Rickenbacker Phase 1 Owner VIII, L.L.C.:** Ins. 202000014299 (sewer & drainage utility easement)

**SECTION 3.** 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 4.** That the City Attorney's Office shall pre-approve all documents executed by the City pursuant to this ordinance.

**SECTION 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.