



Legislation Text

File #: 2064-2007, **Version:** 1

BACKGROUND: One property 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 such real property. One double family structure located at 240 S. 18th Avenue will be sold to Eric Barhorst to renovate for homeownership. The property will be transferred by deed, which will be recorded in the Official Records of the County Recorder's Office.

FISCAL IMPACT: No funding is required for this legislation. 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 action is required to accommodate the construction schedule of the purchaser.

To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of a parcel of real property (240 S. 18th Avenue) held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

WHEREAS, by Ordinance 2161-93 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; and

WHEREAS, a proposal for the sale of one parcel which has been acquired pursuant to Section 5722.03 for this program meet the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved; and

WHEREAS, such parcel of real estate is being sold at not less than fair market value in conformity with Ohio Revised Code Section 5722.07, competitive bidding is not required; and

WHEREAS, under 5722.07 "fair market value" means the appraised value of the nonproductive land made with reference to such redevelopment and reutilization restrictions as may be imposed by the electing subdivision as a condition of sale or as may be otherwise applicable to such land; 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 such real property; and

WHEREAS, emergency action is required to accommodate the construction schedule of the purchaser; 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, 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 and directed to execute any and all necessary

agreements and deeds to convey title of the following parcel of real estate:

PARCEL NUMBER: 010-050690
ADDRESS: 240 S. 18th Avenue
PRICE: \$12,600 plus recording fee of \$44.00
USE: Rehabilitate two-family structure at 240 S. 18th Avenue

Situated in the State of Ohio, County of Franklin, and in the City of Columbus and bounded and described as follows:

Being the western portion of Lot Number Nine (9) of GEORGE M. PARSON'S SUBDIVISION, of Part of Lot Number Four (4) of JAMES BRYDEN and others' Subdivision, of Half Section No. 24, Township No.5, Range No. 22, Refugee Lands, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 338, Recorder's Office, Franklin County, Ohio.

The part here under consideration being more particularly described as follows:

Beginning at an iron pin at the northwest corner of said Lot #9, thence easterly along the north line of said Lot #9, 109.78 feet exactly to an iron pin; thence southerly and parallel with the west line of said Lot #9 to an iron pin located in the south line of said Lot#9, 109.78 feet east of the southwest corner of said lot #9, thence westerly along the south line of said Lot #9, 109.78 feet exactly to an iron pin in the southwest corner of said Lot #9; thence northerly along the west line of said Lot #9 to the Place of Beginning.

Together with and subject to those easements provided in Deed Book 1518, Page 388.

FRANKLIN COUNTY Tax Parcel No. 010-050690

Being more commonly known as 240-242 S. Eighteenth St., Columbus, Ohio 43205

Prior Instrument Reference: Instrument Number 199910210265528 Recorder's Office, Franklin County, Ohio.

Section 2. That for good cause shown, Section 329.29 of the Columbus City Codes, 1959, is hereby waived.

Section 3. 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 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.