



Legislation Text

File #: 2120-2013, **Version:** 2

BACKGROUND: Authorization is needed for the Director of the Department of Development to enter into an option agreement to sell and transfer 1267-1271 Mt. Vernon Avenue (010-029517) to Columbus Metropolitan Housing Authority in exchange for the payment of \$9,600.00. The sale is contingent on the approval of a 2013 Choice Neighborhoods Initiative- Implementation Grant. This legislation authorizes the Director of Development to enter into the necessary option agreement or agreements as needed to sell and transfer of the property to Columbus Metropolitan Housing Authority.

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 requested to enable the City to immediately enter into the necessary agreements allowing the buyer to meet the application deadlines established by the United States Department of Housing and Urban Development, which is required to complete the development of the property.

To authorize the Director of the Department of Development to enter into an option agreement or agreements as needed to sell and transfer by quitclaim deed 1267-1271 Mt. Vernon Avenue (010-029517) to Columbus Metropolitan Housing Authority in exchange for the payment of \$9,600.00. ~~; 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, a proposal for the sale of the property which was acquired pursuant to Ohio Revised Code Section 5722.06 meets the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved by the Land Redevelopment Office Administrator; and

WHEREAS, in conformity with Ohio Revised Code Section 5722.07, the property will be sold at not less than fair market value, defined as the appraised value of the nonproductive land made with reference to any redevelopment and reutilization restrictions as may be imposed by the electing subdivision as a condition of sale or as may otherwise be applicable to such; therefore, competitive bidding is not required; 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; **now therefore** ~~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 allow the buyer to meet the application deadlines established by the United States Department of Housing and Urban Development, 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 those documents on behalf of the City of Columbus, as approved by the Department of Law, Division of Real Estate, necessary to enter into a contract for the sale of the following described property, and to execute a quitclaim deed and any ancillary documents as may be necessary to transfer title thereto in exchange for the payment of \$9,600:

PARCEL NUMBER: 010-029517
ADDRESS: 1267-1271 Mt. Vernon Ave., Columbus, Ohio 43203
PRICE: \$9,600

The following described real estate is situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, and bounded and described as follows:

Being One Hundred feet (100) off the North end of Lot No. (1) of Methauser and Rankin Subdivision of Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 44, and 45 of Bethausen, Rankins, Samuel and Walker's Subdivision of Lot No. One (1) of Mann's Heirs Subdivision and Lots No. 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Theodor H. Butler's Subdivision of Lots No. Two (2) and Three (3) of Mann's Heirs Subdivision of lands in Half Section 14, Township 5, Range 22, Refugee Lands, as partitioned in case of Samuel Hardesty and Wife vs. The Heirs of Tabitha Mann, as the Same are delineated and numbered in Plat Book 4, page 54, Recorder's Office, Franklin County, Ohio.

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, Section 329.29 of the Columbus City Codes, 1959, is 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. **That this ordinance shall take effect and be in force from and after the earliest period allowed by law.**