



Legislation Text

File #: 2853-2014, **Version:** 1

BACKGROUND: One parcel 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 the real property. This legislation authorizes transfer of one parcel located at 1472-74 Bryden Road (010-016814) to Homer R. Neal and Nancy E. Neal, who will rehabilitate the existing two-family structure to be maintained as a rental unit. The parcel will be transferred by deed recorded in the Official Records of the Franklin 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 requested to expedite the transfer in order to reduce Land Bank maintenance costs.

To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of one parcel of real property (1472-74 Bryden Rd.) held in the Land Bank pursuant to the Land Reutilization Program; 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 5722.03 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; 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 expedite the transfer in order to reduce Land Bank maintenance costs, 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 any and all necessary agreements and deeds to convey title to the following parcel of real estate to Homer R. Neal and Nancy E. Neal:

PARCEL NUMBER: 010-016814
ADDRESS: 1472-74 Bryden Road, Columbus, Ohio 43205
PRICE: \$26,800 plus a \$100.00 processing fee
USE: Two-family rental unit

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

Being part of Lots Numbers Eighty-Four and Eighty-Five of James Nelson's Addition, in said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 166, Recorder's Office, Franklin County, Ohio, and more particularly bounded and described as follows:

Beginning at the Southwest corner of Lot No. 84; thence North along the West line of Lot No. 84, being also the East line of Miller Avenue, 89 feet; thence East on a line parallel with the South boundary line of Lots 84 and 85, a distance of 40 feet to a point in Lot No. 85; thence South on a line parallel with the East boundary line of Miller Avenue, being also parallel with West boundary of Lot No. 84, a distance of 89 feet to the South boundary line of Lot No. 85, being also in the North boundary line of Bryden Road; thence West on the South boundary lines of Lot Nos. 85 and 84 a distance of 40 feet to the place of beginning, containing and being a Lot extending 89 feet North and South on the East side of Miller Avenue and 40 feet East and West on the North side of Bryden Road in the said City.

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 Code 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.