



## Legislation Text

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**File #:** 1092-2016, **Version:** 1

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**BACKGROUND:** 4 parcels currently held in the Land Bank have 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 four parcels located at 472-428 Carpenter St. (010-046334), 907 E Fulton St. (010-046334), 913-915 E Fulton St. (010-028344), and 488 Carpenter St. (010-046336) to Woods Development Group LLC, who will redevelop the corner of Fulton and Carpenter into 9 residential units placed for sale. The parcels 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 four parcels of real property (472-482 Carpenter St., 907 E Fulton St., 913-915 E Fulton St., 488 Carpenter St.) 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 Sections 5722.03 or 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; 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 parcels 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 parcels of real estate to Woods Development Group LLC for \$50,000 plus a \$150 processing fee:

(1)

PARCEL NUMBER: 010-046334  
ADDRESS: 472-482 Carpenter St., Columbus, Ohio 43205  
USE: Multi-Family Units for homeownership

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being a part of Lot Number Seven (7) and Lot Number Eight (8), of John W. Andrews' Amended Plat and Subdivision, shown of record in Plat Book 4, Page 446, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows: Commencing at an iron pin at the intersection of the southerly line of East Fulton Street (60 feet wide), with the easterly line of Carpenter Street (60 feet wide), said point being at the northwesterly corner of said Lot Number 8: thence South 03 deg 00 West, along the easterly line of said Carpenter Street (westerly line of said Lot Number 8), a distance of 47.18 feet to an iron pin, and the true point of beginning of this description; thence South 886 deg 50' East, across said Lot Number 8, and Lot Number 7, and through the partition wall between #474, #476 Carpenter Street, a distance of 41.33 feet to an iron pin; thence South 03 deg (westerly line of said Lot Number 8), a distance of 16.20 feet to an iron pin; thence South 87 deg 00" East across said Lot Number 7, a distance of 27.40 feet to an iron pin in the easterly line of said Lot Number 7; thence South 03 deg 00' West, along the easterly line of said Lot Number 7, a distance of 55.36 feet, to an iron pin; thence North 87 deg 57' West across said Lot Number 7, and Lot Number 8, and along a line parallel with the southerly line of said East Fulton Street (northerly line of said Lot Number 7 and Lot Number 8), a distance of 68.74 feet to an iron pin on the easterly line of said Carpenter street (westerly line of said Lot Number 8); thence North 03 deg 00' East, along the easterly line of said Carpenter Street (westerly line of said Lot Number 8), a distance of 72.82 feet to the place of beginning containing 4,516.00 square feet, 0.1037 acres, more or less.

(2)

PARCEL NUMBER: 010-046334  
ADDRESS: 907 E Fulton St., Columbus, Ohio 43205  
USE: Single Family Unit for homeownership

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being a part of Lot Number Seven (7) and Lot Number Eight (8), of John W. Andrews' Amended Plat and Subdivision, shown of record in Plat Book 4, Page 446, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows: Commencing at an iron pin at the intersection of the southerly line of East Fulton Street (60 feet wide), with the easterly line of Carpenter Street (60 feet wide), said point being at the northwesterly corner of said Lot Number 8: thence South 03 deg 00 West, along the easterly line of said Carpenter Street (westerly line of said Lot Number 8), a distance of 47.18 feet to an iron pin, and the true point of beginning of this description; thence South 886 deg 50' East, across said Lot Number 8, and Lot Number 7, and through the partition wall between #474, #476 Carpenter Street, a distance of 41.33 feet to an iron pin; thence South 03 deg (westerly line of said Lot Number 8), a distance of 16.20 feet to an iron pin; thence South 87 deg 00" East across said Lot Number 7, a distance of 27.40 feet to an iron pin in the easterly line of said Lot Number 7; thence South 03 deg 00' West, along the easterly line of said Lot Number 7, a distance of 55.36 feet, to an iron pin; thence North 87 deg 57' West across said Lot Number 7, and Lot Number 8, and

along a line parallel with the southerly line of said East Fulton Street (northerly line of said Lot Number 7 and Lot Number 8), a distance of 68.74 feet to an iron pin on the easterly line of said Carpenter street (westerly line of said Lot Number 8); thence North 03 deg 00' East, along the easterly line of said Carpenter Street (westerly line of said Lot Number 8), a distance of 72.82 feet to the place of beginning containing 4,516.00 square feet, 0.1037 acres, more or less.

(3)

PARCEL NUMBER: 010-028344  
ADDRESS: 913-915 E. Fulton St., Columbus, Ohio 43205  
USE: Multi-Family Units for homeownership

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Six(6) in John W. Andres amended plat and re-subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 446 Recorder's Office, Franklin County, Ohio.

(4)

PARCEL NUMBER: 010-046334  
ADDRESS: 488 Carpenter St., Columbus, Ohio 43205  
USE: Vacant Lot

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being a part of Lot Number Seven (7) and Lot Number Eight (8), of John W. Andrews' Amended Plat and Subdivision, shown of record in Plat Book 4, Page 446, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows: Commencing at an iron pin at the intersection of the southerly line of East Fulton Street (60 feet wide), with the easterly line of Carpenter Street (60 feet wide), said point being at the northwesterly corner of said Lot Number 8: thence South 03 deg 00' West, along the easterly line of said Carpenter Street (westerly line of said Lot Number 8), a distance of 47.18 feet to an iron pin, and the true point of beginning of this description; thence South 88 deg 50' East, across said Lot Number 8, and Lot Number 7, and through the partition wall between #474, #476 Carpenter Street, a distance of 41.33 feet to an iron pin; thence South 03 deg (westerly line of said Lot Number 8), a distance of 16.20 feet to an iron pin; thence South 87 deg 00' East across said Lot Number 7, a distance of 27.40 feet to an iron pin in the easterly line of said Lot Number 7; thence South 03 deg 00' West, along the easterly line of said Lot Number 7, a distance of 55.36 feet, to an iron pin; thence North 87 deg 57' West across said Lot Number 7, and Lot Number 8, and along a line parallel with the southerly line of said East Fulton Street (northerly line of said Lot Number 7 and Lot Number 8), a distance of 68.74 feet to an iron pin on the easterly line of said Carpenter street (westerly line of said Lot Number 8); thence North 03 deg 00' East, along the easterly line of said Carpenter Street (westerly line of said Lot Number 8), a distance of 72.82 feet to the place of beginning containing 4,516.00 square feet, 0.1037 acres, more or less.

**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, the provisions of City Code Chapter 329 relating to the sale of city-owned realty are 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.