



Legislation Text

File #: 1339-2016, **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 6079 Northgate Rd. (010-023208) to Community Housing Network, Inc., who will construct a new, 40 unit supportive housing facility. 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 (6079 Northgate 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 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 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 Community Housing Network, Inc.:

PARCEL NUMBER: 010-023208
ADDRESS: 6079 Northgate Rd., Columbus, Ohio 43229
PRICE: \$70,000.00, plus a \$150.00 processing fee
USE: Supportive Housing Facility

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

And in Section 4, Township 2, Range 18, United States Military Lands, containing 0.872 acres of land, more or less, said 0.872 acre being out of the land conveyed to Franklin Corp. by deed of record in Deed Book 3127, page 349, said Franklin Corp. now being Homewood Corporation as the result of a merger (Official Record Volume 5449, page G-12), said 0.872 acres of land being more particularly bounded and described as follows:

Beginning at an iron pin in the northernmost line of said Franklin Corp. land, the same being in the southerly line of that 20.988 acres, tract of land described in the deed to Northgate Development Company by deed of record in Deed Book 2994, page 227, and in a westerly right-of-way line of Northgate Road as the same is designated and delineated upon the plat entitled "Northgate Industrial Park" and shown of record in Plat Book 32, page 93;

Thence southwardly, with a westerly right-of-way line of said Northgate Road, the same being the arc of a curve to the right having a radius of 270.00 feet, a central angle of 28 degrees 02' 05" and a chord that bears South 8 degrees 47' 32" East, a chord distance of 130.79 feet to an iron pin at the point of tangency in the right-of-way boundary of said Northgate Road;

Thence South 5 degrees 13' 10" West, with a westerly right-of-way line of said Northgate Road, a distance of 63.66 feet to an iron pin at the northeasterly corner of that 0.268 acre tract of land designated "PARCEL III" and described in the deed to Capital Hotel Limited Partnership of record in Official Record Volume 02717, page F-18;

Thence, North 84 degrees 56' 00" West, with, in part, the northerly line of said 0.268 acre tract, with, in part, a southerly line of said Franklin Corp. land and with, in part, the northerly line of that tract of land designated "Parcel I" and described in said deed of record in Official Record Volume 02717, page F-18, a distance of 200.00 feet to the southeasterly corner of that 1.585 acres tract of land designated "Parcel II" and described in said deed of record in Official Record Volume 02717, page F-18;

Thence North 5 degrees 04' 00" East, with the easterly line of said 1.585 acres tract, a distance of 196.78 feet to an iron pin at the northeasterly corner of said 1.585 acres tract, the same being in the northernmost line of said Franklin Corp. land and in the southerly line of said 20.988 acres, tract;

Thence South 84 degrees 33' 00" East, with the northernmost line of said Franklin Corp. land and with the southerly line of said 20.988 acres tract, a distance of 168.86 feet to the point of beginning and containing 0.872 acre of land, 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.