



## Legislation Text

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**File #:** 1875-2016, **Version:** 1

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**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 1824 E. Long St. (010-040131) to Frederick F. Campbell, Bishop of the Catholic Diocese of Columbus, who will construct ancillary school facilities for St. Charles Preparatory School. 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 (1824 E. Long 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 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 Frederick F. Campbell, Bishop of the Catholic Diocese of Columbus:

PARCEL NUMBER: 010-040131  
ADDRESS: 1824 E. Long St., Columbus, Ohio 43203  
PRICE: \$50,000.00, plus a \$150.00 processing fee  
USE: Ancillary School Facility

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, and being a part of a 1.146 Acre tract described in Official Record 6598-0-16, dated 11/27/85 (S&M Properties, Ltd. Tract) Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at an iron pin at the Southeasterly corner of lot 30 of William Moneypenny Administration Subdivision, as the same is numbered and delineated upon the recorded plat thereof in Plat Book 7, Page 300, Recorder's Office, Franklin County, Ohio, and at a Southwesterly corner of said 1.146 Acre Tract, said iron pin being in the Northerly line of East Long Street (70 feet wide):

Thence, along a Southerly line of said 1.146 Acre Tract, and along the Northerly line of said East Long Street, North 86 degrees 01 minutes East, a distance of 71.95 feet to a cross cut on a vertical railroad rail at the Southeasterly corner of said 1.146 Acre Tract, and in the Westerly line of the Norfolk and Western Railroad right-of-way:

Thence, across said 1.146 Acre Tract, and along the Westerly line of said Norfolk and Western right-of-way, North 18 degrees 02 minutes and 30 seconds West, a distance 175.24 feet to an iron pin and the true point of beginning of this description, said last described iron pin being in the Northerly line of an alley 20 feet wide produced Easterly:

Thence, across said 1.146 Acre Tract and along a Southerly line of said Tract produced Easterly and along the northerly line of said alley 20 feet wide produced Easterly, South 86 degrees 01 minutes West, a distance of 192.92 feet to an iron pin at a Southwesterly corner of said 1.146 Acre Tract, said last described iron pin being at the intersection of the Northerly line of said alley 20 feet wide, with the Easterly line of an alley 16 feet wide:

Thence, along a Westerly line of said 1.146 Acre Tract, and along the Easterly line of said alley 16 feet wide, North 6 degrees 18 minutes East, a distance of 369.0 feet to an iron pin at the northeasterly corner of said 1.146 Acre Tract:

Thence, along the Northerly line of said 1.146 Acre Tract, South 82 degrees 29 minutes East, a distance of 38.85 feet to an iron pin at the Northeasterly corner of said 1.146 Acre Tract, and in the Westerly line of said Norfolk and Western railroad right-of-way:

Thence, along the Easterly line of said 1.146 Acre Tract, and along the westerly line of said Norfolk and Western right-of-way, South 18 degrees 02 minutes 30 seconds East, a distance of 366.3 feet to the place of beginning, containing 0.951 Acres, subject to all legal easements, and agreements, and restrictions and leases of record.

**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.