



Legislation Text

File #: 2938-2016, **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 1612-14 E. Rich St. (010-014726) to Emad Alkhatib, who will rehabilitate the existing multi-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: 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 (1612-14 E. Rich 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 Emad Alkhatib:

PARCEL NUMBER: 010-014726
ADDRESS: 1612-14 E. Rich St., Columbus, Ohio 43205
PRICE: \$4,300.00, plus a \$150.00 processing fee
USE: Multi-family Rental

Situated in the state of Ohio, county of Franklin and in the city of Columbus, and bounded and described as follows:

Being a part of lot number eight (8) of Thomas Miller's Heirs subdivision of part of half section 22, township 5, range 22, refugee lands, as numbered and delineated upon the recorded plat thereof, of record in plat book 4, page 72 and 73, recorder's office, franklin county, Ohio and being more particularly described as follows:

Beginning in the south line of lot number 8 at a point 115.75 feet east of the intersection of the north line of Rich street and the east line of a 20 foot alley running north and south through said lot no. 8: thence north and parallel with the east and west lines of said lot no. 8, 93 feet, 52 feet south of the north line of lot no. 8 which is also the south line of a 25 foot alley; thence east parallel with the south line of said alley 31 feet; thence south on a line parallel with the east and west lines of lot no. 8, 93 feet to the south of line of lot no.8, which said south line of lot no.8 is also the north line of said Rich street; thence west also the north line of said rich street 31 feet in the place of beginning.

This tract also described as follows:

Beginning at a stake in the west line of Berkeley road 52 feet southerly from the northeast corner of lot no. 8 and 40.90 feet west of said Berkeley road: thence westerly along a line parallel to the north line of lot no. 8 a distance of 31 feet; thence southerly along a line parallel to Berkeley road a distance of 98 feet to the North line of Rich Street: thence in an easterly direction along north line of said street a distance of 31 feet; thence northerly on a line parallel with the west line of Berkeley road a distance of 98 feet to the point of beginning.

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.

