



## Legislation Text

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**File #:** 2853-2016, **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 1836 E. Rich St. (010-043521) to EyE Homes, Inc., who will rehabilitate the existing single-family structure and place it for sale. 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 Legislation 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 (1836 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,** this property was forfeited to the State of Ohio after a tax foreclosure; and

**WHEREAS,** by Ordinance 0277-2013, Council authorized an agreement with the Central Ohio Community Improvement Corporation to allow the transfer of properties forfeited to the State of Ohio into the Land Reutilization Program; and

**WHEREAS,** a proposal for the sale of the property which was acquired pursuant to the agreement with the Central Ohio Community Improvement Corporation meets the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved by the Land Redevelopment Office Administrator; 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 EyE Homes, Inc:

PARCEL NUMBER: 010-043521  
ADDRESS: 1836 E. Rich St., Columbus, Ohio 43219  
PRICE: \$31,000.00, plus a \$150.00 processing fee  
USE: Single family unit

Property is situated in the state of Ohio, county of Franklin, City of Columbus, and described as follows:

Being part of lot thirty-three (33) and lot thirty-four (34) as delineated on the plat MARTIN & STAGE'S SUBDIVISION, of record in plat book 2, page 128, (said plat was destroyed by fire on January 31, 1879, the city of Columbus 60 scale map no. 34-3 was used for record information), being 0.223 acre of land comprised of all of parcel 1 and part of parcel 11, as described in a deed to Manna Crest IV, of record in official record volume 27891, page E-01, said 0.223 acre tract being more particularly described as follows:

Beginning for reference at a 1" diameter solid iron pin found at the intersection of the westerly right-of-way of Rich street; thence north 90 degrees 00'00" west along the northerly right-of-way line of said Rich Street, a distance of 260.87 feet to an iron pin set and the true place of beginning of the 0.223 acre tract;

Thence north 90 deg. 00'00" west continuing along the northerly right-of-way line of said Rich street, a distance of 50.03 feet to an iron pin set, witness an iron pin found at the southwesterly corner of lot 32 of said "MARTIN & STAGES SUBDIVISION", at north 90 deg. 00'00" west, a distance of 141.27 feet;

Thence north 2 deg. 01'36" east along a line through lot 33, a distance of 194.00 feet to an iron pin set in the southerly right-of-way line of Walnut street;

Thence north 89 deg. 57'52" east along the southerly right-of-way line of Walnut street, a distance of 50.03 feet to an iron pin;

Thence south 2 deg. 01'36" west along a line through lot 34 a distance of 194.03 feet to the place of beginning and containing 0.223 acre of land.

For the purpose of this description a bearing of north 90 deg. 00'00" west was used on the northerly right-of-way line of rich street as no record bearing was found by plat or deed.

**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.

