



Legislation Text

File #: 3106-2016, **Version:** 1

BACKGROUND: Authorization is needed for the Director of the Department of Development to enter into an option agreement or sales contract to sell and transfer 24 parcels located within the Franklinton neighborhood to Integrated Services for Behavioral Health, Inc., Stewart Homes, Ltd., or another of its subsidiaries. The sites are a part of approximately 38 units scattered site, lease-to-own single-family project Integrated Services for Behavioral Health, Inc., Stewart Homes, Ltd., or another of its subsidiaries will develop. The project will include new construction and is contingent on the allocation of 2017 Low Income Housing Tax Credits. This legislation authorizes the Director of Development to enter into the necessary option agreement or agreements as needed to sell and transfer the property.

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 enable the City to immediately enter into the necessary agreements allowing the buyer to meet the application deadlines established by the Ohio Housing Finance Agency, which is required to complete the development of the lease-to-own project.

To authorize the Director of the Department of Development to enter into an option agreement or agreements as needed to sell and transfer by quitclaim deed 24 parcels located in the Franklinton neighborhood to Integrated Services for Behavioral Health, Inc., Stewart Homes, Ltd., or another of its subsidiaries; and to declare an emergency.

WHEREAS, ordinance 1860-2008 adopted the City's Neighborhood Stabilization Program, authorized the filing of the City's Neighborhood Stabilization Program application with the United States Department of Housing and Urban Development, and made a substantial amendment to the Consolidated Plan's 2008 Action Plan; and

WHEREAS, ordinances 0234-2009 and 0136-2009 authorized the Director of the Department of Development's to expend funds and acquire properties under the Neighborhood Stabilization Program; and

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 Section 5722.06 and 5722.03 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 authorize the Director to enter into the necessary agreements to allow the buyer to meet the application deadlines established by the Ohio Housing Finance Agency, which is required to complete the development of the lease-to-own project, 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 those documents, on behalf of the City of Columbus, as approved by the Department of Law, Division of Real Estate, necessary to enter into a contract for the sale of the following described property, and to execute a quitclaim deed and any ancillary documents as may be necessary to transfer title thereto;

010-005588 161 Hayden Ave.

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

Being Lot Numbers Eighty-six (86) and Eighty-seven (87) in the Thomas E. Knauss' Amended Subdivision, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 268, Records Office, Franklin County, Ohio.

010-031651 159 Hayden Ave.

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

Being Lot Numbers Eighty-six (86) and Eighty-seven (87) in the Thomas E. Knauss' Amended Subdivision, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 268, Records Office, Franklin County, Ohio.

010-049691 165 Hayden Ave.

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

Being Lot Number Eighty-eight (88) of Knauss' Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 268, Records Office, Franklin County, Ohio.

010-008668 75-79 Hayden Ave.

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

Being Lot Number Sixty-Eight (68) in Thomas E. Knauss' Amended Subdivision of Caroline L. Burgess' Subdivision of Lot Number Six (6) of William S. Sullivant's Estate, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 268, Recorder's Office, Franklin County, Ohio.

010-007369 129 S. Princeton Ave.

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

Being Lot Number Ninety-Nine (99) in the WEST HIGH SCHOOL ADDITIONS to said City, it being a subdivision of the east part of a tract of land known and described as Lots No. 9, 10, 11, and 12 of M.L. Sullivant's Subdivision of

certain lands situated in Franklin Township, Franklin County, Ohio, and being part of survey No. 1393 Virginia Military Land, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Pages 256 and 257, Recorder's Office, Franklin County, Ohio.

010-011043 103-105 S. Princeton Ave.

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

Being Lot Number Ninety-Three (93) in the WEST HIGH SCHOOL ADDITION, it being a subdivision of the east part of a tract of land known and described as Lots No. 9, 10, 11, and 12 of M.L. Sullivant's Subdivision of certain lands situated in Franklin Township, Franklin County, Ohio, and being part of Survey No. 1393 Virginia Military Lands, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Pages 256-257, Recorder's Office, Franklin County, Ohio.

010-006565 63-65 N. Princeton Ave.

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

Being Lot Number One Hundred Forty-Four (144), of Thomas E. Knauss Amended Subdivision of Caroline L. Burgess' Subdivision of Lot No. 6 of William Sullivant's Estate, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 268, Recorder's Office, Franklin County, Ohio.

010-004862 29 S. Princeton Ave.

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

Being Lot Number Seventy-seven (77) in West High School Addition, to said City as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 256, Recorder's Office, Franklin County, Ohio.

010-056945 42-44 S. Princeton Ave.

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

Being Lot Number Seven Hundred Seventy-Four (774) of West Park Addition, to said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, Page 264, Recorder's Office, Franklin County, Ohio.

010-023313 46 S. Princeton Ave.

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

Being the North part of Lot Number Seven Hundred Seventy-Five (775) of West Park Addition, to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio.

Beginning at an iron pin at the northeast corner of the lot; thence along the east line of the lot, southerly 14.85 feet to an iron pin; thence westerly (passing through a 2 car garage, passing through the partition wall between house #46 and #48), 131 feet to an iron pin; thence northerly along the west line of Lot 775 and the east line of Princeton Avenue, 14.99 feet to a cross in the concrete; thence along the north line of the lot, easterly 131 feet to the place of the beginning.

010-037655 91 S. Princeton Ave.

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

Being Lot Number Ninety-Two (92) in the WEST HIGH SCHOOL ADDITION, to the said City of Columbus, Ohio as the same is numbered and delineated upon the recorded plat thereof, of record plat book 7, Page 256, Recorder's Office, Franklin County, Ohio.

010-032834 33 N. Princeton Ave.

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

Being Lot Number One Hundred Thirty Seven (137) in THOMAS E. KNAUSS' AMENDED SUBDIVISION to the City of Columbus, Ohio as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, Page 268, Recorder's Office, Franklin County, Ohio.

010-046571 62 N. Princeton Ave.

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

Being Lot Number Twenty-Six (26) of Franklin Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 297, Recorder's Office Franklin, County, Ohio.

010-029118 134 Hayden Ave.

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

Being Lot Number One Hundred eighteen (118) in Thomas E. Knauss' Amended Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 268, Recorder's Office, Franklin, County, Ohio.

010-001650 39-41 Wisconsin Ave.

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

Being lot Number One Hundred Sixty-One (161) Franklin Addition, City of Columbus, Franklin County, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 297, Recorder's Office, Franklin County, Ohio.

010-037935 154 S. Princeton Ave.

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

Being Lot Number Seven Hundred Ninety-Nine (799) of WEST PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 264, Recorder's Office, Franklin County, OH.

010-054927 119-121 S. Princeton Ave.

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

Being Lot Number Ninety Seven (97) of West High School Addition to the City of Columbus, Ohio, it being a subdivision of the east part of a tract of land known and described as Lots 9, 10, 11, and 12 of M.L. Sullivan's Subdivision of certain lands situated in Franklin Township, Franklin County, Ohio, and being part of Survey No. 1393, Virginia Military Lands, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7,

Page 256, Recorder's Office, Franklin County, Ohio, EXCEPTING and reserving an easement in and upon the following portion of said Lot 97, to wit: 2 ½ feet off the south of said Lot No. 97 for an open space or court for the purpose of furnishing light and air for the building erected or to be erected on Lot No. 98, adjoining said Lot No. 97, on the south which space 2 ½ feet above described is to remain always unobstructed and not built upon.

010-005577 57 S. Yale Ave.

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

Being Lot Number Six Hundred Twelve (612) of West Park Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio.

010-032701 117-119 S. Yale Ave.

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

Being Lot Number Six Hundred (600) in West Park Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio.

010-054417 69 S. Yale Ave.

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

Being Lot Numbers Six Hundred Nine (609) and Six Hundred Ten (610) of West Park Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio.

010-054885 61 S. Yale Ave.

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

Being Lot Number Six Hundred Eleven (611) of WEST PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio.

010-052065 113 S. Yale Ave.

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

Being Lot Number Six Hundred One (601) of WEST PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio.

010-023301 1304 W. State St.

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

Being 40 feet off of the east ends of Lots Numbers Sixty-One (61) and Sixty-Two (62), in WEST HIGH SCHOOL ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, pages 256 and 257, Recorder's Office, Franklin County, Ohio.

010-010195 52 West Park Ave.

Situated in the State of Ohio, County of Franklin, City of Columbus, and Being Lot No. Six Hundred Thirty-Four (634) in West Park Addition, as numbered, delineated, and recorded in Plat Book 4, Page 264, Recorder's Office, Franklin County,

Ohio.

Section 2. That the sale proceeds to be received by the City shall be deposited as determined by the City Auditor.

Section 3. That for good cause shown, Section 329.29 of the Columbus City Codes, 1959, is hereby waived.

Section 4. 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.