



Legislation Text

File #: 0227-2017, **Version:** 1

BACKGROUND: Authorization is requested for the Director of the Department of Development to sell and transfer a 0.8 acre tract of land in the East Franklinton Creative Community District for \$70,000. In April, 2016 the Department of Development issued a Request for Development Proposals to solicit development ideas for the site. A proposal submitted by Metropolitan Holdings Acquisitions LLC was selected by a Review Committee out of a total of four proposals. The proposed development includes two multifamily buildings with a total of 45 one and two bedroom units with off street parking. The East Franklinton Review Board voted to approve the development at its December, 2016 meeting.

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.

To authorize the Director of the Department of Development to enter into agreements as needed to sell and transfer by quitclaim deed approximately 0.8 acres located at 510 W. Town Street to Metropolitan Holdings Acquisitions, L.L.C. for \$70,000.00; and to declare an emergency. (\$70,000.00)

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, as authorized by City Council Ordinances 2609-2012, 0690-2013, and 2971-2013 the City purchased various properties to support the implementation of the East Franklinton Creative Community District Plan and to hold properties within the City Land Bank Program for future development consistent with the Plan; and

WHEREAS, in April 2015, the Department of Development issued a Request for Development Proposals to solicit redevelopment proposals for the site. A proposal by Metropolitan Acquisitions Holdings LLC was selected by a review committee out of a total of 4 proposals submitted; and

WHEREAS, the proposed development received a Certificate of Approval from the East Franklinton Review Board in December 2015; 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 allow the project to start construction in Spring, 2017, 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 and to execute a quitclaim deed and any ancillary documents as may be necessary to transfer title thereto to Metropolitan Holdings Acquisitions, L.L.C. of the following described property,

PRICE: \$70,000
USE: Multi-family Housing

533 W. Chapel St- Parcel No. 010-026629-00

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

Being Lot Number Ninety-four (94) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

531 W. Chapel St- Parcel No. 010-035969-00

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

Being Lot Number Ninety-five (95) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

000 W. Chapel St- Parcel No. 010-054090-00

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

Being Lot Number Ninety-six (96) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

523 W. Chapel St. - Parcel No. 010-037833-00

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

Being Lot Number Ninety-seven (97) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

521 W. Chapel St.- Parcel No. 010-047026-00

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

Being Lot Number Ninety-eight (98) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

000 W. Chapel St.- Parcel No. 010-030177-00

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

Being Lot Number Ninety-nine (99) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office,

Franklin County, Ohio.

513 W. Chapel St.- Parcel No. 010-054091-00

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

Being Lot Number One Hundred (100) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

510 W. Town St.- Parcel No. 010-009992-00

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

Being Lot Number One Hundred Thirteen (113) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

514 W. Town St.- Parcel No. 010-014180-00

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

Being Lot Number One Hundred Twelve (112) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

518 W. Town St.- Parcel No. 010-016455-00

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

Being Lot Number One Hundred Eleven (111) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

520 W. Town St.- Parcel No. 010-018603-00

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

Being Lot Number One Hundred Ten (110) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

524 W. Town St.- Parcel No. 010-023695-00

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

Being Lot Number One Hundred Nine (109) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

528 W. Town St.- Parcel No. 010-042635-00

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

Being Lot Number One Hundred Eight (108) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

530 W. Town St.- Parcel No. 010-016454-00

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

Being Lot Number One Hundred Seven (107) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

532-534 W. Town St.- Parcel No. 010-018691-00

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

Being Lot Number One Hundred Six (106) in F.C. SESSIONS WESTERN ADDITION to the said City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2 Page 242, Recorder's Office, Franklin County, Ohio.

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. 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.