



## Legislation Text

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**File #:** 0684-2017, **Version:** 1

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**BACKGROUND:** Authorization is requested to transfer 879 E. Long Street (the Edna Building) to the Central Ohio Community Improvement Corporation (COCIC) to allow an application to the Ohio Historic Preservation Tax Credit Program. COCIC will hold the property on the City's behalf, since the program does not permit an application for a City-owned building. In 2015, the City's Land Bank Program issued a Request for Development Proposals for the redevelopment of the commercial building. A proposal submitted by a group that included Tim Lai Architects was selected and will be the applicant for the Tax Credits. In 2016, the building received nomination to the National Register of Historic Places, making the building eligible for National and State Historic Tax Credits. The proposal involves a comprehensive renovation of the structure with an estimated \$1,000,000 in investment. The applicant will use the second floor as their office, and will include a first floor café and additional office space for lease on the third floor. If the project receives approval, the building will be transferred to the applicant for \$30,000.

**FISCAL IMPACT:** The City will receive all proceeds of sale minus any cost incurred by COCIC.

**EMERGENCY JUSTIFICATION:** Emergency action is requested to expedite the transfer in order to meet the March 30 Ohio Historic Preservation Tax Credit Program deadline.

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 (879 E. Long Street) 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,** 879 E. Long Street was purchased by Columbus Urban Growth in 2003 and transferred to the City's Land Reutilization Program. The City replaced the roof and performed other structural work in 2007 to save the structure from demolition; 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 879 East Long Street (010-052142) to the Central Ohio Community Improvement Corporation.

**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.