



Legislation Text

File #: 1121-2017, **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 1074 E. Columbus St. (010-043221) to Ephraim Laidley Jr., 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 (1074 E. Columbus 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 Ephraim Laidley Jr.:

PARCEL NUMBER: 010-043221
ADDRESS: 1074 E. Columbus St., Columbus, Ohio 43206
PRICE: \$3,500.00, 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 more particularly described as follows:

Being lot number one hundred fifty nine (159) of AUBURNDALE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in plat book 5, page 76, recorder's office, Franklin County, Ohio EXCEPTING THEREFROM THE FOLLOWING:

Being part of lot number 159 of Auburndale Addition of record in plat book 5, page 76, Recorder's office, Franklin County, Ohio, conveyed to Uptown Homes, Inc. by deed of record in Instrument no. 200504180071794 and more particularly described as follows:

Beginning at the northwest corner of said lot number 159, on the east line of a 15.00 foot wide alley at the southwest corner of lot numbered 157 of said Auburndale Addition, witnessed by a found iron pin 0.11 foot east, and 0.06 foot north; thence with the north line of said lot numbered 159 and the south line of said lot numbered 157,

S 86°30'00"E a distance of 32.01 feet to the northeast corner of said lot number 159, the southeast corner of lot numbered 157, and the northwest corner of lot 160 of said Auburndale Addition; thence with the south line of said lot numbered 159, and the west line of said lot numbered 160,

S 03°15'54"W, a distance of 79.46 feet to a set iron pin; thence across said lot numbered 159,

N 86°30'00"W, a distance of 32.01 feet to a set iron pin on the west line of said lot numbered 159 and the east of a 15.00 foot wide alley; thence with the east line of said lot numbered 159 and the east line of said alley,

N 03°15'54"E, a distance of 79.46 feet to the point of beginning, containing 0.058 acre, and being subject to all easements of record. Set iron pins are 5/8"x30" rebars with yellow plastic caps embossed "Thomas Engr & Surveying". Bearings are based on the bearing of South 86° 30'00"E for the north line of Auburndale Addition as shown on the recorded plat in Plat Book 5, page 76. All plat books and official records mentioned are those found in the Recorder's Office, Franklin County, Ohio. This description is based on an August, 2005, filed survey by The Thomas Engineering & Surveying Co., Robert G. Watts, Reg. surveyor #4138.

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.