



Legislation Text

File #: 1575-2017, **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 298-300 Wilson Ave. (010-006972) to John S Durrizio LLC, who will rehabilitate the existing multi-family structure and maintain it for rental purposes. 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 action 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 (298-300 Wilson Ave.) 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, 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 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 John S Durruzio LLC:

PARCEL NUMBER: 010-006972
ADDRESS: 298-300 Wilson Ave., Columbus, Ohio 43205
PRICE: \$71,000.00, plus a \$150.00 processing fee
USE: Multi-family Unit

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

Being the South part of Lots Nos. 14 and 15 of Wilson and Sharp's Addition to the City of Columbus as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 225, Recorder's Office, Franklin County, Ohio and being more particularly described as follows: Beginning at a stake in the West line of said Lot No. 15, located 47.40 feet North of the Southwest corner thereof; thence in an easterly direction 85.93 feet to a point at the Southeast corner of the foundation of a brick barn located on said Lot No. 14; thence southerly along the East line of said Lot No. 14, 43.85 feet to the Southeast corner thereof; thence westerly along the South line of said Lots Nos. 14 and 15, 86 feet to the southwest corner of Lot No. 15; thence northerly along the west line of said Lot No. 15, 47.40 feet to the place of beginning. Permanent Parcel No. 010-006972-00 Premises commonly known as: 298-300 Wilson Avenue, Columbus, OH 43205 Plat Information: Plat recorded in Plat Book 2, Page 225 of the Franklin County, Ohio Records.

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.