



Legislation Text

File #: 1772-2017, **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 1096 Williams Rd. (010-115100) to Williams Road Free Will Baptist Church, an Ohio nonprofit who will maintain the vacant parcel as a side yard expansion under the Improve to Own Program. 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 (1096 Williams Road) 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 Section 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 Williams Road Free Will Baptist Church:

PARCEL NUMBER: 010-115100

ADDRESS: 1096 Williams Rd., Columbus, Ohio 43207

PRICE: \$3,330.00, minus credits granted by the City under the Improve to Own Program,

plus a \$150.00 processing fee

USE: Side yard expansion

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

Situated in the South half of Section No. 10, Fraction No. 9 T. 4.22 Matthews Survey, Congress Lands, Marion Township, Franklin County, State of Ohio. Being a 0.135 acre tract off the southwest corner of a 10.125 acre tract as conveyed by deed to grantor herein and recorded in Deed Book 953, Page 597, Franklin County Records and more particularly described as follows:

Beginning at a point in the center of Williams Road, being also the southwest corner of aforementioned 10.125 acre tract; thence North 1 degree 45' East along the west line of said 10.125 acre tract, a distance of 113.5 feet to an iron pin, passing an iron pin on line at 20.0 feet; thence South 80 degrees 41' East and parallel to Williams Road, a distance of 52.0 feet to an iron pin; thence South 1 degree 45' West and parallel to West line, a distance of 113.5 feet to a point in the center of Williams Road, passing an iron pin on line at 93.5 feet; thence North 88 degrees 41' West along the centerline of Williams Road, a distance of 52.0 feet to the place of beginning containing 0.135 of an acre, more or less. Subject, however, to all legal highways.

Together with the following described premises acquired in Deed Book 1636, Page 187;

Beginning at a point 113.5 feet north of the southwest corner of said 10.125 acre tract, and at the northwest corner of a 0.135 acre tract conveyed to Harry Miller by deed recorded in Deed Book 1577, Page 393, Recorder's Office, Franklin County, Ohio; thence North 1 degree 45' East 11.5 feet to a point in the west line of said 10.125 acre tract; thence South 88 degrees 41' East and parallel to Williams Road, a distance of 52.0 feet; thence South 1 degree 45' West and parallel to the west line of said 10.125 acre tract, 11.5 feet to the northeast corner of said Harry Miller's 0.135 acre tract; thence North 88 degrees 41' West along the north line of said Harry Miller's 0.135 acre tract, 52.0 feet to the place of beginning.

Together with the following described premises acquired in Deed Book 1746, Page 647;

Beginning at a point in the centerline of Williams Road, said point being also the southeast corner of a 0.135 acre tract as conveyed by deed to Harry Miller and recorded in Deed Book No. 1577, Page 333.

(Also said beginning point being referenced 52.0 feet in an easterly direction along the centerline of Williams Road from the southwest corner of an original 1 0.125 acre tract as conveyed by deed to Nora M. Barrett, and recorded in Deed Book 953, Page 597); thence with the centerline of Williams Road, South 88 degrees 41' East, 8.0 feet to a point; thence North 1 degree 45' East (passing an iron pin at 20.0 feet) 150.0 feet to an iron pin; thence North 88 degrees 41' West, 60.0 feet to an iron pin in the west line of aforementioned 10.125 acre tract; thence with said west line, South 1 degree 45' West, 25.0 feet to a point

11.5 feet North of the northwest corner of the aforementioned 0.135 acre tract; thence parallel with the North line of the 0.135 acre tract South 88 degrees 41' East 52.0 feet to a point 11.5 feet North of the northeast corner of the 0.135 acre tract; thence (passing an iron pin at 105.0 feet) South 1 degree 45' West, 125.0 feet to the place of beginning, containing 0.057 of an acre, more or less. Subject, however, to

all legal highways.

SECTION 2. For the property stated in Section 1, that the City will credit the Buyer at the time of transfer for the value of maintenance and/or improvements made by the Buyer under the Improve to Own Program as specified in the Memorandum of Understanding.

SECTION 3. 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 4. That for good cause shown, the provisions of City Code Chapter 329 relating to the sale of city-owned realty are hereby waived.

SECTION 5. 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 6. 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.