



Legislation Text

File #: 1807-2018, Version: 1

BACKGROUND: In April, 2018 the Department of Development issued two requests for applications for new home construction to solicit development proposals for lots owned by the City and the Central Ohio Community Improvement Corporation (COCIC) in the Near East. Proposals to construct single family houses submitted by various buyers were selected by Review Committees. Authorization is requested for the Director of the Department of Development to sell and transfer 11 City owned lots to 7 separate buyers for a total of \$177,974. COCIC will directly transfer an additional 7 parcels as a part of this request for applications, resulting in a total of 18 lots sold for new single family house construction.

Emergency action is requested City to purchase the parcels and enter into agreements to sell the lots and allow for construction to begin without delay.

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 execute any and all necessary agreements and deeds for conveyance of title of 11 parcels of real property 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 5722.06 and 5722.03 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, the Department of Development desires to sell and transfer 11 parcels to 7 buyers selected as a part of the Requests for Applications for New Home construction in Near East and PACT areas; and

WHEREAS, COCIC will directly transfer 7 additional parcels to buyers for the same purpose; 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 enable the City to enter into agreements to sell the lots and allow for

construction to begin, 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 the following parcels to the buyers and for the amounts listed:

<u>Parcel Number</u>	<u>Address</u>	<u>Buyer</u>	<u>Price</u>
010-009665 \$20,000	1665 Harvard Ave	Dover Street LLC	
010-050855 \$14,592	1598 Greenway Ave	Blueprint Investments LLC	
010-039338 \$15,132	1618 Granville St	Blueprint Investments LLC	
010-056272 and \$21,250	010-034745 281-283 N. 18th St.	New City Homes LLC	
010-013080 \$18,000	232 N. 18th St.	Right Property Group LLC	
010-001891 \$17,500	165-167 N. Miami Ave.	Right Property Group LLC	
010-022176 \$17,500	250 N. Miami Ave.	Right Property Group LLC	
010-012973 \$12,500	170-172 N. 18th St.	Sheri Neil	
010-051709 \$20,000	166-168 N Miami Ave.	Andover Investments 1 LLC	
010-017053 \$21,500	237-239 N. Miami Ave.	Amana Properties Ltd.	

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.