



Legislation Text

File #: 0840-2020, **Version:** 1

BACKGROUND: Authorization is needed for the Director of the Department of Development to enter into an option agreement or sales contract to sell and transfer 8 parcels to the Finance Fund or a subsidiary established for the project. The sites are a part of a proposed 56-unit scattered site project in Franklinton, called Warner Junction, which will include a multi-family building on West Broad Street and 8 two-family houses on land bank lots. The project is one of City's selections for the FHAct50 Building Opportunity Fund. This legislation authorizes the Director of Development to enter into the necessary option agreement or agreements as needed to sell and transfer of the property.

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 enable the City to immediately enter into the necessary agreements allowing the buyer to meet the application deadlines established by the Ohio Housing Finance Agency, which is required to complete the development of this affordable housing project.

To authorize the Director of the Department of Development to enter into an option agreement, or agreements as needed, to sell and transfer by quitclaim deed 8 parcels to the Finance Fund, or a subsidiary established for the project, located in the Franklinton neighborhood and to execute a quitclaim deed and any ancillary documents as may be necessary to transfer title thereto; 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, 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 the necessary agreements allowing the buyer to meet the application deadlines established by the Ohio Housing Finance Agency, which is required to complete the development of the affordable housing project, 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 an option contract with the Finance Fund, or a subsidiary established for the project, for the sale of the following described property, and to execute a quitclaim deed and any ancillary documents as may be necessary to transfer title thereto;

Parcel Number: 010-008668
Address: 75-79 Hayden Ave
Price: \$4,650.00
Prior Inst.: 200207090168984

Situated in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows:

Being Lot Number Sixty Eight (68) in Thomas E. Knauss's Amended Subdivision of Caroline L. Burgess' Subdivision of Lot Number Six (6) of William S. Sullivan's Estate, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 268, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-049691
Address: 165 Hayden Ave
Price: \$4,650.00
Prior Inst.: 200511040233881

Situated in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows:

Being Lot Number Eighty-eight (88) of KNAUSS'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 268, Recorder's Office, Franklin County, Ohio.

Parcel Numbers: 010-005588, 010-031651
Addresses: 161 and 159 Hayden Ave
Prices: \$4,650.00 and \$4,650.00
Prior Inst.: 201112210166282

Situated in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows:

Being Lot Numbers Eighty-six (86) and Eighty-seven (87) in the THOMAS E. KNAUSS'S AMENDED SUBDIVISION, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 268, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-029118
Address: 134 Hayden Ave
Price: \$4,650.00
Prior Inst.: 201402250023208

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

Being Lot Number One Hundred Eighteen (118) in Thomas E. Knauss' Amended Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 268, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-041046

Address: 185 Hayden Ave

Price: \$4,500.00

Situated in the State of Ohio, County of Franklin and in the City of Columbus: Being part of a tract marked "reserve" on plat of THOMAS E. KNAUSS' AMENDED SUBDIVISION of Carolin L. Burgess' Subdivision of lot number 6 of William S. Sullivant's Estate, as numbered and delineated upon the recorded plat of said Thomas E. Knauss' Amended Subdivision of record in Plat Book 4, Page 268, Recorder's Office Franklin County, Ohio, and bounded and described as follows:

Beginning at the Northeast corner of Lot Number 92 of said Knauss' Subdivision; thence North with the West line of Hayden Avenue, 30 feet to a point; thence West and parallel to the North line of said lot 92, 150 feet to a point in the East line of a 15 foot alley as extended: thence South with the East line of said 15 foot alley 30 feet to the North West corner of said lot 92; thence East along the North line of said Lot 92, 150 feet to the place of beginning

Parcel Number: 010-021928

Address: 124 Hayden Ave

Price: \$4,650.00

Property is situated in the State of Ohio, County of Franklin, City of Columbus, and described as follows:

Being Lot Number One Hundred Sixteen (116) of THOMAS E. KNAUSS' AMENDED SUBDIVISION OF CAROLINE I. BURGESS' SUBDIVISION, of Lot Number Six (6) of WILLIAM S. SULLIVANT'S ESTATE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 268, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-040277

Address: 112 Hayden Ave

Price: \$4,650.00

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

Being Lot Number One Hundred Thirteen (113), in Thomas E. Knauss's Amended Subdivision of Caroline L. Burgess' Subdivision, of lot Number 6 of William S. Sullivant's Estate, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 268, Recorder's Office, Franklin County, Ohio.

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. 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.