



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0047-2023, **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 1343 Brookcliff Ave. (010-126206) to Craig S. Williams, Ohio resident who will maintain the vacant parcel as a side yard expansion under the Owner Occupant Incentive Program & 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.

To authorize the Director of the Department of Development to execute any and all necessary agreements, documents and deeds for conveyance of title of one parcel of real property (1343 Brookcliff Ave.) held in the Land Bank pursuant to the Land Reutilization Program.

WHEREAS, by Ordinance 1325-98, Council adopted and elected to use 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, documents and deeds of conveyance for the real property; 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 authorized to execute any and all necessary agreements, documents and deeds to convey title to the following parcel of real estate to Craig S. Williams:

PARCEL NUMBER: 010-126206
ADDRESS: 1343 Brookcliff Ave., Columbus, Ohio 43219
PRICE: \$11,037.00 minus credits granted by the City under the Owner Occupant Incentive Program & the Improve to Own Program, plus a \$195.00 processing fee
USE: Side yard expansion

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 for that program.

SECTION 4. For the property stated in Section 1, that the Director of Development is authorized to execute any agreement, documents, 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 Council 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 and in conformity with R.C. Chapter 5722.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.