



City of Columbus

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

Legislation Text

File #: 0603-2023, **Version:** 1

BACKGROUND: Three parcels currently held in the Land Bank have 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 properties. This legislation authorizes the transfer of three parcels located at 55 Brehl Ave. (010-014155), 320 Brehl Ave. (010-012122) and 391 Brehl Ave. (010-018288) to New City Homes LLC, an Ohio business that will construct new single family homes on the vacant parcels. The parcels 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 and deeds for conveyance of title of three parcels of real properties (55 Brehl Ave., 320 Brehl Ave. and 391 Brehl Ave.) held in the Land Bank pursuant to the Land Reutilization Program. **(AMENDED BY ORD 1762-2023 PASSED JUNE 26, 2023) BA**

WHEREAS, by Ordinance No. 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 properties, which were 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 properties 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 properties 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 properties; **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 documents, agreements and deeds to convey title to the following parcels of real estate to New City Homes LLC:

PARCELS NUMBER: 010-014155, 010-012122 and 010-018288
ADDRESS: 55 Brehl Ave., 320 Brehl Ave. and 391 Brehl Ave., Columbus, Ohio 43223
PRICE: \$74,480.00 plus a \$585.00 Processing fee
USE: New Single Family Construction

SECTION 2. For the properties stated in Section 1, that the Director of Development is authorized to execute documents, agreements, deed restrictions, 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 hereby approves the same.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.