



Legislation Text

File #: 1397-2023, **Version:** 1

BACKGROUND: The City's Department of Public Service ("DPS") is performing the ADA Ramp Projects - 2019 General Engineering Project, project number 530081-100040 ("Public Project"). The City must acquire certain fee simple title and lesser real estate located in various areas within the City of Columbus (collectively, "Real Estate") in order for DPS to timely complete the Public Project. The City passed Ordinance Number 1160-2020 authorizing the City Attorney to acquire the Real Estate. Furthermore, the City also adopted Resolution 0002X-2023 establishing the City's intent to appropriate the Real Estate. The City's acquisition of the Real Estate will help make, improve, or repair certain portions of the public right-of-way located within the City of Columbus which will be open to the public without charge.

The City Attorney, pursuant to Columbus City Code, Section 909.03, served notice to all of the owners of the Real Estate of the (i) Public Project's public purpose and necessity, and (ii) adoption of Resolution 0002X-2023. However, the City Attorney was unable to either locate some of the Real Estate's owner(s) or agree with some of the Real Estate's owner(s) in good faith regarding the amount of just compensation.

CONTRACT COMPLIANCE: Not applicable.

FISCAL IMPACT: Funding to acquire the Real Estate is available through the Department of Public Service's 2019 Capital Improvement Budget Fund 7704 pursuant to existing Auditor's Certificate ACDI001084-10 until depleted with the remaining balance pursuant to existing Auditor's Certificate ACDI001802-10.

EMERGENCY JUSTIFICATION: Emergency action is requested in order to acquire the Real Estate and meet the established right-of-way clear date of June 2, 2023, thereby allowing DPS to timely complete the Public Project without unnecessary delay, which will preserve the public peace, health, property, safety and welfare.

To authorize the City Attorney to file complaints in order to immediately appropriate and accept the remaining fee simple and lesser real estate necessary to timely complete the ADA Ramp Projects - 2019 General Engineering Project; to authorize an expenditure of \$16,970.00; and to declare an emergency. (\$16,970.00)

WHEREAS, the City intends to make, improve, or repair certain public right-of-ways by completing the ADA Ramp Projects - 2019 General Engineering Project ("Public Project"); and

WHEREAS, the City intends for the City Attorney to acquire the necessary fee simple title and lesser real estate located in various areas within the City of Columbus in the public right-of-way; and

WHEREAS, the City, pursuant to the passage of Ordinance Number 1160-2020 and the adoption of Resolution Number 0002X-2023, intends to authorize the City Attorney to spend City funds and file the necessary complaints to immediately appropriate and accept title to the remainder of the Real Estate; and

WHEREAS, the City intends for the Real Estate's acquisition to help make, improve, or repair certain portions of the public right-of-way located in the City of Columbus which will be open to the public without charge; and

WHEREAS, an emergency exists in that it is necessary to quickly acquire the Real Estate in order to meet the established right-of-way clear date of June 2, 2023, thereby allowing DPS to timely complete the Public Project without unnecessary

delay, which will preserve the public peace, health, property, safety and welfare: and **now, therefore:**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the fee simple and lesser real estate associated with the project parcel numbers listed in Section Four (4) of this ordinance (“Real Estate”) are (i) fully described in Resolution 0002X-2023 and incorporated into this ordinance for reference as if rewritten, and (ii) to be immediately appropriated and accepted for the public purpose of the Department of Public Service (“DPS”) timely completing the ADA Ramp Projects - 2019 General Engineering Project (“Public Project”).

SECTION 2. That the City declares, pursuant to the City's power and authority under the Ohio Constitution, Ohio Revised Code Sections 715.01, 717.01, 719.01, and 719.02, the City's Charter, and Columbus City Code Chapter 909, the appropriation of the Real Estate is necessary for the Public Project, because the City was unable to locate the Real Estate's owner(s) or agree in good faith with the Real Estate's owner(s) regarding the amount of just compensation to be paid by the City for the Real Estate.

SECTION 3. That the City intends to obtain immediate possession of the Real Estate for the Public Project.

SECTION 4. That the City declares that the fair market value of the Real Estate is as follows:

PUBLIC PROJECT PARCEL NUMBER(S) (FMVE)

REAL ESTATE OWNER

OWNER ADDRESS

Parcel 15-WD, T FMVE: (\$355.00)

Ryan Robert Craig and Caitlan B. Galvin
2604 N. 4th Street
Columbus, Ohio 43202

Parcel 16-WD, T FMVE: (\$1,130.00)

Rebecca S. Lamb and Matteo Citarelli, Alexis Winfield and Wesley Greenfield, Sr. (Dec'd)
175 E. 4th Avenue
Columbus, Ohio 43201

Parcel 18-WD FMVE: (\$12,985.00)

McDonald's Corporation nka McDonald's USA, LLC
2 Easton Oval, Suite 200
Columbus, Ohio 43219

Parcel 20-QC FMVE: (\$2,500.00)

The Commons at Grant Limited Partnership
2335 North Bank Road
Columbus, Ohio 43220

SECTION 5. That the City Attorney is authorized to file petitions necessary to appropriate the Real Estate in the appropriate court of common pleas and impanel a jury to inquire and assess the amount of just compensation for the Real Estate.

SECTION 6. That the Real Estate's acquisition for the Public Project is required to make, improve, or repair certain portions of the public right-of-way located in the within the City of Columbus and associated appurtenances, which will be open to the public without charge.

SECTION 7. That the City Attorney, in order to pay for the Real Estate's acquisition and appropriation costs for the Public Project, is authorized to spend an amount not to exceed Sixteen Thousand Nine Hundred Seventy and 00/100 U.S. Dollars (\$16,970.00), or so much as may be needed from existing Auditor's Certificates ACDI001084-10 and ACDI001802-10.

SECTION 8. That the City Auditor is authorized to make any accounting changes to revise the funding source associated with this ordinance.

SECTION 9. That this ordinance, for the reasons stated in the preamble, which are made a part of this ordinance and fully incorporated for reference as if rewritten, is declared to be an emergency measure and shall take effect and be in force from and after this ordinance's adoption and approval by the Mayor or ten (10) days after its adoption if the Mayor neither approves nor vetoes this ordinance.