



To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager *mes*
Date: August 7, 2014
Initiated By: Dana L. McDaniel, Director of Development
Philip K. Hartmann, Assistant Law Director
Re: RESOLUTION 71-14 - A RESOLUTION OF INTENT TO APPROPRIATE A 0.206 ACRE, MORE OR LESS, FEE SIMPLE INTEREST; A 0.122 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.199 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.101 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM PEWAMO, LTD., FOR THE PROPERTY LOCATED ALONG STATE ROUTE 161 FOR THE CONSTRUCTION AND EXTENSION OF INDUSTRIAL PARKWAY FOR THE ACADEMIC DRIVE PHASE 1 PROJECT.

Background

The City of Dublin (the "City") is preparing to construct a roadway extending Industrial Parkway to the south from the roundabout at Industrial Parkway and State Route 161, for the Academic Drive Phase 1 project (the "Project").

Pewamo, LTD. (the "Grantor") owns property from which the City desires a fee simple interest, two permanent easements, and one temporary easement in order to construct the roadway. This property is located south of the Industrial Parkway/State Route 161 roundabout. The northern portion of the property is located in Union County, identified as Union County Parcel No. 16-0001001.0000. The City desires one fee simple interest, one permanent easement, and one temporary easement from this parcel. The southern portion of the property is located in Franklin County, identified as Franklin County Parcel No. 274-000010. The City desires one permanent easement from this parcel. An aerial photo depicting the property interests is attached to this memorandum.

The City is still hopeful that an amicable resolution can be reached with the Grantor; however, this Resolution begins the eminent domain process in the event that negotiations are unsuccessful.

Acquisition

The appropriation consists of the following property interests, as depicted in the map attached hereto. The City will be appropriating only the property interest necessary for purposes of the Project.

Union County Parcel No. 16-0001001.0000

Property Interest Acquiring	Description
Fee Simple Interest	0.206 acre ±
Permanent Easement	0.122 acre ±
Temporary Easement	0.101 acre ±

Franklin County Parcel No. 274-000010

Property Interest Acquiring	Description
Permanent Easement	0.199 acre ±

Recommendation

Staff recommends approval of Resolution 71-14 as the construction of the Project is necessary for public welfare and safety, and approval of the Resolution will keep the Project moving forward.



5800 Shier-Rings Road, Dublin, Ohio 43018-1238
 Phone (614)410-4600 Fax (614)781-8508

ATTACHMENT A
ACADEMIC DRIVE
PHASE 1
PEWAMO, LTD.
DUBLIN, OHIO 43017

LEGEND



PROPOSED RIGHT-OF-WAY
 1-WD: 0.206 Ac.



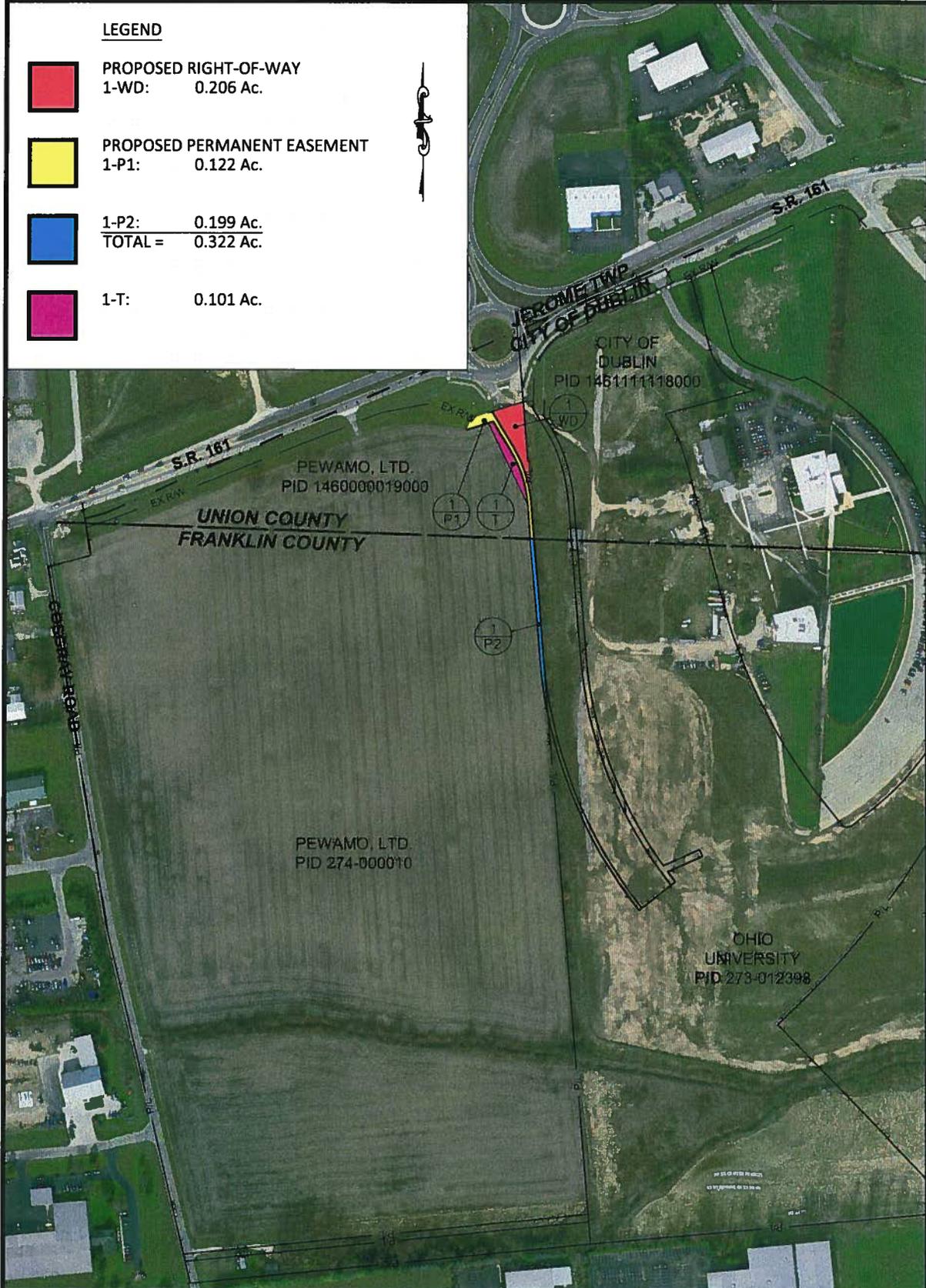
PROPOSED PERMANENT EASEMENT
 1-P1: 0.122 Ac.



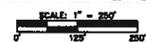
1-P2: 0.199 Ac.
 TOTAL = 0.322 Ac.



1-T: 0.101 Ac.



DRAWN	CHECKED	DATE:	JOB NO.
MSS		07/07/14	14-009



RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc. Form No. 30045

71-14

Resolution No. _____

Passed _____

20____

A RESOLUTION OF INTENT TO APPROPRIATE A 0.206 ACRE, MORE OR LESS, FEE SIMPLE INTEREST; A 0.122 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.199 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.101 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM PEWAMO, LTD., FOR THE PROPERTY LOCATED ALONG STATE ROUTE 161 FOR THE CONSTRUCTION AND EXTENSION OF INDUSTRIAL PARKWAY FOR THE ACADEMIC DRIVE PHASE 1 PROJECT.

WHEREAS, the City of Dublin (the "City") is preparing to construct roadway improvements to extend Industrial Parkway to the south, for the Academic Drive Phase 1 project (the "Project"); and

WHEREAS, the Project requires that the City obtain a fee simple interest, two permanent easements, and a temporary easement from Pewamo, Ltd., as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto, said property interest located in the City of Dublin, Counties of Union and Franklin, State of Ohio.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. Council considers it necessary and declares its intention to appropriate, for the purpose of constructing roadway improvements to extend Industrial Parkway to the south, a fee simple interest, two permanent easements, and a temporary easement as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto.

Section 2. The City Manager is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owner and persons in possession or having an interest of record in the property described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," and this notice shall be served according to law.

Section 3. This Resolution shall take effect and be in force from and after the earliest date permitted by law.

Passed this _____ day of _____, 2014.

Mayor – Presiding Officer

ATTEST:

Clerk of Council