



City of Dublin

Office of the City Manager

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Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: August 20, 2015

Initiated By: Terry D. Foegler, Director of Strategic Initiatives & Special Projects
Philip K. Hartmann, Assistant Law Director

Re: Ordinance 56-15 (Amended)

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE 4.57 ACRES, MORE OR LESS, IN FEE SIMPLE, WHICH CONSTITUTES THE ENTIRE PARCEL OWNED BY DALE DRIVE PROPERTIES, LLC, LOCATED ADJACENT TO AND NORTHEAST OF DALE DRIVE, TO CONNECT DALE AND TULLER RIDGE DRIVES AND FOR THE CONSTRUCTION OF THE NEW PARK AVENUE.

BACKGROUND

The subject parcel is impacted by several key transportation improvement projects. The City of Dublin (the "City") has extended Dale Drive to the north to connect with Tuller Road (the "Project") and is preparing for the future extension of a proposed east-west roadway known as Bridge Park Avenue. Both roadway extensions represent key transportation links within the Bridge Street District roadway system. The City is also assisting the Central Ohio Transit Authority with the relocation of its Dublin Park and Ride facility, which is currently located in the pathway of these roadway extensions. The new site for the replacement COTA Park and Ride is to be located on the southernmost portion of the subject property.

These Projects require that the City acquire property from Dale Drive Properties, LLC (FKA "Dale Holding Co. of Columbus, LLC,") (the "Grantor") from the property located adjacent to and northeast of Dale Drive, identified as Franklin County Parcel Number 273-008242. The City filed an eminent domain case in the Franklin County Court of Common Pleas. The court action is for the purchase of just the necessary rights-of-way and COTA relocation site, and the City deposited \$536,724.00, based on the appraised value of the right-of-way and COTA relocation site portions of the property.

The City has reached an amicable agreement with the record title holder and mortgagors of record to purchase the entire parcel for an amount above its original appraised value of \$822,600. The City consulted with the original appraiser and the appraiser acknowledged that as a result of recent comparable land sales and rezoning in the immediate area, subsequent to the original appraisal, the agreed upon purchase price is reasonable and appropriate in the context of current market conditions. This Ordinance authorizes the resolution of the matter for a total of \$1,200,000.00, requiring an additional \$663,276.00 to be paid to the Court subject to Council's approval.

ACQUISITION

Under this recommended settlement arrangement, the City will be acquiring the entire 4.57 acre parcel. The property interests were appraised by the Robert Weiler Company about two years ago at \$822,600.00, prior to the Property zoning being changed from BSC-Residential to BSC Scioto River Neighborhood and the sale of similarly situated parcels.

RECOMMENDATION

Staff and the Law Department recommend approval of Ordinance No. 56-15 (Amended) at the second reading/public hearing on August 24, 2015.

RECORD OF ORDINANCES

Ordinance No. 56-15 (Amended) Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE 4.57 ACRES, MORE OR LESS, IN FEE SIMPLE, WHICH CONSTITUTES THE ENTIRE PARCEL OWNED BY DALE DRIVE PROPERTIES, LLC, LOCATED ADJACENT TO AND NORTHEAST OF DALE DRIVE, TO CONNECT DALE AND TULLER RIDGE DRIVES AND FOR THE CONSTRUCTION OF THE NEW PARK AVENUE.

WHEREAS, the City of Dublin (the "City") has extended Dale Drive to the north to connect with Tuller Road (the "Project") and is preparing for the future extension of a proposed east-west roadway known as Bridge Park Avenue; and

WHEREAS, both roadway extensions represent key transportation links within the Bridge Street District roadway system; and

WHEREAS, the City is also assisting the Central Ohio Transit Authority ("COTA") with the relocation of its Dublin Park and Ride facility, which is currently located in the pathway of these roadway extensions; and

WHEREAS, the Project requires the City to acquire property from Dale Drive Properties, LLC (FKA "Dale Holding Co. of Columbus, LLC,") from the property located adjacent to and northeast of Dale Drive, said property interest located in the City of Dublin, County of Franklin, State of Ohio, and identified as Franklin County Parcel No. 273-008242 (the "Property"); and

WHEREAS, the new site for the COTA Park and Ride is to be located on the southernmost portion of the Property; and

WHEREAS, after engaging in amicable discussions, the City has come to an agreement with Dale Drive Properties, LLC and other interested parties, to acquire the Property; and

WHEREAS, the City desires to execute necessary conveyance documentation to complete the transaction.

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

Section 1. The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire a 4.57 acre, more or less, fee simple interest, from Dale Drive Properties, LLC, for \$1,200,000.00, said property depicted in the attached Exhibit "A."

Section 2. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance.

Section 3. This Ordinance shall be effective upon the earliest date permitted by law.

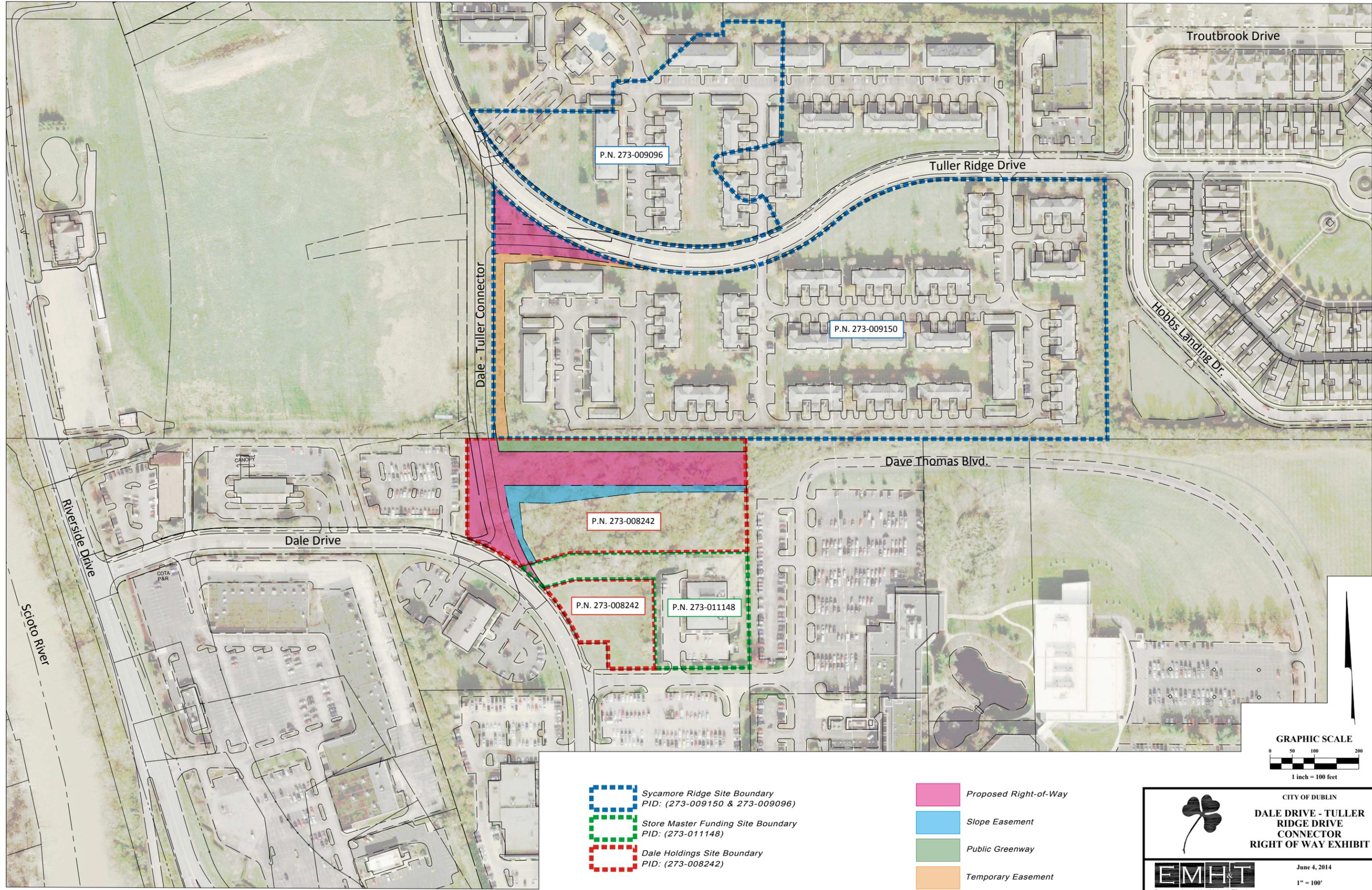
Passed this _____ day of _____, 2015.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

\ICM\DATA\01\Project\0120130451\Drawings\Overall Exhibits\Property Acquisition Exhibits\2014-08-03 Property Exhibit-MColor.dwg Last Saved By: dvanice, 6/4/2014 3:55 PM Last
 Printed By: Vance, David, 4/1/2014 2:06 PM
 4 Xrefs: 20121872-CS-REFR-PHOT, 79607650, 79857650, 20121872-CP-ROAD-REFR-N



2013 Aerial Photo

NOTE:
Property lines are based on Franklin County Auditor's GIS Information.

-  Sycamore Ridge Site Boundary
PID: (273-009150 & 273-009096)
-  Store Master Funding Site Boundary
PID: (273-011148)
-  Dale Holdings Site Boundary
PID: (273-008242)

-  Proposed Right-of-Way
-  Slope Easement
-  Public Greenway
-  Temporary Easement



CITY OF DUBLIN
**DALE DRIVE - TULLER
 RIDGE DRIVE
 CONNECTOR
 RIGHT OF WAY EXHIBIT**



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June 4, 2014
 1" = 100'
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