

ORDINANCE NO.: 2003-065

Approving Land Swap between the Housing Authority of the City of Columbia and the City of Columbia to promote the enhancement and development of the Celia Saxon Hope VI Revitalization

BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this 16th day of July, 2003, that:

WHEREAS, the Housing Authority of the City of Columbia (the "Authority") was awarded a 1999 HOPE VI Revitalization Grant for Saxon Homes by the Department of Housing and Urban Development; and,

WHEREAS, the Authority is committed to the development of the revitalized Celia Saxon Community in a manner that will enhance the surrounding neighborhood and promote a quality of life environment for its residents; and,

WHEREAS, the City of Columbia has committed to the construction of a 40,000 square foot wellness center and natatorium as an enhancement to the HOPE VI Revitalization; and,

WHEREAS, the City has proposed that the wellness center and natatorium would better serve the new community to be located on property owned by the Authority; and,

WHEREAS, the City has offered an exchange of land that is comparable in value and results in no negative impact on dwelling unit count for the HOPE VI Revitalization; NOW, THEREFORE,

BE IT ORDAINED that the Mayor and City Council of the City of Columbia authorizes the following:

1. All that piece, parcel or lot of land fully described and shown on attached Exhibit 1 and appraised (Appraisal Certificate attached in Exhibit 1) for a market value of \$106,000 to

be conveyed to the City of Columbia by The Housing Authority of the City of Columbia, South Carolina, such conveyance being subject to HUD approval, and that;

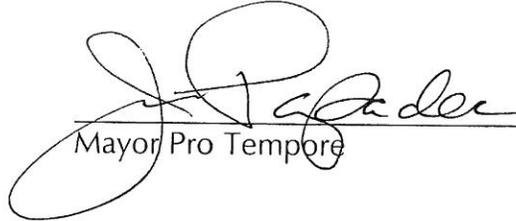
2. All that piece, parcel or lot of land fully described and shown on attached Exhibit 2 and appraised (Appraisal Certificate attached in Exhibit 2) for a market value of \$118,000, be conveyed by the City of Columbia to The Housing Authority of the City of Columbia, South Carolina, and that;

3. The Interim City Manager is authorized to execute such documents as may be required to accomplish the exchange of land described herein, subject to HUD approval; and that;

4. The conveyance of the subject real property by the Housing Authority of the City of Columbia is hereby expressly approved.

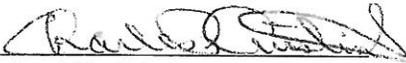
Requested by:

Parks and Recreation



Mayor Pro Tempore

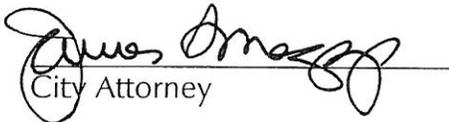
Approved by:



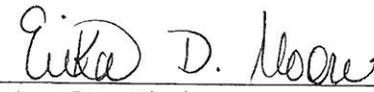
Interim City Manager

Approved as to form:

ATTEST:



City Attorney



Acting City Clerk

Introduced: 7/9/2003

Final Reading: 7/16/2003

ORIGINAL
STAMPED
IN RECI

PARCEL A

To be swapped to The City of Columbia

All that piece, parcel or lot of land, lying and being in the City of Columbia, County of Richland, State of South Carolina as shown as Parcel A on attached Exhibit "A".

Said 3.615 acre parcel being more fully described as follows:

BEGINNING at a point at the intersection of the eastern margin of Harden Street and the northern margin of a proposed roadway, Walker Solomon Way and following the eastern margin of Harden Street N 09°01'20" W for a distance of 227.37 feet to a point at the intersection of the eastern margin of Harden Street and the southern margin of Norfolk Southern Railway.

Thence turning and running along the southern margin of Norfolk Southern Railway N 43°04'01" E for a distance of 397.46 feet to a point at the western margin of Saxon Plaza.

Thence turning and running along the western margin of Saxon Plaza for the following three courses and distances:

S 40°39'04" E for a distance of 209.88 feet to a point.

Along the arc of a circular curve to the right for a distance of 73.84 feet, said curve having a radius of 135.00 feet, the chord of which bears S 24°58'53" E for a distance of 72.92 feet to a point.

S 09°18'42" E for a distance of 200.96 feet to a point on the northern margin of a proposed roadway, Walker Solomon Way.

Thence turning and running along the northern margin of Walker Solomon Way for the following two courses and distances:

Along the arc of a circular curve to the right for a distance of 110.69 feet, said curve having a radius of 220.00 feet, the chord of which bears S 67°16'00" W for a distance of 109.53 feet to a point.

S 81°40'52" W for a distance of 338.33 feet to the POINT OF BEGINNING.

All measurements being more or less the above described parcel contains 157471 square feet or 3.615 acres of land, more or less.

PARCEL B

To be swapped to The City of Columbia

All that piece, parcel or lot of land, lying and being in the City of Columbia, County of Richland, State of South Carolina as shown as Parcel B on attached Exhibit "A".

Said 1.98 acre parcel being more fully described as follows:

BEGINNING at a point at the intersection of the southern margin of Norfolk Southern Railway and the eastern margin of Saxon Plaza, said point being 427.64 feet east of the intersection of the eastern margin of Harden Street and the southern margin of Norfolk Southern Railway, thence along the southern margin of Norfolk Southern Railway N 43°04'01" E for a distance of 184.08 feet to a point at the intersection of the southern margin of Norfolk Southern Railway and the lands now or formerly of the City of Columbia.

Thence along the lands now or formerly of the City of Columbia S 39°12'30" E for a distance of 422.42 feet to a point

Thence turning and running along Parcel C for the following four courses and distances:

Along the arc of a circular curve to the right for a distance of 33.77 feet, said curve having a radius of 46.00 feet, the chord of which bears S 29°27'12" W for a distance of 33.01 feet to a point.

Along the arc of a circular curve to the left for a distance of 12.93 feet, said curve having a radius of 9.50 feet, the chord of which bears S 11°29'26" W for a distance of 11.96 feet to a point.

S 27°30'09" E for a distance of 2.40 feet to a point.

Along the arc of a circular curve to the left for a distance of 7.62 feet, said curve having a radius of 19.50 feet, the chord of which bears S 38°41'59" E for a distance of 7.57 feet to a point on the northern margin of a proposed roadway, Walker Solomon Way.

Thence turning and running along the northern margin of Walker Solomon Way for the following four courses and distances:

S 70°41'13" W for a distance of 4.20 feet to a point.

Along the arc of a circular curve to the left for a distance of 157.99 feet, said curve having a radius of 280.00 feet, the chord of which bears S 48°32'48" W for a distance of 155.91 feet to a point.

S 32°22'54" W for a distance of 50.00 feet to a point.

Along the arc of a circular curve to the right for a distance of 43.00 feet, said curve having a radius of 220.00 feet, the chord of which bears S 37°58'53" W for a distance of 42.93 feet to a point at the western margin of Saxon Plaza.

Thence turning and running along the western margin of Saxon Plaza for the following three courses and distances:

N 09°18'42" W for a distance of 181.87 feet to a point.

Along the arc of a circular curve to the left for a distance of 90.25 feet, said curve having a radius of 165.00 feet, the chord of which bears N 24°58'53" W for a distance of 89.13 feet to a point.

Thence N 40°39'04" W for a distance of 213.18 feet to the POINT OF BEGINNING.

All measurements being more or less the above described parcel contains 86236 square feet or 1.98 acres of land, more or less.

APPRAISAL CERTIFICATE

I hereby certify that upon application for value by:

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC

The undersigned personally inspected the following described property:

All that piece, parcel or lot of land, lying and being in the City of Columbia, County of Richland, State of South Carolina as shown and further described as the *City Parcel* on attached Exhibit "A" – City. The property is comprised of two sub-parcels currently owned by the Housing Authority of the City of Columbia, SC. Said two sub-parcels contain a total 5.5 acres of vacant land or approximately 239,580 square feet of real property.

Census Tract 10

and to the best of my knowledge and belief the statements contained in this report are true and correct, and that neither the employment to make this appraisal nor the compensation is contingent upon the value reported, and that it is my opinion the **MARKET VALUE as of the 16th day of June 2003 is:**

**One Hundred Six Thousand Dollars
(\$106,000.00)**

The property was appraised as a whole, owned in fee simple title and unencumbered, subject to the contingent and limiting conditions herein. The appraisal report is intended to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). No departure provision of the USPAP has been relied upon in preparation of this report.

**Mr. C. Walcott Cokley
Certified Real Estate Appraiser
Certification # 00517**

PARCEL B

EXHIBIT 2

Land Swapped From the City of Columbia
To
The Housing Authority of the City of Columbia

All that piece, parcel or lot of land, lying and being in the City of Columbia, County of Richland, State of South Carolina as shown as Parcel B on attached Exhibit "A".

Said 6.135 acre parcel being more fully described as follows:

BEGINNING at a point at a bend in the western margin of Oak Street, said bend being 218.92 feet north of the intersection of the northern margin of Elmwood Avenue and the western margin of Oak Street and following along the lands now or formerly of The Housing Authority of the City of Columbia for the following Three courses and distances:

N 39°12'30" W for a distance of 157.20 feet to a point.

N 39°12'30" W for a distance of 111.50 feet to a point.

N 39°12'30" W for a distance of 46.58 feet to a point.

Thence turning and running along Parcel A for the following seven courses and distances:

Along the arc of a circular curve to the left for a distance of 70.42 feet, said curve having a radius of 46.00 feet, the chord of which bears N 35°25'50" W for a distance of 63.74 feet to a point.

Along the arc of a circular curve to the right for a distance of 21.89 feet, said curve having a radius of 14.50 feet, the chord of which bears N 36°02'37" W for a distance of 19.87 feet to a point.

Along the arc of a circular curve to the right for a distance of 111.97 feet, said curve having a radius of 137.50 feet, the chord of which bears N 30°31'34" E for a distance of 108.90 feet to a point.

Along the arc of a circular curve to the right for a distance of 128.29 feet, said curve having a radius of 157.50 feet, the chord of which bears N 77°11'24" E for a distance of 124.77 feet to a point.

Along the arc of a circular curve to the right for a distance of 11.44 feet, said curve having a radius of 19.50 feet, the chord of which bears S 62°39'41" E for a distance of 11.28 feet to a point.

Along the arc of a circular curve to the right for a distance of 317.54 feet, said curve having a radius of 625.00 feet, the chord of which bears N 28°37'11" E for a distance of 314.13 feet to a point.

N 31°28'17" W for a distance of 331.09 feet to a point on the southern margin of Norfolk Southern Railway.

Thence turning and running along the southern margin of Norfolk Southern Railway, along the arc of a circular curve to the left for a distance of 288.75 feet, said curve having a radius of 3326.82 feet, the chord of which bears N 37°53'48" E for a distance of 288.66 feet to a point at the intersection of the lands now or formerly of The City of Columbia and the lands now or formerly of The Housing Authority of the City of Columbia.

Thence turning and running along the lands now or formerly of The Housing Authority of the City of Columbia for the following two courses and distances:

S 58°13'30" E for a distance of 411.32 feet to a point.

S 31°47'30" W for a distance of 352.00 feet to a point.

Thence along the lands now or formerly of Gwendolyn B. Finch S 31°31'34" W for a distance of 100.55 feet to a point.

Thence along the lands now or formerly of Mable S. Craft, etal. S 31°50'42" W for a distance of 149.99 feet to a point.

Thence along the lands now or formerly of Caren Denise Taylor S 31°45'12" W for a distance of 99.89 feet to a point at the eastern margin of Matthews Street.

Thence along the Northern margin of Matthews Street S 31°45'12" W for a distance of 50.05 feet to a point.

Thence along the lands now or formerly of Ray Charles Jones, Georgia C. Davenport, Gladys Reed and The Housing Authority of the City of Columbia S 31°52'58" W for a distance of 267.78 feet to a point.

Thence turning and running along the lands now or formerly of The Housing Authority of the City of Columbia S 39°12'30" E for a distance of 157.20 feet to a point at the northern margin of Oak Street.

Thence turning and running along the northern margin of Oak Street S 31°47'30" W for a distance of 10.50 feet to the POINT OF BEGINNING.

All measurements being more or less the above described parcel contains 267238 square feet or 6.135 acres of land, more or less.

APPRAISAL CERTIFICATE

I hereby certify that upon application for value by:

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC

The undersigned personally inspected the following described property:

All that piece, parcel or lot of land, lying and being in the City of Columbia, County of Richland, State of South Carolina as shown and further described as Parcel B on the *CHA Parcel* of Exhibit "A" – CHA (See Attachment #1). The property is currently owned by the City of Columbia. Said parcel contains 6.1 acres of (265,716 square feet) of real property. It was valued as vacant land.

Census Tract 10

and to the best of my knowledge and belief the statements contained in this report are true and correct, and that neither the employment to make this appraisal nor the compensation is contingent upon the value reported, and that it is my opinion the **MARKET VALUE as of the 16th day of June 2003** is:

**One Hundred Eighteen Thousand Dollars
(\$118,000.00)**

The property was appraised as a whole, owned in fee simple title and unencumbered, subject to the contingent and limiting conditions herein. The appraisal report is intended to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). No departure provision of the USPAP has been relied upon in preparation of this report.

**Mr. C. Walcott Cokley
Certified Real Estate Appraiser
Certification # 00517**