

COMMUNITY ISSUES

Sidewalk Connectivity to Parks	Carolyn Kearns
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DEPARTMENT ISSUES

Community & Economic Development	Resolution: Adoption of the FY2021 Annual Update to the CIE	Heather Deweese
Finance	Resolution: Authorize Submission and Execution of the Certificate of Distribution of the Local Option Sales Tax	Jeremy Perry

CITY MANAGER ISSUES

Resolution: Fiscal Year 2023 Budget	Jeremy Perry
Ordinance: Fiscal Year 2023 General Government Ad Valorem Tax Rate	Jeremy Perry
Ordinance: Fiscal Year 2023 Fire Services Ad Valorem Tax Rate	Jeremy Perry
Ordinance: Fiscal Year 2023 Police Services Ad Valorem Tax Rate	Jeremy Perry
Ordinance: Fiscal Year 2023 Parks and Recreation Ad Valorem Tax Rate	Jeremy Perry
Ordinance: Fiscal Year 2023 Board of Education Ad Valorem Tax Rate	Jeremy Perry
Resolution: Application Deadline for Midtown Tax Allocation District (TAD) Funding	Bryan Lackey
Resolution: Tax Allocation District (TAD) Funding for Kelley's Tavern and Grill	Bryan Lackey
Resolution: Tax Allocation District (TAD) Funding for Solis Phase II	Bryan Lackey
Resolution: Tax Allocation District (TAD) Funding for Steelworks	Bryan Lackey
Resolution: Tax Allocation District (TAD) Funding for TWO Capital Partners	Bryan Lackey

MAYOR/COUNCIL ISSUES

Ex-Officio Report(s)

CITY ATTORNEY ISSUES

Resolution: Abandonment and Conveyance of City Owned Property on Pearce Circle	Abb Hayes
Resolution: Conveyance of Downey Boulevard Property to Hospital Authority and the City of Gainesville	Abb Hayes

CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

Final: Tuesday, June 14, 2022, 10:08 AM

Date Submitted: 6/13/2022
Presenter: Carolyn Kearns
Item of Business: Sidewalk Connectivity to Parks
Meeting Date: 6/16/2022

Purpose of Request:

The purpose of this request is to receive a citizen's request.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

No action required at this time.

Department Director:

Sam Couvillon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Dixon Drive Map	Backup Material
☐ Holly Drive Map	Backup Material
☐ Wessel Road Farr Property Map	Backup Material
☐ Wessel Road Map	Backup Material



Overview



Legend

-  Parcels
- Qualified Sales**
 -  2018
 -  2019
 -  2020
 -  2021
 -  2022
-  Roads
- Cities**
 -  BRASELTON
 -  BUFORD
 -  CLERMONT
 -  FLOWERY BRANC
 -  GAINESVILLE
 -  GILLSVILLE
 -  LULA
 -  OAKWOOD
 -  RESTHAVEN

Date created: 5/27/2022
Last Data Uploaded: 5/26/2022 10:21:45 PM

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Overview



Legend

- Parcels
- Qualified Sales**
 - 2018
 - 2019
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 - 2021
 - 2022
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 - BRASELTON
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Overview

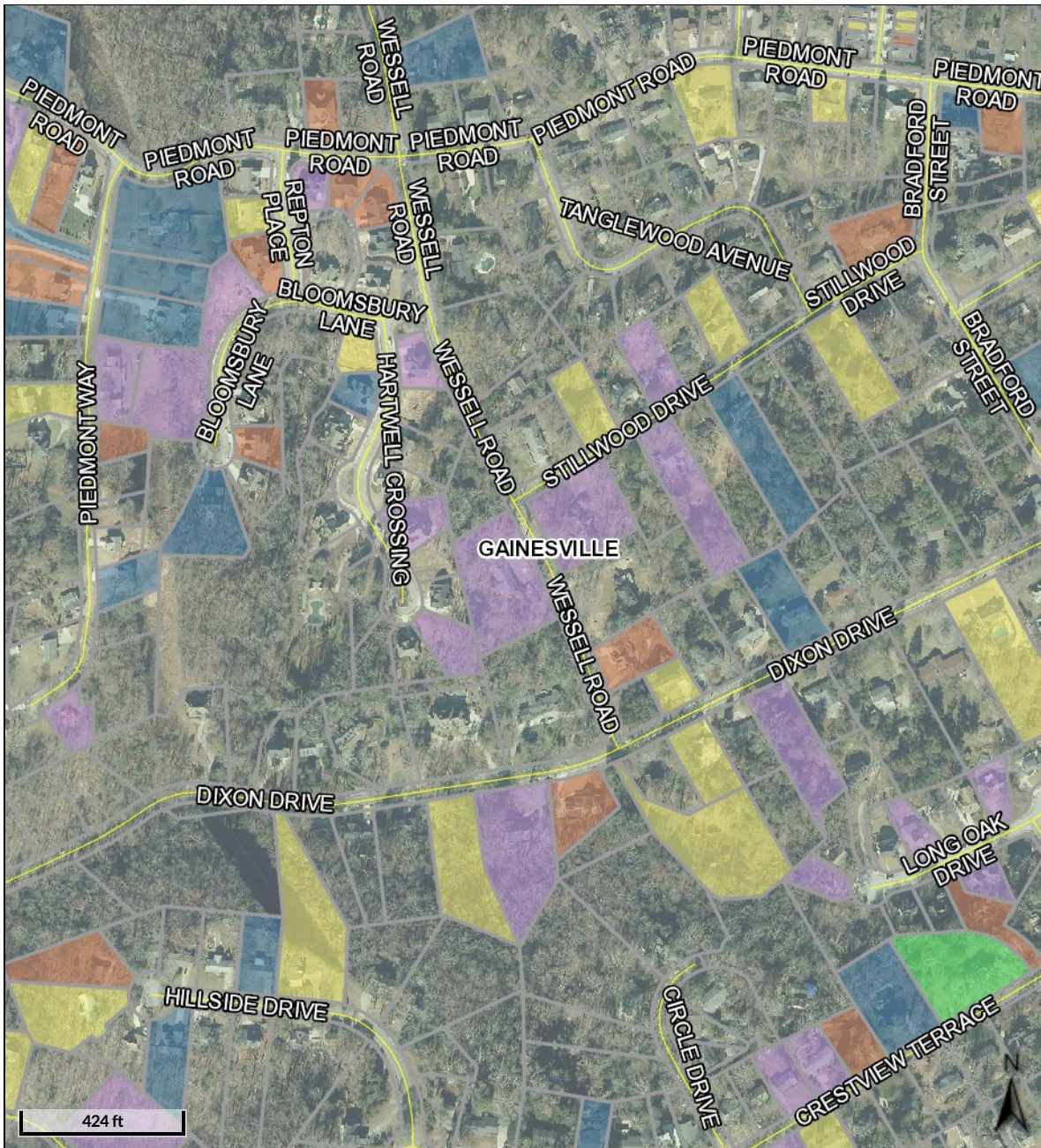


Legend

- Parcels**
- Qualified Sales**
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Overview



Legend

-  Parcels
- Qualified Sales**
 -  2018
 -  2019
 -  2020
 -  2021
 -  2022
 -  Roads
- Cities**
 -  BRASELTON
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Date created: 5/27/2022
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Date Submitted: 6/6/2022
Presenter: Heather Deweese
Item of Business: Resolution: Adoption of the FY2021 Annual Update to the CIE
Meeting Date: 6/16/2022

Purpose of Request:

To adopt the FY2021 Annual Update to the City's *Capital Improvements Element (CIE)* component of the Comprehensive Plan.

History/Background:

The annual update is related to the City's Impact Fees program, and it serves as an annual audit of the program per DCA requirements.

Facts & Issues for Consideration:

The annual update to the CIE must be approved by DCA to maintain the City's *Qualified Local Government (QLG) Status*. DCA approved the transmittal document.

Department Recommendation:

Approve the resolution.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Adoption of the FY21 CIE Annual Update	Resolution
☐ Exhibit A_FY21 CIE Annual Update	Attachments/Exhibits

RESOLUTION BR-2022- ____

ADOPTION OF THE FY2021 ANNUAL UPDATE TO THE CIE

WHEREAS, the City of Gainesville, Georgia adopted on July 18, 2006 a Capital Improvement Element (CIE) for Public Safety and Parks and Recreation and related amendments to the Comprehensive Plan of the City of Gainesville in support of the City's Impact Fee Program; and

WHEREAS, the City of Gainesville, Georgia adopted on August 1, 2006 an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**, to assist in the implementation of the Gainesville Impact Fee Program; and

WHEREAS, the governing body for the City of Gainesville updated its CIE for Public Safety and Parks and Recreation, and adopted it as an amendment to the Gainesville Comprehensive Plan on May 17, 2019; and adopted an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**; and

WHEREAS, the City has prepared an annual update to the CIE in accordance with the "Development Impact Fee Compliance Requirements" and "Minimum Planning Standards and Procedures for Local Comprehensive Planning" established by the Georgia Planning Act of 1989, and held a public hearing on Tuesday, March 15, 2022, at the **Public Safety Complex** in the **Municipal Court Room** in Gainesville, Hall County, Georgia to receive public comment on the FY21 CIE Update; and

WHEREAS, the Georgia Department of Community Affairs approved the City's FY21 CIE Update transmittal document; and

WHEREAS, the said FY21 CIE Update report shall be included as part of this resolution as Exhibit A and shall consist of a financial report outlining impact fees collected versus those expended and an updated Capital Improvement Projects lists for Police, Fire and Parks/Recreation.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the annual update of the Capital Improvements Element covering the five-year period 2021-2025, as per the requirements of the Georgia Planning Act of 1989.

Adopted this ____ day of _____, 2022.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



**FY 2021 Annual Update of the Capital Improvement
Element (CIE) & Short Term Work Program
(July 1, 2020 - June 30, 2021)**

City of Gainesville, Georgia

Adoption Document Prepared by:
City of Gainesville
Community & Economic Development Department

CITY OF GAINESVILLE

Annual Impact Fee Financial Report - FY 2021*

Public Facility	Police	Fire	Parks & Recreation	Total
Service Area (if more than one)	City-wide	City-wide	City-wide	City-wide
Impact Fee Fund Balance June 30, 2020	\$447,751	\$10,797	\$177,116	\$635,664
Impact Fees Collected (July 1, 2020 through June 30, 2021)	\$215,374	\$393,415	\$705,600	\$1,314,389
City Administrative Fees Collected				\$39,431
<i>Fee for Service from Hall County to Collect County Library Impact Fee^</i>				<i>\$3,952</i>
Accrued Interest**	\$12,647	(\$4,932)	\$4,286	\$12,001
Project Balance Returned to IF Funds^^			\$3,365	\$3,365
TOTAL FY21 BUDGET REVENUE =	\$228,021	\$388,483	\$713,251	\$1,373,138
(Impact Fee Refunds)				\$0
(Administrative Fees Refunds)				\$0
(City Administrative/Other Costs)***				(\$39,431)
<i>(Fee for Service from Hall County to Collect County Library Impact Fee)^</i>				<i>(\$3,952)</i>
(Project Expenditures)	(\$291,903)			(\$291,903)
(Impact Fees Encumbered)				\$0
TOTAL FY21 BUDGET EXPENSES =	(\$291,903)	-	-	(\$335,286)
			TOTAL FY21 BUDGET BALANCE =	\$1,037,852
Impact Fee Fund Balance Ending June 30, 2021	\$383,869	\$399,280	\$890,367	\$1,673,516

(*) Indicates this annual report covers the last completed fiscal year - July 1, 2019 to June 30, 2020. The City of Gainesville Impact Fee Program began August 1, 2006.

(**) Indicates *Interest Revenue*, which is "bank interest earned from pooled cash balance"

(***) Indicates the 3% Administrative Fee collected was transferred to the General Fund to cover the costs associated with administering the City's Impact Fee program.

(^*) Indicates a "fee for service" from Hall County to administer the collection of its County Library Impact Fee, per Resolution BR-2015-51 which authorized the IGA between the City and Hall County for the City to collect the County's Library Impact Fee on applicable City-issued permits. Said fee for service equals 3% and is transferred out to the General Fund.

(^^) Indicates that the balances from previous Capital Projects returned to IF Fund

Public Facility: Police								
Service Area: City of Gainesville								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Police Training Facility, Phase II: Architectural Design & Engineering for shoot house, training building with instructional classroom space & indoor weapons training simulator (@ 15% building construction costs)	2017	2023	\$390,000	20%	GF, LP, IG, SPLOST	\$0	\$0	Delayed/Postponed (Shoot House & Training Building) - Training facility for current and additional officers to be hired to accommodate expected growth & to meet Police certification requirements
								Completed - Design of building for indoor weapons training simulator
Construct Phase II of Training Facility: Shoot House, Training Building with classroom space & Indoor Weapons Training Simulator	2020	2025	\$2,936,000	20%	GF, LP, IG, SPLOST	\$0	\$90,000	Delayed/Postponed (Shoot House & Training Building) - Training facility for current and additional officers to be hired to accommodate expected growth & to meet Police certification requirements
								Indoor weapons training simulator completed
Total of Costs, Expenditures & Impact Fees Encumbered			\$3,326,000			\$0	\$90,000	

GF = General Fund LP = Lease Proceeds IG = Intergovernmental (Local, State, Federal) SPLOST = Special Purpose Local Option Sales Tax IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2020 through June 30, 2025).

Public Facility		Fire						
Service Area:		City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Replacement rescue unit and equipment to replace current R-25	2022	2024	\$2,000,000	0%	Fire Fund, IF	0	0	Current build time is 24 months due to supply chain issues
Fire Boat & Equipment: additional vehicle/equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47-miles of shoreline (some property on Lake Lanier has better, safer access from the Lake due to terrain)	2025	2026	\$430,000	100%	Fire Fund, Grants, IF	\$0	\$0	Delayed - Estimate for Fire Boat ranges from \$4000,00 to \$430,000. Fire boat will be used to fight fires along the City's 47 miles of Lake Lanier shoreline & for lake rescue operations.
Fire Station #5 in SE area (including land acquisition, architectural design/engineering & construction)	2022	2023	\$5,450,000	0%	Fire Fund, IF, SPLOST	\$0	\$0	Delayed - To be included in the FY22CIP of the City's Budget
Equip Fire Station #5 with one pumper truck	2023	2024	\$900,000	100.00%	Fire Fund, IF	\$0	\$0	Delayed - To be included in the FY23 CIP of the City's Budget
Fire Station #6 in NW area (including land, architectural design & engineering & construction)	2025	2026	\$5,450,000	90.80%	Fire Fund, SPLOST	\$0	\$0	Delayed - To be included in the FY25CIP of the City Budget
Equip Fire Station #6 with one pumper truck	2026	2027	\$900,000	100%	IF	\$0	\$0	Delayed - To be included in the FY26 CIP of the City's Budget
Fire Station #7	2028	2029	\$5,450,000	100%	IF, SPLOST	\$0	\$0	To be included in the FY28 CIP of the City's Budget
Total of Costs, Expenditures & Impact Fees Encumbered			\$20,580,000			\$0	\$0	

GF = General Fund LP = Lease Proceeds IG = Intergovernmental (Local, State, Federal) SPLOST = Special Purpose Local Option Sales Tax IF = Impact Fees
(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2020 through June 30, 2025).

Public Facility:		Parks & Recreation						
Service Area:		City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
City Park	2019	2020	\$1,006,000	100%	GF, SPLOST, Grants	\$1,002,775	\$0	Complete - New restrooms & playground improvements completed in March 2020.
East Side Greenway (Midtown to New Holland)	2016	2020	\$1,000,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - CSX Transportation property appraised & offer made to CSX. City is considering options given CSX did not accept initial offer.
Flat Creek Multiuse Trail	2016	2022	\$850,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - Part of Highlands to Islands Trail that links to Midtown Greenway. <i>Georgia Recreational Trails Gran</i> not awarded in 2016. GHMPO hired ALTA to conduct a study to determine options for trail connection & design. Design concepts being developed. Private business donation given in 2021.
Frances Meadows Center Park	2011	2026	\$2,990,750	100%	GF, SPLOST, Grants	\$0	\$0	Postponed - New outdoor pool and trail system to park plans (Future)
Holly Park	2014	Future	\$1,670,300	51%	GF, SPLOST, Grants	\$0	\$0	Postponed - Studying renovations for greater use. Discussions with US Army Corps of Engineers about potential new use.
Lanier Point Park	2015	2023	\$725,000	100%	GF, SPLOST, Grants	\$0	\$0	New playground, & pavilion postponed to FY2023.
Longwood Park	2019	Future	\$2,253,350	100%	GF, SPLOST, Grants	\$0	\$0	New concept plan adding restrooms, festival field, pavilions, extra parking, etc. (FY2025)
Midtown Greenway/Parks	2006	2024	\$3,419,000	69%	GF, SPLOST, Grants	\$0	\$0	In Progress - GDOT TE project construction of streetscaping and Phase II-trail was completed in 2021. Studying feasibility of new train section, destination playground, new amphitheater/stage, splashpad, etc. for FY21-22 Skate park has been added to the greenway expansion to the south.
Subtotal of Costs, Expenditures & Impact Fees Encumbered			\$13,914,400			\$1,002,775	\$0	

GF = General Fund SPLOST = Special Purpose Local Option Sales Tax Grants = TEA, CDBG, LWCF, etc. IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2020 through June 30, 2025)

Public Facility:		Parks & Recreation						
Service Area:		City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Recreation Center	2025	Future	\$15,000,000	100%	GF, SPLOST, Grants	\$0	\$0	Development identified as part of new regional park to accommodate growth.
Skate Park	2019	2020	\$2,050,000	100%	GF	\$1,830,169	\$141,820	In Progress - New Skate Park added near Midtown Greenway. Opened March 2020. Added approximately 2 acres. Still waiting on Security Cameras, etc.
Youth Athletic Complex/Park	2015	2022	\$11,500,000	100%	GF, SPLOST, Grants	\$191,840	\$408,160	In Progress - Allocated \$450,000 in IF in FY17 Budget for architectural / engineering / design. Initial studies & environmental assessments completed on proposed location. Additional \$323,744 from IF added for FY2020 for planning regarding new location. New location provides for new 89 acres. Construction to begin July 2022.
Greenway Lighting	2022	2023	\$200,000	75%	GF	\$0	\$0	Will begin in FY2023, adding lighting to increase safety of residents as popularity of greenway continues to grow. Construction to begin in Fall 2022.
Martha Hope Cabin Improvements	2022	2023	\$400,000	100%		\$0	\$0	In conceptual phase. To accommodate the increase in rentals at the cabin as well as the continued growth of Youth Athletics and the need for additional parking in City Park.
Park Signage	2019	2022	\$750,000	0%	GF	\$0	\$0	Removed from Impact eligibility beginning FY2020.
Total of Costs, Expenditures & Impact Fees Encumbered			\$43,814,400			\$3,024,784	\$549,980	

GF = General Fund SPLOST = Special Purpose Local Option Sales Tax Grants = TEA, CDBG, LWCF, etc. IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2020 through June 30, 2025)

Date Submitted: 6/9/2022

Presenter: Jeremy Perry

Item of Business: Resolution: Authorize Submission and Execution of the Certificate of Distribution of the Local Option Sales Tax

Meeting Date: 6/16/2022

Purpose of Request:

To receive approval to submit the Certificate of Distribution to the Commissioner of the Georgia Department of Revenue with the renegotiated distribution. Based on the City's population, the City's distribution will be 20.82% of the proceeds local sales and use tax generated in the Hall County district.

History/Background:

Resolution BR-2013-42 was the last approval of the renegotiated distribution and submission to the Georgia Department of Revenue (GDOR). A new distribution certificate must be received by the GDOR by December 30, 2022.

Facts & Issues for Consideration:

By July 1, 2022, the State revenue commissioner must be notified in writing by the county governing authority that renegotiation is underway. This deadline was completed on May 24, 2022.

An agreement with a renegotiated distribution certificate must be reached 60 days after negotiations begin. This deadline is scheduled to be completed July 22, 2022. If the 60 day deadline is not met, all parties must submit the dispute to nonbinding arbitration or mediation and the new deadline will be December 30, 2022. With this request, the 60 day deadline will be met.

Department Recommendation:

Financial Services recommends the submission of the Certificate of Distribution to the Commissioner of the Georgia Department of Revenue with the renegotiated distribution.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Resolution to Authorize Submission and Execution of Certificate of Distribution	Resolution
☐ Certificate of Distribution	Attachments/Exhibits

RESOLUTION BR-2022 - ____

**AUTHORIZE SUBMISSION AND EXECUTION OF CERTIFICATE OF DISTRIBUTION
OF THE LOCAL OPTION SALES TAX**

WHEREAS, the Georgia General Assembly through O.C.G.A. § 48-8-80 et. seq., authorizes the imposition of a Local Option Sales Tax (LOST) within special tax districts established through the statute; and

WHEREAS, the statute requires that the proceeds of the tax be distributed in accordance with a Certificate of Distribution which shall be executed on behalf of each respective governing authority, and shall be filed with the Commissioner of the Georgia Department of Revenue; and

WHEREAS, the Certificate of Distribution is to be renegotiated every ten years based on criteria outlined in the LOST statute; and

WHEREAS, pursuant to O.C.G.A. § 48-8-89 et. seq., Hall County and the City of Gainesville are in agreement with the renegotiation of the Certificate of Distribution.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville does hereby approve the submission of the Certificate of Distribution to the Commissioner of the Georgia Department of Revenue, which is as attached hereto as Exhibit "A" and authorizes the Mayor and/or City Manager to execute the same on behalf of the City of Gainesville, Georgia.

Adopted this ____ day of _____, 2022.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Exhibit A



CERTIFICATE OF DISTRIBUTION

TO: State Revenue Commissioner

Pursuant to an Act of the Georgia General Assembly, effective January 1, 1980, relating to Local Sales & Use Taxes, the governing authorities for the qualifying municipalities and the county located within the special district coterminous with the boundaries Hall County hereby certify that the proceeds of the combination city/county local sales and use tax generated in such district shall be distributed by the State Revenue Commissioner as follows:

City of <u>Braselton</u>	shall receive	<u>1.60</u>	%
City of <u>Buford</u>	shall receive	<u>1.31</u>	%
City of <u>Clermont</u>	shall receive	<u>0.50</u>	%
City of <u>Flowery Branch</u>	shall receive	<u>4.62</u>	%
City of <u>Gainesville</u>	shall receive	<u>20.82</u>	%
City of <u>Gillsville</u>	shall receive	<u>0.11</u>	%
City of <u>Lula</u>	shall receive	<u>1.24</u>	%
City of <u>Oakwood</u>	shall receive	<u>2.38</u>	%
City of <u>Rest Haven</u>	shall receive	<u>0.01</u>	%
County of <u>Hall</u>	shall receive	<u>67.41</u>	%

This certificate shall continue in effect until such time as a new certificate shall be executed as provided in said Act.

By executing this schedule, the county and cities, acting through their respective officers, represent that all municipalities lying wholly or partly in the tax jurisdiction have been given an opportunity to show that they are 'qualified municipalities,' as that term is used in the Act, and that all municipalities listed herein as recipients are 'qualified' and so may receive distribution from the proceeds of the tax.

Executed on behalf of the governing authorities of the qualifying municipalities representing not less than a majority of the aggregate population of all qualifying municipalities located within the special district and the governing authority of the county, this ____ day of _____ 2022.

MAYOR OF THE CITY OF BRASELTON

MAYOR OF THE CITY OF BUFORD

MAYOR OF THE CITY OF CLERMONT

MAYOR OF THE CITY OF FLOWERY BRANCH

MAYOR OF THE CITY OF GAINESVILLE

MAYOR OF THE CITY OF GILLSVILLE

MAYOR OF THE CITY OF LULA

MAYOR OF THE CITY OF OAKWOOD

MAYOR OF THE CITY OF REST HAVEN

CHAIRMAN BOARD OF COMMISSIONERS OF HALL COUNTY

Date Submitted: 6/9/2022
Presenter: Jeremy Perry
Item of Business: Resolution: Fiscal Year 2023 Budget
Meeting Date: 6/16/2022

Purpose of Request:

Adoption of Fiscal Year 2023 Budget.

History/Background:

Historically, the City of Gainesville uses a resolution to fulfill the requirements of the law and to enact the upcoming Fiscal Year budget. On a date after the conclusion of the hearing required in subsection of Code Section 36-81-5, the governing authority shall adopt a budget ordinance or resolution making appropriations in such sums as the governing authority may deem sufficient, whether greater or less than the sums presented in the proposed budget. The budget ordinance or resolution shall be adopted at a public meeting which shall be advertised in accordance with the procedures set forth in subsection of Code Section 36-81-5 at least one week prior to the meeting.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends the adoption of the FY2023 City of Gainesville budget.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Fiscal Year 2023 Budget	Resolution
☐ Budget Resolution Attachment A	Attachments/Exhibits
☐ Budget Resolution Attachment B	Attachments/Exhibits
☐ June 10-11, 2022 Public Notice	Legal Ad

RESOLUTION AR-2022 - ____

FISCAL YEAR 2023 BUDGET

WHEREAS, the City Manager has presented a proposed fiscal year 2023 Budget to the City Council on each of the various funds of the City; and

WHEREAS, the Budget lists proposed expenditures/expenses for the fiscal year 2023; and

WHEREAS, each of these budgets is a balanced budget, so that anticipated revenues for each fund equal proposed expenditures/expenses.

NOW, THEREFORE, BE IT RESOLVED that "Attachment A" & "Attachment B" attached hereto and by reference made part of this resolution, shall be the City of Gainesville's budget for the fiscal year 2023.

BE IT FURTHER RESOLVED that the governing body for the City of Gainesville hereby approves this budget, and the several items of revenues shown in the budget for each fund in the amounts shown anticipated are adopted, and that the several amounts shown in the budget for each fund as proposed expenditures/expense are hereby appropriated to the departments named in the fund.

BE IT FURTHER RESOLVED that the expenditures/expenses shall not exceed the appropriations authorized by this budget or amendments thereto provided; however, that expenditures/expenses for the fiscal year shall not exceed actual funding available.

BE IT FURTHER RESOLVED that this budget contains appropriations for Intergovernmental and Agency agreements, and that the governing body authorizes the Mayor and/or City Manager to execute such agreements.

Adopted this ____ day of _____, 2022.

W. Samuel Couvillon, Mayor

This is to certify that I am the City Manager of the City of Gainesville. As such, I hereby certify the attached budget to be true and correct as required by Section 2-3-68 of the Code of Ordinances.

ATTEST:

Bryan Lackey, City Manager

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

GENERAL FUND

REVENUES AND OTHER SOURCES

Ad Valorem Taxes @ 0.397 Mills	\$ 2,649,083
Ad Valorem Tax Credit	(2,605,055)
Title Ad Valorem Tax	995,707
Intangible Tax	128,902
Railroad Equipment Tax	8,550
Real Estate Transfer Tax	51,062
Franchise Fees	4,121,279
Insurance Premium Tax	2,246,271
Local Option Sales Tax	6,300,302
Local Option Energy Tax	93,092
Payment in Lieu of Taxes	36,000
Occupational Tax	1,100,300
Alcoholic Beverage Tax	1,140,237
Other Taxes	201,670
Penalties and Interest on Delinquent Taxes	22,974
Fines, Fees, and Forfeitures	932,199
Permits and Zoning Fees	532,978
Other Fees and Licenses	812,421
Interest on Investments	79,218
Intergovernmental	295,499
Cemetery Lot Sales	121,591
Miscellaneous	7,101
Charges for Services - Indirect Charges	2,659,637
Transfers In	8,858,221
Sales of General Fixed Assets	51,887
Budgeted Fund Balance	4,590,150

TOTAL REVENUES AND OTHER SOURCES

\$ 35,431,276

EXPENDITURES AND OTHER USES

City Council	\$ 468,232
City Manager's Office	1,009,417
Financial Services	1,553,055
Information Technology	1,410,293
Human Resources & Risk Management	1,169,251
Public Lands and Buildings	1,168,295
Municipal Court	700,298
Police	6,821,121
Engineering Services	1,350,800
Street Maintenance	2,175,282
Stormwater	463,744
Traffic Services	1,594,293
Cemetery	770,757
Inspections	528,252
Planning & Zoning	981,028
Code Enforcement	555,980
Agency Allocations - Other	278,577
Contingency	629,000
Transfers Out Capital & Operating	11,803,601

TOTAL EXPENDITURES AND OTHER USES

\$ 35,431,276

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

COMMUNITY SERVICE CENTER FUND

REVENUES AND OTHER SOURCES

Intergovernmental - Federal/State/Other	\$ 2,221,542
Intergovernmental - County	998,324
Transfer from General Fund	693,991
Other: (Fees, Donations, Fares, Interest, Misc.)	462,570
Budgeted Fund Balance	232,443

TOTAL REVENUES AND OTHER SOURCES	\$ 4,608,870
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EXPENDITURES AND OTHER USES

General Assistance Services	\$ 91,187
Meals on Wheels	1,107,030
Senior Center	542,412
G-H Transit	2,710,871
Facility Operations	157,370

TOTAL EXPENDITURES AND OTHER USES	\$ 4,608,870
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CEMETERY TRUST FUND

REVENUES AND OTHER SOURCES

Interest on Investments	\$ 1,500
Sales & Services	50,000
Budgeted Fund Balance	3,500

TOTAL REVENUES AND OTHER SOURCES	\$ 55,000
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EXPENDITURES AND OTHER USES

Transfer to Capital Projects	\$ 30,000
Available for Capital Projects	25,000

TOTAL EXPENDITURES AND OTHER USES	\$ 55,000
--	------------------

CONFISCATED ASSETS

REVENUES AND OTHER SOURCES

Cash Confiscations - State	\$ -
Cash Confiscations - Local	-
Cash Confiscations - Federal	-
Budgeted Fund Balance	150,000

TOTAL REVENUES AND OTHER SOURCES	\$ 150,000
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EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 10,000
Purchased/Contracted Services	66,227
Supplies & Operating Charges	73,773
Capital Outlay	-

TOTAL EXPENDITURES AND OTHER USES	\$ 150,000
--	-------------------

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

HUD Grants

REVENUES AND OTHER SOURCES

Intergovernmental - Grants	\$ 2,026,982
Budgeted Fund Balance	-
TOTAL REVENUES AND OTHER SOURCES	\$ 2,026,982

EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 292,846
Purchased/Contracted Services	518,070
Supplies & Operating Charges	1,573
Capital Outlay	1,214,493
TOTAL EXPENDITURES AND OTHER USES	\$ 2,026,982

ECONOMIC DEVELOPMENT FUND

REVENUES AND OTHER SOURCES

Interest on Investments	\$ 19,450
Budgeted Fund Balance	53,550
TOTAL REVENUES AND OTHER SOURCES	\$ 73,000

EXPENDITURES AND OTHER USES

Professional & Other Services	\$ 73,000
Transfers Out	-
TOTAL EXPENDITURES AND OTHER USES	\$ 73,000

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

AMERICAN RESCUE PLAN FUND

REVENUES AND OTHER SOURCES

Intergovernmental Revenue	\$ 5,859,171
Budgeted Fund Balance	-
TOTAL REVENUES AND OTHER SOURCES	\$ 5,859,171

EXPENDITURES AND OTHER USES

Professional & Other Services	\$ -
Transfers Out	5,859,171
TOTAL EXPENDITURES AND OTHER USES	\$ 5,859,171

FIRE SERVICES FUND

REVENUES AND OTHER SOURCES

Property Taxes @ 1.259 Mills	\$ 7,942,239
Delinquent Property Taxes	79,422
Motor Vehicle Taxes	54,804
Penalties & Interest	15,860
Interest on Investments	5,600
Transfer from General Fund	1,877,020
Budgeted Fund Balance	388,899
TOTAL REVENUES AND OTHER SOURCES	\$ 10,363,844

EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 8,598,060
Purchased/Contracted Services	681,270
Supplies & Operating Charges	580,690
Indirect Cost Allocation	373,505
Capital Outlay	4,100
Debt	-
Transfers Out	126,219
TOTAL EXPENDITURES AND OTHER USES	\$ 10,363,844

TAX ALLOCATION DISTRICT FUND

REVENUES AND OTHER SOURCES

Property Tax - Current	\$ 151,359
Intergovernmental	466,903
Interest on Investments	1,100
Budgeted Fund Balance	-
TOTAL REVENUES AND OTHER SOURCES	\$ 619,362

EXPENDITURES AND OTHER USES

Payments to Others	\$ 511,676
Transfers Out	107,686
TOTAL EXPENDITURES AND OTHER USES	\$ 619,362

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

POLICE SERVICES FUND

REVENUES AND OTHER SOURCES

Property Taxes @ 0.594 Mills	\$ 3,748,736
Ad Valorem Tax Credit	(3,748,736)
Delinquent Property Taxes	37,487
Motor Vehicle Taxes	25,867
Penalties & Interest	-
Interest on Investments	150
Transfer from General Fund	4,816,189
Budgeted Fund Balance	-
TOTAL REVENUES AND OTHER SOURCES	\$ 4,879,693

EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 3,748,943
Purchased/Contracted Services	569,300
Supplies & Operating Charges	561,450
Indirect Cost Allocation	-
Capital Outlay	-
Transfers Out	-
TOTAL EXPENDITURES AND OTHER USES	\$ 4,879,693

HOTEL/MOTEL TAX FUND

REVENUES AND OTHER SOURCES

Hotel/Motel Taxes - CVB	\$ 700,000
Hotel/Motel Taxes - Tourism Development	300,000
Hotel/Motel Taxes - Unrestricted	600,000
Interest on Investments	425
TOTAL REVENUES AND OTHER SOURCES	\$ 1,600,425

EXPENDITURES AND OTHER USES

Gainesville Convention and Visitor's Bureau	\$ 1,189,655
Transfer to Capital Projects	-
Transfer to Debt Service	410,770
Available for Capital Outlay	-
TOTAL EXPENDITURES AND OTHER USES	\$ 1,600,425

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

IMPACT FEES FUND

REVENUES AND OTHER SOURCES

Impact Fees - Police	\$	350,000
Impact Fees - Fire		600,000
Impact Fees - Parks		975,000
Administrative Fees		57,750
Interest on Investments		4,450
Budgeted Fund Balance		892,500
TOTAL REVENUES AND OTHER SOURCES	\$	2,879,700

EXPENDITURES AND OTHER USES

Transfer to General Fund	\$	57,750
Available for Capital Projects		951,950
Transfer to Capital Projects Fund		1,870,000
TOTAL EXPENDITURES AND OTHER USES	\$	2,879,700

INFORMATION TECHNOLOGY FUND

REVENUES AND OTHER SOURCES

Technology Fees	\$	41,560
Interest on Investments		700
Budgeted Fund Balance		-
TOTAL REVENUES AND OTHER SOURCES	\$	42,260

EXPENDITURES AND OTHER USES

Available for Capital Outlay	\$	30,832
Supplies and Operating Charges		11,428
TOTAL EXPENDITURES AND OTHER USES	\$	42,260

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

PARKS AND RECREATION FUND

REVENUES AND OTHER SOURCES

Ad Valorem Taxes @ 0.896 Mills	\$ 5,793,774
Charges for Services	1,592,200
Intergovernmental	1,670,000
Interest on Investments	36,000
Other	32,000
Transfers In	-
Budgeted Fund Balance	-

TOTAL REVENUES AND OTHER SOURCES	\$ 9,123,974
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EXPENDITURES AND OTHER USES

Non Departmental	\$ 2,827,609
Maintenance	149,153
Recreation Services	486,852
Civic Center	768,159
Frances Meadows Center	1,995,914
Youth Sports Booster	200,208
Park Services	1,475,422
Lanier Point/Ivey Watson	259,903
Administration	960,754

TOTAL EXPENDITURES AND OTHER USES	\$ 9,123,974
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GAINESVILLE CONVENTION AND VISITOR'S BUREAU

REVENUES AND OTHER SOURCES

Intergovernmental - COG Hotel/Motel Tax	\$ 1,189,655
Charges for Services	84,891
Interest on Investments	800
Misc. Revenue	230,818
Budgeted Fund Balance	-

TOTAL REVENUES AND OTHER SOURCES	\$ 1,506,164
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EXPENDITURES AND OTHER USES

Lake Lanier Olympic Park	\$ 384,535
Convention and Visitor's Bureau	655,767
Mainstreet	222,970
Communications	242,892

TOTAL EXPENDITURES AND OTHER USES	\$ 1,506,164
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**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

LAND BANK AUTHORITY

REVENUES AND OTHER SOURCES

Transfer from General Fund	\$ 50,000
Budgeted Fund Balance	-

TOTAL REVENUES AND OTHER SOURCES	\$ 50,000
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EXPENDITURES AND OTHER USES

Purchased/Contracted Services	\$ 50,000
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TOTAL EXPENDITURES AND OTHER USES	\$ 50,000
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CAPITAL PROJECTS FUND

REVENUES AND OTHER SOURCES

SPLOST VIII	\$ 4,415,000
Intergovernmental (Federal, State & Local)	6,159,171
Lease Proceeds	270,000
Bond Proceeds	3,000,000
Water connection fees	4,097,101
Operating Expenditures	1,780,000
Transfers In (various funds)	7,772,119
Budgeted Fund Balance - (Various Capital)	27,984,621

TOTAL REVENUES AND OTHER SOURCES	\$ 55,478,012
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EXPENDITURES AND OTHER USES

City Manager's Office

Demolition Program	\$ 50,000
Elachee Bridge	200,000
Placemaking Implementation	50,000
Downtown Plaza Improvements	100,000
Greenway Connectivity	315,000
Signage Program	100,000
City Campus Improvements	125,000
Downey at South Enota roundabout	23,011
Town Square Design and Improvements	250,000

Information Technologies

Network Upgrade	238,000
Access Control Upgrade	55,000

Community Development Department

Small Area Study	50,000
ULDC Amendment	100,000

Police Department

Vehicle Replacement Program	320,000
Police Servers	140,000
Police Computer Upgrades	37,400
Police Precinct	200,000
Mobile Data Terminal for Vehicles	71,000

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

Fire Services	
Fleet Replacement Vehicles	135,000
Intersection Preemption	30,000
Public Lands & Buildings	
Parking Deck Sweeper	60,000
50 KW Portable Generator	60,000
Land Bank Authority	
Land Bank Authority	200,000
Public Works - Cemetery	
Cemetery Office Parking Area	30,000
Public Works - Engineering Services	
Transportation Master Plan Implementation	630,000
Street Resurfacing Program (LMIG)	550,000
Paving Program	660,000
Athens Street Improvements	250,000
Sidewalk Program	100,000
Roadway Patching Program	125,000
Traffic Calming and Road Safety Devices Program	50,000
Roadway Beautification	100,000
Asphalt Preservation Program	25,000
Mundy Mill School Pedestrian Improvements	125,000
MLK Jr Blvd - EE Butler Pkwy Intersection Improvement	50,000
Bridge Maintenance Program	25,000
Replacement Fleet Vehicle - Engineering	45,000
Public Works - Traffic Engineering	
Intelligent Transportation Systems (ITS)	100,000
Transportation Master Plan Update	300,000
MUTCD Update Implementation	50,000
Traffic Bucket Truck	200,000
Roadway Sign Software and Inventory	50,000
Fleet Vehicle - Traffic Emergency Response	50,000
Public Works - Street Maintenance	
Dump Truck- Medium Duty	90,000
Replacement Fleet Vehicle- 1	45,000
Replacement Fleet Vehicle- 2	45,000
Mini Excavator	120,000
Tandem Axle Dump Truck	190,000
Compact Track Loader	95,000
Stormwater	
Stormwater Rehabilitation Program	1,000,000

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

Community Service Center

MOW Fleet Replacement	35,000
CSC Building Entrance	60,000
SLC Fleet Replacement	125,000
WEGO Vehicles Purchase	625,000

Department of Water Resources

Automated Meter Infrastructure (AMI)	150,000
CCTV Van Replacement	500,000
Clarks Bridge Road Sewer Lift Station	1,000,000
Crane Truck	200,000
Dawsonville Highway Utilities Relocation	600,000
Dump Truck Replacement	120,000
Environmental Services Backup Generator	500,000
Flat Creek Maintenance Facility Expansion	250,000
Flat Creek WRF Dewatering Facility	3,500,000
Flat Creek WRF Primary Clarifiers	1,153,000
FY23 New Water Meter Installations	3,000,000
FY23 Water Main Improvements	4,750,000
FY23 WTP Improvements	500,000
Linwood WRF Sludge Press and Holding Tank	3,147,000
Maintenance Facility Relocation	6,587,000
Old Cornelia Hwy-Old Athens Road SS Extension	1,000,000
Sardis Road Connector Utilities Relocation	4,500,000
Scada & Telemetry System Improvements	300,000
Tanks Maintenance Program	150,000
Valve Insertion Equipment	175,000
Water Reclamation Facilities Electrical Control Upgrades	250,000
Water Treatment Plants Electrical Control Upgrades	250,000
Water Treatment Plants NPDES Permit Compliance	1,200,000

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

Solid Waste	
Radios	40,000
Mobile Trailer Compactor	55,000
New Knuckleboom Trash Loader	275,000
Light Duty Garbage Truck	40,000
Airport	
MALSR Security Fencing	70,000
Vehicle Services	
Exhaust Fans	55,000
Emergency Fuel Trailer	25,000
Golf Course	
Two Toro 5010 Reelmaster Mower	170,000
Driving Range Net	185,000
Parking Lot	100,000
Parks & Recreation	
Civic Center Network Security Cameras	55,000
Midland Greenway Improvements	740,000
Park Signage	200,000
Lanier Point Athletic Complex Improvements	330,000
Greenway Lighting	200,000
LED Court/Field Lighting	295,000
Maintenance Equipment Building	200,000
Frances Meadows Poolpaks	475,000
Martha Hope Cabin Parking	400,000
Fitness Courts	200,000
Fair Street Pavilion- Playground	200,000
Park Vehicles	55,000
Facility Fire Alarm Systems	175,000
Youth Sports Complex	3,000,000
Gainesville CVB	
Historic City Hall	650,000
Green Street Park	230,000
Mobile Visitors Center	24,500
Transfers:	
Transfers to (Various)	4,397,101
TOTAL EXPENDITURES AND OTHER USES	<u>\$ 55,478,012</u>

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

DEBT SERVICE FUND

REVENUES AND OTHER SOURCES

Ad Valorem Taxes @ 0.510 Mills	\$	3,337,734
Interest on Investments		10,129
Other		304,765
Transfers In		518,456
Budgeted Fund Balance		1,534,954
TOTAL REVENUES AND OTHER SOURCES	\$	5,706,038

EXPENDITURES AND OTHER USES

Bond Principal & Interest	\$	4,814,347
Lease Principal & Interest		889,491
Other Costs		2,200
Available for Future Debt Service		-
TOTAL EXPENDITURES AND OTHER USES	\$	5,706,038

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

DEPARTMENT OF WATER RESOURCES

REVENUES AND OTHER SOURCES

Water Revenue	\$ 30,913,102
Water Connection Administration Fees	85,220
Water Tapping Fees	1,568,474
Account Service Fees	4,159,451
Other Service Fees	1,146,367
Late Payment Penalty	600,000
Sewer Revenue	33,091,750
Surcharge	1,079,367
Sewer Tapping Fees	30,780
Sewer Connection Administration Fees	36,594
Interest on Investments	180,000
Transfers In	4,097,101
Miscellaneous	149,839

TOTAL REVENUES AND OTHER SOURCES

\$ 77,138,045

EXPENDITURES AND OTHER USES

Sanitary Sewer	\$ 3,585,720
Flat Creek Water Reclamation Facility	8,139,814
Linwood Water Reclamation Facility	3,977,406
Lakeside Water Treatment	3,432,465
Riverside Water Treatment	5,197,932
Water Distribution	5,878,322
Maintenance	4,849,059
Engineering & Construction	3,905,969
Customer Account Services	4,164,411
Environmental Services	2,249,732
Finance and Administration	3,520,612
Debt Service	8,004,500
Transfers Out	20,232,103

TOTAL EXPENDITURES AND OTHER USES

\$ 77,138,045

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

SOLID WASTE FUND

REVENUES AND OTHER SOURCES

Residential Collections	\$ 2,821,960
Commercial - Franchise Fee	165,000
Interest on Investments	7,500
Budgeted Net Position	1,180,722
TOTAL REVENUES AND OTHER SOURCES	\$ 4,175,182

EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 1,785,491
Purchased/Contracted Services	1,553,539
Supplies & Operating Charges	279,700
Indirect Cost Allocation	146,452
Capital Outlay	410,000
TOTAL EXPENDITURES AND OTHER USES	\$ 4,175,182

AIRPORT FUND

REVENUES AND OTHER SOURCES

T-Hangar Rent	\$ 378,556
Corporate Hangar Rent	429,092
Industrial Park Rent	163,654
Fuel	93,696
Interest on Investments	1,500
Miscellaneous Revenue	3,861
Budgeted Net Position	111,573
TOTAL REVENUES AND OTHER SOURCES	\$ 1,181,932

EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 84,949
Purchased/Contracted Services	312,641
Supplies & Operating Charges	65,900
Indirect Cost Allocation	209,561
Debt Service	-
Capital Outlay	508,881
TOTAL EXPENDITURES AND OTHER USES	\$ 1,181,932

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

CHATTAHOOCHEE GOLF COURSE FUND

REVENUES AND OTHER SOURCES

Greens Fees	\$	785,721
Cart Fees		401,762
Other Revenue		124,400
Sale of Property		649,246
Transfer from General Fund		-
TOTAL REVENUES AND OTHER SOURCES	\$	1,961,129

EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$	723,231
Purchased/Contracted Services		204,105
Supplies & Operating Charges		272,200
Capital Outlay		455,000
Debt Service		306,593
TOTAL EXPENDITURES AND OTHER USES	\$	1,961,129

GENERAL INSURANCE FUND

REVENUES AND OTHER SOURCES

Premiums & Losses Paid by Department	\$	2,023,902
Interest on Investments		15,000
Budgeted Net Position		38,121
TOTAL REVENUES AND OTHER SOURCES	\$	2,077,023

EXPENDITURES AND OTHER USES

Professional & Other Services	\$	1,024,352
Supplies & Operating Charges		875,000
Indirect Cost Allocation		177,671
TOTAL EXPENDITURES AND OTHER USES	\$	2,077,023

**FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

EMPLOYEE BENEFITS FUND

REVENUES AND OTHER SOURCES

Premiums	\$ 10,569,930
Interest on Investments	2,200
Budgeted Fund Balance	772,164

TOTAL REVENUES AND OTHER SOURCES	\$ 11,344,294
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EXPENDITURES AND OTHER USES

Health Claims/Premiums Expense	\$ 494,278
Dental Insurance Premiums	373,724
Long & Short-term Disability Premiums	139,473
Life Insurance Premiums	293,627
Vision Insurance Premiums	48,827
Reinsurance	597,491
Indirect Cost Allocation	35,350
Medical Clinic Operations	912,100
Claims/Administrative Fees	7,270,974
Other Costs	1,178,450

TOTAL EXPENDITURES AND OTHER USES	\$ 11,344,294
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VEHICLE SERVICES FUND

REVENUES AND OTHER SOURCES

Charges For Services	\$ 1,068,460
Sales - Fuel	1,987,000

TOTAL REVENUES AND OTHER SOURCES	\$ 3,055,460
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EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 444,383
Purchased/Contracted Services	77,289
Supplies & Operating Charges	2,533,788

TOTAL EXPENDITURES AND OTHER USES	\$ 3,055,460
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GRAND TOTAL	\$ 241,386,836
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LESS TRANSFERS/INDIRECT COST COUNTED TWICE	(31,535,495)
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TOTAL NET BUDGET	\$ 209,851,341
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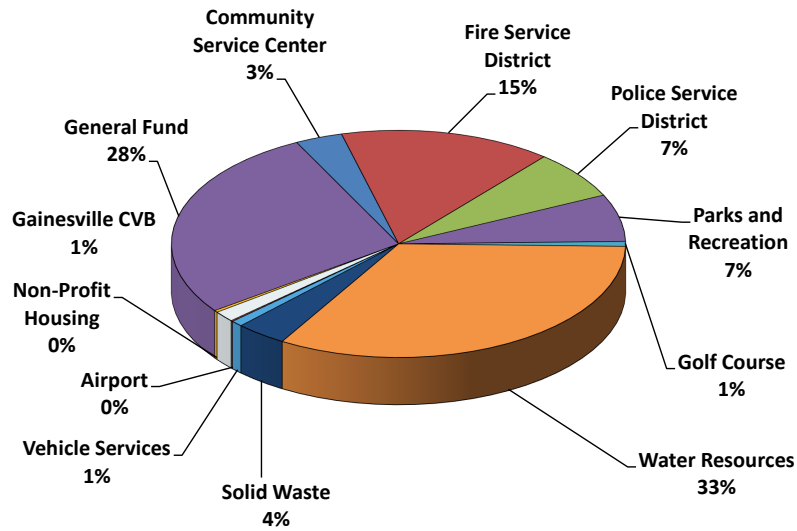
FISCAL YEAR 2023 APPROPRIATIONS RESOLUTION

ATTACHMENT B (5-year Summary)

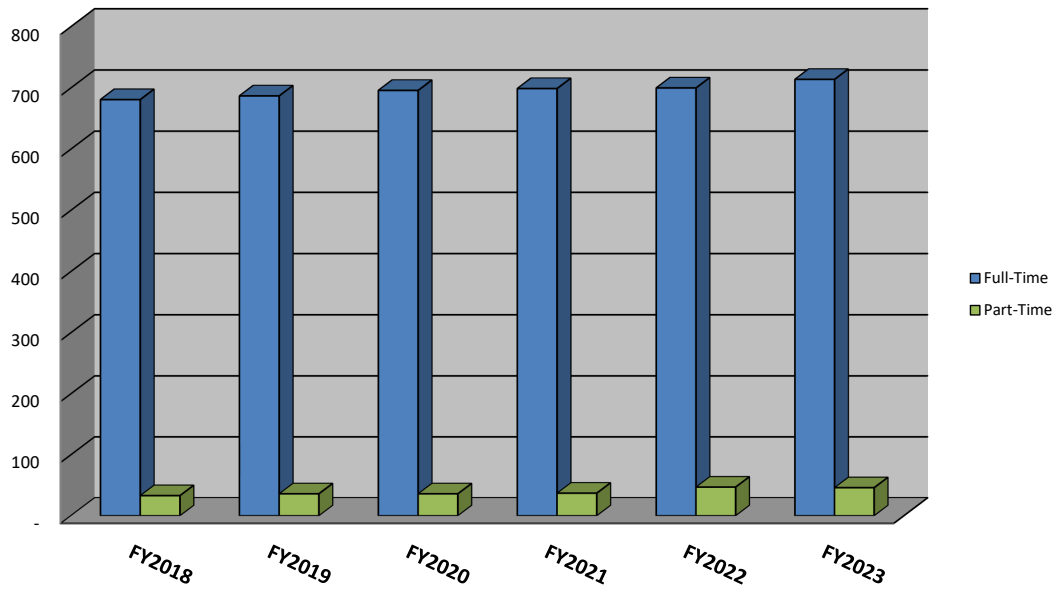
DEPARTMENTS	Budget									
	FY2019		FY2020		FY2021		FY2022		FY2023	
	FT	PT	FT	PT	FT	PT	FT	PT	FT	PT
City Council		6		6		6		6		6
City Manager	6		6	1	6	1	6	2	6	2
Financial Services	14		14	1	14	1	14	1	14	1
Information Technology	9		9		9		9		10	
Human Resources Department	10		10		10		10		10	
Municipal Court	8	2	8	2	8	2	8	2	8	2
Community Development Dept.	16	7	17	7	17	7	18	7	18	7
Police Department	117	3	118	3	118	3	69	3	69	3
Public Land and Buildings	6		6		6		6		6	
Engineering Services	11		11		11		12		12	
Traffic Services	7		7		7		7		7	
Streets	25		25		25		24		24	
Storm Water	5		5		5		5		5	
Cemetery	8		8		8		8		8	
Total General Fund	242	18	244	20	244	20	196	21	197	21
Fire Service District	103		103		104		104		108	
Police Service District	-		-		-		49		49	
Community Service Center	26	17	25	16	25	17	24	26	24	25
Cable TV	2	1	-	-	-	-	-	-	-	-
Parks and Recreation	40	Varies	44	Varies	43	Varies	43	Varies	48	Varies
Airport	1		1		1		1		1	
Department of Water Resources	232	-	234	-	234	-	234		237	
Solid Waste Department	25	-	25	-	25	-	26		26	
Golf Course	5	Various	5	Various	5	Various	5	Various	5	Various
Vehicle Services	6	-	6	-	6	-	6		6	
Gainesville Convention and Visitor's Bureau	4	-	7	-	10	-	10		11	
Non-Profit Housing	1	-	2	-	2	-	2		2	
TOTAL AUTHORIZED POSITIONS	687	36	696	36	699	37	700	47	714	46

* Total Increase in position is 14. Added an IT Special Projects Manager, 4 Fire Fighter/Emts, 1 Recreation Manager, 3 Parks Maintenance Workers, 1 Guest Services Coordinator
2 Pump Station Techs, 1 Shop Foreman and a Sport Alliance Manager 1/2 year.

Authorized Positions by Fund FY 2023



Five-Year Positional Change Chart



Hall County educator named Ga. media specialist of the year

BY BEN ANDERSON
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Jennifer Parker of Hall County Schools was named Georgia’s media specialist of the year Tuesday, beating out candidates from a dozen regions across the state.

“This is the highest award I’ve received and could imagine receiving,” said Parker, the media specialist at East Hall Middle School. “I’ve been a media specialist for 14 years and this is a rare, rare honor that I am very humbled to receive.”

Officials said, to the best of their knowledge, it is the first time someone from Hall County has won the state award. In March, Parker was named the media specialist of the year for Hall County Schools. In 2015, she was a regional winner.

“Jennifer is a great asset to our district,” Superintendent Will Schofield said of Parker winning the state award. “The role of the media specialist has evolved into becoming the resource hub for all students. We are very proud of her accomplishments.”

It may come as a surprise that reading didn’t come naturally to Parker.

“As a child I didn’t particularly love to read, but I really wanted to be a good reader,” she said.

Her second-grade teacher — who was also her aunt — helped kindle her passion for reading.

“I vividly remember, she took me to the library at Lula Elementary,” she said, and it was there that the librarian pointed Parker to the Boxcar Children book series.



Parker

“It was the first book I read that I loved,” she said. “I became a reader on that day.”

The roles are now reversed, and she finds herself helping students discover their passion for reading.

Parker recalls making recommendations to an eighth-grade girl and giving her three books to try. She hoped that she would find at least one she liked.

“She came running back into the library just a couple days later with all three books I had given her and she said, ‘I want more books just like these!’ and she finished all three of them,” she said. “I’m very blessed in my work that I get to have those experiences pretty frequently.”

Parker co-founded the Tome Student Literacy Society in 2012, a nonprofit

that promotes reading through student competitions, annual book awards and conferences. She also began STEaM Day at her school a few years ago, a “field day” for Science, Technology, Engineering and Math.

In recent years, books and libraries have been at the center of the culture wars, as a wave of book bans sweeps across the country. Hall County has largely been spared.

“It’s more important than ever to continue to encourage our children to be well read in a broad range of interest areas,” Parker said. “Reading sets the foundation for the rest of your life, so I would not want any political strife to overshadow the fact that we want to be raising readers. I think it’s very important that we don’t lose sight of how important reading is to every single child.”



Photo courtesy Hall County Sheriff’s Office

Three rifles and more than \$50,000 were seized after a chop shop investigation in northeast Hall County.

Police led to suspected chop shop after chase

BY NICK WATSON
nwatson@gainesvilletimes.com

A chase from Habersham County into Hall County led law enforcement to a suspected chop shop with 1.5 pounds of crystal methamphetamine, rifles and more than \$50,000 in cash, according to authorities.

Authorities in Hall and Habersham counties said they are still searching for the motorcyclist, Henry Whitley, 31, who led police on the chase Monday, June 6, on Ga. 365 after officers tried to stop him for speeding.

After losing radio contact with dispatch, Habersham officers called off the chase but were eventually led by a tip to a Tribble Gap Road residence in Hall County, Habersham authorities said.

Officers found the motorcycle and three people inside the home, including Whitley, who ran out the back door, Habersham authorities said.

At the scene, deputies detained the other two occupants after finding methamphetamine.

Habersham authorities said the Hall County Sheriff’s Office was contacted because of the drug evidence, and the location “appeared to be a

chop shop.”

Hall County Sheriff’s Office spokeswoman B.J. Williams said investigators found evidence of a chop shop, with vehicles believed to be stolen including a U-Haul truck, Kubota tractor, Bobcat excavator and several utility trailers.

Officers also found 1.5 pounds of crystal methamphetamine, 17 grams of heroin, three rifles, a large amount of ammunition and \$55,855 in cash.

Faith Nicole Vickers, 24, of Oakwood, was arrested at the scene and charged with trafficking methamphetamine.

Whitley faces warrants for trafficking methamphetamine, trafficking heroin, chop shop violation, tampering with evidence and possession of a firearm by a convicted felon.

He is believed to be armed and dangerous.

Anyone with information on Whitley’s whereabouts should call 911 or the investigator at 770-536-5556.



Whitley

Hall Commission tables proposal on building Union Church Road homes

BY CONNER EVANS
cevans@gainesvilletimes.com

A proposal to build more homes on Union Church Road stalled Thursday, June 9, when the Hall County Board of Commissioners voted to table the proposal until June 22.

The developer, Ridge-land Land Planning Inc.,

originally proposed a 150-home subdivision on nearly 51 acres at 4670 Union Church Road. It requires rezoning the property from agricultural residential use to planned residential development.

The Hall County Planning Commission knocked down the number of

homes from 150 to 100, but the developer asked for a compromise at 125 units.

Two residents spoke in opposition to the request, saying Union Church Road was difficult to turn onto with increased traffic near Steeplechase Lane.

Ultimately, commissioners moved to table the item to get more clarity

on the minimum lot sizes the developer would use. Commissioner Jeff Stowe suggested limiting the development to 120 homes or less, because it would then not be required to have multiple access points.

Commissioners unanimously agreed to table the item until June 22.

Cheney: Trump ‘summoned a violent mob’

BY LISA MASCARO,
MARY CLARE JALONICK
AND FARNOUSH AMIRI
Associated Press

WASHINGTON — The chairman of the House committee investigating the Jan. 6 Capitol insurrection and Donald Trump’s effort to overturn the 2020 election declared at Thursday’s prime-time hearing that the attack was an “attempted coup” that put “two and half centuries of constitutional democracy at risk.”

Rep. Bennie Thompson, D-Miss., said “the world is watching” the U.S. response to the panel’s yearlong investigation into the Capitol riot and the defeated president’s extraordinary effort to stop Congress from certifying Joe Biden’s election victory. He called it a “brazen attempt” to overturn the election.

“Democracy remains in danger,” Thompson said. “We must confront the truth with candor, resolve and determination.”

The committee presented never-before-seen 12 minutes of video of the deadly violence that day

and also of Trump administration officials in the chilling backstory as the defeated president, tried to overturn Biden’s election victory.

In one clip, the panel played a quip from former Attorney General Bill Barr who testified that he told Trump the claims of a rigged election were “bull—.”

In another, the former president’s daughter, Ivanka Trump, testified to the committee that she respected Barr’s view that there was no election fraud. “I accepted what he said.”

Thursday night’s hearing aimed to lay out in gripping detail that the deadly 1/6 violence was no accident. Instead, the panel declared it was the result of Trump’s repeated lies about election fraud and public call for supporters to come to Washington and his private campaign at the highest levels of government to block Congress from certifying Biden’s election victory.

“President Trump summoned a violent mob,” said Rep. Liz Cheney, R-Wyo., the panel’s vice chair.

“When a president fails to take the steps necessary to preserve our union — or worse, causes a constitutional crisis — we’re in a moment of maximum danger for our republic.”

There was an audible gasp in the hearing room, when Cheney read an account that said when Trump was told the Capitol mob was chanting for Vice President Mike Pence to be hanged, Trump responded that maybe they were right, that he “deserves it.”

Biden, in Los Angeles for the Summit of the Americas, said many viewers were “going to be seeing for the first time a lot of the detail that occurred.”

Trump, unapologetic, dismissed the investigation anew — and even declared on social media that Jan. 6 “represented the greatest movement in the history of our country.”

The result of the coming weeks of public hearings may not change hearts or minds in politically polarized America. But the committee’s investigation with 1,000 interviews is intended to stand as a public record for history. A final report

aims to provide an accounting of the most violent attack on the Capitol since the British set fire to it in 1814, and to ensure such an attack never happens again.

★ CELEBRATE ★

4th of July

Braselton

PATRIOTIC PARADE • FESTIVAL

CONCERT • BIG FIREWORKS SHOW!!

Monday, July 4 at 5 p.m.

Historic Downtown Braselton, 9924 Davis St.

Bring the family to Downtown Braselton to celebrate July 4th. Highlights include a concert on the Town Green featuring The Soul Purpose Band, kid-friendly activities throughout downtown, food trucks, local dining and shopping. Fireworks begin at dark. Full event details will available closer to the event date at

EXPLOREBRASELTON.COM

TOWN GREEN, BRASELTON, GA

THE SOUL PURPOSE BAND

PUBLIC NOTICE

FOR CITY OF GAINESVILLE TAXPAYERS

2023 FISCAL YEAR BUDGET

Notice is further given that the City Council of Gainesville has established the following schedule for setting of the tax year 2022 millage rate and the adoption of the Fiscal Year 2023 Budget. All citizens are invited to attend.

June 21 (5:30 PM, Gainesville Justice Center, Municipal Court Room)

701 Queen City Parkway SW, Gainesville, GA. 30501)

Adoption of FY2023 Budget

Adoption of the Millage Ordinances

Additional information is available from the City of Gainesville Budget Office, 770-535-6898.

Page 40 of 205

Date Submitted: 6/9/2022

Presenter: Jeremy Perry

Item of Business: Ordinance: Fiscal Year 2023 General Government Ad Valorem Tax Rate

Meeting Date: 6/16/2022

Purpose of Request:

To set the ad valorem tax rate on property for the provision of the City of Gainesville General Government. The ad valorem taxation by the City will be fixed at \$0.907 on each \$1,000 of property subject to ad valorem taxation by the City. Of the 0.907 millage rate, 0.397 mills will be used for General Government purposes and 0.510 mills will be used for the retirement of outstanding governmental fund type debt and related interest.

History/Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ FY23 TY22 General Government Millage Ordinance	Ordinance

Passed: _____

AN ORDINANCE

No. 2022-

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE CITY OF GAINESVILLE, GEORGIA, EXCLUSIVE OF ACTIVITIES OF THE GAINESVILLE BOARD OF EDUCATION, EXCLUSIVE OF PARKS AND RECREATION OPERATIONS, EXCLUSIVE OF POLICE SERVICES OPERATIONS, AND EXCLUSIVE OF FIRE SERVICES OPERATIONS FOR THE FISCAL YEAR 2023; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2023; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property, with the exceptions that the ad valorem tax rate for Gainesville School Board activities, parks and recreation operations, police services operations, and fire services operations shall be set by separate ordinances.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$0.907 on each \$1,000.00 of property subject to ad valorem taxation by the City. Said rate is exclusive of activities of the Gainesville Board of Education, parks and recreation operations, police services operations, and fire services operations, and an ad valorem tax rate for said activities and operation shall be set by separate ordinances.

SECTION II.

Said rate of \$0.907 on each \$1,000.00 of taxable property is hereby levied as follows:

(a) For General Government purposes, \$0.397 on each \$1,000.00 of taxable property.

(b) For the purpose of retiring outstanding governmental fund type debt and related interest, \$0.510 on each \$1,000.00 of taxable property.

ORDINANCE NO. 2022 -

SECTION III.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the Governing Body as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION IV.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION V.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 1, 2022.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Date Submitted: 6/9/2022
Presenter: Jeremy Perry
Item of Business: Ordinance: Fiscal Year 2023 Fire Services Ad Valorem Tax Rate
Meeting Date: 6/16/2022

Purpose of Request:

To set the ad valorem tax rate on property for the provision of Fire Services. The ad valorem taxation by the City will be fixed at \$1.259 on each \$1,000 of property subject to ad valorem taxation by the City.

History/Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 FY23 TY22 Fire Services Millage	Ordinance

Passed: _____

AN ORDINANCE

No. 2022-

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF FIRE SERVICES; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2023; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property for the provision of Fire services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the special district for provision of Fire services within the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$1.259 on each \$1,000.00 of property subject to ad valorem taxation by the City, and said ad valorem tax rate shall be levied.

SECTION II.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the special district for provision of Fire services as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

ORDINANCE NO. 2022 -

SECTION IV.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 1, 2022.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Date Submitted: 6/10/2022
Presenter: Jeremy Perry
Item of Business: Ordinance: Fiscal Year 2023 Police Services Ad Valorem Tax Rate
Meeting Date: 6/16/2022

Purpose of Request:

To set the ad valorem tax rate on property for the provision of Police services. The ad valorem taxation by the City will be fixed at \$0.594 on each \$1,000 of property subject to ad valorem taxation by the City.

History/Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 FY23 TY22 Police Services Millage Ordinance	Ordinance

Passed: _____

AN ORDINANCE

No. 2022-

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF POLICE SERVICES; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2023; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property for the provision of Police services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the special district for provision of Police services within the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$0.594 on each \$1,000.00 of property subject to ad valorem taxation by the City, and said ad valorem tax rate shall be levied.

SECTION II.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the special district for provision of Police services as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

ORDINANCE NO. 2022 -

SECTION IV.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 1, 2022.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Date Submitted: 6/10/2022
Presenter: Jeremy Perry
Item of Business: Ordinance: Fiscal Year 2023 Parks and Recreation Ad Valorem Tax Rate
Meeting Date: 6/16/2022

Purpose of Request:

To set the ad valorem tax rate on property for the provision of Parks and Recreation services. The ad valorem taxation by the City will be fixed at \$0.896 on each \$1,000 of property subject to ad valorem taxation by the City.

History/Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 FY23 TY22 Parks and Recreation Millage Ordinance	Ordinance

Passed: _____

AN ORDINANCE

No. 2022-

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF PARKS AND RECREATION SERVICES; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2023; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property for the provision of Parks and Recreation services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the special district for provision of Parks and Recreation services within the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$0.896 on each \$1,000.00 of property subject to ad valorem taxation by the City, and said ad valorem tax rate shall be levied.

SECTION II.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the special district for provision of Parks and Recreation services as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

ORDINANCE NO. 2022-

SECTION IV.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 1, 2022.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Date Submitted: 6/9/2022

Presenter: Jeremy Perry

Item of Business: Ordinance: Fiscal Year 2023 Board of Education Ad Valorem Tax Rate

Meeting Date: 6/16/2022

Purpose of Request:

To set the ad valorem tax rate on property for the provision of the Gainesville Board of Education. The ad valorem taxation by the Gainesville Board of Education will be fixed at \$6.195 on each \$1,000 of property subject to ad valorem taxation by the Gainesville Board of Education.

History/Background:

City Charter and School System, Section 7.11. - General powers, school district, board of education.

- The board shall annually recommend to the Mayor and Council of the City of Gainesville the rate of the tax levy, not greater than the mills per dollar authorized and allowed under the laws and Constitution of the State of Georgia, necessary for the support, maintenance, and operation of the public schools of the City of Gainesville. The Mayor and Council shall levy the tax so certified by the board upon the assessed value of taxable property in the city for the purposes so specified by the board.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ FY23 TY22 Board of Education Millage Ordinance	Ordinance

Passed: _____

AN ORDINANCE

No. 2022-

AN ORDINANCE OF THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE GAINESVILLE BOARD OF EDUCATION FOR THE FISCAL YEAR 2023; AND OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the Gainesville Board of Education for Fiscal Year 2023; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes.

NOW THEREFORE BE IT ORDAINED by the Governing Authority of the City of Gainesville, Georgia as follows:

SECTION I. In accordance with Act No. 64 (HB 841) approved March 4, 1993, and OCGA 48-5-32, the ad valorem tax rate for the Gainesville Board of Education for the calendar year, on property subject to ad valorem taxation by the City is hereby fixed at \$6.195 on each \$1,000.00 of property subject to ad valorem tax in the City.

SECTION II. Said rate of \$6.195 on each \$1,000.00 of taxable property is hereby levied as follows:

(a) For maintenance and operations \$6.195 on each \$1,000.00 of taxable property.

(b) For debt service \$0.00 on each \$1,000.00 of taxable property.

SECTION III. All ordinances and part of ordinances in conflict herewith are hereby repealed.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes which shall be due on or before December 1, 2022.

NOW THEREFORE BE IT FURTHER ORDAINED the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

ORDINANCE NO. 2022-

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Date Submitted: 6/13/2022
Presenter: Bryan Lackey
Item of Business: Resolution: Application Deadline for Midtown Tax Allocation District (TAD) Funding
Meeting Date: 6/16/2022

Purpose of Request:

To establish an application sunset date for the Midtown TAD.

History/Background:

The City created the Midtown TAD in 2006 and several key redevelopment projects have been implemented utilizing TAD funding.

Facts & Issues for Consideration:

The City feels the Midtown TAD has been hugely successful and has served its purpose of facilitating a revitalization of this area of Gainesville. Therefore, we are recommending applications no longer be excepted after December 31, 2023.

Department Recommendation:

Approval of the Resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Application Deadline for Midtown TAD Funding	Resolution

RESOLUTION BR-2022-

**APPLICATION DEADLINE FOR MIDTOWN TAX ALLOCATION DISTRICT (TAD)
FUNDING**

WHEREAS, by Ordinance 2006-53 duly adopted on October 17, 2006, following a public hearing as required by law, the governing body for the City of Gainesville approved the Midtown Urban Redevelopment Plan and created Tax Allocation District (TAD) Number One - Midtown TAD (the "Midtown TAD"); and

WHEREAS, the governing body for the City of Gainesville wishes to set a deadline to give prospective applicants notice that, after December 31, 2023, the TAD Advisory Committee and the governing body of the City of Gainesville do not expect to accept further private applications for funding within the Midtown TAD; and

WHEREAS, the governing body expects to cease committing to reimbursement for costs incurred by applicants after December 31, 2039, with the caveat that the Midtown TAD shall not terminate until a resolution is adopted dissolving the Midtown TAD, which resolution shall not be adopted until all redevelopment costs have been paid.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby sets a deadline of December 31, 2023 for the acceptance of applications for private funding within the Midtown TAD.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby states that it expects to cease committing to reimbursement for costs incurred by applicants after December 31, 2039.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, the City Manager and City Attorney to execute all such documents and agreements that may be necessary to effectuate the provisions of this Resolution.

Adopted this ____ day of June, 2022.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Date Submitted: 6/13/2022
Presenter: Bryan Lackey
Item of Business: Resolution: Tax Allocation District (TAD) Funding for Kelley's Tavern and Grill
Meeting Date: 6/16/2022

Purpose of Request:

To consider a TAD funding request from Kelley's Tavern and Grill.

History/Background:

The TAD Advisory Committee met on June 7th to hear this request.

Facts & Issues for Consideration:

\$117,300 is requested by Kelley's Tavern and Grill

Department Recommendation:

Approve the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

Yes

Amount Requested:

117,300

Source of Funds:

TAD

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description		Type
☐	TAD Funding for Kelley's Tavern	Resolution
☐	Kelley's Tavern TAD agenda presentation	Presentation

RESOLUTION BR-2022-_____

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “KELLEY’S TAVERN AND GRILL”

WHEREAS, the governing body of the City of Gainesville is committed to the success of the redevelopment of Midtown Gainesville into a live, work and play area; and

WHEREAS, on October 17, 2006 the governing body of the City of Gainesville adopted the Midtown Redevelopment Plan and created Tax Allocation District (TAD) Number One –Midtown pursuant to the Georgia Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) as the next steps in the City’s redevelopment effort to reinvigorate Midtown; and

WHEREAS, the City of Gainesville will only consider applications for TAD financing for purposes or uses that are consistent with the definition of “redevelopment” as defined in the Georgia Redevelopment Powers Law [O.C.G.A. § 36-44-3(5)], with said eligible purposes or uses including public works and utilities, telecommunications infrastructure, street/streetscape improvements, parks and open space amenities, transit facilities and public parking structures, pedestrian amenities and safety improvements, and site preparation; and

WHEREAS, upon approval of a request for TAD funding, a TAD Development Agreement between the applicant/developer and the City shall be executed, and shall specify the eligible expenses, what method of funding will be utilized (i.e., pay-as-you-go, bank financing, bond financing or other method), and any special conditions and performance standards of the developer; and

WHEREAS, an application involving the construction of a restaurant with approximately 5,400 square foot of seating area, known as Kelley’s Tavern and Grill, hereinafter “project,” was reviewed by the TAD Advisory Committee and determined to achieve the TAD criteria; and

WHEREAS, the TAD Advisory Committee unanimously recommended approval of the TAD funding request of up to \$117,300 for the following uses with the following conditions and payment schedule:

Use relating to the project:

- **Parking lot including demolition**
- **Storefront glass and rollup doors**

Conditions & Payment Schedule:

- **Up to \$117,300 in TAD funds shall be made payable upon submittal of paid invoices for the demolition, paving, storefront glass and rollup doors.**

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the TAD application of up to \$117,300 for “Kelley’s Tavern and Grill”.

BE IT FURTHER RESOLVED THAT that the governing body for the City of Gainesville hereby approves funding for the redevelopment improvement from the increment generated by the Kelley’s Tavern and Grill project and that is deposited into the Tax Allocation District Fund as well as from the fund balance of the Tax Allocation District Special Fund.

RESOLUTION BR-2022-_____

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “KELLEY’S TAVERN AND GRILL”

BE IT FURTHER RESOLVED THAT the governing body authorizes the City Manager and City Attorney to prepare and execute a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

Adopted this _____ day of _____, 2022.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF
GAINESVILLE

TAD APPLICATION – KELLEY’S TAVERN & GRILL

628 E.E. BUTLER PKWY. SE







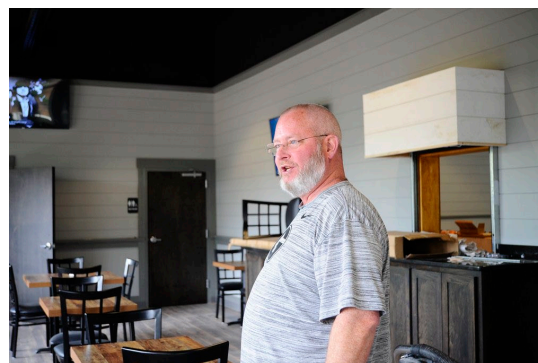
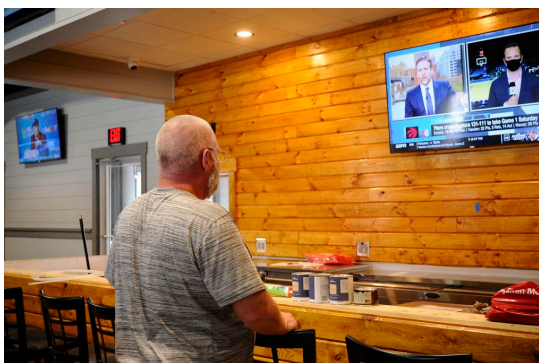
Kelley's Tavern
& Grill

5,400 square
foot restaurant

Seating
Capacity for
up to 150

Total
Employment:
Up to 25
employees





TAD REQUEST

TAD Item	Amount
Parking lot including demolition	\$92,500
Storefront glass and rollup doors	\$24,800
TOTAL	\$117,300

Total Investment: \$1,423,372

TAD Percent: 8.24%



TAX ASSESSOR ESTIMATED VALUATION

Kelley's Bar & Grill

- Property was acquired in 1999 for \$495,000
- Cost estimates;
 - SSB Properties, LLC estimates a total cost of \$1,423,372.
 - Construction cost includes \$198,750 in personal property.

Kelley's Bar & Grill

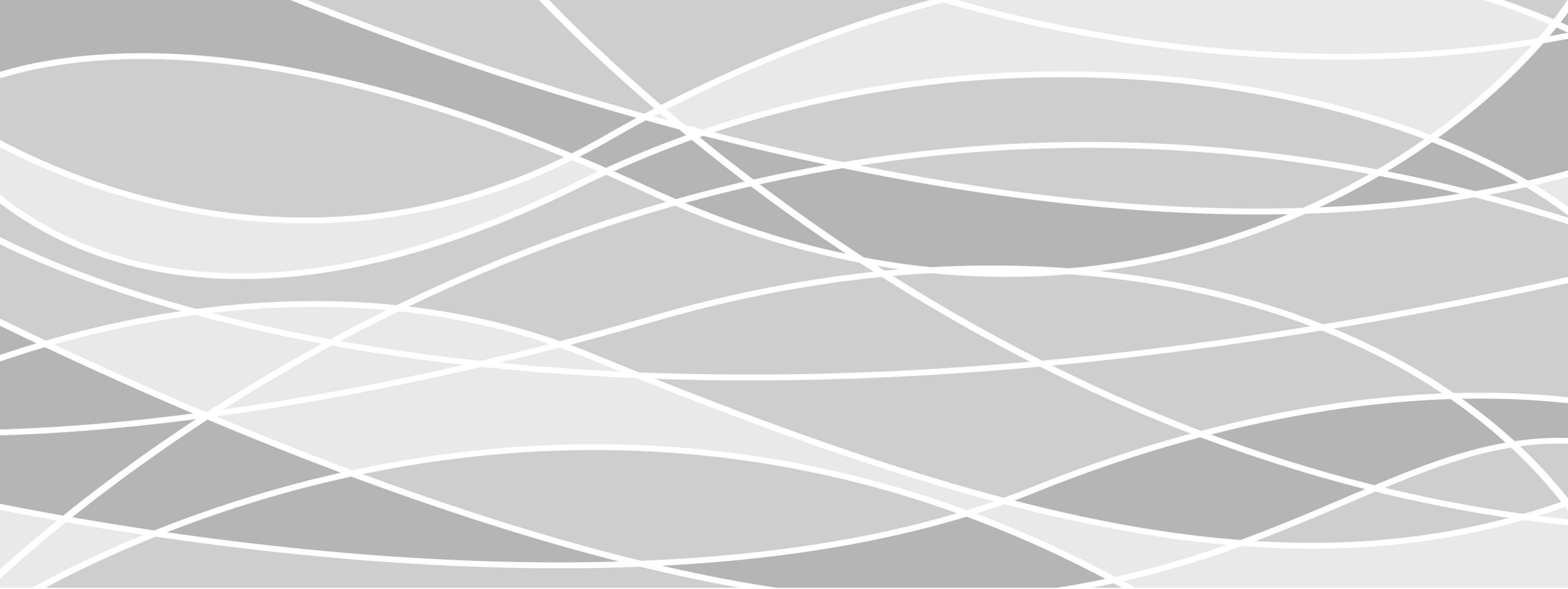
Valuation

- **Market:** No reliable local sales data exist.
- **Cost:** Current cost tables indicate a value of \$844,600. It is anticipated that with the implementation of new cost tables for 2023 the valuation by cost would be \$1,210,675.
- **Income:** Using the property owners proposed lease and rate a value by income is indicated to be \$1,179,900.

Kelley's Bar & Grill

Valuation estimate for 2023

Estimated 2023 Fair Market Value: \$1,200,000.



STAFF REPORT

TAD POTENTIAL

	Midland
<i>Valuation</i>	
2006 Base Fair Market Value	\$202,805
2021 Assessed Value	\$194,600
<i>TAD Potential</i>	
Based on Tax Assessor's Value of	\$1,200,000
10 Year Estimated TAD (100% Assessed Value)	\$119,003

TAD REQUEST & RECOMMENDATION

TAD Item	Amount
Parking lot including demolition	\$92,500
Storefront glass and rollup doors	\$24,800
TOTAL	\$117,300

Staff Recommendation:

Up to \$117,300 in TAD funds shall be made payable upon submittal of paid invoices for the demolition, paving, storefront glass and rollup doors.

Date Submitted: 6/13/2022
Presenter: Bryan Lackey
Item of Business: Resolution: Tax Allocation District (TAD) Funding for Solis Phase II
Meeting Date: 6/16/2022

Purpose of Request:

To consider a TAD funding request from Solis Phase II.

History/Background:

The TAD Advisory Committee met on June 7th to hear this request.

Facts & Issues for Consideration:

\$7,800,292 is requested by Solis Phase II.

\$5,441,000 is requested by the City of Gainesville.

Department Recommendation:

Approve the resolution.

Department Director:

If funding is involved, are funds approved within the current budget?

Yes

Amount Requested:

13,241,292

Source of Funds:

TAD

Finance Comments:

Administrative Comments:

ATTACHMENTS:

	Description	Type
☐	TAD for Solis Phase II	Resolution
☐	Solis Phase II TAD agenda prestatement	Presentation

RESOLUTION BR-2022-

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “SOLIS PHASE II”

WHEREAS, the governing body of the City of Gainesville is committed to the success of the redevelopment of Midtown Gainesville into a live, work and play area; and

WHEREAS, on October 17, 2006 the governing body of the City of Gainesville adopted the Midtown Redevelopment Plan and created Tax Allocation District (TAD) Number One –Midtown pursuant to the Georgia Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) as the next steps in the City’s redevelopment effort to reinvigorate Midtown; and

WHEREAS, the City of Gainesville will only consider applications for TAD financing for purposes or uses that are consistent with the definition of “redevelopment” as defined in the Georgia Redevelopment Powers Law [O.C.G.A. § 36-44-3(5)], with said eligible purposes or uses including public works and utilities, telecommunications infrastructure, street/streetscape improvements, parks and open space amenities, transit facilities and public parking structures, pedestrian amenities and safety improvements, and site preparation; and

WHEREAS, upon approval of a request for TAD funding, a TAD Development Agreement between the applicant/developer and the City shall be executed, and shall specify the eligible expenses, what method of funding will be utilized (i.e., pay-as-you-go, bank financing, bond financing or other method), and any special conditions and performance standards of the developer; and

WHEREAS, an application involving the construction of a 184-unit, class A apartment complex including at least 4,000 square foot of retail area, known as Solis Phase II, hereinafter “project,” was reviewed by the TAD Advisory Committee and determined to achieve the TAD criteria; and

WHEREAS, the TAD Advisory Committee unanimously recommended approval of the TAD funding request of up to \$7,800,292 (with an additional \$5,441,000 allocated for the City of Gainesville to utilize as reimbursement for the property purchase and for various, future infrastructure projects) for the following uses with the following conditions and payment schedule:

Use relating to the project:

- Sitework
- Underground Storm Detention System
- Underground Storm Collection for Roof Drainage
- Sitework Layout
- Retaining Walls
- Structural Concrete
- Split Wall Foundations
- Underground Powerlines
- Landscaping
- Hardscape
- Brick Veneer
- Balcony Railings
- Waterproof and Joint Sealant
- Windows
- Aluminum Storefront
- Exterior Painting
- Monument Signage
- Canopies and Awnings
- Exterior Light Fixtures
- Site Lighting

RESOLUTION BR-2022-

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “SOLIS PHASE II”

Conditions:

- Permitted project must be in substantial conformance with the architectural renderings and budget submitted with the TAD application.
- Developer will work with the City regarding relocating power underground. Developer and City will evaluate expenses to determine cost-benefit. City will make final determination regarding relocating power underground.
- City will have final approval of the finish on all retaining walls and split wall foundations.

Developer Payment Schedule:

- Up to \$7,800,292 in TAD funds shall be made payable upon submittal of paid invoices for the purchase of and/or labor to complete or install the items specified under “Use relating to the project” above, based upon the schedule and conditions listed below:
 - Reimbursement will be distributed on an annual basis based on the TAD Increment generated by the project for that calendar year.
 - Reimbursement will not begin until the calendar year after the calendar year in which the Certificate of Occupancy is obtained for the project.
 - The total period of reimbursement of up to a maximum of \$7,800,292 shall not exceed a period of 15 calendar years, which period shall commence upon the first calendar year in which any reimbursement is paid to the applicant.

City Payment Schedule:

- Reimbursement to the City will begin in 2023 and up to \$2,720,500 will be distributed on an annual basis from the fund balance of the TAD Special Fund. Up to an additional \$2,720,500 will be paid to the City based on the TAD increment generated by the project after the Developer has received its total approved TAD funds in the amount of up to \$7,800,292. The total reimbursement period to the City will not exceed the period of 15 calendar years, which period shall commence upon the first calendar year in which any reimbursement is paid to the Developer.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the TAD application of up to \$13,241,292 for “Solis Phase II”.

BE IT FURTHER RESOLVED THAT that the governing body for the City of Gainesville hereby approves funding for the redevelopment improvement from the increment generated by the Solis Phase II project and that is deposited into the Tax Allocation District Fund as well as from the fund balance of the Tax Allocation District Special Fund.

BE IT FURTHER RESOLVED THAT the governing body authorizes the City Manager and City Attorney to prepare and execute a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

RESOLUTION BR-2022-____

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “SOLIS PHASE II”

Adopted this _____ day of _____, 2022.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF
GAINESVILLE

TAD APPLICATION – SOLIS PHASE II

622 MAIN STREET



Solis Phase II

Solis Gainesville Phase II

TAD Presentation

June 2022



TERWILLIGER
PAPPAS



WE DO WHAT WE SAY WE WILL



Original Rendering



Solis Gainesville Actual







Project	Phase I	Phase II
Units	223	184
Avg SF	955	910
Studios	19	29
1BRs	96	87
2BRs	96	63
3BRs	12	5
Retail	10K SF	5K SF
Total Investment	\$49M	\$52M
Cost/Unit	\$219K	\$283K









OUR GOAL IS TO INCREASE WALKABILITY AND MAKE MIDLAND A NEW DESTINATION



EXTEND DOWNTOWN



HEADS IN BEDS



CREATE A CENTER OF GRAVITY



TAD request for Solis Gainesville II is \$7.8M due to:



CONSTRUCTION COSTS

Costs on Phase II are 30%
higher than Phase I



RENTS

The current market rents
have not kept up with cost
increases



PRODUCT TYPE

Central corridors & elevators
vs existing garden walk-up



PROJECT BUDGET

USES	COST	PER UNIT	PSF
LAND	3,600,000	19,565	21.51
ARCHITECT	968,000	5,261	5.78
ENVIRONMENTAL	30,000	163	0.18
SURVEY	35,000	190	0.21
CONSTRUCTION & SOILS TESTING	220,000	1,196	1.31
ENGINEERING	345,000	1,875	2.06
LEGAL & CLOSING	557,617	3,031	3.33
TAXES & INSURANCE	703,799	3,825	4.21
FINANCING COSTS	719,222	3,909	4.30
MUNI FEES & BUILDING PERMITS	933,200	5,072	5.58
INTEREST RESERVE	721,938	3,924	4.31
PRELEASING EXPENSE	550,000	2,989	3.29
OPERATING DEFICIT	154,507	840	0.92
FURNITURE, FIXTURES & EQUIPMENT	750,000	4,076	4.48
DEVELOPMENT FEES	1,760,476	9,568	10.52
CONSTRUCTION MANAGEMENT FEES	557,193	3,028	3.33
SOFT COST CONTINGENCY	450,298	2,447	2.69
CONSTRUCTION HARD COSTS	37,146,226	201,882	221.96
HARD COSTS CONTINGENCY	1,857,311	10,094	11.10
TOTAL	52,059,785	282,934	311.08



TAD REQUEST LIST

Line Item	COST
Sitework	1,939,402
Underground Storm Detension System	795,795
Underground Storm Collection for Roof Drainage	38,955
Sitework Layout	38,955
Retaining Walls	163,611
Structural Concrete	476,217
Split Wall Foundations	289,491
Underground Powerlines	1,000,000
Landscaping	358,386
Hardscape	445,200
Brick Veneer	819,239
Balcony Railings	189,766
Waterproofing and Joint Sealant	71,677
Windows	468,666
Aluminum Storefront	166,950
Exterior Painting	265,296
Monument Signage	83,475
Canopies and Awnings	55,650
Exterior Light Fixtures	55,650
Site Lighting	77,910
TOTAL	7,800,292



TAD FUNDS AT WORK

\$52M INVESTMENT



Brick Veneer Façade

Landscaping

Sidewalk Light
Fixtures

Statement Corner
Storefront

Extending Main
Steet Sidewalks
Page 94 of 205



PROJECT TIMELINE





TAX ASSESSOR ESTIMATED VALUATION

SOLIS Phase II

- Solis Phase II is a 184 unit, class A apartment complex with a retail mix to be located at 622 Main Street, Gainesville Georgia.
- There will be 29, Studios, 87, 1-Bedroom, 63, 2 Bedroom, and 5, 3-Bedroom apartments.
- Project includes 4,000 sq. ft. of retail.
- Project is classified as A-Class/Walkable.

SOLIS Phase II Valuation

All methods of valuation were considered; cost, market and income.

- **Current Market:** \$54,390,000 (ty2022)
 - \$285,000 per door + retail component.
- **Anticipated Cost:** \$52,553,507 (ty2025)
 - Updated cost and land tables for ty2023.
- **Anticipated Income:** \$64,089,543 (ty2025)
 - Based on 100% stabilized rents & retail leases, 20% expenses, 3% reserves w/4.50% cap rate.

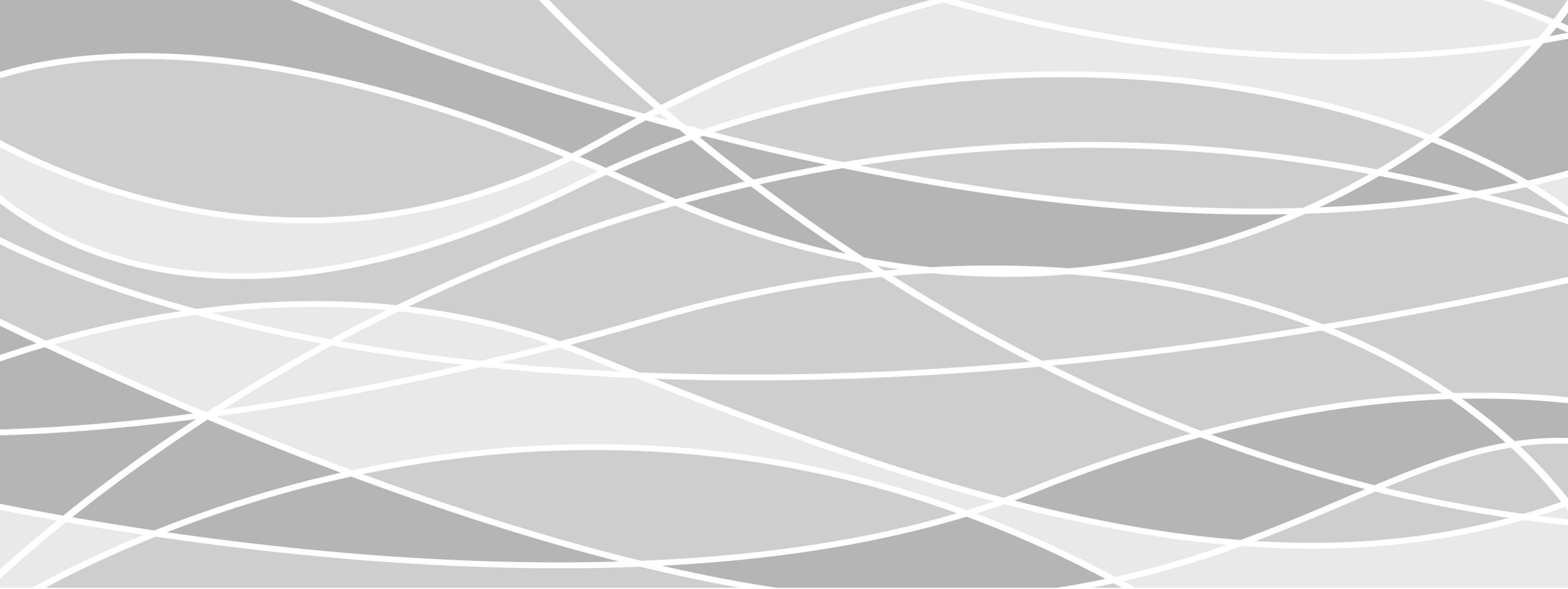
SOLIS Phase II Valuation Estimate

Preferred Method of Valuation: Income Approach.

- *Rents must be stabilized by 1/1/2025.*
- *It is not known at this time what the rate on construction completion will be on 1/1/2023.*

However, based on the current project plan as of this date it is estimated that the Fair Market Value of the Solis II property could be valued at **\$64,100,000** for ty2025.

- ***Caveat:*** *Valuation is subject to change depending on market conditions.*



STAFF REPORT

TAD POTENTIAL

	Midland
<i>Valuation</i>	
2006 Base Fair Market Value	Exempt
2021 Assessed Value	Exempt
<i>TAD Potential</i>	
Based on Tax Assessor's Value of	\$64,100,000
15 Year Estimated TAD (100% Assessed Value)	\$11,474,349

TAD REQUEST

Item Description	Budget
15 Year Estimated TAD (0% Growth)	\$ 11,474,349
Developer Request	\$ 7,800,292
City Request	
Jail Acquisition & Carrying Cost	\$ 9,041,000
Purchase Price	(\$ 3,600,000)
Balance	\$5,441,000
City TAD Request	Up To \$5,441,000 based on growth and remaining increment







STAFF RECOMMENDATION

Developer Payment Schedule:

- Up to \$7,800,292 in TAD funds shall be made payable upon submittal of paid invoices based upon the schedule and conditions listed below:
 - Reimbursement will be distributed on an annual basis based on the TAD Increment generated by the project for that calendar year.
 - Reimbursement will begin after the Certificate of Occupancy is obtained.
 - Reimbursement shall not exceed a period of 15 calendar years or \$7,800,292, whichever occurs first.

City Payment Schedule:

- Reimbursement to the City will begin in 2023 and up to \$2,720,500 will be distributed on an annual basis from the balance in the TAD Special Fund. Up to an additional \$2,720,500 will be paid to the City based on the TAD increment generated by the project after the Developer has received their approved TAD funds. The total reimbursement period to the City will not exceed the 15 year reimbursement period for Solis Phase II or \$5,441,000, whichever occurs first.

STAFF RECOMMENDATION

Developer Conditions:

- Permitted project is in substantial conformance with the architectural renderings and budget submitted with the application.
- Developer will work with the City regarding relocating power underground. Developer and City will evaluate expenses to determine cost-benefit. City will make final determination regarding relocating power underground.
- City will have final approval of the finish on all retaining walls and split wall foundations.

Date Submitted: 6/13/2022
Presenter: Bryan Lackey
Item of Business: Resolution: Tax Allocation District (TAD) Funding for Steelworks
Meeting Date: 6/16/2022

Purpose of Request:

To consider a TAD funding request from Steelworks.

History/Background:

The TAD Advisory Committee met on June 7th to hear this request.

Facts & Issues for Consideration:

\$529,063 is requested by Steelworks.

Department Recommendation:

Approve the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

Yes

Amount Requested:

529,063

Source of Funds:

TAD

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ TAD for Steelworks	Resolution
☐ Steelworks TAD agenda presentation	Presentation

RESOLUTION BR-2022-

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “STEELWORKS”

WHEREAS, the governing body of the City of Gainesville is committed to the success of the redevelopment of Midtown Gainesville into a live, work and play area; and

WHEREAS, on October 17, 2006 the governing body of the City of Gainesville adopted the Midtown Redevelopment Plan and created Tax Allocation District (TAD) Number One –Midtown pursuant to the Georgia Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) as the next steps in the City’s redevelopment effort to reinvigorate Midtown; and

WHEREAS, the City of Gainesville will only consider applications for TAD financing for purposes or uses that are consistent with the definition of “redevelopment” as defined in the Georgia Redevelopment Powers Law [O.C.G.A. § 36-44-3(5)], with said eligible purposes or uses including public works and utilities, telecommunications infrastructure, street/streetscape improvements, parks and open space amenities, transit facilities and public parking structures, pedestrian amenities and safety improvements, and site preparation; and

WHEREAS, upon approval of a request for TAD funding, a TAD Development Agreement between the applicant/developer and the City shall be executed, and shall specify the eligible expenses, what method of funding will be utilized (i.e., pay-as-you-go, bank financing, bond financing or other method), and any special conditions and performance standards of the developer; and

WHEREAS, an application involving the renovation of the building located at 1038 Martin Luther King Boulevard for a new business known as Steelworks, hereinafter “project,” was reviewed by the TAD Advisory Committee and determined to achieve the TAD criteria; and

WHEREAS, the TAD Advisory Committee unanimously recommended approval of the TAD funding request of up to \$529,063 for the following uses with the following conditions and payment schedule:

Use relating to the project:

- **Site Demo, Curb & Paving**
- **Ornamental Fencing & Retaining Walls**
- **Landscaping**
- **Frame Matching Barrel Roof & Install Translucent Panels**
- **Install New Metal Wall Panels @ Front Façade Above Masonry**
- **Replace Exterior Doors & Hardware**
- **Replace Exterior Overhead Doors**
- **Replace Existing Windows & Install New Storefront Windows**

Conditions:

- Permitted project must be in substantial conformance with the architectural renderings and budget submitted with the TAD application.
- The project must conform to the overlay standards of the Midtown Overlay District.
- All outdoor storage must be sufficiently screened from view and approved by the Community and Economic Development Director of the City of Gainesville.
- A landscape strip at the new perimeter fencing must be installed.

Payment Schedule:

- Up to \$529,063 in TAD funds shall be made payable upon submittal of paid invoices for the purchase of and/or labor to complete or install the items specified under “Use” above, relating to the project, based upon the schedule and conditions listed below:
- The project shall include all 17 items listed as part of the Developer’s submitted budget, with the exception of the following:
 - Item #4 - Deck and ramps along greenway
 - Item #5 - Roof demolition, new roofing and related metals
 - Item #11 - Pressure wash, paint and caulk building exterior
- Reimbursement will not begin until the calendar year after the calendar year in which the Certificate of Occupancy is obtained for the project.
- Reimbursement will be paid annually in the amount of \$105,812 over a period of 5 calendar years, not to exceed a total of \$529,063, which period shall commence upon the first calendar year in which any reimbursement is paid to the applicant.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the TAD application of up to \$529,063 for “Steelworks”.

BE IT FURTHER RESOLVED THAT that the governing body for the City of Gainesville hereby approves funding for the redevelopment improvement from the increment generated by the Steelworks project and that is deposited into the Tax Allocation District Fund as well as from the fund balance of the Tax Allocation District Special Fund.

BE IT FURTHER RESOLVED THAT the governing body authorizes the City Manager and City Attorney to prepare and execute a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

Adopted this _____ day of _____, 2022.

RESOLUTION BR-2022-
TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “STEELWORKS”

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF
GAINESVILLE

APPLICATION - STEELWORKS

1038 MLK BLVD



Project Site







STEELWORKS

- Custom on-site steel fabrication
- Estimated Job Creation: Up to 60 in next 4 years

Land Purchase	\$1,950,000
Construction	\$2,199,915
Equipment	\$1,250,000
Total Investment	\$5,399,915

PROJECT BUDGET

Project: Steelworks Total Investment
1038 MLK Blvd
Date: 04.12.22



	Item Description	Qty	Units	Unit \$	Value
1	Site Demo, Curb & Paving				\$150,469
2	Ornamental Fencing & Retaining Walls				\$378,594
3	Landscaping				\$68,240
4	Deck & Ramps Along Greenspace				\$88,420
5	Roof demo, New roofing and related Metals				\$851,209
6	Frame Matching Barrel Roof & Install Translucent Panels				\$73,870
7	Install New Metal Wall Panels @ Front Façade Above Masonry				\$34,120
8	Replace Exterior Doors & Hardware				\$53,227
9	Replace Exterior Overhead Doors				\$6,824
10	Reglaze Existing Windows & Install New Storefront Windows				\$35,348
11	Pressure Wash, Paint & Caulk Building Exterior				\$27,296
12	Logo @ Building Façade				\$13,648
13	High Bay LED Lighting				\$46,062
14	Exterior Site & Building Façade Lighting				\$27,296
15	Interior Buildout				\$345,292
16	Land Purchase				\$1,950,000
17	Equipment Purchase				\$1,250,000

TAD REQUEST

1	<i>Site Demo, Curb & Paving</i>				\$150,469
	- Demo all existing site fencing - Clean up brush and trees along existing fence rows - Demo existing air compressor pad at greenway facade - Demo existing loading dock canopy on MLK - Demo existing concrete paving along the MLK façade - Demo brick at existing infilled widows along greenway - Install concrete side walk along MLK property line - Install angled asphalt parking along MLK				
2	<i>Ornamental Fencing & Retaining Walls</i>				\$378,594
	- Install new site retaining wall along MLK - Install steel picket fencing at site perimeter				
3	<i>Landscaping</i>				\$68,240
	- Landscaping per attached rendering along the greenway - Provide a landscape strip at new perimeter fencing				
4	<i>Deck & Ramps Along Greenspace</i>				\$88,420
	- Provide a large, open, exterior patio along the greenway façade - Stairs and ramp will allow access to the greenway path				
5	<i>Roof demo, New roofing and related Metals</i>				\$851,209
	- Demo all existing roofing - Install new TPO roofing material - Install new prefinished roofing trim material - Install new prefinished conductor heads, gutters and downspouts				
6	<i>Frame Matching Barrel Roof & Install Translucent Panels</i>				\$73,870
	- Extend the roof eyebrow at the "middle" building as per the rendering - Demo existing plastic panels at the middle building clearstory - Install translucent panels in place of existing plastic panels				
7	<i>Install New Metal Wall Panels @ Front Façade Above Masonry</i>				\$34,120
	- Install prefinished metal wall panels above existing masonry along the MLK façade				
8	<i>Replace Exterior Doors & Hardware</i>				\$53,227
	- Remove and replace existing doors and hardware along the greenway and MLK façade - Large doors will mimic a wood barn or industrial look - For our use, we foresee the greenway and MLK doors as pedestrian only				
9	<i>Replace Exterior Overhead Doors</i>				\$6,824
	- See item 8 door description				
10	<i>Reglaze Existing Windows & Install New Storefront Windows</i>				\$35,348
	- Reglaze existing steel windows at the second story offices on the MLK façade - Install storefront windows at the bricked up windows along the greenway				
11	<i>Pressure Wash, Paint & Caulk Building Exterior</i>				\$27,296
	- Pressure wash the building exterior - Point and patch exterior masonry as needed - Paint all exterior masonry surfaces				
		Page 118 of 205			
				TAD TOTAL	\$1,767,617

TAD REQUEST

Item Description	TAD Request
Site Demo, Curb & Paving	\$ 150,469
Ornamental Fencing & Retaining Walls	\$ 378,594
Landscaping	\$ 68,240
Deck & Ramps along Greenway	\$ 88,420
Roof – Demo & Replace and related metals	\$ 851,209
Frame Matching Barrel Roof & Install Translucent Panels	\$ 73,870
New Metal Wall Panels at Front Facade	\$ 34,120
Replace Exterior Overhead Doors	\$ 6,824
Reglaze Windows & Install New Storefront Windows	\$ 35,348
Pressure Wash, Paint & Caulk Exterior	\$ 27,296
TOTAL	\$ 1,787,617



TAX ASSESSOR ESTIMATED VALUATION

Steel Works

Located at 1038 Martin Luther King Blvd on 2.91 acres.

Current improvement was constructed in 1955.

Current value as is; \$669,660.

Steel Works

Valuation Estimates

All valuation methods were considered; cost, market and income.

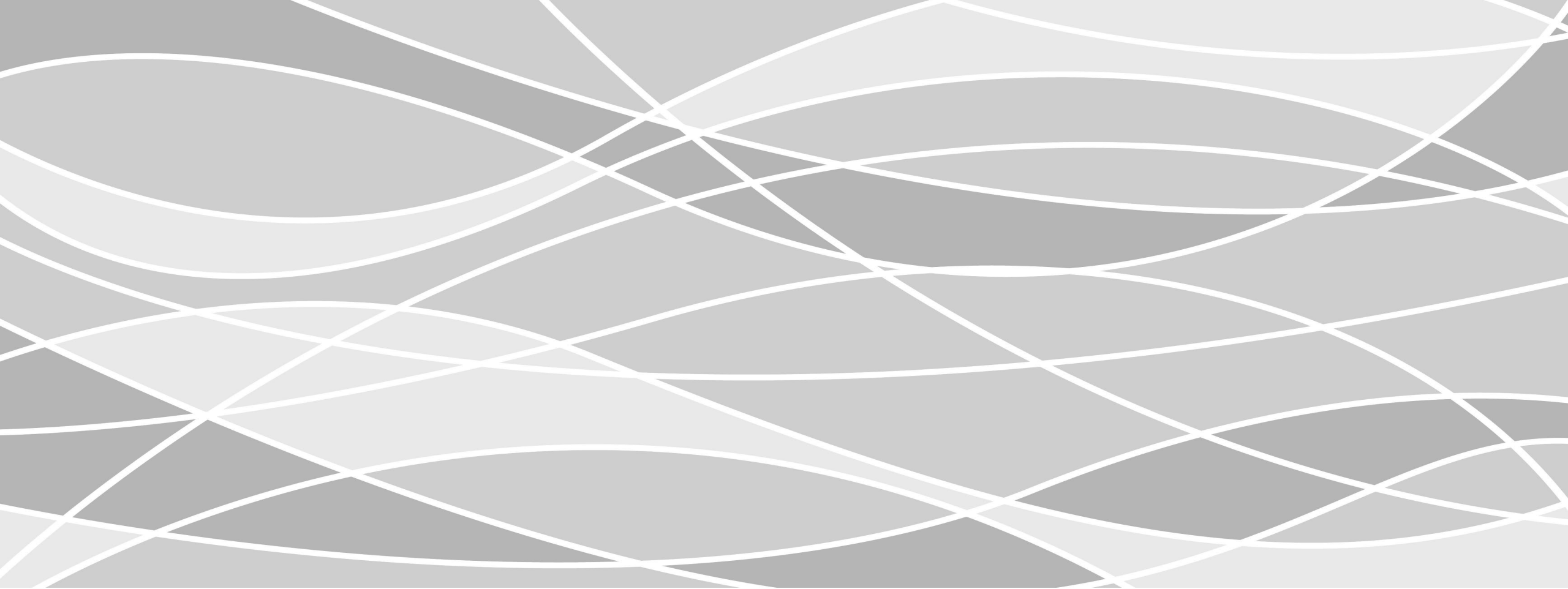
- **Anticipated Cost:** \$3,362,800 (ty2024)
- **Market:** \$1,695,000 (ty2023)
- **Income Approach:** \$1,816,073 (ty2024)
- **Owners Estimate:** \$5,399,915
 - Includes \$1,950,000 for property purchase and estimated \$1,250,000 in equipment purchase.

Steel Works

2023 Valuation Estimate

The preferred method for valuation of this light industrial property would be the cost method.

- **Anticipated Valuation: \$3,362,800 (ty2024)**
– *\$125 per sq. ft.*



STAFF REPORT

TAD POTENTIAL

	Westside
<i>Valuation</i>	
2006 Base Fair Market Value	\$424,808
2021 Assessed Value	\$488,760
<i>TAD Potential</i>	
Based on Tax Assessor's Value of	\$3,362,800
15 Year Estimated TAD (100% Assessed Value)	\$525,921

STAFF RECOMMENDATION

Payment Schedule:

- Up to \$529,063 in TAD funds shall be made payable for the uses specified herein upon submittal of paid invoices based upon the schedule and conditions listed below:
 - TAD Funds are to be used only for the following uses:
 - 1) Site Demo, Curb & Paving \$150,469 and 2) Ornamental Fencing & Retaining Walls \$378,594
 - Reimbursement will be distributed on an annual basis based on the TAD Increment generated by the project for that calendar year.
 - Reimbursement will begin after the Certificate of Occupancy is obtained.
 - Reimbursement shall not exceed a period of 15 calendar years or \$529,063, whichever occurs first.

TAD ADVISORY COMMITTEE RECOMMENDATION

Payment Schedule:

- Up to \$529,063 in TAD funds shall be made payable for the uses specified herein upon submittal of paid invoices based upon the schedule and conditions listed below:
- The project shall include all 17 items listed as part of the Developer's submitted budget, with the exception of the following:
 - Item #4 - Deck and ramps along greenway
 - Item #5 - Roof demolition, new roofing and related metals
 - Item #11 - Pressure wash, paint and caulk building exterior
- Reimbursement will begin after the Certificate of Occupancy is obtained.
- Reimbursement will be paid annually in the amount of \$105,812 over a period of 5 calendar years, not to exceed a total of \$529,063.

STAFF RECOMMENDATION

Conditions:

- Permitted project is in substantial conformance with the architectural renderings and budget submitted with the application.
- The project must conform to the overlay standards of the Midtown Overlay District.
- All outdoor storage must be sufficiently screened from view.
- A landscape strip at the new perimeter fencing must be installed.

Date Submitted: 6/13/2022

Presenter: Bryan Lackey

Item of Business: Resolution: Tax Allocation District (TAD) Funding for TWO Capital Partners

Meeting Date: 6/16/2022

Purpose of Request:

To consider a TAD funding request from TWO Capital Partners.

History/Background:

The TAD Advisory Committee met on June 7th to hear this request.

Facts & Issues for Consideration:

\$11,791,105 is requested by TWO Capital Partners.

Department Recommendation:

Approve the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

Yes

Amount Requested:

11,791,105

Source of Funds:

TAD

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ TAD for TWO Capital Partners	Resolution
☐ TWO Capital Partners TAD agenda presentation	Presentation

RESOLUTION BR-2022-

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “TWO CAPITAL PARTNERS”

WHEREAS, the governing body of the City of Gainesville is committed to the success of the redevelopment of Midtown Gainesville into a live, work and play area; and

WHEREAS, on October 17, 2006 the governing body of the City of Gainesville adopted the Midtown Redevelopment Plan and created Tax Allocation District (TAD) Number One –Midtown pursuant to the Georgia Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) as the next steps in the City’s redevelopment effort to reinvigorate Midtown; and

WHEREAS, the City of Gainesville will only consider applications for TAD financing for purposes or uses that are consistent with the definition of “redevelopment” as defined in the Georgia Redevelopment Powers Law [O.C.G.A. § 36-44-3(5)], with said eligible purposes or uses including public works and utilities, telecommunications infrastructure, street/streetscape improvements, parks and open space amenities, transit facilities and public parking structures, pedestrian amenities and safety improvements, and site preparation; and

WHEREAS, upon approval of a request for TAD funding, a TAD Development Agreement between the applicant/developer and the City shall be executed, and shall specify the eligible expenses, what method of funding will be utilized (i.e., pay-as-you-go, bank financing, bond financing or other method), and any special conditions and performance standards of the developer; and

WHEREAS, an application involving the construction of a 233-unit, class A rental community including at least 14,000 square foot of retail area, known as TWO Capital Partners, hereinafter “project,” was reviewed by the TAD Advisory Committee and determined to achieve the TAD criteria; and

WHEREAS, the TAD Advisory Committee unanimously recommended approval of the TAD funding request of up to \$11,791,105 for the following uses with the following conditions and payment schedule:

Use relating to the project:

- **Site Preparations**
- **Infrastructure**
- **Streetscape & Transportation**
- **Amenities**
- **Landscaping**
- **Additional Property Acquisition**

RESOLUTION BR-2022-

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “TWO CAPITAL PARTNERS”

Conditions:

- Permitted project must be in substantial conformance with the architectural renderings and budget submitted with the TAD application.
- All site amenities must be provided as shown in the TAD application and shall include at a minimum a pool, clubhouse and dog park.
- Sidewalks shall be located on both sides of the interior streets and entrance from Shallowford Road.

Payment Schedule:

- Up to \$9,791,105 in TAD funds shall be made payable upon submittal of paid invoices based upon the schedule and conditions listed below:
 - Reimbursement will be distributed on an annual basis based on the TAD Increment generated by the project for that calendar year.
 - Reimbursement will not begin until the calendar year after the calendar year in which the first Certificate of Occupancy is obtained for the project.
 - The total period of reimbursement of up to a maximum of \$9,791,105 shall not exceed a period of 15 calendar years, which period shall commence upon the first calendar year in which any reimbursement is paid to the applicant.
- If Developer secures additional underperforming non-residential property that is adjacent to the development along Shallowford Road, Pearl Nix Parkway or Browns Bridge Road, then Developer will be eligible for an additional reimbursement of up to \$2,000,000 in TAD Increment to offset the acquisition and redevelopment cost. The total period of reimbursement of the up to a maximum of an additional \$2,000,000 shall not exceed a period of 15 calendar years, which period shall commence upon the first calendar year in which any reimbursement is paid to the applicant.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the TAD application of up to \$11,791,105 for “TWO Capital Partners”.

BE IT FURTHER RESOLVED THAT that the governing body for the City of Gainesville hereby approves funding for the redevelopment improvement from the increment generated by the TWO Capital Partners project and that is deposited into the Tax Allocation District Fund.

BE IT FURTHER RESOLVED THAT the governing body authorizes the City Manager and City Attorney to prepare and execute a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

Adopted this ____ day of _____, 2022.

RESOLUTION BR-2022-

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “TWO CAPITAL PARTNERS”

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

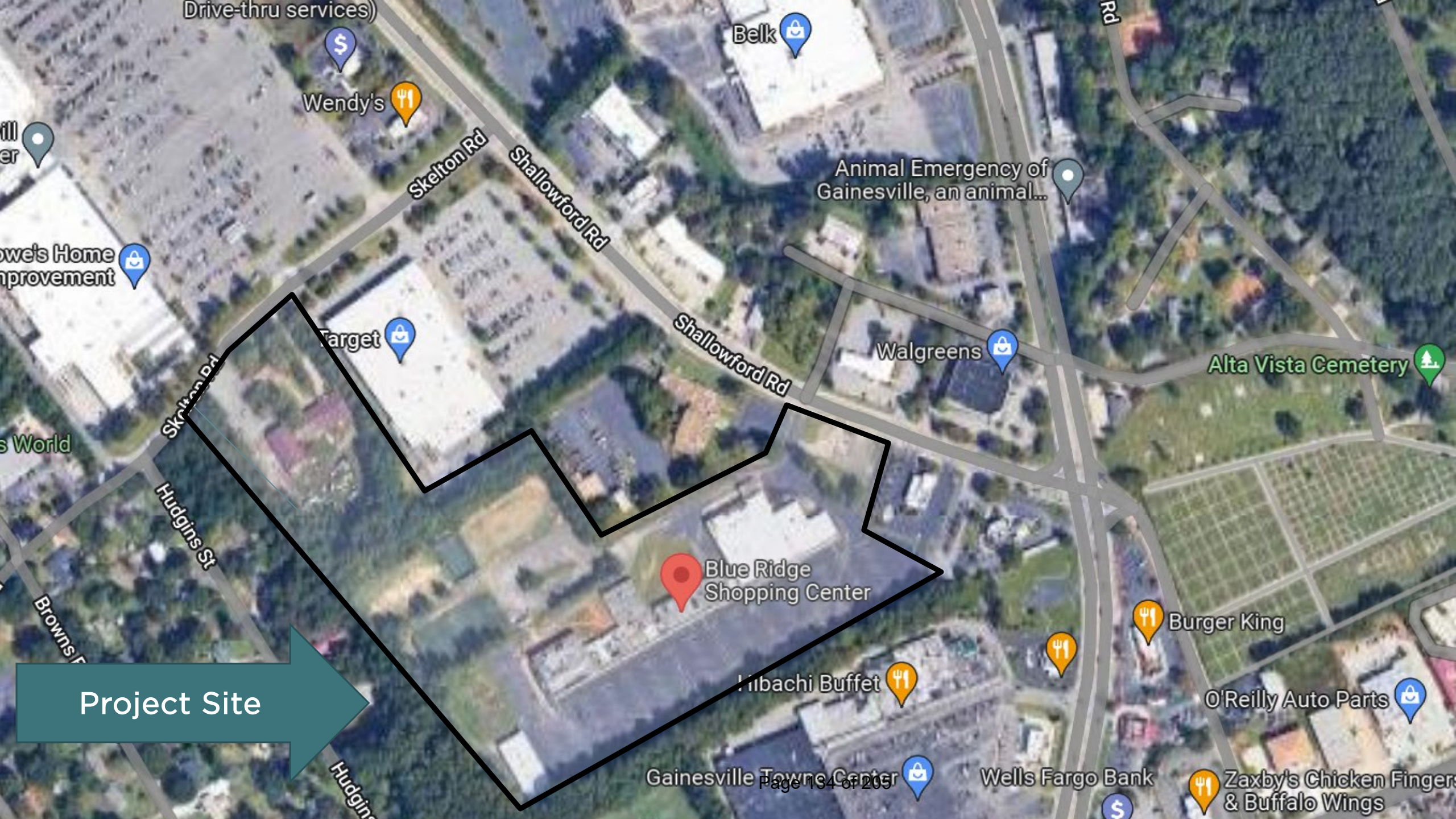
ATTEST:

Denise O. Jordan, City Clerk

CITY OF
GAINESVILLE

TAD APPLICATION - TWO CAPITAL PARTNERS

600, 610 & 622 SHALLOWFORD ROAD
1515 SKELTON ROAD SW



Drive-thru services)

Wendy's

Belk

Animal Emergency of
Gainesville, an animal...

owe's Home
Improvement

Target

Walgreens

Alta Vista Cemetery

Skelton Rd

Shallowford Rd

Shallowford Rd

Hudgins St

Blue Ridge
Shopping Center

Hibachi Buffet

Burger King

O'Reilly Auto Parts

Gainesville Town Center

Wells Fargo Bank

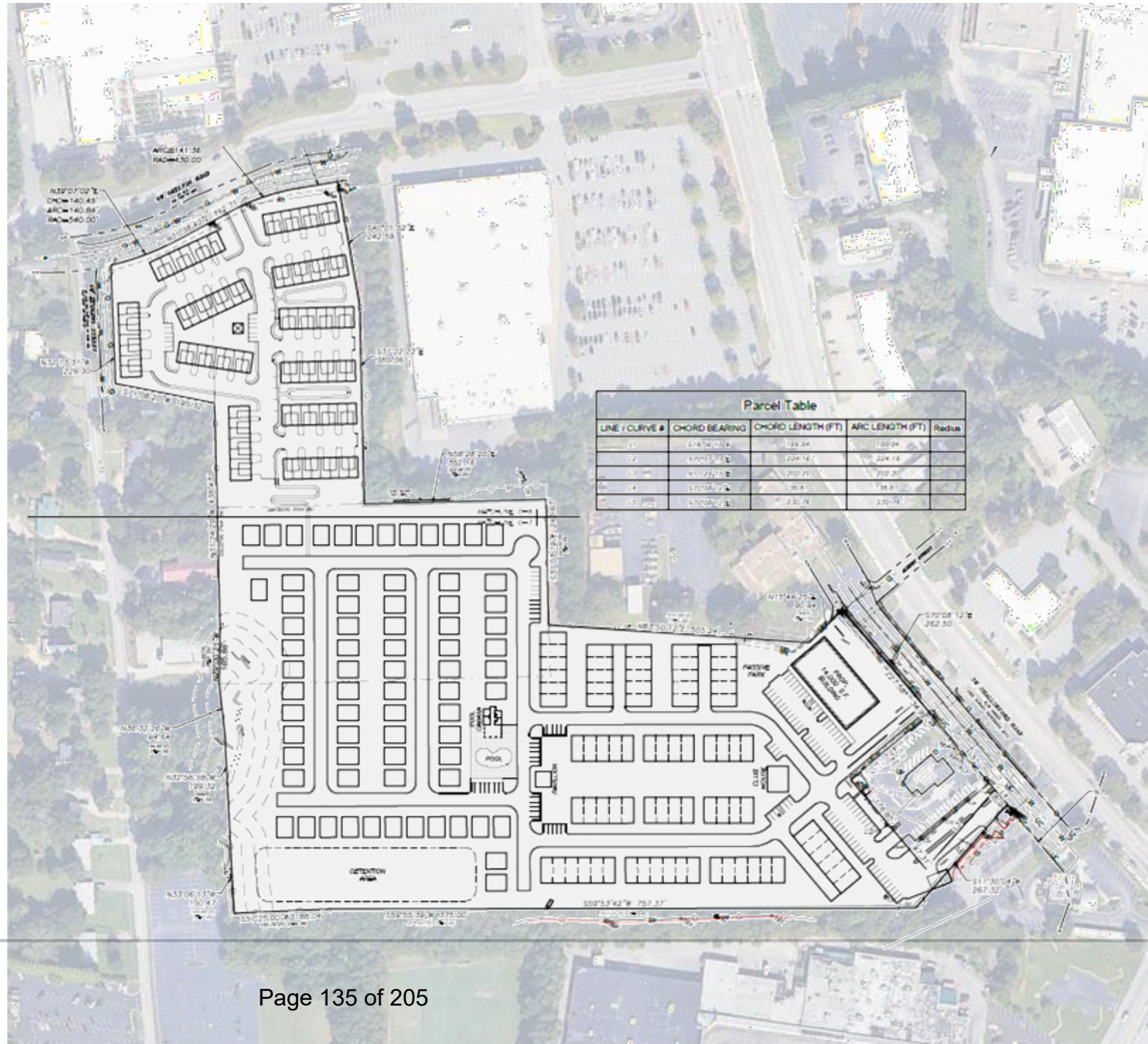
Zaxby's Chicken Fingers
& Buffalo Wings

Project Site



AVA Gainesville

- A best-in-class rental community
- 161 Class-A townhomes
- 72 Class-A single-family homes.
- 8,000 SF+ clubhouse with fitness center, yoga room, leasing office, and office/co-working space.
- 14,000 SF village-style retail with plans for healthy, fast-casual restaurants, a coffee shop, and an up-scale small grocery store.











Current Site Status



Current Site Status



Current Site Status



Current Site Status



Current Site Status

- No significant activity since 1993



TAD Generating Potential

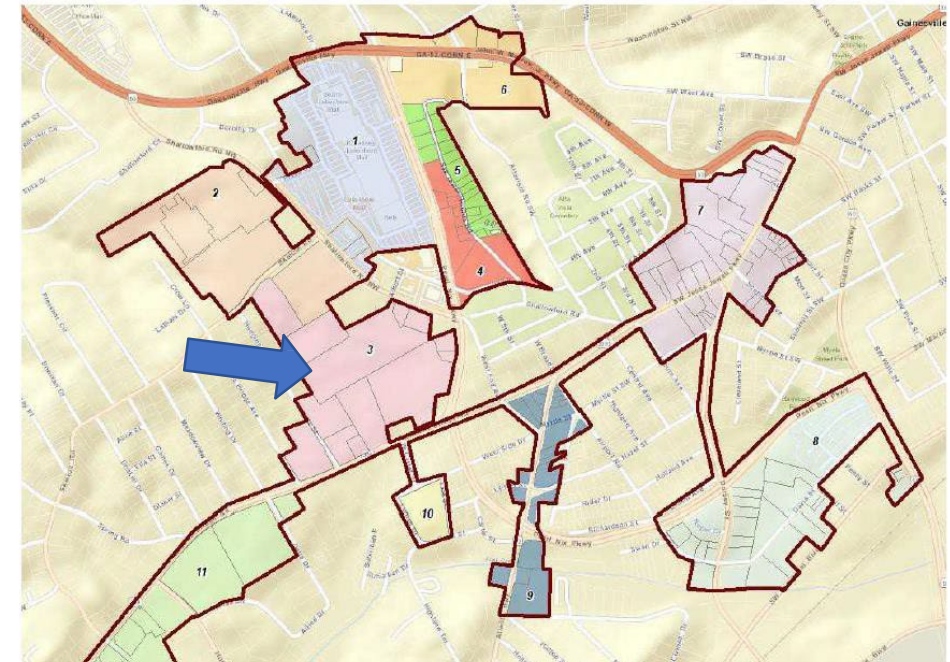
• Current site value:	\$ 4.8 million
• Estimated market Value at completion:	\$ 90.9 million
• KB Tax Assessment Forecast for TAD:	\$ 69.5 million
• Property Taxes Before	\$ 57,700
• Property Taxes After	\$ 843,000
• New Property Taxes (Increment)	\$ 786,000
• Total Pay-as-you-go 15 years*	\$ 13.3 million
• TAD Request	\$ 9.8 million (10.7%)

* Assumes 2% inflation

Consistency with Planning & Vision

- 2018 Comprehensive Plan
 - Identifies Lakeshore Mall area as top redevelopment target
 - Identifies need for “missing middle housing”
 - Recommends “targeted improvements to areas that need it” in Westside Character Area, such as redeveloping “other aging strip commercial centers in the immediate area...as mixed-use”
- 2018 Westside TAD Redevelopment Plan
 - Identified as top catalyst project in TAD plan
 - Site included on plan cover

City of Gainesville Tax Allocation District #3: Westside Redevelopment Plan 2018



City of Gainesville Tax Allocation District #3: Westside Redevelopment Plan 2018

Subarea 3: Gainesville Market Area Retail

This redevelopment subarea is located along Browns Bridge Rd, bordered by Pearl Nix Pkwy and Shallowford Rd. to the east, Skelton Rd to the north, and Hudgins St to the west. It contains 53.1 acres on 13 parcels, with a current market value and taxable value (100%) of \$25,316,470. Potential redevelopment could include 635,000 SF of retail. The project would potentially have a market value and taxable value (100%) of \$47.6 million, an increase of \$22.3 million.



TAX ASSESSOR ESTIMATED VALUATION

TWO Capital Partners/AVA Gainesville

Valuations

All valuation methods were considered; cost, market and income.

The income approach to value will be used to estimate the value this project.

Project

- 161 Townhomes
- 70 Cottages
- 14,000 sq. ft. Mixed Retail Space

TWO Capital Partners/AVA Gainesville

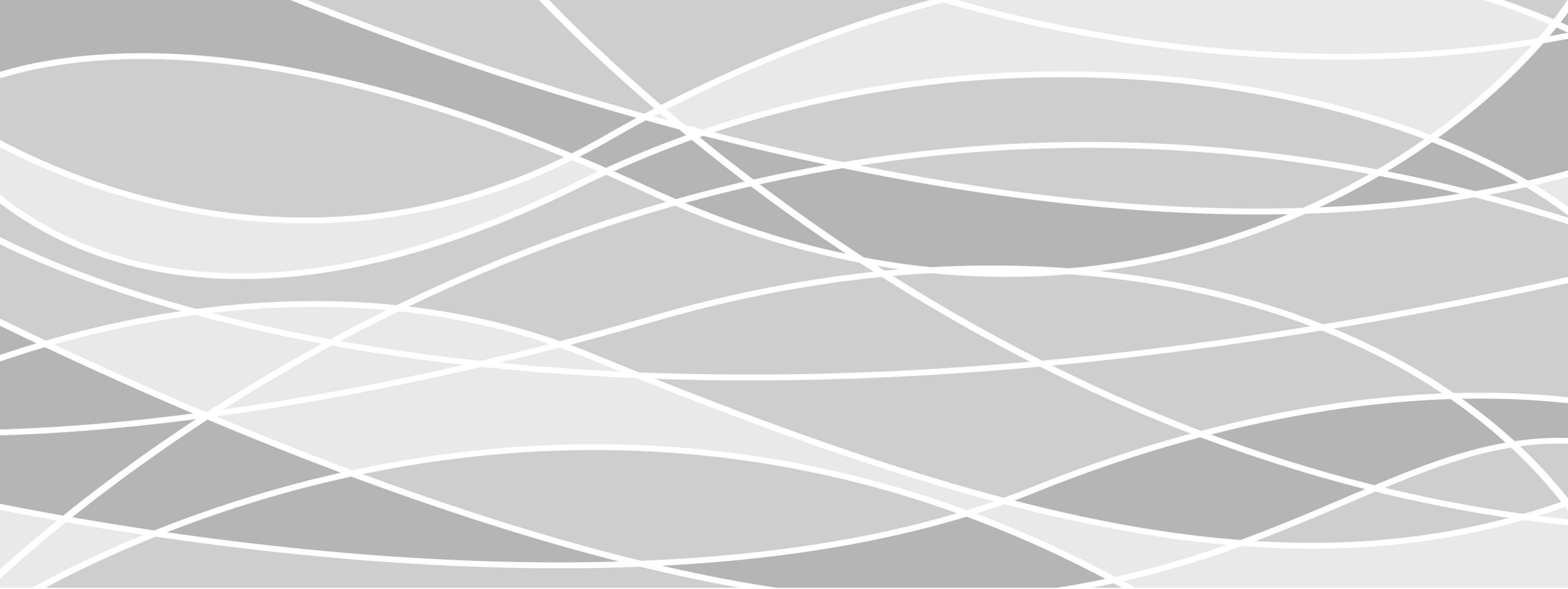
Valuations

COMPONENT	COUNT/SQ. FT.	PGI	VAC/CR LOSS	EGI	EXPENSE	NOI	MCR	EST FMV	VALUE PER UNIT/SQ. FT.
TOWNHOMES	161	\$4,726,188	5.00%	\$4,489,879	30%/3%	\$3,008,219	5.00%	\$60,164,373	\$373,692
COTTAGES	70	\$2,230,500	5.00%	\$2,118,975	30%/3%	\$1,419,713	5.00%	\$28,394,265	\$405,632
MIXED RETAIL	14,000 sq. ft.	\$392,000	5.00%	\$372,400	30%/3%	\$249,508	5.00%	\$4,990,160	\$356.44
		\$7,348,688		\$6,981,254		\$4,677,440		\$93,548,798	

Values are at 100% leased up and 100% complete.

The developers project plan anticipates that phase 1, including 161 townhomes and retail will come online in 2023. Phase 2, 70 single-family residences, will come online in 2024.

We used the rents proposed by the developer.



STAFF REPORT

TAD REQUEST

Site Preparations	\$2,949,409	Surveying & Construction Staking	\$202,400
		Compaction Testing	\$86,250
		Engineering Final Plat As-Built Plans	\$125,000
		3rd Party Testing/Inspections	\$127,050
		Erosion Control	\$149,500
		Erosion Control Maintenance	\$149,500
		Erosion Control Monitoring	\$34,500
		Clearing, Grubbing & Grinding	\$178,538
		Site Demo	\$161,454
		Bldg Demo	\$391,116
		Bldg Asbestos & LBP Abatement	\$350,000
		Earthwork &Grading	\$454,102
		Utility & Pole Relocation Allowance	\$30,000
		Anticipated Unsuitables and Wall Import	\$135,000
		Fencing	\$125,000
		Retaining Walls	\$250,000
Infrastructure	\$1,460,570	Sanitary Sewer System	\$562,869
		Storm Drainage System	\$521,507
		Water & Fire Distribution System	\$311,570
		Internet & Phone Service	\$64,625
Streetscape & Transporation	\$1,483,627	Curb & Gutte,Catch Basins	\$164,660
		Common Area Sidewalks	\$165,000
		Paving	\$527,547
		Transp	\$136,420
		Striping & Street Signs	\$20,000
		Electric Power & Street Lights	\$470,000
Amenities	\$1,602,500	Dog Park	\$65,000
		Residenital Exterior Enhancements	\$1,527,500
		EV Charging Stations	\$10,000
Landscaping	\$2,295,000	Entrance Monuments & Landscaping	\$130,000
		Site Landscaping, irrigation, and secondary dra	\$985,000
		Landscape	\$450,000
		Irrigation	\$235,000
		Secondary Drainage	\$300,000
		Gates	\$195,000
Total	\$9,791,105		

TAD REQUEST

Item Description	TAD Request
Site Preparations	\$ 2,949,409
Infrastructure	\$ 1,460,570
Streetscape & Transportation	\$ 1,483,627
Amenities	\$ 1,602,500
Landscaping	\$ 2,295,000
TOTAL	\$ 9,791,105

Total Investment: \$85,247,900

TAD Percent: 11.49%

TAD POTENTIAL

	Westside
<i>Valuation</i>	
2018 Base Fair Market Value	\$5,236,870
2021 Assessed Value	\$4,756,400
<i>TAD Potential</i>	
Based on Tax Assessor's Value of	\$93,548,798
15 Year Estimated TAD (100% Assessed Value)	\$15,894,461

STAFF RECOMMENDATION

Payment Schedule:

- Up to \$9,791,105 in TAD funds shall be made payable upon submittal of paid invoices based upon the schedule and conditions listed below:
 - Reimbursement will be distributed on an annual basis based on the TAD Increment generated by the project for that calendar year.
 - Reimbursement will begin after the first Certificate of Occupancy is obtained.
 - Reimbursement shall not exceed a period of 15 calendar years or \$9,791,105, whichever occurs first.
- If Developer secures additional underperforming non-residential property that is adjacent to the development along Shallowford Road, Pearl Nix Parkway or Browns Bridge Road, then Developer will be eligible for an additional reimbursement of up to \$2,000,000 in TAD Increment to offset the acquisition and redevelopment cost.

STAFF RECOMMENDATION

Conditions:

- Permitted project is in substantial conformance with the architectural renderings and budget submitted with the application.
- All site amenities are provided as shown that shall include at a minimum a pool, clubhouse and dog park.
- Sidewalks shall be located on both sides of the interior streets and entrance from Shallowford Road.

Date Submitted: 6/10/2022

Presenter: Abb Hayes

Item of Business: Resolution: Abandonment and Conveyance of City Owned Property on Pearce Circle

Meeting Date: 6/16/2022

Purpose of Request:

To authorize conveyance of the property on Pearce Circle to Springheight Properties, LLC.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Approve the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Legal Ad 5-18-22	Legal Ad
☐ Legal Ad 5-25-22	Legal Ad
☐ Publisher's Affidavit	Backup Material
☐ Abandonment and Conveyance of City Owned Property6 on Pearce Circle	Resolution
☐ Exhibit A - Pearce Property Plat	Attachments/Exhibits
☐ Exhibit B - Pearce Property Legal Description	Attachments/Exhibits
☐ Letter to Homeowners	Backup Material

to Mortgage Electronic Registration Systems, Inc. as nominee for Freedom Mortgage Corporation in the original principal amount of \$207,824.00 dated August 4, 2020 and recorded in Deed Book 8571, Page 222, Hall County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 9095, Page 178, Hall County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on June 07, 2022, the property in said Security Deed and described as follows: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HALL, STATE OF GA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE LYING AND BEING IN LAND LOT 7, 11TH LAND DISTRICT, HALL COUNTY, GEORGIA, CONTAINING 5.00 ACRES, BEING MORE PARTICULARLY SHOWN AND DELINEATED ACCORDING TO A PLAT PREPARED BY B.K. ROCHESTER, JR., GEORGIA REGISTERED SURVEYOR, DATED MAY 3, 1979, LAST REVISED NOVEMBER 29, 1989. ENTITLED "SURVEY FOR RICKEY E. TUMLIN AND FLORENCE T. TUMLIN", A COPY OF SAID PLAT BEING RECORDED IN PLAT BOOK 139, PAGE 213 OF THE HALL COUNTY, GEORGIA PLAT RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION AND ALL OTHER LEGAL PURPOSES. BEING THE SAME PROPERTY AS CONVEYED FROM RICKEY E. TUMLIN TO RICKEY E. TUMLIN AND FLORENCE H. TUMLIN, AS JOINT TENANTS, FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM AS SET FORTH IN DEED BOOK 6454 PAGE 285 DATED 12/16/2008, RECORDED 12/23/2008, HALL COUNTY, GEORGIA. TAX ID: 11007 000001C Said property being known as: 5680 OSCAR GILSTRAP RD CLERMONT, GA 30527 To the best of the undersigned's knowledge, the party or parties in possession of said property is/are RICKEY E. TUMLIN or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: 855-690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for RICKEY E. TUMLIN Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-026242 - TIT 107128 4/27, 5/11, 18, 25, 6/1 (Wilson) **NOTICE OF FORECLOSURE OF RIGHT TO REDEEM** TO: Danny Ray Wilson; Iva Dean Wilson, as a potential Heir of Danny Ray

Wilson; Any and all heirs of Danny Ray Wilson, known and unknown; and All Persons or Entities holding any interest in the subject property known as Forsyth County Tax Parcel Number 312 137, located on Deer Trail, Gainesville, GA 30506. TAKE NOTICE THAT: The right to redeem the following property, to wit: All and only that parcel of land designated as Tax Parcel 312 137, in Land Lot 1275 of the 14th Land District, 1st Section, Forsyth County, Georgia, containing 0.44 acres, more or less, being **Lot 132, Crystal Cove Shores Subdivision**, shown in Plat Book 6, Page 265, the description contained therein being incorporated herein by this reference, described in Deed Book 300, Page 358, located on Deer Trail. will expire and be forever foreclosed and barred on and after the 15th day of June 2022. The Tax Deed to which this notice relates is dated May 6, 2014, and is recorded in Deed Book 7039, Page 758, of the Forsyth County, Georgia Deed Records. The property may be redeemed at any time before the 15th day of June 2022, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Joseph W. Sherman Attorney for Stanco Ventures, LLC 311 Green Street, Suite 409 Gainesville, GA 30501 Please be governed accordingly. This 27th day of April, 2022. **107676 5/11, 18, 25, 6/1**

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY Take notice that: The right to redeem the following described property, to wit: **1007 SE Collins St, Gainesville, GA 30501** according to the present system of numbering properties in Hall County Georgia, having Tax Parcel ID # 01035 005006 and being further described as follows: All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, consisting of 0.25 acres, more or less, and as more fully shown on a survey of the property of said City, prepared by Farley-Collins & Associates dated November 1968, revised February 10, 1969, recorded in Plat Book 42, Page 20 of Hall County Records, and being more fully described according to said Farley-Collins Survey in that certain deed of record in Deed Book 7669 Page 707, aforesaid records. will expire and be forever foreclosed and barred on and after the day of June 27, 2022, or thirty days after legal service of this notice, whichever is later. The tax deed to which this notice relates is dated the 4th day of May, 2021, and is recorded in the office of the Clerk of the Superior Court of Hall County, Georgia, in Deed Book 8890 Page 403. The property may be redeemed at any time before the day of June 27, 2022, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Fletcher Law Firm LLC, 328 SE Alexander Street, Suite # 10, Marietta GA 30060. Please be governed accordingly. Sincerely, Mohamedi LLC c/o James R. Fletcher II, Esq. (File: 2828.0001) 107985 5/18,25,6/1,8

Local Government **PUBLIC NOTICE** In accordance with O.C.G.A. § 32-7-4(b)(2)(B), public notice is hereby given that the City of Gainesville has listed a portion of the public roads within its jurisdiction known as **Pearce Circle**, as more particularly described as: ALL THAT TRACT OR PARCEL OF LAND LING AND BEING IN EH CITY OF GAINESVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN (1" CRIMP TOP) ON THE NORTH RIGHT OF WAY OF THE CUL-DE-SAC OF PEARCE CIRCLE LOCATED NORTH 17°55'35" WEST, 50.00 FEET FROM THE SAID CENTERLINE OF CUL-DE-SAC; THENCE ALONG THE RIGHT OF WAY OF PEARCE CIRCLE THE FOLLOWING COURSES AND DISTANCES 52.39 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 77°54'27" EAST 50.03 FEET AND A RADIUS OF 50.00; THENCE NORTH 72°06'42" EAST 25.72 FEET TO A POINT; THENCE RUNNING THROUGH THE RIGHT OF WAY OF PEARCE CIRCLE SOUTH 20°12'43" EAST, 50.04 FEET TO A POINT; THENCE ALONG THE RIGHT OF WAY OF PEARCE CIRCLE THE FOLLOWING COURSES AND DISTANCES SOUTH 72°06'42" WEST, 27.75 FEET TO A POINT; THENCE 152.76 FEET ALONG A CURVE TO THE RIGHT, SAID

CURVE HAVING A CHORD OF NORTH 80°21'56" WEST 99.91 FEET AND A RADIUS OF 50.00 FEET TO AN IRON PIN (1/2" REBAR); THENCE 56.65 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 39°36'55" EAST 53.67 FEET AND A RADIUS OF 50.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.206 ACRES, OR 8,964 SQUARE FEET. Said parcel of land containing 0.206 acres and being shown on a plat of a survey for David Benjamin Griffin by Cleveland Land Surveyors, dated 12-16-2021. Said survey is incorporated herein by specific reference for a more complete and accurate description. The real property described above is hereinafter referred to as "the Property." The City of Gainesville has listed the Property with Doug Carter of Don Carter Realty Co., a licensed real estate broker. Questions regarding the Property may be directed to Doug Carter at 770-536-1087. 107828 5/18, 25

Miscellaneous Announcement for GMRC Workforce Development Board called Executive Committee Meeting The Georgia Mountains Regional Commission, Workforce Development Board, Executive Committee will be having a called meeting on May 26, 2022 at 4:00 PM. The meeting will be held at the Dawson County Junior High School located at 332 Highway 9 North, Dawsonville, GA 30534 108118 5/18

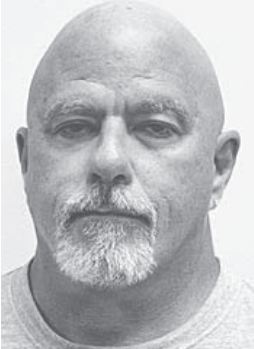
IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA Guillermo Alvarado, Petitioner v. All and only that tract or parcel of land lying and being in the 1385th GMD, Hall County, Georgia, designated as Lot 159 of Pointe Silverwood Subdivision, Phase 2, and being a portion of that property described in Deed dated May 13, 1996, of record in Deed Book 2654, Page 136, and as shown on Plat Slide 738, Pages 217A-219A, Hall County, Georgia records, which said plat being incorporated herein by reference, Defendant, in rem Civil Action File No. 2022CV108C **NOTICE OF SERVICE BY PUBLICATION** To: Unknown parties claiming an interest in the subject property of this action, being described as follows: All and only that tract or parcel of land lying and being in the 1385th GMD, Hall County, Georgia, designated as Lot 159 of Pointe Silverwood Subdivision, Phase 2, and being a portion of that property described in Deed dated May 13, 1996, of record in Deed Book 2654, Page 136, and as shown on Plat Slide 738, Pages 217A-219A, Hall County, Georgia records, which said plat being incorporated herein by reference. The above-styled action to quiet title to the above-described property was filed in the Superior Court of Hall County, Georgia, on January 21, 2022. By Order dated May 10, 2022, the Court has ordered that service of process upon you be had by publication, as provided by law. You are hereby commanded to be and appear at said court within 30 days of the date of the order for service by publication to answer said petition and file pleadings before the court. Witness, Jason J. Deal, Judge, Superior Court of Hall County. This 10th day of May, 2022.

/s/ Charles Baker Clerk of Superior Court Hall County, Georgia 107883 5/18, 25, 6/1, 8

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA RUBIN LUBLIN, LLC, Petitioner, v. ROBERT PRICE, CHARLES H. PRICE, NINA CAROL PRICE, ELIZABETH ANN SOSEBEE, ALL UNKNOWN HEIRS OF THE ESTATE OF HENRY O. PRICE, and ALL UNKNOWN HEIRS OF THE ESTATE OF MARGUERITE PRICE, Respondents.

Case No. 2021CV1924A TO: THE UNKNOWN HEIRS OF THE ESTATE OF HENRY O. PRICE AND THE UNKNOWN HEIRS OF THE ESTATE OF MARGUERITE PRICE **NOTICE OF PUBLICATION** By Order for Service by Publication, dated the 10th day of March, 2022, and filed on this Court's docket the 11th day of March, 2022, you are hereby notified that on the 27th day of October, 2021, RUBIN LUBLIN, LLC filed a Petition naming you as a party in-interest. You are required to file with the Clerk of the Superior

Court, and to serve upon Petitioner's attorneys, Tenise C. Chung and Casey M. Torres of Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, Georgia 30071, an Answer in writing within sixty (60) days of the date of the Order for Publication. WITNESS, the Honorable C. Andrew Fuller, Judge of this Superior Court. This 4th day of May, 2022. Charles Baker CLERK OF SUPERIOR COURT HALL COUNTY, GA 107735 5/11, 18, 25, 6/1



NEW SEX OFFENDER TO HALL COUNTY NAME: Green, Samuel Joseph ADDRESS: 4501 Sequoia Drive Oakwood, Ga 30566 DATE OF OFFENSE: 01/01/2000 OFFENSE: Statutory Rape (F) COURT OF CONVICTION: Cobb County WEBSITE: https://gbi.georgia.gov/georgia-sex-offender-registry 108089 5/18

Notice of Publication In the Superior Court of Hall County State of Georgia Civil Action Number: 2022CV344C Elizabeth Garcia Vazquez – Plaintiff v. Juan Ramiro Gloria Hernandez – Defendant To: Juan R. Gloria Hernandez – Defendant By Order of the Court for service by publication dated the 25th day of February 2022. The above-named Plaintiff has filed a claim against you: Petition for Declaration of Custody. You are summoned and required to file with the Clerk of said court and serve upon the Plaintiff, whose address is: 6169 Lights Ferry Rd. Flowery Branch, Georgia 30542 an answer to the complaint, which is herewith served upon you, within 30 days after service of this summons upon you, exclusive the day of service. Charles Baker Clerk of Hall County Superior Court 225 Green Street SE Gainesville, GA 30501 107253 4/27,5/4,11,18



NOTICE OF SECOND DUI CONVICTION WITHIN 5 YEARS TO BE PUBLISHED Insert Photo NAME: ISMAEL OCHOA CITY: FLOWERY BRANCH, GA COUNTY: HALL ZIP CODE: 30542 ARREST DATE: 01/08/2022 ARREST TIME: 08:43 PM ARREST LOCATION: 1985 NB @ MM 8 DISPOSITION: GUILTY Hall County Superior & State Court Charles Baker, Clerk 225 Green Street, SE Gainesville, GA 30501 PUBLISHED PURSUANT TO O.C.G.A. 40-6-391A1 2022SR0709Z Page 2 of Photo Order 108094 5/18

To all persons claiming an interest in : 1992-14'-FISHER-FMC8M7FCL192 HUGH EDMONDS will apply to SCDNR for title on watercraft/outboard motor. If you have any claim to the watercraft/outboard motor, contact SCDNR at (803) 734-3699. Upon thirty days after the date of the last advertisement if no claim of interest is made and the watercraft/outboard motor has not been reported stolen, SCDNR shall issue clear title. Case No: 20220406950231 107826 5/11, 14, 18

Name Changes In Re: Mateo Miramontes, a minor child, Petition of Esperanza Miramontes Alvarez for Declaratory Judgment and for Name Change of a Minor Child to change the name of her minor child born in 2019, from Mateo Miramontes to Mateo Miramontes Alvarez; Petition filed by Weaver Law Firm on April 19, 2022 on behalf of Petitioner in the Hall County Superior Court. Pursuant to O.C.G.A. § 19-12-2, any interested party wishing to file an objection to said name change has 30 days from the date of filing to register said complaint with the court.

By order of the Court for service by publication dated April 19th, 2022, you are hereby notified that on April 19th, 2022, Esperanza Miramontes Alvarez, filed a Petition for Declaratory Judgment and for Name Change of a Minor Child in the Superior Court of Hall County, Georgia. You are required to file an answer in writing to said Complaint with the Clerk of the Superior Court, and to serve same upon Petitioner's attorney, Destin M. Gillum, P.O. Box 414, Gainesville, Georgia 30503, within sixty (60) days from the date of the first publication date. 107585 5/11,18,25,6/1

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA Fredy Rodriguez Hernandez Plaintiff, V. Brittany N Brooks A/K/A Brittany Brooks Ojeda Defendant. Civil Action File No 2022CV248W **NOTICE OF PETITION TO CHANGE NAME GEORGIA, HALL COUNTY** Notice is hereby given that Fredy Rodriguez the named Plaintiff filed a Petition in the Superior Court of Hall County, Georgia on the 11t day of February, 2022, requesting for a change in the name of the children of petitioner from Dalton Brooks (2014) name shall be reflected as Dalton Alexander Rodriguez Ella Brooks (2015) name shall be reflected as Eli Rose Rodriguez Eli Brooks (2016) name shall be reflected as Eli Orlando Rodriguez Notice is hereby given pursuant to O.C.G.A. 19-12-1 to any interested or affected party to appear in said Court and to file objections to such name change. Objection must be filed with said Court within thirty (30) days of the filing of said petition and served upon counsel for petitioner listed below. This the 22nd day of April , 2022. 107353 4/27,5/4,11,18

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: Isaiah James Reynolds Civil Action Case Number: 2022CV775C **NOTICE OF PETITION TO CHANGE NAME OF ADULT** Isaiah James Reynolds filed a petition in the Hall County Superior Court on May 3rd, 2022. to change the name from: Isaiah James Reynolds to Zaya Jane Reynolds. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. 5/3/22 Isaiah James Reynolds Petitioner, Pro se Name: Isaiah James Reynolds Address: 4619 Turning Leaf Dr Gillsville, GA 30543 107695 5/11, 18, 25, 6/1

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA FAMILY DIVISION Civil Action File No: 2022CV724A In re the Name Change of Child: Amora Evangeline Waller Joshua Young Petitioner v. Lauren Waller Respondent **NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)** Notice is hereby given that Joshua Young, the undersigned, filed his/her petition to the Superior Court of Hall County, Georgia, on the 28th DAY OF APRIL 2022, praying for change in the name(s) of the following child(ren) from Amora Evangeline Waller to Amora Evangeline Young . Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 28TH day of APRIL 2022. Young, Joshua 4727 Cantrell Rd Flowery Branch, GA 30542 107532 5/4, 11, 18, 25

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA IN re the Name Change of Child: WESTON CLARK ANTHONY CARROLL BETTY STUART v. Respondant Petitioner. Civil Action Case Number:2022CV798A **NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD** a petition in the Hall County Superior Court on 5TH of MAY of 2022 to change the name of the following minor child from WESTON CLARK ANTHONY CARROLL to Proposed New Name WESTON CLARK STUART. Any interest party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2)

and (3). Dated: May 5, 2022 BETTY STUART petitioner, Pro se Name: BETTY STUART Address: 1360 Otila dr apt. 2B4 Gainesville, GA . Email: Bstuart247@gmail.com 107575 5/11, 18, 25, 6/1

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA IN re the Name Change of: JERRY RICHARD LEAPHART II Petitioner. Civil Action Case Number:2022CV780J **NOTICE OF PETITION TO CHANGE NAME OF ADULT** JERRY RICHARD LEAPHART II filed a petition in the Hall County Superior Court on 4TH of MAY of 2022 to change the name from JERRY RICHARD LEAPHART II to JUDAH GRAE LEAPHART within 30 days after the Petition was filed. Dated: May 2, 2022 JERRY RICHARD LEAPHART II petitioner, Pro se Name: JERRY RICHARD LEAPHART II Address: 6464 Deep Valley Ct. Email: jerry@myccchurch.com 107711 5/11, 18, 25, 6/1

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA IN re the Name Change of: Maria De La Luz Rodriguez Vargas Petitioner. Civil Action Case Number:2022CV699C **NOTICE OF PETITION TO CHANGE NAME OF ADULT** Maria De La Luz Rodriguez filed a petition in the Hall County Superior Court on 12TH of APRIL of 2022 to change the name from Maria De La Luz Rodriguez Vargas to Maria De La Luz Marban within 30 days after the Petition was filed. Maria De La Luz Marban petitioner, Pro se Name: Maria De La Luz Rodriguez Vargas Address: 2406 Briarcliff Ct Gainesville, GA 30507 107529 5/4, 11, 18, 25

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA PEYTON WILLIAM WEBER and JESSIE ASHTON PHILLIP WEBER by their next friend, STEPHANIE ANN EWING, f/k/a STEPHANIE ANN BAGBY, CIVIL ACTION FILE NO : 2022CV650C Petitioners. **NOTICE OF NAME CHANGE TO WHOM IT MAY CONCERN:** You are hereby notified that on the 18th day of April, 2022, PEYTON WILLIAM WEBER and JESSIE ASHTON PHILLIPWEBER by their next friend, STEPHANIE ANN EWING, f/k/a STEPHANIE ANN BAGBY, Petitioners, filed a Petition in the Superior Court of Hall County, Georgia, Case No. 2022CV650C to change the name of Petitioner's son's names, and if granted, PEYTON WILLIAM WEBER shall be known as PEYTONWILLIAM WEBER EWING and JESSIE ASHTON PHILLIP WEBER shall be known as ASHTON PHILLIP JESSIE EWING, and you will make known any objection you may have to the prayers of said Petitioners within thirty (30) days from the date of filing in said Courthouse before the presiding Judge, In Chambers, at the Courthouse in Gainesville, Hall County, Georgia. Ronald F. Debranski II State Bar No. 970355 Attorney for Petitioners Debranski & Associates, LLC 321 Creekstone Ridge Woodstock, GA 30188 770-926-1957 107654 5/11, 18, 25, 6/1

Public Hearings

LEGAL NOTICE Atlanta Gas Light Company is filing its Capacity Supply Plan under O.C.G.A. § 46-4-155 with the Georgia Public Service Commission ("Commission") on July 1, 2022, in Docket No. 44319. A copy of the Capacity Supply Plan will be on file with the Commission once filed. The Georgia Public Service Commission will hold hearings on Wednesday, September 14, 2022 and Thursday, September 15, 2022, if necessary, at 9:30 a.m. at the Georgia Public Service Commission, Room 110, at 244 Washington Street S.W., Atlanta, Georgia 30334-5701 for the purpose of hearing evidence regarding the Capacity Supply Plan. In accordance with O.C.G.A. § 46-2-59(c), persons wishing to intervene must file a petition to intervene with the Commission within thirty (30) days of the first publication of this notice. This filing shall be made at the office of the Executive Secretary, Georgia Public Service Commission, 244 Washington Street, S.W., Atlanta, Georgia 30334-5701. If you have a disability and will need assistance or accommodations to participate or need further information, please contact the Executive Director's Office, Georgia Public Service Commission at (404) 656-4501 or 1 (800) 282-5813 (inside Georgia only). This notice is published in

accordance with Ga. Comp. R. & Regs. 515-2-1-.04. Elizabeth Wade, Esq. Chief Counsel, Regulatory Affairs Atlanta Gas Light Company 108019 5/18

NOTICE is hereby given that the Hall County Planning Commission shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 5:15 p.m. on Monday, June 6, 2022 to consider the following: 1. Application of Clint Dixon for a front yard setback variance from 25 feet to 24 feet on a .29± acre tract located on the south side of Kempton Court at its terminus; a.k.a. 7015 Kempton Court; Zoned PRD; Tax Parcel 15042 000491. Proposed Use: single family home. * Commission District 1. 2. Application of James and Linda Draffin for a Use Subject to County Commission approval on a 6.7± acre tract located on the south side of Chestatee Road approximately 232 feet from its intersection with North Harbour Court; a.k.a. 3479 Chestatee Road; Zoned R-I; ; Tax Parcel 10048 000013. Proposed use: 2-lot minor subdivision. Commission District 2. 3. Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; ; Tax Parcel 07329 001006. Proposed use: parking lot. ** Commission District 2. 4. Application of Cameron Reeves for a Use Subject to County Commission approval on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; ; Tax Parcel 07329 001006. Proposed use: parking lot. ** Commission District 2. 5. Application of Norris Development to rezone from Vacation Cottage (V-C) to Agricultural Residential-III (AR-III) on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. ** Commission District 3. NOTE: In accordance with Georgia law, anyone who (a)wishes to express opposition to the proposed rezoning and (b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating \$250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]). The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision. The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, July 14, 2022 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia. The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, July 14, 2022. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia 107932 5/18

NOTICE OF HISTORIC P R E S E R V A T I O N COMMISSION MEETING NOTICE is hereby given that the Gainesville Historic Preservation Commission will conduct a public hearing on Monday, June 6, 2022 at 5:30 p.m. This meeting will be held in the Station/Multi-Purpose Room, which is located at 300 Henry Ward Way, 1st floor, in downtown Gainesville for the following request: 1) Request from Leslie White (Resource Properties) for a Certificate of Appropriateness for a Major Work Project involving building and

Oakwood, Georgia 30566 according to the present system of numbering properties in Hall County, Georgia. MR/meh 6/7/22 Our file no. 22-07292GA - FT17

107626
5/11,18, 25,6/1

(Rosales)
NOTICE OF SALE UNDER POWER
GEORGIA, HALL COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Michael Rosales to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Branch Banking and Trust Company, its successors and assigns, dated December 12, 2005, recorded in Deed Book 5543, Page 591, Hall County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 9112, Page 456, Hall County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVEN THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$107,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cashsale in the Hall County Board of Commissioners meeting room on the 2nd floor of the Hall County Government Center located at 2875 Browns Bridge Road, Gainesville, Hall County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2022, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.
Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Michael Rosales or Shanna Lee Rosales or a tenant or tenants and said property is more commonly known as **4735 Kings Court, Gainesville, Georgia 30504**. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Specialized Loan Servicing LLC as Attorney in Fact for Michael Rosales
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE OAKWOOD DISTRICT OF HALL COUNTY, GEORGIA, AND BEING ALL LOTS 8 AND 9 OF THE LANDS OF LEON STEPHENS,

AS SHOWN ON A PLAT OF SURVEY, PREPARED BY THAD P. THOMAS, DATED MAY 29, 1958, AND RECORDED IN PLAT BOOK 20, PAGE 64 OF THE HALL COUNTY, GEORGIA PLAT RECORDS, SAID PLAT AND THE RECORD THEREOF IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE SUBJECT PROPERTY.
MR/ca 6/7/22
Our file no. 22-06647GA - FT7
107811 5/11, 18, 25, 6/1

(TUMLIN)
STATE OF GEORGIA
COUNTY OF HALL
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by RICKEY E. TUMLIN to Mortgage Electronic Registration Systems, Inc. as nominee for Freedom Mortgage Corporation in the original principal amount of \$207,824.00 dated August 4, 2020 and recorded in Deed Book 8571, Page 222, Hall County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 9095, Page 178, Hall County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on June 07, 2022, the property in said Security Deed and described as follows:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HALL, STATE OF GA, AND IS DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN LAND LOT 7, 11TH LAND DISTRICT, HALL COUNTY, GEORGIA, CONTAINING 5.00 ACRES, BEING MORE PARTICULARLY SHOWN AND DELINEATED ACCORDING TO A PLAT PREPARED BY B.K. ROCHESTER, JR., GEORGIA REGISTERED SURVEYOR, DATED MAY 3, 1979, LAST REVISED NOVEMBER 29, 1989. ENTITLED "SURVEY FOR RICKEY E. TUMLIN AND FLORENCE T. TUMLIN", A COPY OF SAID PLAT BEING RECORDED IN PLAT BOOK 139, PAGE 213 OF THE HALL COUNTY, GEORGIA PLAT RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION AND ALL OTHER LEGAL PURPOSES. BEING THE SAME PROPERTY AS CONVEYED FROM RICKEY E. TUMLIN TO RICKEY E. TUMLIN AND FLORENCE H. TUMLIN, AS JOINT TENANTS, FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM AS SET FORTH IN DEED BOOK 6454 PAGE 285 DATED 12/16/2008, RECORDED 12/23/2008, HALL COUNTY, GEORGIA. TAX ID: 11007 000001C
Said property being known as: 5680 OSCAR GILSTRAP RD CLERMONT, GA 30527
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are RICKEY E. TUMLIN or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: 855-690-5900
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for RICKEY E. TUMLIN
Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112
Firm File No. 22-026242 - TIT
107128 4/27, 5/11, 18, 25, 6/1

(Zavala)
NOTICE OF FORECLOSURE SALE UNDER POWER HALL COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Walter F Zavala to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, LLC, dated May 12, 2016, and recorded in Deed Book 7712, Page 599, Hall County, Georgia Records, as last transferred to Truist Bank, successor by merger to SunTrust Bank by assignment recorded on January 28, 2022 in Book 9049 Page 623 in the Office of the Clerk of Superior Court of Hall County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Five Thousand Five Hundred and 0/100 dollars (\$135,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash at the Hall County Board of Commissioners meeting room on the second floor of the Hall County Government Center located at 2875 Browns Bridge Road, Gainesville, Georgia, within the legal hours of sale on July 5, 2022, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE GAINESVILLE DISTRICT (GMD #411) IN LAND LOT 134 OF THE 9TH LAND DISTRICT OF HALL COUNTY, GEORGIA AND BEING A PORTION OF LOT 24 OF THE NEW HOLLAND VILLAGE SUBDIVISION ACCORDING TO THAT PLAT OF THE SUBDIVISION AT PLAT BOOK 14, PAGE 57 OF THE HALL COUNTY, GEORGIA PLAT RECORDS AND AS MORE PARTICULARLY SHOWN ON THAT SURVEY FOR ANGELA MILLAN AND MODESTO MILLAN DATED JUNE 26, 2000 BY HENRY BAILEY (GRLS NUMBER 1586) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE WESTERN SIDE OF THE NORTHWESTERLY RIGHT OF WAY OF BRANCH STREET (30 FOOT RIGHT OF WAY) LOCATED SOUTH 07 DEGREES 57 MINUTES 17 SECONDS WEST 21.93 FEET FROM THE CENTERLINE INTERSECTION OF MYRTLE STREET (32 FOOT RIGHT OF WAY) AND BRANCH STREET; THENCE ALONG THE RIGHT OF WAY OF BRANCH STREET SOUTH 33 DEGREES 27 MINUTES 17 SECONDS EAST 90.54 FEET TO A POINT; THENCE SOUTH 07 DEGREES 47 MINUTES 47 SECONDS WEST 38.91 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 56 DEGREES 35 MINUTES 37 SECONDS WEST 49.21 FEET TO A POINT; THENCE NORTH 35 DEGREES 02 MINUTES 08 SECONDS WEST 50.20 FEET TO A POINT; THENCE SOUTH 55 DEGREES 05 MINUTES 58 SECONDS WEST 19.91 FEET TO A POINT; THENCE NORTH 35 DEGREES 08 MINUTES 02 SECONDS WEST 66.16 FEET TO A POINT ON THE SOUTHERN SIDE OF THE NORTHEASTERLY RIGHT OF WAY OF MYRTLE STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 54 DEGREES 14 MINUTES 26 SECONDS EAST 98.17 FEET TO A POINT ON THE WESTERN SIDE OF BRANCH STREET AND THE POINT OF BEGINNING.
THIS IS THE SAME PROPERTY CONVEYED BY WARRANTY DEED DATED JULY 5, 2000, TO ANGELA M. MILLAN AND MODESTO M. MILLAN RECORDED IN DEED BOOK 3702 PAGE 568 OF THE HALL COUNTY, GEORGIA DEED RECORDS.
SAID PROPERTY IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY. PARCEL ID NUMBER: 00062-003001. SUBJECT

TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23222, to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is Walter F. Zavala or tenant(s); and said property is more commonly known as **3 Myrtle St Se, Gainesville, GA 30501**.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
Truist Bank, successor by merger to SunTrust Bank as Attorney in Fact for Walter F Zavala.
Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-04829 108272 5/25, 6/8, 15, 22, 29

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY
Take notice that: The right to redeem the following described property, to wit: **1007 SE Collins St, Gainesville, GA 30501** according to the present system of numbering properties in Hall County Georgia, having Tax Parcel ID # 01035 005006 and being further described as follows:
All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, consisting of 0.25 acres, more or less, and as more fully shown on a survey of the property of said City, prepared by Farley-Collins & Associates dated November 1968, revised February 10, 1969, recorded in Plat Book 42, Page 20 of Hall County Records, and being more fully described according to said Farley-Collins Survey in that certain deed of record in Deed Book 7669 Page 707, aforesaid records.
will expire and be forever foreclosed and barred on and after the day of June 27, 2022, or thirty days after legal service of this notice, whichever is later.
The tax deed to which this notice relates is dated the 4th day of May, 2021, and is recorded in the office of the Clerk of the Superior Court of Hall County, Georgia, in Deed Book 8890 Page 403.
The property may be redeemed at any time before the day of June 27, 2022, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Fletcher Law Firm LLC, 328 SE Alexander Street, Suite # 10, Marietta GA 30060. Please be governed accordingly.
Sincerely, Mohamedi LLC c/o James R. Fletcher II, Esq. (File: 2828.0001) 107985 5/18,25,6/1,8

Local Government

PUBLIC NOTICE
In accordance with O.C.G.A. § 32-7-4(b) (2)(B), public notice is hereby given that the City of Gainesville has listed a portion of the public roads within its jurisdiction known as **Pearce Circle**, as more

particularly described as: ALL THAT TRACT OR PARCEL OF LAND LING AND BEING IN EH CITY OF GAINESVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN (1" CRIMP TOP) ON THE NORTH RIGHT OF WAY OF THE CUL-DE-SAC OF PEARCE CIRCLE LOCATED NORTH 17°55'35" WEST, 50.00 FEET FROM THE SAID CENTERLINE OF CUL-DE-SAC; THENCE ALONG THE RIGHT OF WAY OF PEARCE CIRCLE THE FOLLOWING COURSES AND DISTANCES 52.39 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 77°54'27" EAST 50.03 FEET AND A RADIUS OF 50.00; THENCE NORTH 72°06'42" EAST 25.72 FEET TO A POINT; THENCE RUNNING THROUGH THE RIGHT OF WAY OF PEARCE CIRCLE SOUTH 20°12'43" EAST, 50.04 FEET TO A POINT; THENCE ALONG THE RIGHT OF WAY OF PEARCE CIRCLE THE FOLLOWING COURSES AND DISTANCES SOUTH 72°06'42" WEST, 27.75 FEET TO A POINT; THENCE 152.76 FEET ALONG A CURVETO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 80°21'56" WEST 99.91 FEET AND A RADIUS OF 50.00 FEET TO AN IRON PIN (1/2" REBAR); THENCE 56.65 FEET ALONG A CURVETO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 39°36'55" EAST 53.67 FEET AND A RADIUS OF 50.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.206 ACRES, OR 8,964 SQUARE FEET. Said parcel of land containing 0.206 acres and being shown on a plat of a survey for David Benjamin Griffin by Cleveland Land Surveyors, dated 12-16-2021. Said survey is incorporated herein by specific reference for a more complete and accurate description. The real property described above is hereinafter referred to as "the Property." The City of Gainesville has listed the Property with Doug Carter of Don Carter Realty Co., a licensed real estate broker. Questions regarding the Property may be directed to Doug Carter at 770-536-1087. 107828 5/18, 25

Miscellaneous

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
Guillermo Alvarado, Petitioner v.
All and only that tract or parcel of land lying and being in the 1385th GMD, Hall County, Georgia, designated as Lot 159 of Pointe Silverwood Subdivision, Phase 2, and being a portion of that property described in Deed dated May 13, 1996, of record in Deed Book 2654, Page 136, and as shown on Plat Slide 738, Pages 217A-219A, Hall County, Georgia records, which said plat being incorporated herein by reference,
Defendant, in rem Civil Action File No. 2022CV108C
NOTICE OF SERVICE BY PUBLICATION
To: Unknown parties claiming an interest in the subject property of this action, being described as follows:
All and only that tract or parcel of land lying and being in the 1385th GMD, Hall County, Georgia, designated as Lot 159 of Pointe Silverwood Subdivision, Phase 2, and being a portion of that property described in Deed dated May 13, 1996, of record in Deed Book 2654, Page 136, and as shown on Plat Slide 738, Pages 217A-219A, Hall County, Georgia records, which said plat being incorporated herein by reference.
The above-styled action to quiet title to the above-described property was filed in the Superior Court of Hall County, Georgia, on January 21, 2022. By Order dated May 10, 2022, the Court has ordered that service of process upon you be had by publication, as provided by law. You are hereby commanded to be and appear at said court within 30 days of the date of the order for service by publication to answer said petition and file pleadings before the court.
Witness, Jason J. Deal, Judge, Superior Court of Hall County.
This 10th day of May, 2022.
/s Charles Baker Clerk of Superior Court
Hall County, Georgia 107883 5/18, 25, 6/1, 8

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
RUBIN LUBLIN, LLC, Petitioner, v.
ROBERT PRICE, CHARLES H. PRICE, NINA CAROL PRICE, ELIZABETH ANN SOSEBEE, ALL UNKNOWN HEIRS OF

THE ESTATE OF HENRY O. PRICE, and ALL UNKNOWN HEIRS OF THE ESTATE OF MARGUERITE PRICE, Respondents.

Case No. 2021CV1924A
TO: THE UNKNOWN HEIRS OF THE ESTATE OF HENRY O. PRICE AND THE UNKNOWN HEIRS OF THE ESTATE OF MARGUERITE PRICE
NOTICE OF PUBLICATION
By Order for Service by Publication, dated the 10th day of March, 2022, and filed on this Court's docket the 11th day of March, 2022, you are hereby notified that on the 27th day of October, 2021, RUBIN LUBLIN, LLC filed a Petition naming you as a party-in-interest. You are required to file with the Clerk of the Superior Court, and to serve upon Petitioner's attorneys, Tenise C. Chung and Casey M. Torres of Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, Georgia 30071, an Answer in writing within sixty (60) days of the date of the Order for Publication.
WITNESS, the Honorable C. Andrew Fuller, Judge of this Superior Court. This 4th day of May, 2022. Charles Baker CLERK OF SUPERIOR COURT HALL COUNTY, GA 107735 5/11, 18, 25, 6/1



NEW SEX OFFENDER TO HALL COUNTY
NAME: PRICE, TED JAMES
ADDRESS: 3318 DAVIS BRIDGE RD, GAINESVILLE, GA, 30507
DATE OF OFFENSE: 08/29/2001
OFFENSE: PUBLIC INDECENCY, HOME INVASION
COURT OF CONVICTION: MICHIGAN
WEBSITE: https://gbi.georgia.gov/georgia-sex-offender-registry 108315 5/25

The Georgia Department of Community Affairs (DCA) Housing Choe Voucher Program has extended the Project-Based Voucher (PBV) program's RFP submission date. The amended submission date is Monday, June 6, 2022, 5:00 p.m. Late applications will not be accepted. DCA requests proposals from developers for the PBV Program. PBV proposals are being accepted for up to 1,200 vouchers (the number of units to be funded) for new and existing housing construction projects within the 149 Georgia counties served by DCA. Participation in the PBV program requires compliance with Fair Housing and Equal Opportunity (FHEO) requirements. For more information on submitting RFPs visit: https://www.dca.ga.gov/safe-affordable-housing/rental-housing-assistance/housing-choice-voucher-program-formerly-known-16 DCA's Project-Based Voucher waiting list is also open. 108304 5/25, 6/1

Name Changes

In Re: Mateo Miramontes, a minor child, Petition of Esperanza Miramontes Alvarez for Declaratory Judgment and for Name Change of a Minor Child to change the name of her minor child born in 2019, from Mateo Miramontes to Mateo Miramontes Alvarez; Petition filed by Weaver Law Firm on April 19, 2022 on behalf of Petitioner in the Hall County Superior Court. Pursuant to O.C.G.A. § 19-12-2, any interested party wishing to file an objection to said name change has 30 days from the date of filing to register said complaint with the court.
By order of the Court for service by publication dated April 19th, 2022, you are hereby notified that on April 19th, 2022, Esperanza Miramontes Alvarez, filed a Petition for Declaratory Judgment and for Name Change of a Minor Child in the Superior Court of Hall County, Georgia. You are required to file an answer in writing to said Complaint with the Clerk of the Superior Court, and to serve same upon Petitioner's attorney, Destin M. Gillum, P.O. Box 414, Gainesville, Georgia 30503, within sixty (60) days from the date of the first publication date. 107585 5/11,18,25,6/1

IN THE SUPERIOR COURT OF Hall County STATE OF

GEORGIA
In re the Name Change of: Isaiah James Reynolds
Civil Action Case Number: 2022CV775C
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Isaiah James Reynolds filed a petition in the Hall County Superior Court on May 3rd, 2022. To change the name from: Isaiah James Reynolds to Zaya Jane Reynolds. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. 5/3/22
Isaiah James Reynolds
Petitioner, Pro se
Name: Isaiah James Reynolds
Address: 4619 Turning Leaf Dr
Gillsville, GA 30543
107695 5/11, 18, 25, 6/1

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
FAMILY DIVISION
Civil Action File No: 2022CV724A
In re the Name Change of Child:
Amora Evangeline Waller
Joshua Young
Petitioner v.
Lauren Waller
Respondent
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
Notice is hereby given that Joshua Young, the undersigned, filed his/her petition to the Superior Court of Hall County, Georgia, on the 28th Day OF APRIL 2022, praying for change in the name(s) of the following child(ren) from Amora Evangeline Waller to Amora Evangeline Young . Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 28TH day of APRIL 2022.
Young, Joshua
4727 Cantrell Rd
Flowery Branch, GA 30542
107532 5/4, 11, 18, 25

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
IN re the Name Change of Child: WESTON CLARK ANTHONY CARROLL BETTY STUART v.
Respondant
Petitioner.
Civil Action Case Number:2022CV798A
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
a petition in the Hall County Superior Court on 5TH of MAY of 2022 to change the name of the following minor child from WESTON CLARK ANTHONY CARROLL to Proposed New Name WESTON CLARK STUART. Any interest party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: May 5, 2022
BETTY STUART petitioner, Pro se
Name: BETTY STUART
Address: 1360 Otila dr apt. 2B4
Gainesville, GA . Email: Bstuart247@gmail.com 107757 5/11, 18, 25, 6/1

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
IN re the Name Change of: JERRY RICHARD LEAPHART II
Petitioner.
Civil Action Case Number:2022CV780J
NOTICE OF PETITION TO CHANGE NAME OF ADULT JERRY RICHARD LEAPHART II
filed a petition in the Hall County Superior Court on 4TH of MAY of 2022 to change the name from JERRY RICHARD LEAPHART II to JUDAH GRAE LEAPHART within 30 days after the Petition was filed.
Dated: May 2, 2022
JERRY RICHARD LEAPHART II petitioner, Pro se
Name: JERRY RICHARD LEAPHART II
Address: 6464 Deep Valley Ct.
Email: jerry@myccchurch.com 107711 5/11, 18, 25, 6/1

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
IN re the Name Change of: Maria De La Luz Rodriguez Vargas
Petitioner.
Civil Action Case Number:2022CV699C
NOTICE OF PETITION TO CHANGE NAME OF ADULT Maria De La Luz Rodriguez
filed a petition in the Hall County Superior Court on 12TH of APRIL of 2022 to change the name from Maria De La Luz Rodriguez Vargas to Maria De La Luz Marban within 30 days after the Petition was filed. Maria De La Luz Marban petitioner, Pro se
Name: Maria De La Luz Rodriguez Vargas
Address: 2406 Briarcliff Ct
Gainesville, GA 30507
107529 5/4, 11, 18, 25

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
PEYTON WILLIAM WEBER and JESSIE ASHTON PHILLIP WEBER by their next friend,

AFFIDAVIT OF PUBLICATION

**State of Georgia
County of Hall**

Personally appeared before the undersigned, Megan Smarz, who having been duly sworn, on oath, says that she is the Inside Sales Representative of THE TIMES, and that the Advertisement was Published in THE TIMES:

**Ad# 107828
Local Government
PUBLIC NOTICE
Published:
The Times: 5/18/2022, 5/25/2022**

Megan Smarz, Affiant

Verified ____ **X** ____

Sworn to and Subscribed before me

This 25th day of May 2022.

Notary Public, my commission expires September 22, 2024.

RESOLUTION BR-2022-

**ABANDONMENT AND CONVEYANCE
CITY OF GAINESVILLE, GEORGIA - OWNED PROPERTY ON PEARCE CIRCLE**

WHEREAS, pursuant to O.C.G.A Sec. 32-7-1 et seq., the City of Gainesville hereby deems it to be in the public interest to abandon a portion of the public roads within its jurisdiction known as Pearce Circle, as more specifically set forth in the plat attached hereto as Exhibit "A," and as more specifically described in the legal description attached hereto as Exhibit "B" (hereinafter referred to as "the Property"); and

WHEREAS, the removal of the Property from the municipal street system is in the best public interest, as it will allow for the improvement of adjoining property and close off the largely unused end of Pearce Circle to loiterers; and

WHEREAS, the City provided notice of the proposed abandonment to property owners located adjacent to the Property; and

WHEREAS, the City hereby certifies and declares the Property to be abandoned and no longer part of the municipal street system; and

WHEREAS, the rights of the public in and to the Property as a public road shall cease; and

WHEREAS, the City listed the Property through a licensed real estate broker, Doug Carter of Don Carter Realty Co., who has a place of business located in the State of Georgia, for at least 30 days; and

WHEREAS, commencing at the time of the listing of the Property, the City provided for a notice to be inserted once a week for two weeks in the legal organ of Hall County, the Gainesville Times, indicating the name of the real estate broker listing the Property; and

WHEREAS, W. McRae Greene, a real estate appraiser with knowledge of the local real estate market who is licensed in Georgia, established the fair market value of the Property prior to the listing at \$10,300.00; and

WHEREAS, Springheight Properties, LLC ("Springheight") submitted an offer to purchase the Property for the sum of \$10,300.00.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the conveyance of the Property to Springheight for the sum of \$10,300.00 and authorizes the Mayor, the City Manager, and the City Attorney to execute a quitclaim deed and such other documents that may be necessary to complete the conveyance of the Property to Springheight.

Adopted this _____ day of June, 2022.

RESOLUTION BR-2022-

**ABANDONMENT AND CONVEYANCE
CITY OF GAINESVILLE, GEORGIA - OWNED PROPERTY ON PEARCE CIRCLE**

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

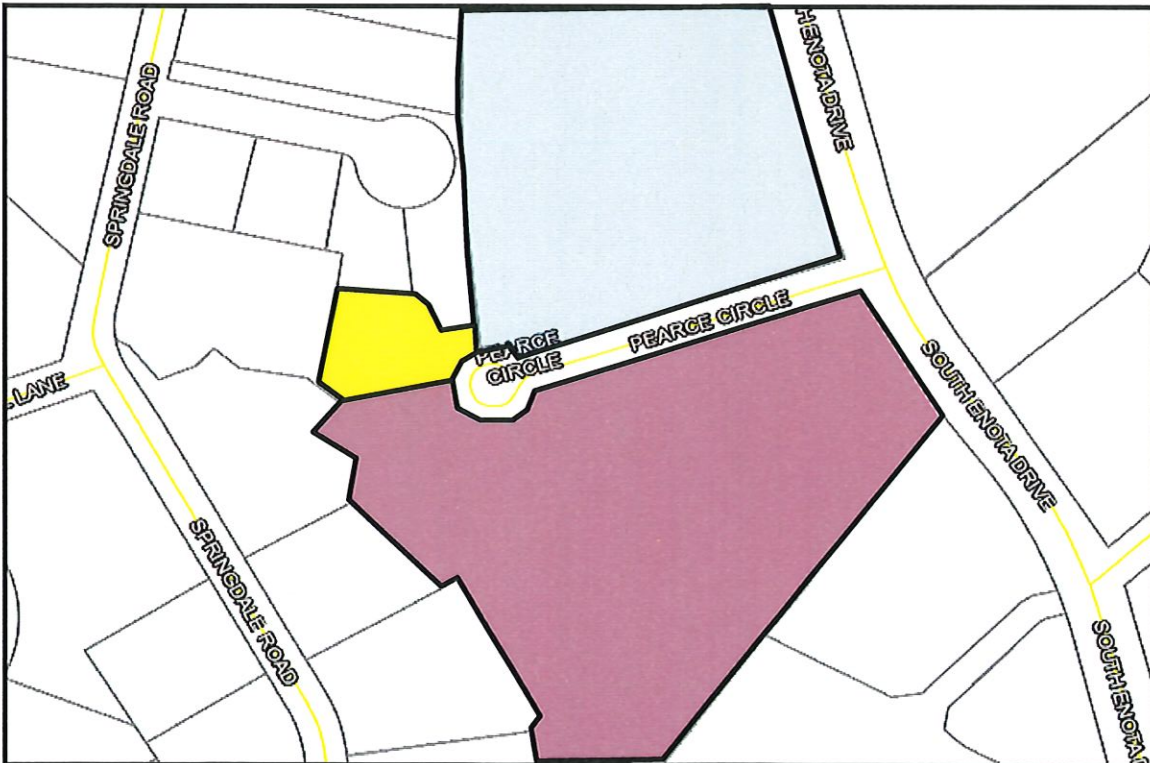
Denise O. Jordan, City Clerk

EXHIBIT A

Identification of Project and Area

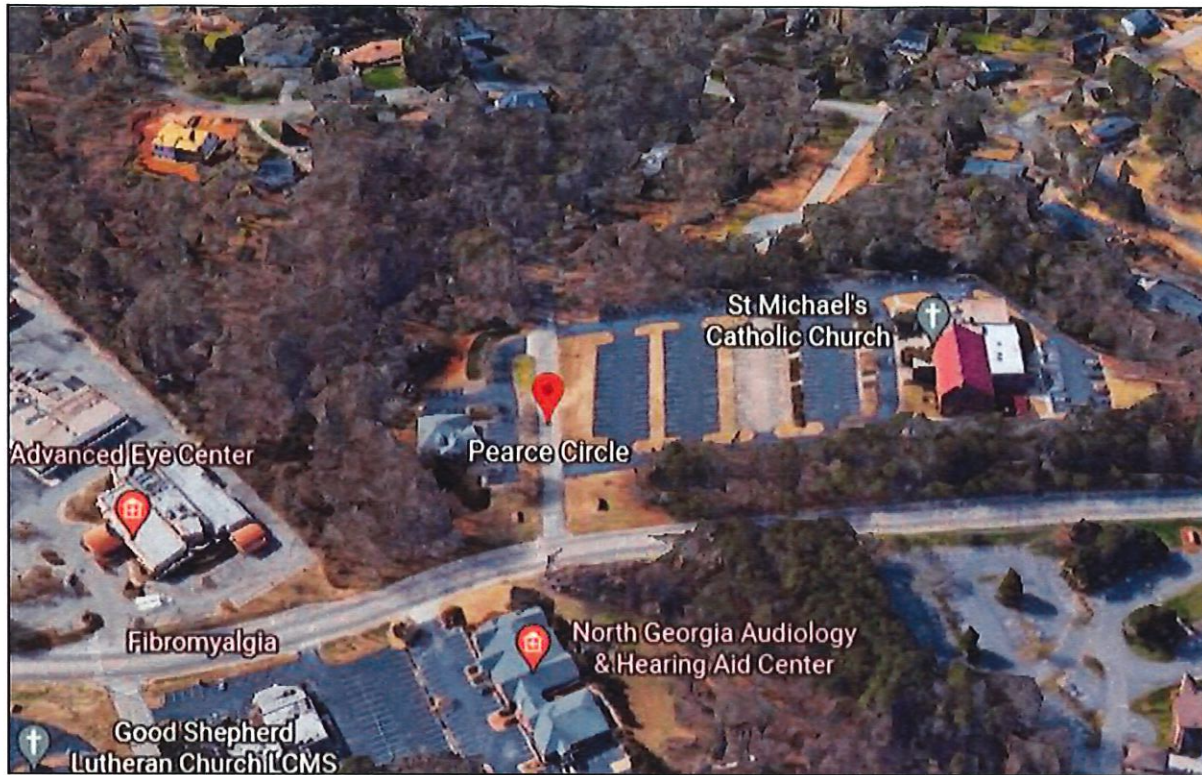


Aerial View of Total Subject



Adjoining Parcels

Parcel	01081 002018 BLUE:	St. Michaels Catholic Church
	01081 002012 PINK:	Her Shue & Rachel Vang
	01081 002036 YELLOW:	David B. Griffin



Subject area



Subject area

PUBLIC NOTICE

In accordance with O.C.G.A. § 32-7-4(b)(2)(B), public notice is hereby given that the City of Gainesville has listed a portion of the public roads within its jurisdiction known as Pearce Circle, as more particularly described as:

ALL THAT TRACT OR PARCEL OF LAND LING AND BEING IN EH CITY OF GAINESVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (1" CRIMP TOP) ON THE NORTH RIGHT OF WAY OF THE CUL-DE-SAC OF PEARCE CIRCLE LOCATED NORTH 17°55'35" WEST, 50.00 FEET FROM THE SAID CENTERLINE OF CUL-DE-SAC; THENCE ALONG THE RIGHT OF WAY OF PEARCE CIRCLE THE FOLLOWING COURSES AND DISTANCES 52.39 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 77°54'27" EAST 50.03 FEET AND A RADIUS OF 50.00; THENCE NORTH 72°06'42" EAST 25.72 FEET TO A POINT; THENCE RUNNING THROUGH THE RIGHT OF WAY OF PEARCE CIRCLE SOUTH 20°12'43" EAST, 50.04 FEET TO A POINT; THENCE ALONG THE RIGHT OF WAY OF PEARCE CIRCLE THE FOLLOWING COURSES AND DISTANCES SOUTH 72°06'42" WEST, 27.75 FEET TO A POINT; THENCE 152.76 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 80°21'56" WEST 99.91 FEET AND A RADIUS OF 50.00 FEET TO AN IRON PIN (1/2" REBAR); THENCE 56.65 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 39°36'55" EAST 53.67 FEET AND A RADIUS OF 50.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.206 ACRES, OR 8,964 SQUARE FEET.

Said parcel of land containing 0.206 acres and being shown on a plat of a survey for David Benjamin Griffin by Cleveland Land Surveyors, dated 12-16-2021. Said survey is incorporated herein by specific reference for a more complete and accurate description. The real property described above is hereinafter referred to as "the Property."

The City of Gainesville has listed the Property with Doug Carter of Don Carter Realty Co., a licensed real estate broker. Questions regarding the Property may be directed to Doug Carter at 770-536-1087.

HULSEY, OLIVER & MAHAR, LLP

EST. 1914

JULIUS M. HULSEY
R. DAVID SYFAN
THOMAS L. FITZGERALD
THOMAS D. CALKINS
ABBOTT S. HAYES, JR.
PAUL B. SMART
JASON A. DEAN
T. WESLEY ROBINSON
JASON E. VOYLES
JESSICA M. LUND
VANESSA E. SYKES
MONICA B. HATFIELD

ATTORNEYS AT LAW

E.D. KENYON
(1890-1981)
SAMUEL L. OLIVER
(1942-2011)

OF COUNSEL

JAMES E. MAHAR, JR.
(Practice Limited to
Mediation and Arbitration)
JANE A. RANGE
CHRISTOPHER J. WALKER, III

May 6, 2022

VIA FEDERAL EXPRESS

Archbishop Wilton D. Gregory,
Archbishop of the Archdiocese of Atlanta,
as Trustee of the AoA Parish Real Estate
Trust dated January 4, 2013
2401 Lake Park Dr. SE
Smyrna, GA 30080

VIA FEDERAL EXPRESS

Pamela H. Bilyeu
1281 Springdale Rd.
Gainesville, GA 30501

VIA FEDERAL EXPRESS

David Griffin a/k/a David Benjamin Griffin
135 Maple St.
Gainesville, GA 30501

VIA FEDERAL EXPRESS

Shue Her
4161 Ripley Ct.
Buford, GA 30518

Dear Property Owners:

I am an attorney for the City of Gainesville ("the City"). I am writing to you regarding a portion of the public roads within the City's jurisdiction known as 0.206 acres on Pearce Circle, as more specifically set forth in the plat attached hereto as Exhibit "A," and as more specifically described in the legal description attached hereto as Exhibit "B" (hereinafter referred to as "the Property"). The City intends to abandon the Property and remove the Property from the municipal street system, as it is in the best public interest to allow for the improvement of adjoining property and close off the largely unused end of Pearce Circle to loiterers. As you are located adjacent to the Property, I am providing you, on behalf of the City, with notice of the proposed abandonment and sale of the Property. The governing body of the City intends to consider and potentially proceed with the abandonment at its regular meeting on June 21, 2022, at the City Public Safety Complex Municipal Court Room, located at 701 Queen City Parkway, Gainesville, GA 30501.

Sincerely,



Abbott S. Hayes, Jr.

Enclosures

cc: Bryan Lackey (via email)
Rusty Ligon (via email)
Matt Tate (via email)

ASH/OIS/W266288

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF GAINESVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (1" CRIMP TOP) ON THE NORTH RIGHT OF WAY OF THE CUL-DE-SAC OF PEARCE CIRCLE LOCATED NORTH 17°55'35" WEST, 50.00 FEET FROM THE SAID CENTERLINE OF CUL-DE-SAC; THENCE ALONG THE RIGHT OF WAY OF PEARCE CIRCLE THE FOLLOWING COURSES AND DISTANCES 52.39 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 77°54'27" EAST 50.03 FEET AND A RADIUS OF 50.00; THENCE NORTH 72°06'42" EAST, 25.72 FEET TO A POINT; THENCE RUNNING THROUGH THE RIGHT OF WAY OF PEARCE CIRCLE SOUTH 20°12'43" EAST, 50.04 FEET TO A POINT; THENCE ALONG THE RIGHT OF WAY OF PEARCE CIRCLE THE FOLLOWING COURSES AND DISTANCES SOUTH 72°06'42" WEST, 27.75 FEET TO A POINT; THENCE 152.76 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 80°21'56" WEST 99.91 FEET AND A RADIUS OF 50.00 FEET TO AN IRON PIN (1/2"REBAR); THENCE 56.65 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 39°36'55" EAST 53.67 FEET AND A RADIUS OF 50.00 FEET TO THE **POINT OF BEGINNING**.

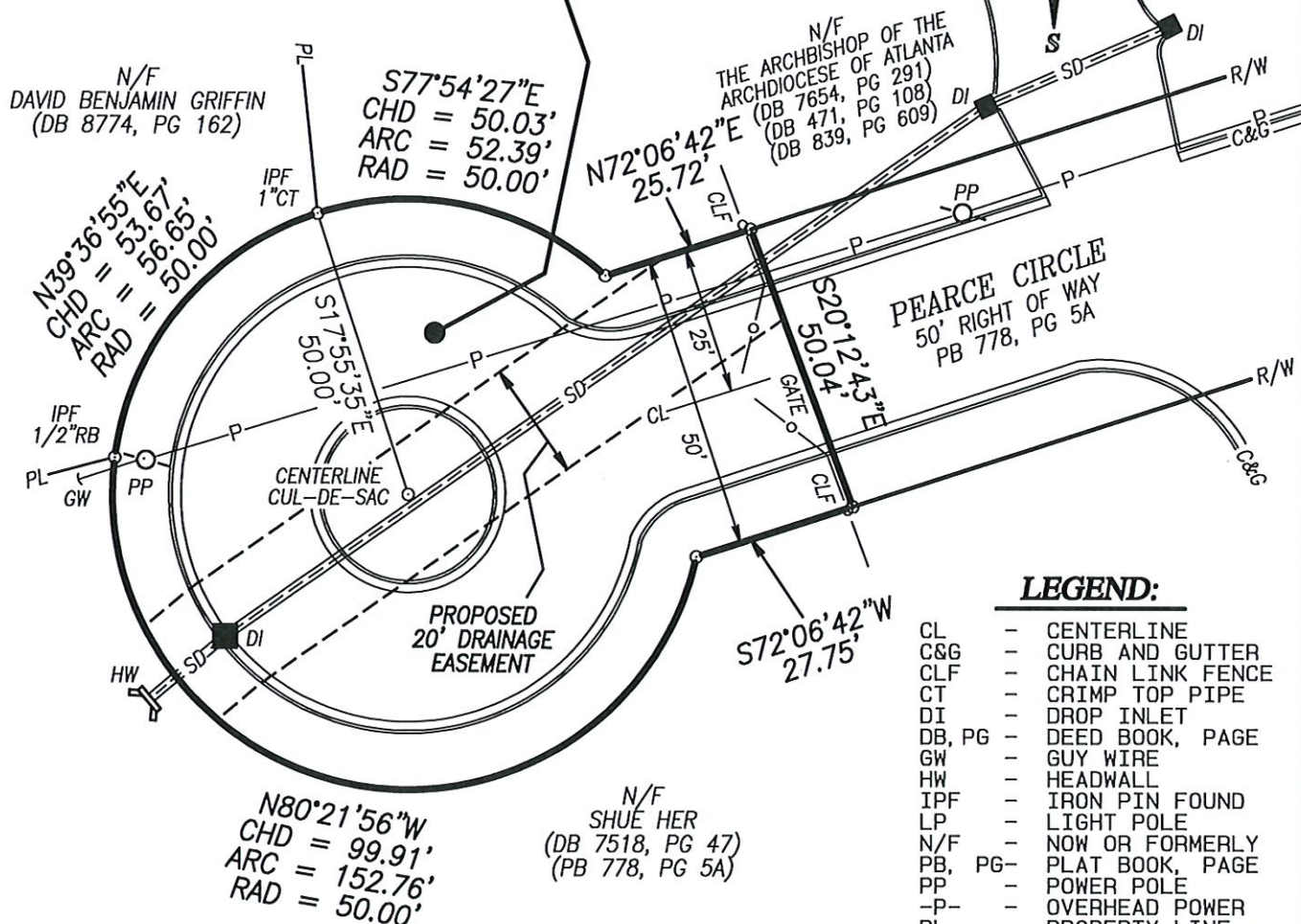
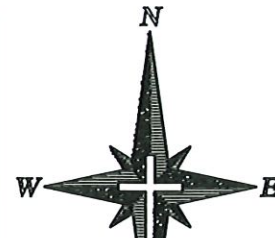
SAID TRACT CONTAINS 0.206 ACRES, OR 8,964 SQUARE FEET.

EXHIBIT FOR:

DAVID BENJAMIN GRIFFIN

LOCATED IN
LAND LOT 138, 9TH DISTRICT
CITY OF GAINESVILLE,
HALL COUNTY, GEORGIA

AREA
0.206 ACRES
OR
8,964 SQ. FT.
TO BE ABANDONED



Cleveland Land Surveying

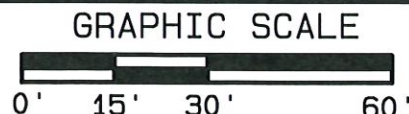
3637 Rocky Ford Terrace, Gainesville, Georgia 30506
Office (678) 936-6163

DRAWN BY: RSC

DATE: 12/16/21

PDF: G221028.CDS

SCALE:
1" = 30'



JOB# G221028

SHEET

1

OF
1

Date Submitted: 6/14/2022

Presenter: Abb Hayes

Item of Business: Resolution: Conveyance of Downey Boulevard Property to Hospital Authority and the City of Gainesville

Meeting Date: 6/16/2022

Purpose of Request:

The purpose of this resolution is to authorize the execution of documents necessary to sale and convey the referenced property to the Hospital Authority.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Adopt the resolution as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Conveyance of Downey Blvd Property to Hospital Authority	Resolution
☐ Downey Blvd Purchase and Sale Agreement	Attachments/Exhibits
☐ Downey Blvd Survey	Backup Material
☐ Downey Blvd Appraisal	Backup Material
☐ Downey Blvd Map	Backup Material

RESOLUTION BR-2022-

**CONVEYANCE OF DOWNEY BOULEVARD PROPERTY TO THE HOSPITAL AUTHORITY
OF HALL COUNTY AND THE CITY OF GAINESVILLE**

WHEREAS, pursuant to O.C.G.A Sec.36-37-6(e)(2)(D), the City of Gainesville (hereinafter referred to as "the City") hereby deems it to be in the public interest to sell and convey that real property located on Downey Boulevard in the City of Gainesville, which real property is more particularly described in that Agreement for the Purchase and Sale of Real Property attached hereto (said real property hereinafter referred to as "the Property" and said agreement hereinafter referred to as "the Agreement") to The Hospital Authority of Hall County and the City of Gainesville (hereinafter referred to as "the Authority") for public purposes; and

WHEREAS, the sale and conveyance of the Property is in the best public interest, as it will allow for the improvement of the Northeast Georgia Medical Center campus, such that the Authority may continue to provide excellent medical care to the citizens of the City and surrounding areas; and

WHEREAS, the Agreement sets forth the terms of sale of the Property.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the Agreement and authorizes the Mayor, the City Manager, and the City Attorney to execute the Agreement and such other documents that may be necessary to carry out the terms of the Agreement, including the sale and conveyance of the Property to the Authority.

Adopted this _____ day of _____, 2022.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY ("**Agreement**") is made and entered into as of the Effective Date, as defined in Section 1.02 below, by and between **THE CITY OF GAINESVILLE, GEORGIA, a municipal corporation of the State of Georgia** ("**Seller**"), and **THE HOSPITAL AUTHORITY OF HALL COUNTY AND THE CITY OF GAINESVILLE**, a public body corporate and politic, created by The Hospital Authorities Law (O.C.G.A §§31-7-70 et seq.) and activated by a joint resolution of the Board of Commissioners of Hall County, Georgia, and The City Commissioners of Gainesville, Georgia, adopted on October 8, 1945 ("**Buyer**").

RECITALS:

A. Seller is the owner of undeveloped land located within the corporate limits of the City of Gainesville, Hall County (the "**County**"), Georgia, more particularly described as Hall County Tax Parcel nos. 01036/003003C and 01036/003003F and depicted, respectively, on Exhibits "A-1" and "A-2" attached hereto and made a part hereof (the "**Land**").

B. Seller desires to sell the "Property" (as defined below) to Buyer, and Buyer desires to purchase the Property from Seller, pursuant to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Seller to be supportive of this Agreement in its entirety, it is hereby agreed as follows:

ARTICLE I SALE – PURCHASE

Section 1.01. Property. Seller agrees to sell and Buyer agrees to purchase the "**Property**," consisting of (a) fee simple title to the Land and (b) all rights, ways, privileges and easements appurtenant to the Land, including Seller's right, title and interest in and to all strips, gores, streets, alleys and ways, public or private, adjoining or crossing the Land, all of which are appurtenant to, and shall benefit, the Property.

Section 1.02. Effective Date. The "**Effective Date**" of this Agreement shall be the date on which the last of Seller and Buyer has executed this Agreement.

ARTICLE II PURCHASE PRICE AND TERMS OF PAYMENT

Section 2.01 Purchase Price. The Purchase Price for the Property shall be equal to the price per acre determined by an MAI certified appraiser engaged and paid for by Seller, which appraisal shall be completed and a copy provided to Buyer not less than five (5) days prior to the end of the Investigation Period, multiplied by the number of acres (calculated to the hundredth of an acre) as shown by the Survey to be prepared under Section 3.02, and shall be paid by (a) wire

transfer of immediately available federal funds made available to Escrow Agent at or prior to Closing, or (b) check issued by The Weber Firm, LLC ("Closing Agent") from its IOLTA Account. In addition to the Purchase Price, Buyer shall reimburse Seller for the cost of the appraisal at Closing.

ARTICLE III TITLE AND SURVEY

Section 3.01. Title Examination. Buyer shall have the right to have title to the Property examined and to obtain a commitment for title insurance (the "**Title Commitment**") and a policy of title insurance (the "**Title Policy**"), all at Buyer's expense. At Closing, Seller shall convey title to the Property to Buyer by Quit Claim Deed. Buyer shall have the right to update the Title Commitment from time to time and object to any matters appearing of record (as to Title) or on-the-ground matters (with respect to the Survey) which occur subsequent to the effective date of Buyer's initial Title Commitment and prior to Closing (collectively the "**New Matters**"). The Property shall not be subject to any mortgage, deed to secure debt or other title exception or defect that is monetary in nature or any other matter not acceptable to Buyer in its sole discretion (a "**Title Objection**"). In the event the Property is subject to a Title Objection unacceptable to Buyer in its discretion, Buyer shall promptly provide written notice to Seller prior to the end of the Investigation Period, which shall be deemed an election by Buyer to terminate this Agreement, whereupon the parties shall have no further obligation hereunder.

Section 3.02. Survey. Buyer shall obtain and provide a survey (the "**Survey**") of the Property prior to the expiration of the Investigation Period. The Survey will be prepared by a Georgia Registered Land Surveyor and be certified to Buyer. At Buyer's election, the Survey may be prepared in accordance with the minimum detail requirements established by ALTA/NSPS or the minimum standards prescribed by the State of Georgia. The Survey may include, without limitation, the spotting and location of all fences, drainage and utility easements, public or private rights-of-way or center line locations, encroachments, building set back requirements of record, other easements, improvements constructed thereon, if any, and all other matters requested by Buyer or required by the applicable standards. The Survey may also include a flood plain and wetland certification by the surveyor certifying the absence of the same from any portion of the Property. In the event the Survey reflects easements, encroachments, overlaps, or other defects not contained in the Title Commitment, the Buyer shall have the same right to object and terminate this Agreement as with Title Objections under §3.01. The property description drawn from the Survey shall be used for the Quit Claim Deed Seller is required to convey to Buyer under §3.01.

Section 3.03. Waiving Objections to Title or Survey. Buyer shall have until the end of the Investigation Period to examine title to the Property and obtain the Survey and deliver notice to Seller in writing of any objections that Buyer may have (the "**Objection Notice**"). If Buyer fails to furnish the Objection Notice, Buyer shall be deemed to have waived its right to object to title exceptions or defects and matters of survey. Buyer shall have the right at any time to waive, in writing, any objections that it may have made and thereby preserve this Agreement in effect.

ARTICLE IV INVESTIGATION OF PROPERTY

Section 4.01 Right of Entry. Commencing as of the Effective Date and continuing for a period ending on the forty-fifth (45th) day after the Effective Date (which period shall be referred to as the “**Investigation Period**”), Buyer, and all of Buyer’s agents, contractors, consultants, representatives and other persons designated by Buyer, shall have the right, with reasonable prior notice to Seller, to enter on any portion of the Property, for the purpose of investigation, discovery and testing of the Property, including, without limitation, surveying, soil testing and boring, hydrological studies, environmental studies, structural inspections or any other studies or tests Buyer determines in its reasonable discretion to be necessary or appropriate (collectively, the “**Inspections**”), the results of which Buyer agrees to maintain as confidential and not disclose. Seller shall cooperate fully with Buyer in conjunction with Buyer’s Inspections, including providing access at all reasonable times prior to the Closing. All of Buyer’s Inspections shall be at Buyer’s sole cost and expense, and shall be performed in a manner so as not to unreasonably interfere with Seller’s interest in the Property. Buyer has no authority or right to create liens upon the Property. Upon completion of any Inspection, Buyer shall restore any damage to the Property caused by such Inspection as near as practical. Buyer hereby indemnifies and holds Seller and its officeholders, elected officials, officers, employees, agents, guests and other invitees harmless from all injury, damage, loss, cost or expense, including, but not limited to, attorneys’ fees and court costs resulting from Buyer’s Inspections. The indemnity obligations of this Section shall survive Closing or earlier termination of this Agreement for a period of one (1) year and do not apply to (a) any loss, liability, cost or expense to the extent arising from or relating to the acts or omissions of Seller or Seller’s agents or consultants, (b) any diminution in value of the Property arising from or relating to matters discovered by Buyer during its Inspections, or (c) any latent defects in the Property discovered by Buyer.

Section 4.02 Right of Cancellation. Buyer shall have the absolute and unqualified right to terminate this Agreement at any time prior to the expiration of the Investigation Period for any reason whatsoever or for no reason. Upon any termination pursuant to this Section this Agreement will be terminated in all respects and neither Buyer nor Seller will have any further rights or obligations hereunder, except as may be otherwise expressly set forth in this Agreement.

ARTICLE V CLOSING

Section 5.01 Closing. The act of settlement of the transaction under this Agreement shall be referred to herein as the “**Closing**”. Subject to the terms and conditions of this Agreement, Closing shall occur on or before the thirtieth (30th) day following the date on which all necessary actions have been taken and resolutions adopted by Seller and Buyer approving this Agreement and authorizing performance hereunder.

Section 5.02 Place of Closing. The Closing shall be at the offices of The Weber Firm, LLC, 303 Jesse Jewell Parkway, Suite 310, Gainesville, Georgia 30501.

Section 5.03 Expenses of Closing and Prorations. Each party shall pay its own attorneys’ fees and costs. Buyer shall pay all costs of Closing Agent.

Section 5.04 Documents for Closing. Prior to or at Closing, the parties will execute and provide any and all documents reasonably necessary to effectuate the terms, conditions and intent of this Agreement.

(A) At Closing, Seller shall execute and deliver each of the following documents in form reasonably acceptable to Buyer:

- (i) A Quit Claim Deed (the “Deed”), conveying title to the Property to Buyer;
- (ii) A resolution certified by Seller’s Clerk reflecting that Seller has adopted resolutions in form and substance acceptable to Buyer’s counsel confirming Seller’s authority to transact the sale of the Property to Buyer; and
- (iii) A Closing Statement.

(B) At Closing, Buyer shall execute and deliver to Seller each of the following documents in form reasonably acceptable to Seller:

- (i) The Closing Statement; and
- (ii) Any other documents reasonably requested by Seller.

All of the documents will be duly authorized, legal, valid and binding obligations of Seller or Buyer, as applicable, which, at the time of Closing, will be sufficient to convey title (if they purport to do so), and do not, and at the time of Closing will not, violate any provisions of any agreement to which Seller or Buyer, as applicable, is a party or to which it is subject. The parties agree to execute any other document, following Closing, as reasonably necessary to effectuate the intent of all terms and conditions set forth in this Agreement.

ARTICLE VI REAL ESTATE BROKERS

The parties each represent to the other that there are no real estate brokers, salespeople, finders or consultants, who are or were involved in the negotiation and/or consummation of this transaction.

ARTICLE VII DEFAULTS

Section 7.01. Buyer’s Default. In the event of any default by Buyer after expiration of the cure period set forth in Section 7.03 below (“**Buyer’s Default**”), including, but not limited to, the failure of Buyer to close this transaction, Buyer shall pay to Seller the sum of One Hundred Dollars (\$100.00) as Seller’s sole and exclusive remedy at law or in equity, and each of the parties shall thereafter be released of any further liability or responsibility hereunder, except for the obligations which expressly survive termination of this Agreement.

Section 7.02. Seller’s Default. In the event of any default by Seller after expiration of

the cure period set forth in Section 7.03 below ("**Seller's Default**"), Buyer's sole and exclusive remedy at law or in equity shall be to seek specific performance of this Agreement.

Section 7.03 Notice and Cure Period. Buyer shall take no action with respect to a Seller's Default, and Seller shall take no action with respect to a Buyer's Default, until the non-defaulting party has given written notice to the defaulting party and the defaulting party has failed to cure the default for a period of ten (10) days after receipt of such notice.

[SIGNATURES ON SUCCEEDING PAGES]

***Counterpart Signature Page to Agreement for the Purchase and Sale of Real Property
by and between The City of Gainesville, Georgia, and The Hospital Authority of Hall County
and The City of Gainesville***

IN WITNESS WHEREOF, each of the parties hereto has duly executed this Agreement on the date indicated below.

SELLER:

*The City of Gainesville, Georgia, a
municipal corporation of the State of
Georgia*

By: W. Samuel Couvillon
W. Samuel Couvillon, Mayor

Dated: 4-14-22

Attest: Denise O. Jordan
Denise O. Jordan, City Clerk



APPROVED AS TO FORM

Abbott S. Hayes, Jr.
Abbott S. Hayes, Jr., City Attorney

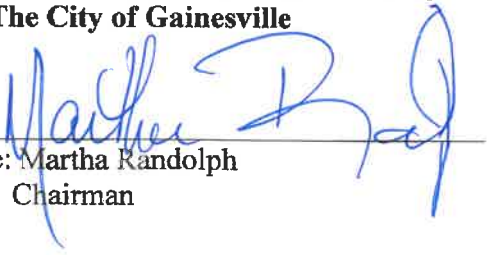
[Execution Continued on Following Page]

***Counterpart Signature Page to Agreement for the Purchase and Sale of Real Property
by and between The City of Gainesville, Georgia, and The Hospital Authority of Hall County
and The City of Gainesville***

IN WITNESS WHEREOF, each of the parties hereto has duly executed this Agreement on the date indicated below.

BUYER:

**The Hospital Authority of Hall County
and The City of Gainesville**

By: 
Name: Martha Randolph
Title: Chairman

ATTEST: 
Name: Carol Burrell
Title: Secretary



Dated: 4/19/22

[Execution Continued on Following Page]

***Counterpart Signature Page to Agreement for the Purchase and Sale of Real Property
by and between The City of Gainesville, Georgia, and The Hospital Authority of Hall
County and The City of Gainesville***

IN WITNESS WHEREOF, Closing Agent has duly executed this Agreement on the dates indicated below.

CLOSING AGENT:

THE WEBER FIRM, LLC

By: 
Robert A. Weber, Jr., Member

Dated: 4/21/2022

EXHIBIT A-1

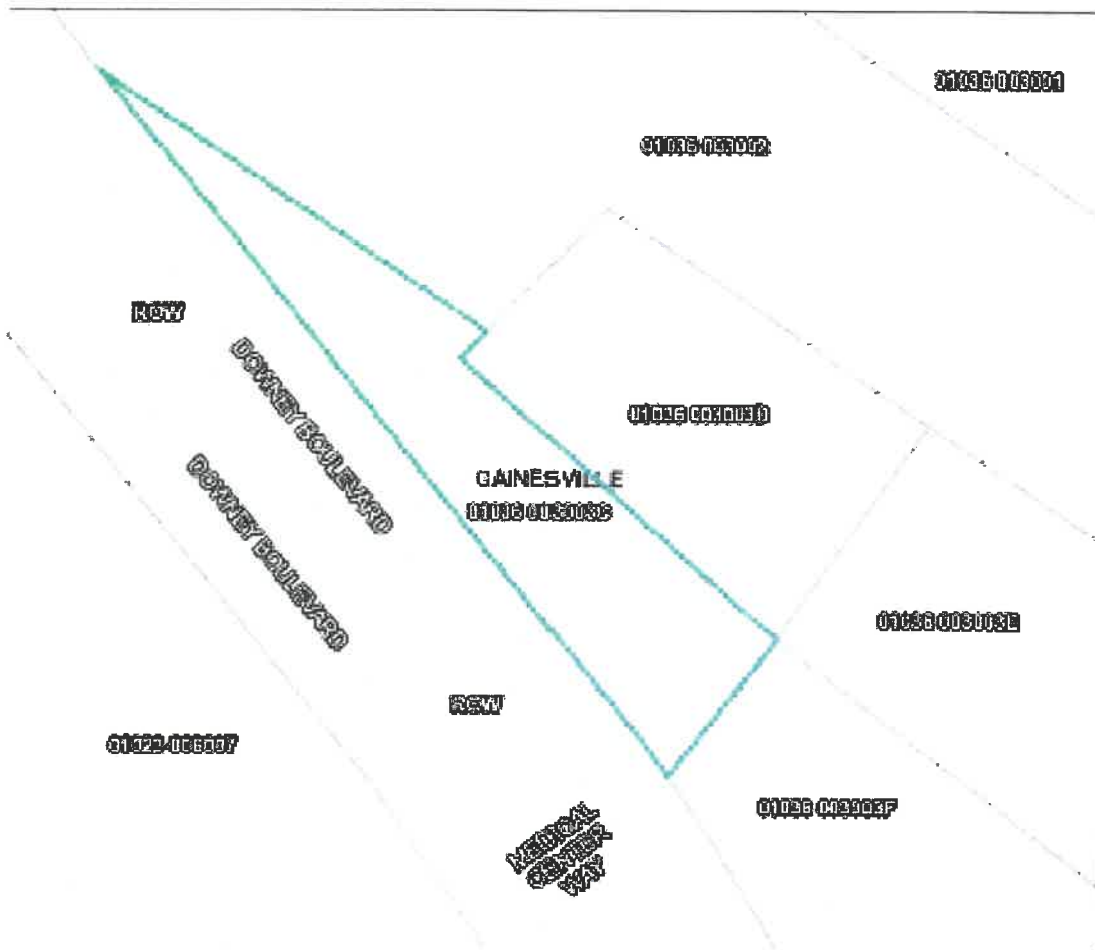
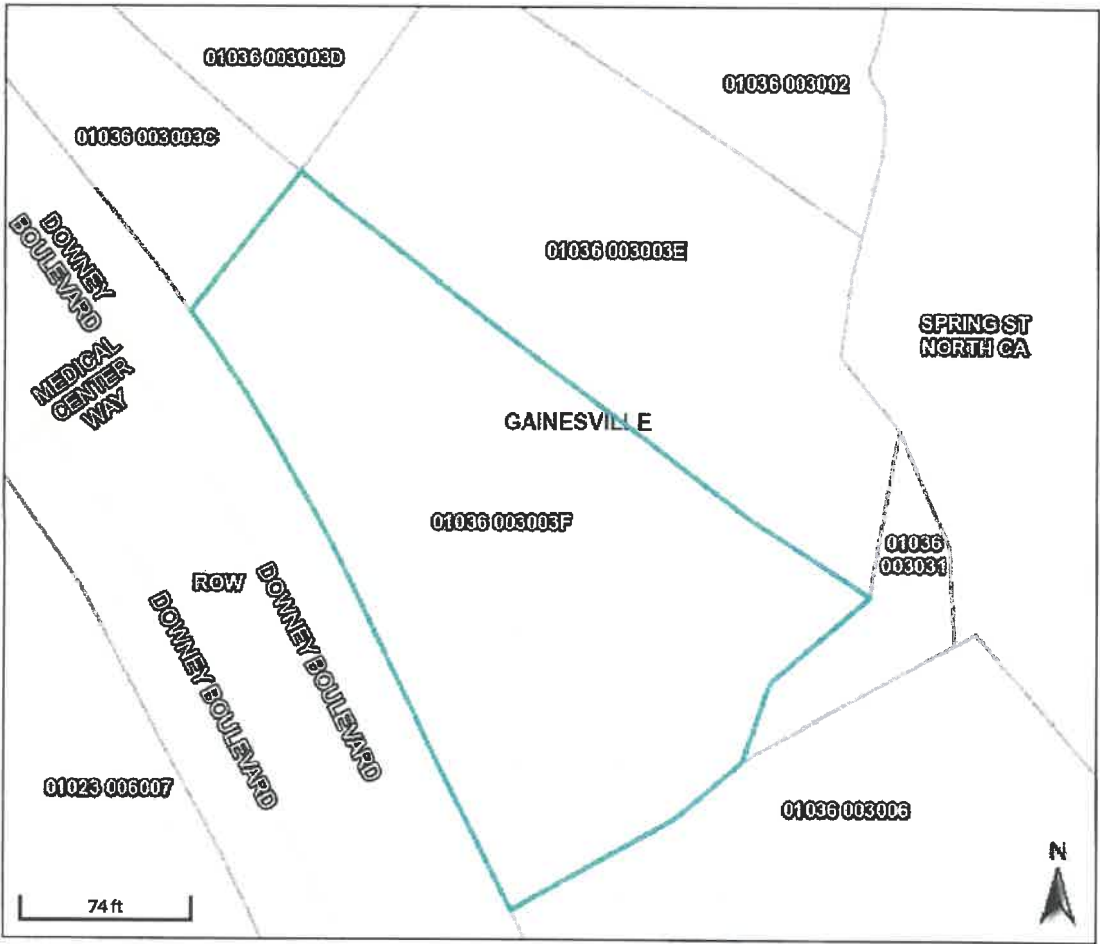
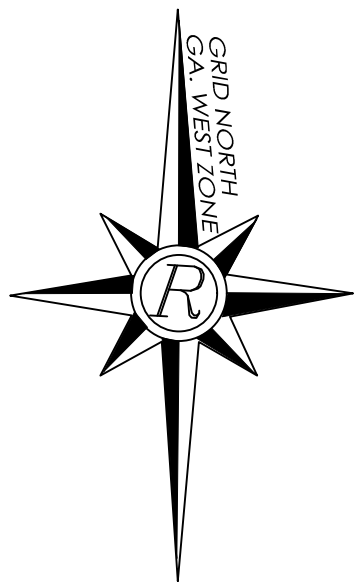


EXHIBIT A-2



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 137, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN FOUND (1/2" REBAR) AT THE MITERED INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF VINE STREET (R/W VARIES) WITH THE NORTHEASTERN RIGHT-OF-WAY OF DOWNEY BOULEVARD (100' R/W), THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF DOWNEY BOULEVARD, SOUTH 39°04'13" EAST, A DISTANCE OF 30.73 FEET TO AN IRON PIN FOUND (1/2" REBAR) AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF THE WILKINS PROPERTY GROUP LLC SOUTH 56°10'18" EAST, A DISTANCE OF 195.44 FEET TO AN IRON PIN FOUND (1/2" CRIMPED TOP PIPE); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF NORTHEAST GEORGIA HEALTH SERVICES, INC. THE FOLLOWING COURSES AND DISTANCES: SOUTH 44°39'19" WEST, A DISTANCE OF 15.28 FEET TO AN IRON PIN FOUND (3/4" ROD); THENCE SOUTH 49°08'43" EAST, A DISTANCE OF 152.80 FEET TO AN IRON PIN FOUND (NAIL SET AT BASE OF OPEN TOP PIPE); THENCE SOUTH 44°15'41" EAST, A DISTANCE OF 42.41 FEET TO AN IRON PIN SET (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"); THENCE SOUTH 53°45'00" EAST, A DISTANCE OF 223.31 FEET TO AN IRON PIN SET (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF NORTHEAST GEORGIA HEALTH SYSTEM, INC., SOUTH 19°13'10" WEST, A DISTANCE OF 127.43 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF HOSPITAL AUTHORITY OF HALL COUNTY, SOUTH 80°29'51" WEST, A DISTANCE OF 74.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID DOWNEY BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 26°34'06" WEST, A DISTANCE OF 75.32 FEET TO A POINT; THENCE 134.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1482.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29°10'22" WEST, 134.02 FEET TO A POINT; THENCE 134.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1482.77 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34°19'15" WEST, 134.24 FEET TO A POINT; THENCE 52.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1482.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 37°53'19" WEST, 52.80 FEET TO A POINT; THENCE NORTH 58°55'29" WEST, A DISTANCE OF 241.86 FEET TO A POINT; THENCE NORTH 37°39'41" WEST, A DISTANCE OF 17.75 FEET TO THE TRUE POINT OF BEGINNING.
SAID TRACT CONTAINS 1.181 ACRES

HALL COUNTY ENGINEERING DEPARTMENT PLAT NOTES

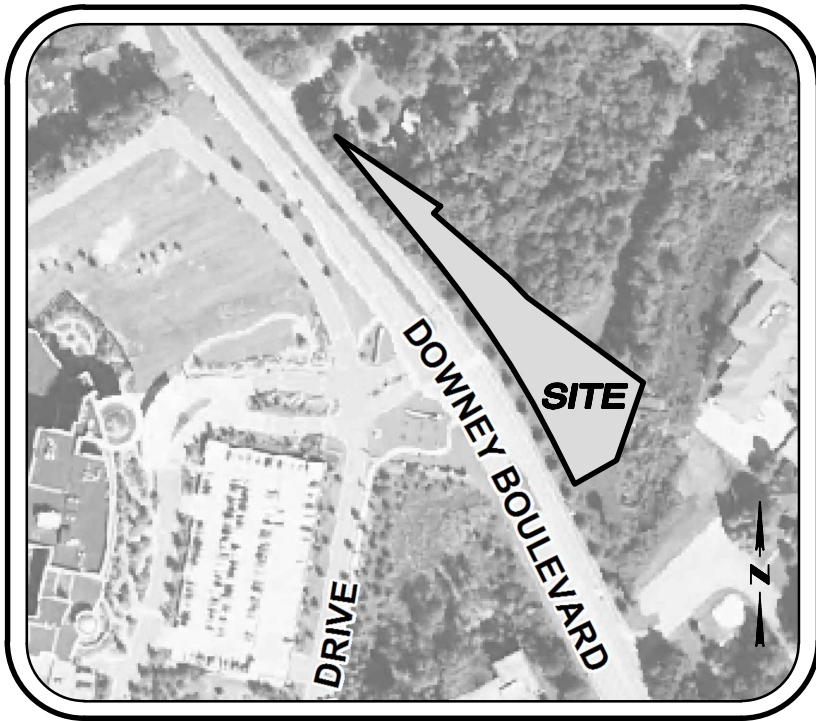
1. ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070).
2. IF PROPERTY IS LOCATED IN THE NORTH OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
3. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" PER F.E.M.A. INSURANCE RATE MAP OF THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA. MAP NO. 13139C0187G, REVISED DATE APRIL 4, 2018.
4. NO PORTION OF THIS PROPERTY IS LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
5. IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.120 AND § 8.180.130).

AN ORDINANCE
No. 72-11

First Reading 5/11/22
Published 5/11/22
Passed 5/11/22

AN ORDINANCE DISCONTINUING AND CLOSING THAT PORTION OF HAMILTON PLACE RUNNING NORTHEAST OFF DOWNEY BOULEVARD, WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE.

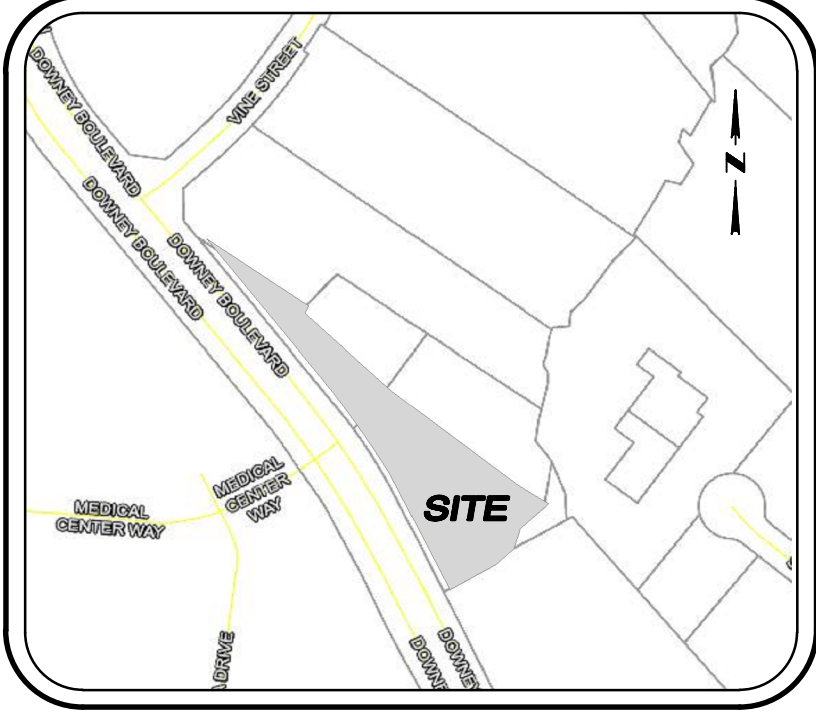
BE IT ORDAINED by the City Commission of the City of Gainesville, Georgia as follows:
SECTION 1. That portion of Hamilton Place running on the Northeast side of Downey Boulevard within the corporate limits of the City of Gainesville is hereby closed and abandoned as a public street, and further the property included in said street right of way herewith reverts back to the property owners contiguous to said street.
SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



FLOOD MAP

SCALE: NTS

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.E.M.A. INSURANCE RATE MAP OF THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA. MAP NO. 13139C0187G, REVISED DATE APRIL 4, 2018.



VICINITY MAP

SCALE: NTS

LEGEND

- ATF - ANGLE IRON FOUND
- L.P. - LIGHT POLE
- BC - BACK OF CURB
- C&G - CURB & GUTTER
- CBX - CABLE BOX
- CI - CURB INLET
- CL - CENTERLINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMF - CORRUGATED METAL PIPE
- CONC - CONCRETE
- CTP - CRIMPED TOP PIPE
- DE - DEED BOOK, PAGE
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DWCB - DOUBLE-WING CATCH BASIN
- EP - EDGE OF PAVEMENT
- GP - GUY POLE
- GW - GUY WIRE
- HW - HEADWALL
- INC - INCORPORATED
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" REBAR)
- JB - JUNCTION BOX
- LLC - LIMITED LIABILITY COMPANY
- L.P. - LIGHT POLE
- MH - MANHOLE
- N/F - NOW OR FORMERLY
- OCS - OUTLET CONTROL STRUCTURE
- P/T- - POWER & TELEPHONE LINE
- PBX - POWER BOX
- PL - PROPERTY LINE
- PM - POWER METER
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PLP - POWER & LIGHT POLE
- PTLP - POWER, TELEPHONE & LIGHT POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYLCHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SS- - SANITARY SEWER LINE
- SWCB - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- TBX - TELEPHONE BOX
- TP - TELEPHONE POLE
- TPOB - TRUE POINT OF BEGINNING
- TSP - TRAFFIC SIGNAL POLE
- UC- - UNDERGROUND COMMUNICATION
- UP- - UNDERGROUND POWER

NOTES PERTAINING TO CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: 1938.015
COMMITMENT DATE: FEBRUARY 24, 2022

SCHEDULE B PART II EXCEPTIONS

9. Easement to Northeast Georgia Medical Center, Inc., dated April 24, 2001, and recorded May 22, 2001 in Deed Book 3893, Page 144, Hall County Records. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
10. Matters disclosed by that survey of the Property of Crow, Reed and Dunlap, prepared by George D. Newton, Newton & Associates, dated July 28, 1959, and recorded July 5, 1984 in Plat Book 25, Page 95, Hall County Plat Records, to include without limitation drainage easement and branch forming portion of new line of Lot 5. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON:
 - (a) HAMILTON PLACE (NOT SHOWN. SEE SURVEY NOTE 16)
 - (b) BRANCH
 - (c) WISTERIA/ENOTA DRIVE AS DOWNEY BOULEVARD
 - (d) 10' DRAINAGE EASEMENT
11. Easement to the City of Gainesville dated March 29, 2002 from Northeast Georgia Health Systems, Inc., recorded in Deed Book 4163, Page 330, Hall County Records. MAY AFFECT SUBJECT PROPERTY, HOWEVER, THE DEED IS INCOMPLETE.
12. Rights of the public in and to the use of Downey Boulevard, as well as the exact location of the right of way line associated thereto. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

2021 SURVEYORS ALTA CERTIFICATION

TO:
THE HOSPITAL AUTHORITY OF HALL COUNTY AND
THE CITY OF GAINESVILLE &
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 11, 13, 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/26/22.

REGISTERED GEORGIA LAND SURVEYOR
RICHARD E. MILLARD, GA PLS #3044
ROCHESTER AND ASSOCIATES, LLC
CERTIFICATE OF AUTHORIZATION NO. LSF-000484
EMAIL: remillard@rochester-assoc.com

5/25/22
DATE

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

REGISTERED GEORGIA LAND SURVEYOR
RICHARD E. MILLARD, GA PLS #3044
ROCHESTER AND ASSOCIATES, LLC
CERTIFICATE OF AUTHORIZATION NO. LSF-000484
EMAIL: remillard@rochester-assoc.com

5/25/22
DATE

SURVEY REFERENCES

1. REFERENCE IS HEREBY MADE TO THAT CERTAIN RETRACEMENT & TOPOGRAPHIC SURVEY FOR NORTHEAST GEORGIA HEALTH SYSTEM, INC. AND BRASFIELD & GORRIE, LLC, PREPARED BY ROCHESTER & ASSOCIATES, LLC, DATED 9/28/21.
2. REFERENCE IS HEREBY MADE TO THAT CERTAIN TOPOGRAPHIC SURVEY FOR BRASFIELD & GORRIE, LLC, PREPARED BY ROCHESTER & ASSOCIATES, LLC, DATED 3/9/21.
3. REFERENCE IS MADE HEREIN UNTO THE FOLLOWING PLATS AND DEEDS USED IN THE PREPARATION OF THIS SURVEY:
 - (a) PLAT BOOK 25, PAGE 95
 - (b) PLAT BOOK 871, PAGE 26
 - (c) PLAT BOOK 40, PAGE 280
 - (d) PLAT BOOK 27, PAGE 139

SURVEY NOTES

1. THE FIELD DATA DATED 4/26/22, UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 91,745 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99,081 FEET.
3. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R10 GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHT-OF-WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
5. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN MARKED BY UTILITY MARKING, LLC (678-357-1946) DATED 4/22/22 AND FIELD LOCATED BY ROCHESTER & ASSOCIATES, LLC. PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
7. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.E.M.A. INSURANCE RATE MAP OF THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA. MAP NO. 13139C0187G, REVISED DATE APRIL 4, 2018.
8. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
9. ALL PROPERTY CORNERS REFERENCED AS "IPF" & "IPS" INDICATES A 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
10. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
11. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
12. NO ZONING REPORT WAS PROVIDED AT THE TIME OF THIS SURVEY (TABLE A, ITEM 6(a)).
13. THERE WAS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY. (TABLE A, ITEM 16).
14. CONTOUR INTERVAL IS 2 FEET.
15. NO BUILDINGS OBSERVED ON THE SURVEYED PROPERTY.
16. HAMILTON PLACE WAS CLOSED AND ABANDONED BY ORDINANCE 72-11, DATED 4/4/72.
17. THE CURRENT ADDRESS IS NORTHEAST DOWNEY BOULEVARD, GAINESVILLE, GEORGIA 30501 PER HALL COUNTY, GEORGIA PROPERTY APPRAISER WEBSITE.

ACREAGE:
1.181 ACRES

APPRAISAL REPORT OF:

City of Gainesville and Hospital Authority of Hall County
Downey Blvd. Project
Located on Downey Blvd.
1.181 acre Unimproved Land
Gainesville, Hall County, Georgia

OWNER OF RECORD:

The City of Gainesville

PREPARED FOR:

The City of Gainesville
Office of the City Manager

PREPARED BY

W. McRae Greene
CG-1548
Greene Real Estate Service, Inc.
Gainesville, Georgia 30501

DATE OF REPORT AND VALUATION

June 6, 2022

GREENE REAL ESTATE SERVICES, INC.

APPRAISERS AND CONSULTANTS

POSTOFFICE BOX 811
GAINESVILLE, GEORGIA 30503

W. McRae Greene, Jr. President

Office 770-532-1245
raeg44@gmail.com

Abbot Hayes, Jr.
City Attorney
City of Gainesville, Georgia

June 6, 2022

RE: Hospital Authority of Hall County, Downey Blvd. Project

Dear Mr. Hayes:

In regard to your request for an appraisal and analysis of the valuation of an uneconomic remnant located on Downey Blvd., may I advise that I have made a personal inspection of the property and analyzed the pertinent data necessary to form an opinion of market value.

The project is a highly irregular 1.181 acre tract located on Downey Blvd. remaining after the widening and improvements of the roadway. The present highest and use is for assemblage with adjoining properties for an economically feasible site. This portion of the property is adjoining properties of the Hospital Authority and it provides additional access and visibility for other potential medical uses.

The use of this property by the owners would allow them to utilize the site to the Highest and Best Use which would allow for benefits to the City by improving the Medical Center which is the largest employer in Hall County. The sale would have no negative impact on local traffic and would benefit the adjoining property owner for access and redevelopment of the site.

It is my opinion that the subject property has a current Fair Market Value of \$ 154,335.

Thank you for the opportunity to be of service in this matter.

Respectfully,



W. McRae Greene
GA Certified Appraiser - 1548

RESTRICTED USE APPRAISAL

Section 1 - Project Identification

City of Gainesville and Hospital Authority of Hall County
Downey Blvd. Project

Section 2 - Parcel Identification

Parcel Owner: City of Gainesville
Parcel 01036 003003C & 01036 003003F

Adjoining Owner: Hospital Authority of Hall County
Parcel 01036 003003D & 01036 003003E

Section 3 - Owner Contact/Ownership Interests

Contact

The property owner is the client in this appraisal.

Inspection

The property was inspected by the appraiser on multiple occasions with the last being June 6, 2022.

Occupancy

The property is an uneconomic remnant and is not utilized.

Rent

N/A

Title History

N/A

Section 4- Reporting Disclosure

This report is intended for the use of the client only. A general data book was not prepared and all the data necessary to properly understand this report is included herein.

Purpose and intended use of the appraisal:

The purpose of this appraisal is to estimate the Fair Market Value of the Fee Simple Interest in the property as an unimproved parcel and to estimate the contributory value of the underlying land to the adjoining owners to its Highest and Best Use.

Client and intended use of the appraisal:

This appraisal is being prepared for City of Gainesville. It is understood that this report will be used to determine the Fair Market Value of an uneconomic remnant fronting on Downey Blvd..

State and reference a definition of the value to be estimated:

The following definitions are those as stated in The Appraisal of Real Estate, Eleventh Edition, Appraisal Institute, p.23, 137 & 146

Market Value may be defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this information are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a) Buyer and seller are typically motivated:
- b) Both parties are well informed or well advised, and each acting in what they consider their best interest:
- c) A reasonable time is allowed for exposure in the market:
- d) Payment is made in terms of cash in United States dollars or in terms of finance arrangements comparable thereto: and
- e) The price represent the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated by anyone with the sale.

Fee Simple Ownership may be defined as:

“absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.”

Easement may be defined as:

“An easement is usually the right to perform a specific action on a particular parcel of property or a portion thereof, by the grantees who do not hold the underlying fee.”

Exposure time:

Assumed to be adequate, sufficient, and reasonable. Effort for exposure is assumed to be adequate, sufficient and reasonable. Both items are assumed to precede the effective date of value. The time frame is an integral part of the appraisal analysis and is based on one or more of the following:

- a) Statistical information about days on the market
- b) Information gathered through sales verification; and
- c) Interviews of market participants

Appraisal Type

This is an appraisal of unimproved and improved commercial property with the land only being valued. This appraisal includes an analysis of a proposed land swap.

Scope of Assignment

Extent and process of collecting, confirming and reporting all data - all data, which was considered to be pertinent to the valuation of the subject property was gathered. This included, but was not limited to, local and neighborhood economic trends, conformity of land uses, zoning and market sales data. These sales were researched to determine factors that would influence the sales price and their comparability to the subject. These sales were verified through the buyer, seller or other knowledgeable parties, and/or including the public records. The five step process is utilized to estimate just and adequate compensation for the acquisition.

Describe any special limitations

All limiting conditions and assumptions that affect the analysis and conclusions are included in this report.

Section 5 - Local Government Requirements

Zoning

Classification:	O/I – Office Institutional
Governmental Jurisdiction:	City of Gainesville
Permitted Uses:	Access to Adjoining Properties
Restrictions:	Public Right of Way only

Section 6 - Property Description

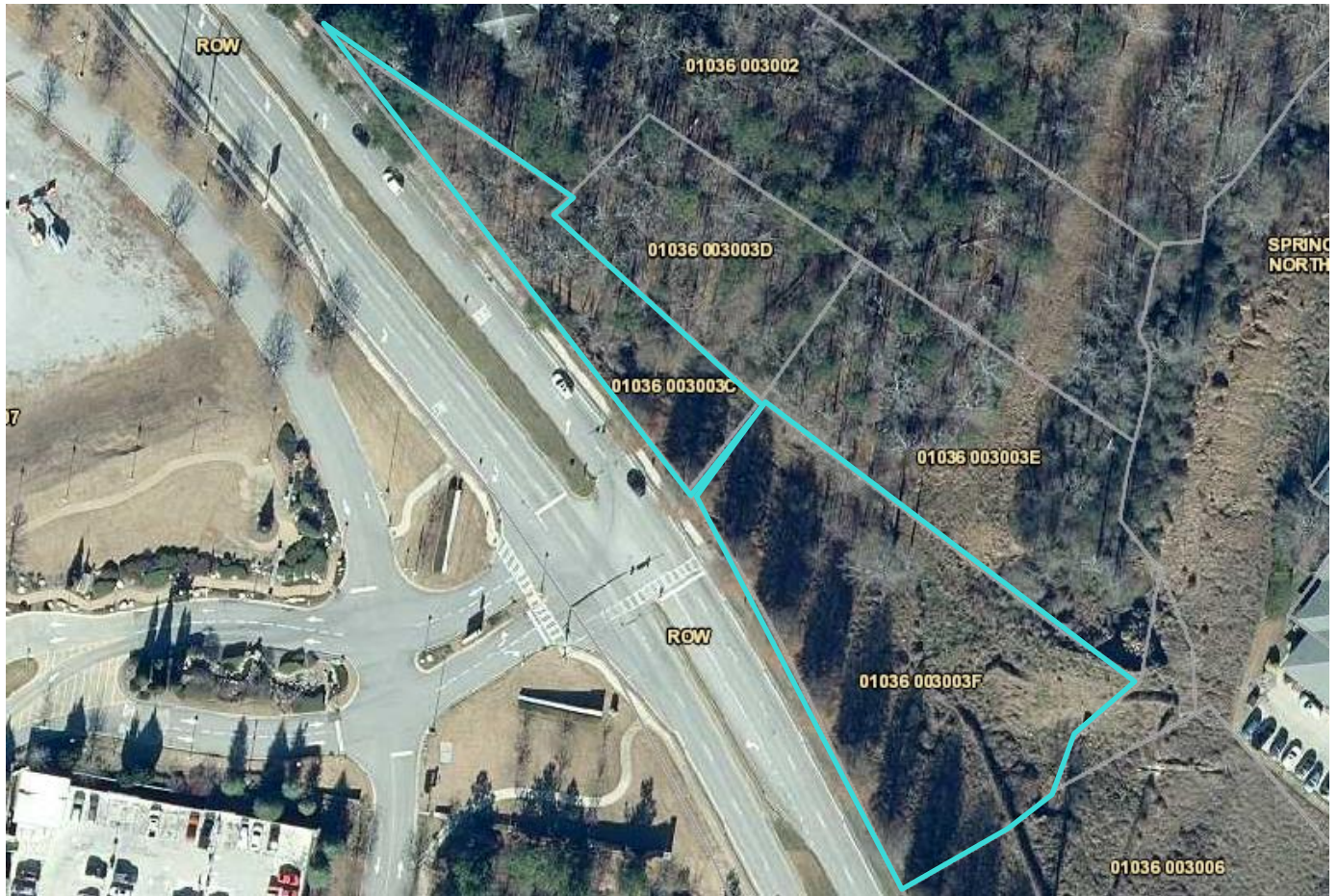
The project is the valuation of an “uneconomic remnant” owned by the City of Gainesville to be acquired by the Northeast Georgia Medical System.

The present use is a small irregular tract with frontage on Downey Blvd. Due to the highly irregular size and poor terrain characteristics, it is not economically suitable for developable as a stand-alone parcel. A new survey indicating a size of 1.181 acre with a topographical overlay is included in this report for a more accurate description.

SEE PLAT ON THE FOLLOWING PAGE

[illegible]

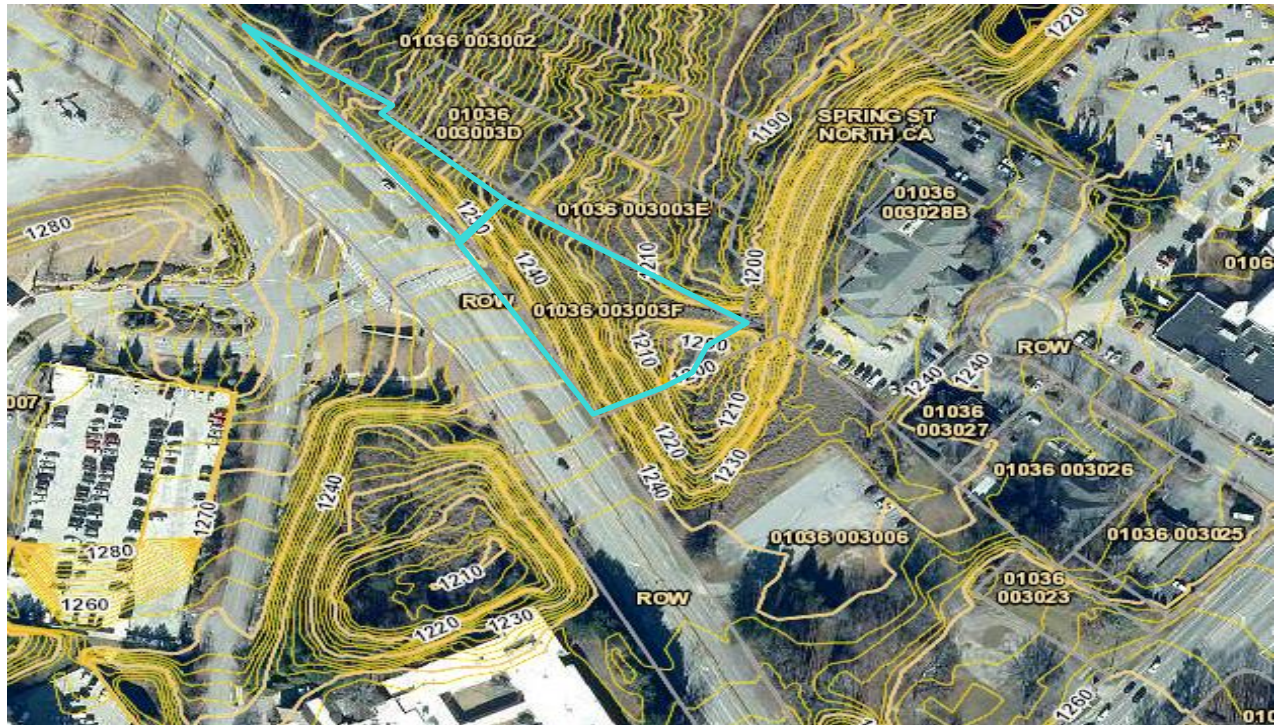
Identification of Project and Area



Aerial View of Total Subject



Zoning



Topography





Section 7 – Highest and Best Use

Four major criteria are considered in a Highest and Best Use analysis. These are the physical attributes of the property; the legal restrictions attached to the property (zoning); the most financially feasible use for the property; and the use that will provide the maximum financial return to the owner

The Highest and Best Use for the subject property “As Is” is to provide access to the adjoining properties.

Section 8 - Valuation

APPRAISAL PROCEDURE

In estimating the present fair market value of the subject property all approaches to value were considered. Since the present and surrounding use indicates that the highest and best use for valuation is as unimproved and available for development, the sales comparison approach to value will be utilized to value the land only. This is the approach that compares the subject property to other similar properties that have sold or currently offered for sale. These properties are compared to the subject and are adjusted based on their dissimilar characteristics.

LAND VALUATION

In order to estimate the market value of the subject, consideration is given to all sales in the general market area for the past three years of vacant or under improved tracts. All of the sales are considered generally comparable and relevant to the valuation of the subject property.

The value of the “unimproved land” based on the actual sales price paid in the overall general market is estimated (based on arm’s length transactions) to be in the range of \$12 per square foot or \$522,720 per acre of useable land in the market area in general.

COMPARABLE SALES SUMMARY

NO.	LOCATION	DATE	SIZE / SF	PRICE	PRICE/SF
1.	428 S Enota Dr	01/20	26,136	\$372,500	\$14.25
2.	502 S Enota Dr	04/20	22,650	\$258,810	\$11.43
3.	S Enota Dr (Pearce Way)	12/20	172,062	\$1,335,500	\$7.76
4.	1071 S Enota Dr	07/18	50,529	\$500,000	\$9.90

The above identified sales are of unimproved land or the contributory value of the land due to highly depreciated improvements. They indicate land values as unadjusted from \$7.76 to \$14.25 per square foot. The indicated value of the subject property is based on the mid-range after discounting Sale #3. It is a 3.95 acre tract with a portion being unbuildable. When these sales are analyzed as reasonable indicators of value “as unadjusted” they indicate the value of buildable sites to be \$12 per square foot.

The subject of this appraisal is a highly irregular tract and is considered an “uneconomic remnant”. As a stand-alone parcel, it would have limited value in the open market due to shape and terrain. The property is treated as an uneconomic remnant and has contributory value to the adjoining land owner. This value is normally calculated as a percentage of the per unit fair market value found in the valuation process. The more adjoining land owners with an interest in acquiring the property, the higher the percentage of market value would be indicated. This value discount is normally in the range of 50% to 75% of the market value if the Highest and Best Use is the same. This estimate is determined by the appraiser from experience. *The appraiser has recently made appraisals of uneconomic remnants for the Georgia Department of Transportation as is competent to make this judgment.*

Since the Hospital Authority is the only adjoining land owner that would have a physical use for the property, it is determined that a reasonable purchase price would be 25% of the Fair Market Value (75% discount). This is lower than the typical range due to irregular shape and severe topography.

Based on this general analysis and the Highest and Best Use to the adjoining land owner, it would be beneficial to the City of Gainesville and Hospital Authority of Hall County to proceed with the sale and allow the adjoining owner to develop and/or utilize the area to its Highest and Best Use.

VALUATION SUMMARY

Based on these considerations, it is our opinion that the Fair Market Value of the subject property for assemblage is estimated to be based on 25% of \$12 per square foot or \$3.00 per square foot. The 1.181 acre size equates to 51,445 square feet.

$$51,445 \text{ sf @ } \$3.00 = \$154,335$$

ASSUMPTIONS AND LIMITING CONDITIONS

These appraisal reports have been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible management and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The tax plats, right-of-way plans and illustrative material in the reports are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of property, subsoil, or restrictions that render it more or less valuable. Nor is responsibility assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certifications of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in the report is based.
10. It is assumed that the utilization of the land and improvement is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. The distribution, if any of the total valuation in the report between land and improvements applies only under the stated program of utilization. The separate allocations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
12. Possession of the report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with properly written qualification and only in its entirety. Therefore, the liability of the appraiser shall be expressly limited to the person for whom the appraisal was addressed and any reliance there on by any third party shall not be justifiable and therefore at the peril of the third party.

13. The appraiser herein by reason of the appraisal is not required to give further consultation, testimony or be attendance in court with reference to the property in question unless arrangements have been previously made.
14. Neither all nor any part of the contents of the report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without the prior consent and approval of the appraiser.
15. It is a condition of the appraisal that the subject property, including any proposed improvements, meets all governmental regulations and restrictions, including but not limited to zoning requirements, building and development codes, drainage requirements and all fire safety laws.
16. It is a condition that the property is subject to typical easements such as right-of- way for electric power lines, sewer easements, natural gas lines, as well as telephone lines and water lines.
17. It is a condition of the appraisal that no soil boring test has been made and the stated value would be subject to such a test.
18. It is a condition of the appraisal that any marketing of the subject property would expressly require effective and aggressive sales methods and techniques, reasonable pricing, market exposure, and coverage, and unless stated any suggested improvements or repairs completed in order to market the property.
19. The subject is specifically conditioned on present market conditions, any changes may affect the market value stated.
20. Unless otherwise stated in the report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser however **is not qualified** to detect such substances. The value is predicated on the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge necessary to discover them. The client is urged to retain an expert in this field, if desired.
21. It is specifically noted as a condition of the appraisal that, unless found otherwise, the furnished plans for the project, furnished square foot or metric areas, owner furnished information, as well as county tax record information regarding the subject is believed to be reliable.

CERTIFICATION OF APPRAISER

STATE OF GEORGIA
COUNTY OF: HALL

I Hereby Certify:

That I have personally inspected the property appraised herein and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in said appraisal were as represented in said appraisal or in the data book or report which supplements said appraisal. That no one provided significant professional assistance to the appraiser in completion of this report.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true and correct, the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions. That my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. The appraiser is currently certified under the continuing education program of the State of Georgia through the date July 31, 2022. The appraiser is also currently certified under the voluntary continuing education program of American Society of Appraisers.

That I understand that such appraisal may be used in connection with the disposal for a project identified as sale of uneconomic land remnants by the City of Gainesville.

That such appraisal has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of said State.

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. That I have no personal interest in or bias with respect to the parties involved and that I have no present or prospective interest in the property that is the subject of this report.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the acquiring agency and I will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from the obligation by having publicly testified as to such findings.

That it is my opinion of just compensation for the disposition as of the June 6, 2022 is \$154,335 based upon my independent appraisal and the exercise of my professional judgment.



W. McRae Greene
Georgia Certification #1548

QUALIFICATIONS OF W. McRAE GREENE, JR.

**Greene Real Estate Services, Inc.
P.O. Box 811
Gainesville, Georgia 30503
770-532-1245 raeg44@gmail.com**

EDUCATION

BBA Degree - University of Georgia (1966)
BBA Degree with Major in Real Estate
Continuing Education - Annual courses and seminars in all areas of real estate brokerage, finance and appraisal

AFFILIATIONS

Affiliate member - Appraisal Institute
Member - National Association of Independent Fee Appraisers (Certification IFAS)
Past President - Gainesville Hall County Association of Realtors
Past Director - Georgia Association of Realtors

EXPERIENCE

Georgia Licensed Real Estate Broker (# 085049) Originally Licensed Oct. 1965
Tennessee Certified General Real Estate Appraiser (#5266)
South Carolina Certified Real Estate Appraiser (# 7437)
Georgia Certified Real Estate Appraiser (#1548)
Unlicensed States by reciprocal temporary licensing agreement
Owner and President of Greene Real Estate Services, Inc. (1966 - Present)
Active Real Estate Appraiser (1966 - Present)

RECENT CLIENTS

Clients for appraisal assignments over the past three years include Governmental Agencies, Lending Institutions, Businesses, Estates, Individuals, Certified Public Accountants and Attorneys. Also, testimony relating to real estate value in the Superior Courts of most counties in Northeast Georgia, Federal Court and U.S. Bankruptcy Court.
Internal Revenue Service
For over 30 years appraisals for fee simple interest charitable donations that meet IRS requirements.

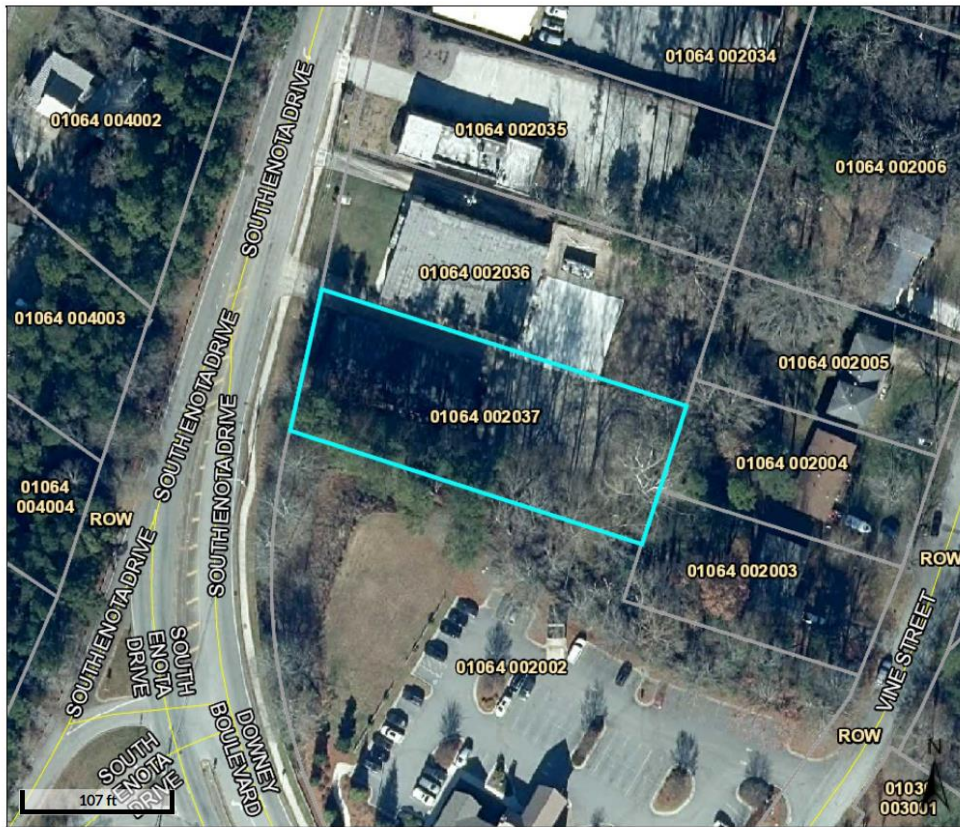
Specific recent clients include: (conservation easement clients not disclosed)

Georgia Department of Transportation
Etowah Water and Sewer Authority
Cobb County Water and Sewer Department
Cities of Gainesville, Cornelia, Clayton, Georgia
United States Corps of Engineers

Valuation assignments utilizing before and after analysis of easement interest for public utilities, property acquisitions and sales of surplus properties.

ADDENDUM

COMPARABLE LAND SALES SUMMARY
(COMPLETE DATA AVAILABLE IN OFFICE WORK FILE)



Overview



Legend

- Parcels
- Roads

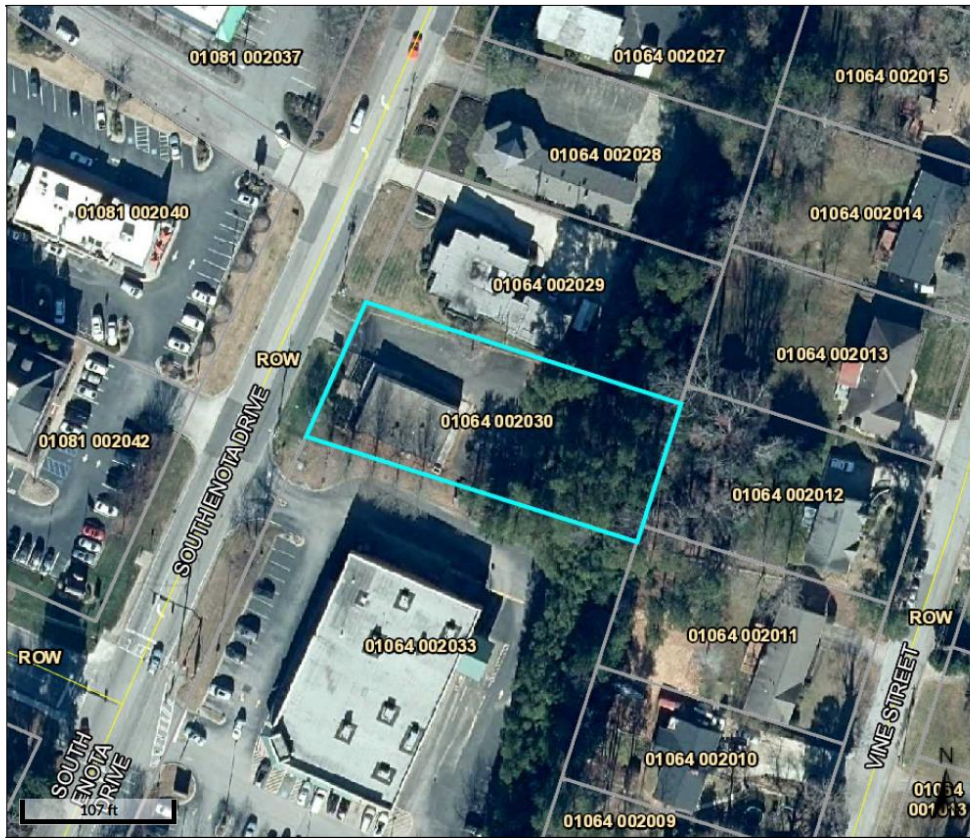
Parcel ID	01064 002037	Owner	WE PULL'EM LLC	Last 2 Sales			
Class Code	Commercial		1215 VINE STREET NE	Date	Price	Reason	Qual
Taxing District	GAINESVILLE 1		GAINESVILLE, GA 30501	1/23/2020	\$535000	14	U
Acres	0.6	Physical Address	428 NE SOUTH ENOTA DR	1/23/2020	\$535000	14	Q
		Assessed Value	Value \$535000				

(Note: Not to be used on legal documents)

Date created: 11/22/2021

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Overview



Legend

- Parcels
- Roads

Parcel ID 01064 002030
 Class Code Commercial
 Taxing District GAINESVILLE 1
 Acres 0.52

Owner CROSS HAVEN REALTY, LLC
 PO BOX 843
 GAINESVILLE, GA 30503
 Physical Address 502 NE SOUTH ENOTA DR
 Assessed Value Value \$372500

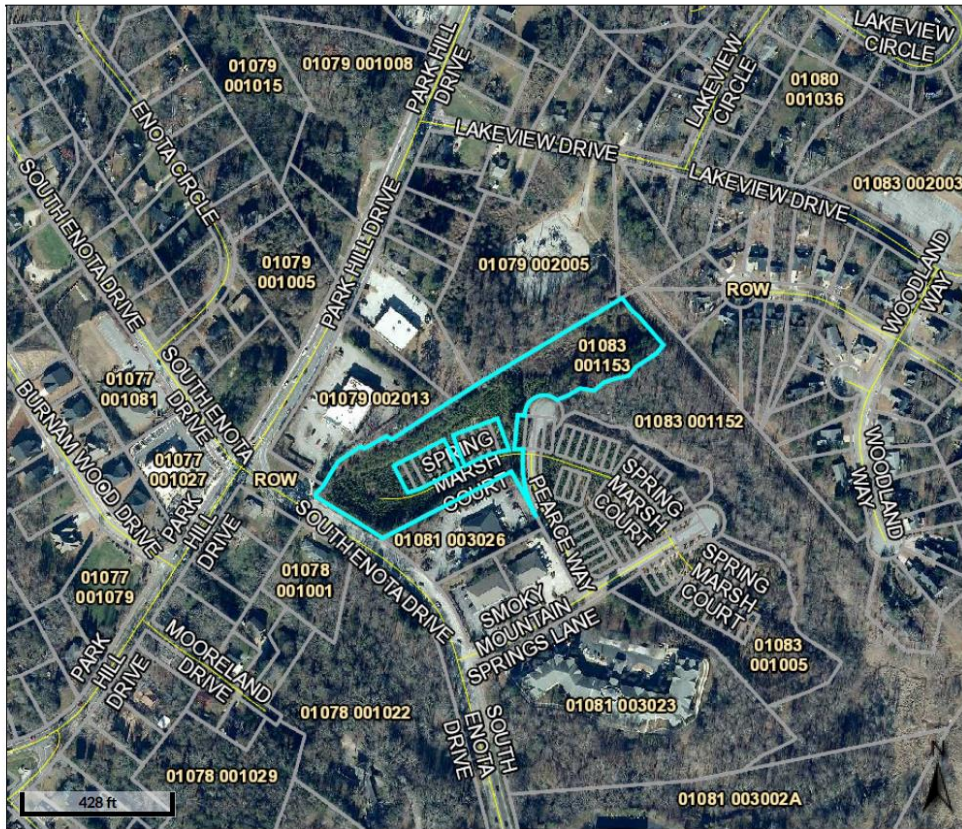
Last 2 Sales			
Date	Price	Reason	Qual
9/4/2020	0	5	U
4/17/2020	\$372500	FM	Q

(Note: Not to be used on legal documents)

Date created: 11/22/2021

Last Data Uploaded: 11/19/2021 9:08:31 PM

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Overview



Legend

- Parcels
- Roads

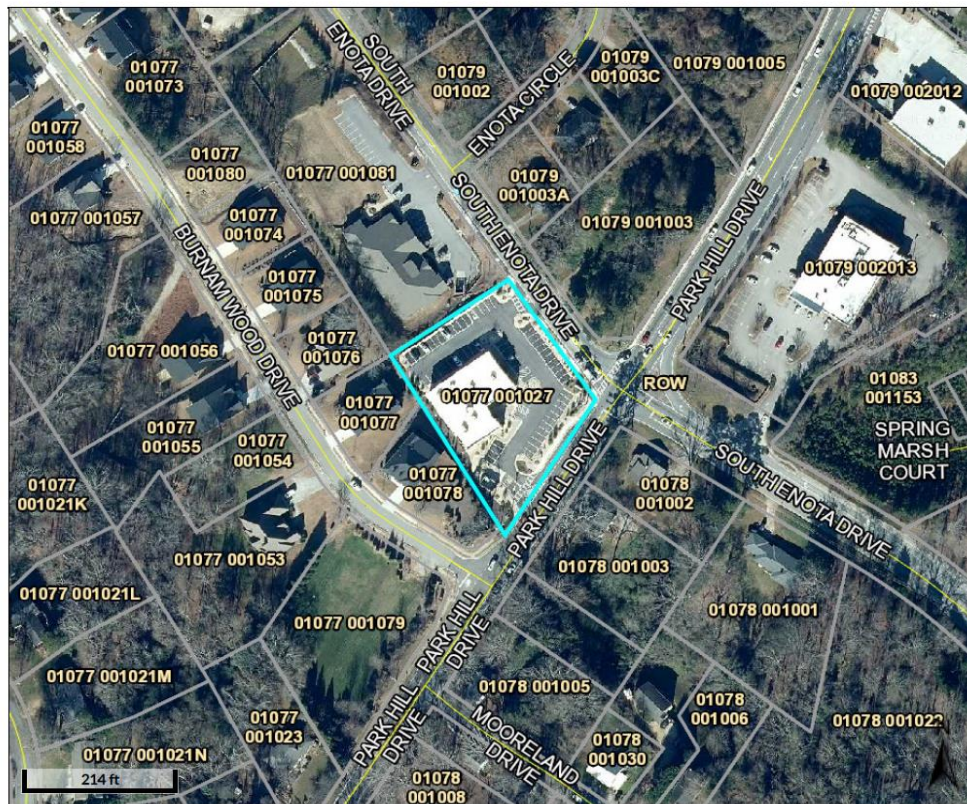
Parcel ID	01083 001153	Owner	BBC INVESTMENT GROUP, LLC	Last 2 Sales			
Class Code	Commercial		P.O. BOX 401	Date	Price	Reason	Qual
Taxing District	GAINESVILLE 1		BUFORD, GA 30515	12/11/2020	\$1000000	32	U
Acres	3.95	Physical Address	1037 NE PEARCE WAY	12/11/2020	\$1335500	50	U
		Assessed Value	Value \$290300				

(Note: Not to be used on legal documents)

Date created: 11/22/2021

Last Data Uploaded: 11/19/2021 9:08:31 PM

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Overview



Legend

- Parcels
- Roads

Parcel ID 01077 001027
 Class Code Commercial
 Taxing District GAINESVILLE 1
 Acres 1.16

Owner ALTUS DEVELOPMENT, LLC
 727 LINDSAY-BAKER COURT
 GAINESVILLE, GA 30506
 Physical Address 1071 NE SOUTH ENOTA DR
 Assessed Value Value \$1490400

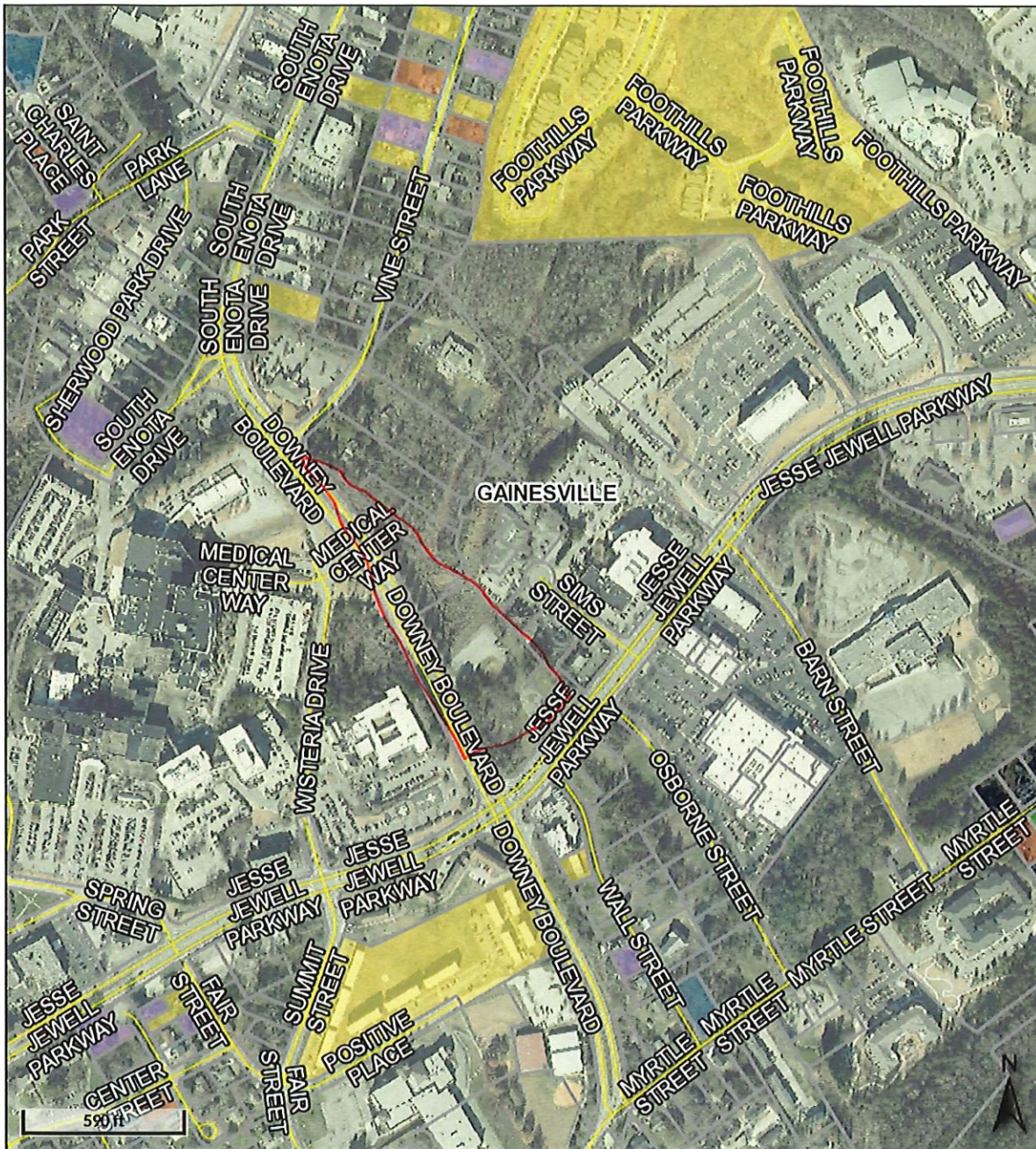
Last 2 Sales			
Date	Price	Reason	Qual
7/20/2018	\$500000	41	U
8/5/2002	0	26	U

(Note: Not to be used on legal documents)

Date created: 11/22/2021

Last Data Uploaded: 11/19/2021 9:08:31 PM

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Overview



Legend

- Parcels
- Qualified Sales**
 - 2018
 - 2019
 - 2020
 - 2021
 - 2022
 - Roads
- Cities**
 - BRASELTON
 - BUFORD
 - CLERMONT
 - FLOWERY BRANC
 - GAINESVILLE
 - GILLSVILLE
 - LULA
 - OAKWOOD
 - RESTHAVEN

Date created: 6/13/2022
Last Data Uploaded: 6/10/2022 10:18:33 PM

Developed by  **Schneider**
GEOSPATIAL