

BOC Meeting Date
10/7/2020**Requesting Agency**

Real Estate and Asset Management

Commission Districts Affected

All Districts

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a Resolution to declare certain Fulton County owned real property as surplus and authorizing the disposition of such surplus property by competitive sealed bid to the highest responsible bidder; to authorize the Chairman to execute any documents necessary to effectuate the disposition; to authorize the County Attorney to approve such documents as to form and make modifications thereto as necessary prior to execution; and for other purposes.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

Pursuant to O.C.G.A. §§ 36-9-2 and 36-9-3 and Fulton County Code § 102-387, Fulton County has the authority to sell, grant, lease, rent, convey or transfer any real property owned by the County.

Is this Item related to a Strategic Priority Area? *(If yes, note strategic priority area below)*

Yes Open and Responsible Government

Is this a purchasing item?

No

Summary & Background*(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

Scope of Work: **Scope of Work:** Fulton County Policy authorizes that properties surplus to the operational needs of Fulton County to be identified by the Department of Real Estate and Asset Management("DREAM"), Land Division, and vetted among operating departments prior to being made available for public purchase as surplus.

Approval of a Resolution requesting approval to declare certain Fulton County-owned, non road related, real property as surplus and authorizing the disposition of such surplus property by sealed bid pursuant to O.C.G.A. § 36-9-3 and Fulton County Code Section 102-387 relating to the policy to be followed for disposal of County property by the Board of Commissioners completes the required internal process of declaring Fulton County-owned real property as surplus and allowing it to be offered for sale to the public.

Community Impact: The sale of Fulton County's surplus real property returns a property to the tax base, provides revenue to Fulton County, reduces costs associated with maintaining the property, and promotes community and economic development by the private sector.

Agency Director Approval**County Manager's
Approval****Typed Name and Title**Joseph N. Davis, Director, Department of Real Estate
and Asset Management**Phone**

404-612-3772

Signature**Date**

Department Recommendation: DREAM recommends that the Fulton County-owned real property referenced on the attached Exhibit 2 with the Tax Parcel Identification Number 14-0144-0004-072-5 be declared surplus to the County's operating needs and that it be offered for sale to the public by sealed bid according to State Law and the Fulton County policy governing Disposition of County-owned Real Property.

Further, it is recommended that the Land Administrator be authorized, subject to the review of the County Attorney, to prepare any and all documents necessary to carry out the advertising, marketing, and sale of the properties, as authorized by law.

Project Implications: The sale of surplus real estate has the potential to generate net income to the County in the form of sales revenue, the removal of the ongoing maintenance expenses when a property is sold and the payment of property taxes by the private owner after a sale is completed.

Community Issues/Concerns: The return of surplus properties to private ownership promotes redevelopment and neighborhood stabilization without the County having to participate financially.

Contract & Compliance Information	<i>(Provide Contractor and Subcontractor details.)</i>
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Agency Director Approval		County Manager's Approval
Typed Name and Title	Phone	
Signature	Date	
Joseph N. Davis, Director, Department of Real Estate and Asset Management	404-612-3772	

Revised 03/12/09 (Previous versions are obsolete)

20-0686

Solicitation Information	NON-MFBE	MBE	FBE	TOTAL
No. Bid Notices Sent:				
No. Bids Received:				
Total Contract Value	.			
Total M/FBE Values	.			
Total Prime Value	.			
Fiscal Impact / Funding Source <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> Revenues received from the sale surplus properties will deposited into the General Fund account.				
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> Exhibit 1: Resolution Exhibit 2: Exhibit A Survey Tax Parcel 14-0144-0004-072-5				
Source of Additional Information <i>(Type Name, Title, Agency and Phone)</i> Michael A. Graham , Land Administrator 404-612-7884				

Agency Director Approval		County Manager's Approval
Typed Name and Title Joseph N. Davis, Director, Department of Real Estate and Asset Management	Phone 404-612-3772	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

Continued

Procurement**Contract Attached:**

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Previous Contracts:

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Solicitation Number:

.

Submitting Agency:

.

Staff Contact:

.

Contact Phone:

.

Description:.**FINANCIAL SUMMARY****Total Contract Value:**

Original Approved Amount: .

Previous Adjustments: .

This Request: .

TOTAL: .

MBE/FBE Participation:

Amount: . %: .

Amount: . %: .

Amount: . %: .

Amount: . %: .

Grant Information Summary:

Amount Requested: .

Match Required: .

Start Date: .

End Date: .

Match Account \$: .

☐

Cash

☐

In-Kind

☐

Approval to Award

☐

Apply & Accept

Funding Line 1:

.

Funding Line 2:

.

Funding Line 3:

.

Funding Line 4:

.

KEY CONTRACT TERMS**Start Date:**

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End Date:

.

Cost Adjustment:

.

Renewal/Extension Terms:

.

ROUTING & APPROVALS

(Do not edit below this line)

X	Originating Department:	Davis, Joseph	Date: 9/29/2020
X	County Attorney:	Stewart, Denva	Date: 9/29/2020
.	Purchasing/Contract Compliance:	.	Date: .
.	Finance/Budget Analyst/Grants Admin:	.	Date: .
.	Grants Management:	.	Date: .
X	County Manager:	Anderson, Dick	Date: 9/29/2020

20-0686

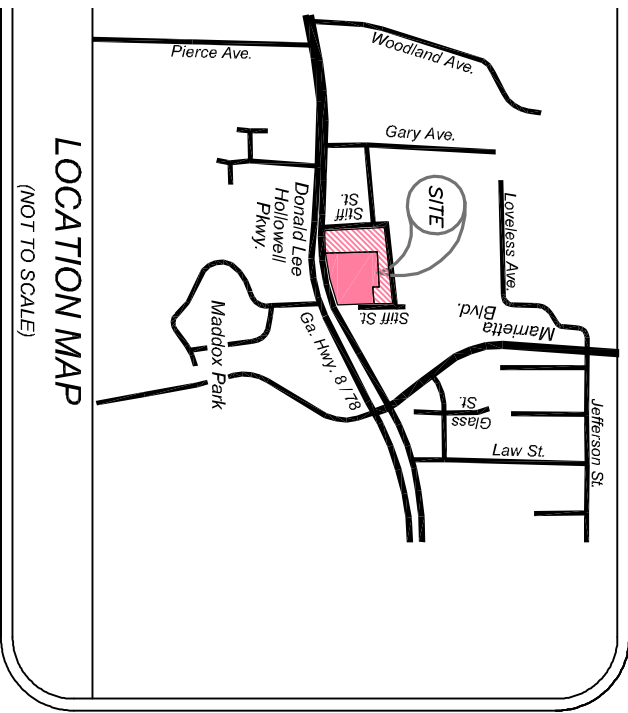
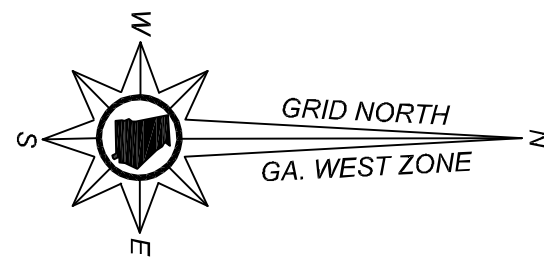
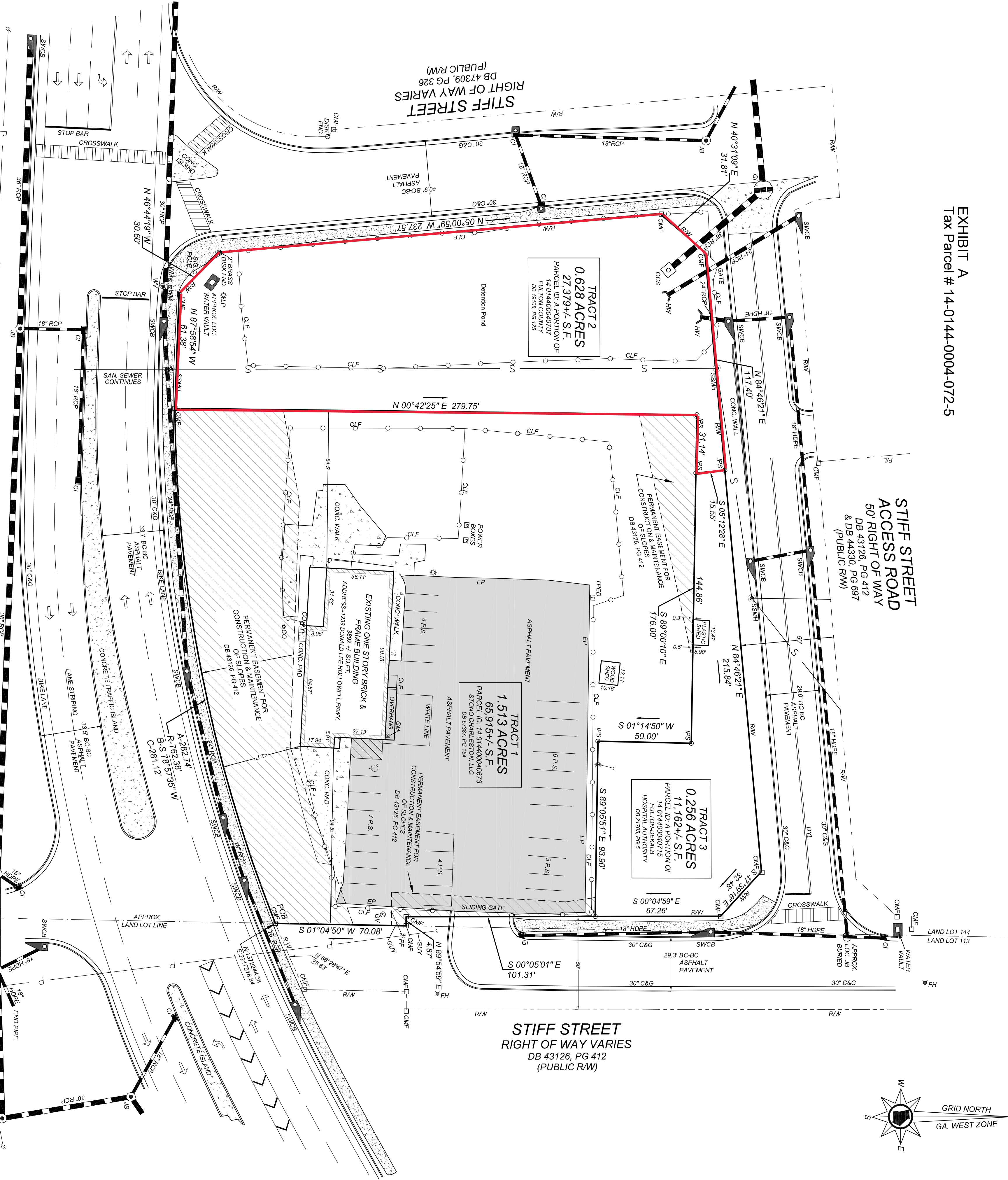


EXHIBIT A
Tax Parcel # 14-0144-0004-072-5

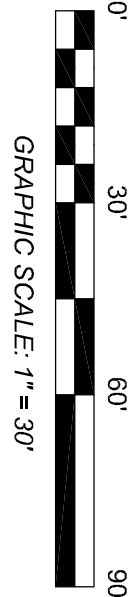
SURVEY NOTES:

1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO:
a. DEED BOOK 51387 PAGE 154
b. DEED BOOK 51388 PAGE 154
c. DEED BOOK 51389 PAGE 154
d. DEED BOOK 47303 PAGE 326
e. DEED BOOK 47303 PAGE 326
f. DEED BOOK 47303 PAGE 326
g. DEED BOOK 47303 PAGE 326
h. DEED BOOK 47303 PAGE 326
2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANELS 3121C0245F, DATED 06-16-2013.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN AS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM THE INFORMATION SHOWN HEREON. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THE PROPERTY OR THE SURVEY. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE COMPLETENESS OF THE INFORMATION SHOWN HEREON. THERE ARE NUMEROUS EASEMENTS THAT EFFECT TRACTS 2 & 3 THAT ARE NOT SHOWN HEREON. SAID EASEMENTS WILL RESTRICT THE ABILITY TO USE TRACTS 2 & 3 FOR DEVELOPMENT.
5. ACCORDING TO THE CITY OF ATLANTA ZONING MAP, THIS PROPERTY IS DENSITY 1.1 (D1.1) ZONED MDC-1, MIXED RESIDENTIAL COMMERCIAL DISTRICT, LOW DENSITY.
6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 06-27-2019.
7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF FIELD SURVEY.
8. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN THE STREET CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF FIELD SURVEY.



ACREAGE CHART	
TRACT 1 = 1.513 ACRES	
TRACT 2 = 0.628 ACRES	
TRACT 3 = 0.256 ACRES	
TOTAL = 2.397 ACRES	

THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN THE OFFICIAL CODES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



BOUNDARY SURVEY FOR:

1239 DONALD LEE HOLLOWELL PARKWAY
& PARTS OF 1249 & 1247 DONALD LEE HOLLOWELL PARKWAY

LAND LOT 144, 14th DISTRICT, FULTON COUNTY, GEORGIA
TAX PARCEL No.s 14 014400040673
& PART OF 14 014400040707 & PART OF 14 014400040715
BEING IN THE CITY OF ATLANTA



GA. SWCC LEVEL 2 #0000066742



LAND SURVEYOR

Packet Page -505-

384-9577
ID SURVEYOR, LLC
NIMDALE LANE, STE 1
SUWANEE, GA 30024

DATE:	10/06/2019	NO.	ISSUE DESCRIPTION	DATE
SCALE:	1" = 30'			
ACREAGE:	2.397 ACRES			
LAND LOT(S):	144			
DISTRICT:	14th	SECTION:	NA	
CITY:	ATLANTA			
COUNTY:	FULTON	STATE:	GEORGIA	
SURVEYED:	AH	DRAWN:	KRM	
CHECKED:	CAM	APPROVED:	CAM	

1 **A RESOLUTION TO DECLARE CERTAIN FULTON COUNTY, GEORGIA OWNED**
2 **REAL PROPERTY AS SURPLUS AND AUTHORIZING THE DISPOSITION OF SUCH**
3 **SURPLUS PROPERTY BY SEALED BID; TO AUTHORIZE THE CHAIRMAN TO**
4 **EXECUTE ANY DOCUMENTS NECESSARY TO EFFECTUATE THE DISPOSITION;**
5 **TO AUTHORIZE THE COUNTY ATTORNEY TO APPROVE SUCH DOCUMENTS AS**
6 **TO FORM AND MAKE MODIFICATIONS THERETO AS NECESSARY PRIOR TO**
7 **EXECUTION; AND FOR OTHER PURPOSES.**

8 **WHEREAS**, Fulton County is the owner of record of a certain property real
9 property which can be more particularly describe in Exhibit A attached hereto and made
10 a part hereof by reference; and

11 **WHEREAS**, the Department of Real Estate and Asset Management ("DREAM"),
12 Land Division, under the supervision of the Director of DREAM, has physically
13 inspected said property and has recommended its disposition in order to return said
14 property to an active tax roll status; and

15 **WHEREAS**, pursuant to Fulton County Code ("FCC") § 102-387, the Land
16 Administrator has consulted with internal user departments to confirm possible options
17 to repurpose the subject real property referenced in Exhibit A and it has been
18 determined that the subject property is no longer needed for any current or future use
19 by Fulton County, Georgia; and

20 **WHEREAS**, pursuant to O.C.G.A. § 36-9-3 and FCC § 102-387, Fulton County,
21 Georgia is authorized to sell the real property referenced in Exhibit A to the public by
22 competitive sealed bidding to the highest responsible bidder; and

23 **WHEREAS**, DREAM, with the approval of the Fulton County Board of
24 Commissioners, desires to dispose of said property by quit claim deed to the highest
25 responsible bidder by sealed bids for the purpose of returning said parcel to the Fulton
26 County, Georgia tax rolls, pursuant to O.C.G.A. § 36-9-3.

27 **NOW, THEREFORE, BE IT RESOLVED**, that the Fulton County Board of
28 Commissioners hereby declares the parcel(s) of real property identified in Exhibit A to
29 be surplus to the needs of Fulton County, Georgia.

30 **BE IT FURTHER RESOLVED**, that authorization is hereby given to the Land
31 Administrator, subject to review by the County Attorney, to prepare any and all
32 documents necessary to carry out the marketing, advertising, and sale by sealed bid of
33 the real property identified in Exhibit A as authorized by law and the Fulton County
34 Code of Laws and Ordinances.

35 **BE IT FURTHER RESOLVED**, that authorization is hereby given for
36 appropriation of funds as needed by DREAM to cover the cost of the appraisal, land
37 survey and advertisement of the Invitation for Bids, and other such costs as necessary
38 to carry out the disposition process.

BE IT FURTHER RESOLVED, that the Chairman of the Fulton County Board of Commissioners is hereby authorized to execute any and all necessary closing documents and quit claim deeds to convey Fulton County, Georgia's interest in the property identified in Exhibit A to the successful bidder of the sealed bid process, after approval of such documents by the County Attorney.

BE IT FURTHER RESOLVED, that all offerings and any sales contracts will state that the property will to be sold “As Is, Where Is and With All Faults.”

BE IT FINALLY RESOLVED, that this Resolution shall become effective upon its adoption, and that all resolutions and parts of resolutions in conflict with this Resolution are hereby repealed to the extent of the conflict.

SO PASSED AND ADOPTED, this ____ day of _____ 2020.

**FULTON COUNTY BOARD OF
COMMISSIONERS**

By: _____
Robert L. Pitts, Chairman

ATTEST:

Tonya Grier
Interim Clerk to the Commission

APPROVED AS TO FORM:

Patrise Perkins-Hooker
County Attorney

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