

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Disposition of Public Alleyways between 32nd Street and 35th Street
AGENDA SUMMARY:	Approval is requested to sell city-owned property to adjacent landowner, Bibb City Enterprises, LLC, in accordance with section 7-501 paragraph 5 of the Columbus Charter, and to authorize the City Manager or designee to execute all contracts, agreements, and understandings related to the conveyance of City property.
INITIATED BY:	Community Reinvestment & Real Estate

Recommendation: Approval is requested to sell city-owned property to adjacent landowner, Bibb City Enterprises, LLC, in accordance with section 7-501 paragraph 5 of the Columbus Charter, and to authorize the City Manager or designee to execute all contracts, agreements, and understandings related to the conveyance of City property.

Background: The City owns two public alleyways between 32nd Street and 35th Street, east of 1st Avenue, as shown in the map below. The Columbus Charter Section 7-501, Paragraph 5 permits the sale of property that is not needed for public purposes to adjoining landowners at Fair Market value based on at least one appraisal.

The adjoining landowner, Bibb City Enterprises, LLC, is interested in purchasing two perpendicular public alleyways for the purpose of building a new multifamily residential development. Bibb City Enterprise, LLC will purchase the alleyways for the appraised value of \$23,600, including any other fees incurred by the City. A map of the property is attached. A resolution is needed to sell city-owned properties to an adjacent landowner as outlined by Columbus Charter Section 7-501, Paragraph 5.

Analysis: The north-south alleyway (parallel to 1st Ave) is not needed for public purposes. The east-west alleyway connecting 1st and 2nd Avenues has an existing sanitary sewer force main belonging to Columbus Water Works. Columbus Water Works staff have spoken with the applicant and learned that the applicant is proposing to re-route the sanitary sewer force main as part of the final development.

Columbus Water Works has determined that if the force main is re-routed, it must be constructed to CWW standards and a new easement must be established over the new force main, as well as any remaining sections of the existing force main. The new easement must be a minimum of 20

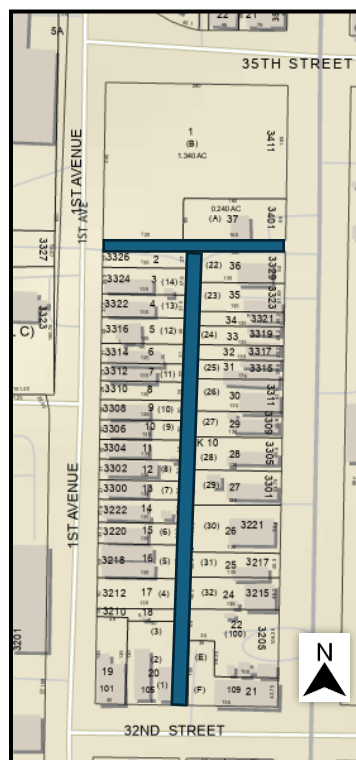
feet wide, with the utility centered, and must be placed in the name of Columbus Water Works. The new easement must meet sanitary sewer easement conditions outlined in the CWW Specification & Standards Book. Once the new easement has been completed, the easement over the abandoned section of force main will be relinquished.

Financial Considerations: Both alleyways will return to the tax digest as part of the future development of the property.

Legal Considerations: The property must be advertised and sold in accordance with Section 7-501 Paragraph 5 of the Columbus Charter.

Recommendation/Action: Approval is requested to sell city-owned property to adjacent landowner, Bibb City Enterprises, LLC, in accordance with Section 7-501, Paragraph 5 of the Columbus Charter, and to authorize the City Manager or designee to execute all contracts, agreements, and understandings related to the conveyance of City property.

MAP OF SUBJECT PROPERTIES



LEGAL DESCRIPTION

All that tract or parcel of land being Alleyways located in Block 10, North Highland Land Improvement and Manufacturing Company Survey, Columbus, Muscogee County, Georgia, being more particularly described as follows: Commence at a point marking the intersection of the southerly line of 35th Street and the westerly line of 2nd Avenue; thence South 00 degrees 50 minutes 33 seconds West, along the westerly line of 2nd Avenue, 250.0 feet to a concrete monument on the northerly line of an alleyway running east and west and the POINT OF BEGINNING; thence continue along the westerly line of 2nd Avenue, South 00 degrees 50 minutes 33 seconds West, 17.0 feet to the south line of said alleyway; thence leaving 2nd Avenue, North 89 degrees 05 minutes 20 seconds West, along the south line of said alleyway, 135.0 feet to an iron stake on the east side of an alleyway running north and south in the middle of Block 10; thence South 00 degrees 50 minutes 33 seconds West, along the easterly line of said alleyway, 700.0 feet to a point on the northerly line of 32nd Street; thence along the northerly line of 32nd Street, North 89 degrees 05 minutes 20 seconds West, 10.0 feet to a point on the westerly line of said alleyway; thence North 00 degrees 50 minutes 33 seconds East, along the westerly line of said alleyway, 700.0 feet to an iron stake on the southerly line of an alleyway running east and west; thence North 89 degrees 05 minutes 20 seconds West, along the southerly line of said alleyway, 135.0 feet to an iron stake on the easterly line of 1st Avenue; thence North 00 degrees 50 minutes 33 seconds East, along the easterly line of 2nd Avenue, 17.0 feet to a point; thence leaving 1st Avenue, South 89 degrees 05 minutes 20 seconds East along the north side of said alleyway, 280.0 feet to a concrete monument and the POINT OF BEGINNING, containing 0.27 acres.

A RESOLUTION

NO. _____

A RESOLUTION TO SELL CITY-OWNED PROPERTY TO ADJACENT LANDOWNER, BIBB CITY ENTERPRISES, LLC, IN ACCORDANCE WITH SECTION 7-501 PARAGRAPH 5 OF THE COLUMBUS CHARTER, AND TO AUTHORIZE THE MAYOR OR DESIGNEE TO EXECUTE ALL CONTRACTS, AGREEMENTS AND UNDERSTANDINGS RELATED TO THE CONVEYANCE OF CITY PROPERTY.

WHEREAS, the public alleyways between 32nd Street and 35th Street, east of 1st Avenue adjacent to the property at 2215 12th Avenue is owned by the Columbus Consolidated Government; and,

WHEREAS, Bibb City Enterprises, LLC has given written notice that they are interested in purchasing the property; and,

WHEREAS, the Columbus Consolidated Government has no current or future use or plans for said properties; and

WHEREAS, Columbus Water Works will allow the re-routing of its sanitary sewer force main and easement as long as the new force main meets CWW standards and a 20' easement is established over the new force main and any remaining sections of the existing force main; and,

WHEREAS, the Consolidated Government may authorize the transfer of property to an adjacent landowner the adoption of a resolution by the Council finding that the property is not needed for public purposes and that the adjacent landowner will pay fair market value for the property as shown by at least one appraisal; and,

WHEREAS, the other adjacent landowner has been provided notice of the applicant's interest in purchasing the properties; and,

WHEREAS, surplus real property owned by the Columbus Consolidated Government which has appreciable monetary value and is to be acquired by adjacent landowners must be conveyed in accordance with paragraph (5) of Section 7-501 of the Columbus Charter.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the Mayor or his designee is hereby authorized to convey said property described above to the adjoining landowner Bibb City Enterprises, LLC upon completion of the procedures required by Section 7-501 (5) of the Columbus Charter and authorize the Mayor or his designee to execute all contracts, agreements and understandings related to the conveyance.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the on the 13th day of October 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____
Councilor Barnes voting	_____
Councilor Chambers voting	_____
Councilor Cogle voting	_____
Councilor Cook voting	_____
Councilor Crabb voting	_____
Councilor Davis voting	_____
Councilor Garrett voting	_____
Councilor Huff voting	_____
Councilor Tucker voting	_____

Lindsey G. McLemore, Clerk of Council

B.H. “Skip” Henderson, III, Mayor