

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Property Sale - 1545 14<sup>th</sup> Avenue</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to authorize the Community Reinvestment Department to sell city-owned property to adjacent landowner, Columbus House Initiative Inc., dba NeighborWorks in accordance with section 7-501 paragraph 5 of the Columbus Charter, and to authorize the Mayor or his designee to execute all contracts, agreements and understandings related to the conveyance of City properties
<b>INITIATED BY:</b>	<b>Community Reinvestment</b>

---

**Recommendation:** Approval is requested to authorize the Community Reinvestment Department to sell city-owned property to adjacent landowner, Columbus House Initiative Inc., dba NeighborWorks in accordance with section 7-501 paragraph 5 of the Columbus Charter, and to authorize the Mayor or his designee to execute all contracts, agreements and understandings related to the conveyance of City

**Background:** The City owns the property located at 1545 14th Avenue. 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. Columbus Housing Initiative dba NeighborWorks is interested in purchasing the property located at 1545 14th Avenue for the purpose of expanding their existing footprint. The property has been appraised at \$6,000, plus any additional costs to include closing, survey and appraisal fees. Certified letters were sent to adjacent property owners to determine interest in acquiring the parcel, and no responses were received within the two-week notification period. A map of the property is attached. The property located at 1545 14th Avenue is no longer needed for public use and a resolution is needed to sell to adjacent landowners after the advertisement is complete as outlined by Columbus Charter Section 7-501, Paragraph 5.

**Analysis:** It has been determined to be in the best interest of the City to sell the property.

**Financial Considerations:** The property and any related improvements will be returned to the tax digest and public works will no longer need to use resources to maintain said portion of right of way.

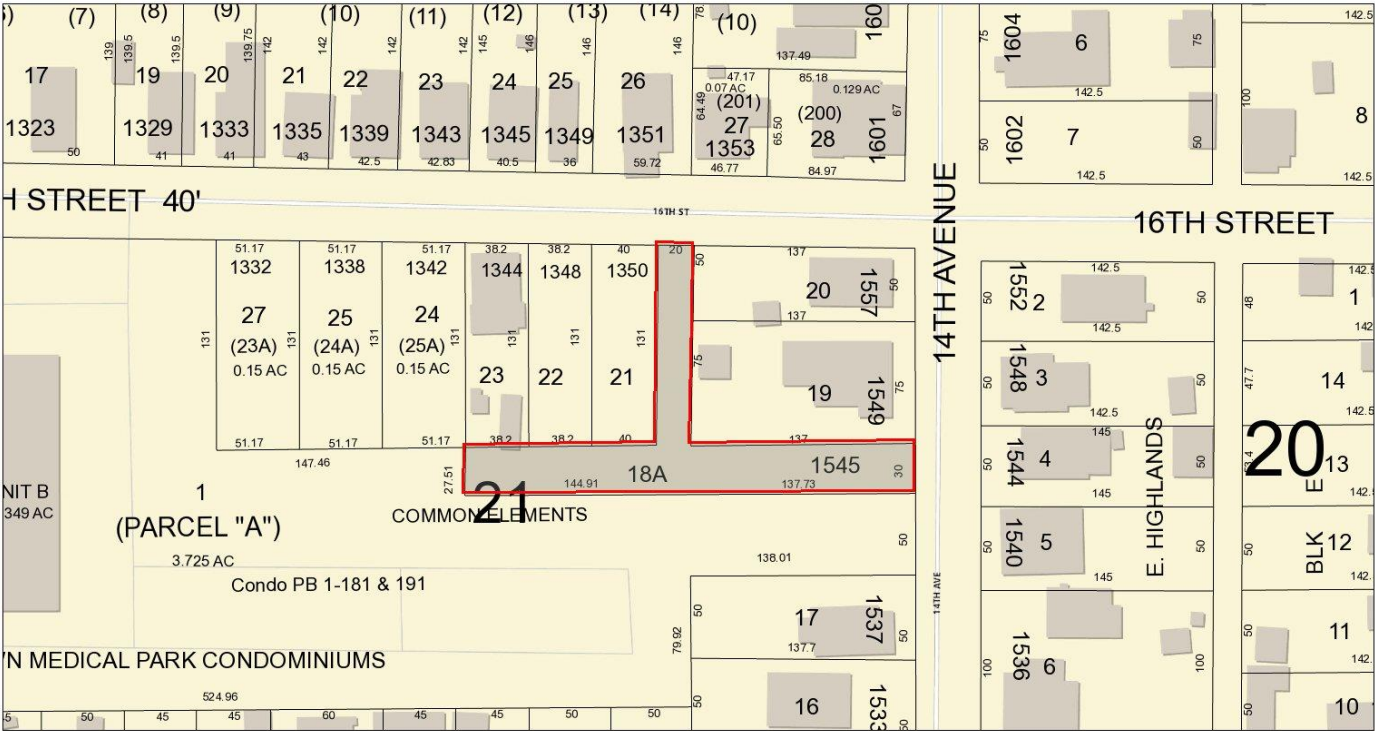
**Legal Considerations:** The property must be advertised and sold in accordance with Section 7-501 Paragraph 5 of the Columbus Charter.

**Recommendation/Action:** Approval is requested to authorize the Community Reinvestment Department to sell city-owned property to adjacent landowner, Columbus House Initiative Inc., dba NeighborWorks in

accordance with section 7-501 paragraph 5 of the Columbus Charter, and to authorize the Mayor or his designee to execute all contracts, agreements and understandings related to the conveyance of City

MAP OF PROPERTY

027 021 018A, 1545 14TH AVE, COLUMBUS, GA



## **LEGAL DESCRIPTION**

### **Former Roadways**

#### Legal Description

All that tract or parcel of land being Part of Lot 15, Block "C", East Highland and adjacent roadways, lying in Land Lot 58, Coweta Reserve, Columbus, Muscogee County, Georgia, being more particularly describes as follows: Commence at an iron stake marking the intersection of the westerly line of 14<sup>th</sup> Avenue and the southerly line of 16<sup>th</sup> Street; thence westerly along the southerly line of 16<sup>th</sup> Street, 137.0 feet to a rebar & cap on the easterly line of a former roadway and the POINT OF BEGINNING; thence leaving 16<sup>th</sup> Street, South 00 degrees 38 minutes 43 seconds West, along the easterly line of a former roadway, 130.96 feet to an iron stake; thence South 89 degrees 06 minutes 06 seconds East, along the northerly line of a former roadway, 136.81 feet to a rebar & cap on the westerly line of 14<sup>th</sup> Avenue; thence South 00 degrees 33 minutes 36 seconds West, along the westerly line of 14<sup>th</sup> Avenue, 25.0 feet to a rebar & cap on the southerly line of a former roadway; thence leaving 14<sup>th</sup> Avenue, North 89 degrees 06 minutes 06 seconds West, along the southerly line of a former roadway, 137.66 feet to a rebar & cap; thence continue along said former roadway, North 89 degrees 25 minutes 27 seconds West, 144.91 feet to a rebar & cap; thence continue along the westerly line of a former roadway, North 00 degrees 33 minutes 36 seconds East, 27.51 feet to a rebar; thence continue along the northerly line of a former roadway, South 88 degrees 25 minutes 44 seconds East, 125.78 feet to a rebar & cap; thence continue along the westerly line of a former roadway, North 00 degrees 38 minutes 43 seconds East, 130.96 feet to a rebar & cap on the southerly line of 16<sup>th</sup> Street; thence South 88 degrees 24 minutes 23 seconds East, along the southerly line of 16<sup>th</sup> Street, 20.0 feet to a rebar & cap and the POINT OF BEGNINING, containing 0.23 acres.

**A RESOLUTION**

**NO.**

**A RESOLUTION TO SELL THE PROPERTY LOCATED AT 1545 14TH AVENUE TO THE ADJOINING LANDOWNER, COLUMBUS HOUSING INITIATIVE, INC., DBA NEIGHBORWORKS, AS OUTLINED BY COLUMBUS CHARTER SECTION 7-501 PARAGRAPH 5, AND TO AUTHORIZE THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL CONTRACTS, AGREEMENTS, AND UNDERSTANDINGS RELATED TO THE CONVEYANCE.**

**WHEREAS**, the property located at 1545 14th Avenue is owned exclusively by the Columbus Consolidated Government; and,

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

**WHEREAS**, the Consolidated Government may authorize the transfer of property to an adjacent landowner by 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 property located at 1545 14th Avenue has been appraised at \$6,000, and Columbus Housing Initiative, Inc. dba NeighborWorks has agreed to pay the appraised value of the property, plus appraisal fees and closing costs; and,

**WHEREAS**, certified letters were sent to adjacent property owners to determine interest in acquiring the parcel, and no responses were received within the two-week notification period; 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 Columbus Housing Initiative, Inc. dba NeighborWorks 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 10th day of June 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen voting	_____
Councilor Anker voting	_____
Councilor Chambers voting	_____
Councilor Cogle voting	_____
Councilor Crabb voting	_____
Councilor Davis voting	_____
Councilor Garrett voting	_____
Councilor Hickey voting	_____
Councilor Huff voting	_____
Councilor Tucker voting	_____

_____ Lindsey G. Mclemore, Clerk of Council	_____ B.H. “Skip” Henderson, III, Mayor
--	--