

**MEMORANDUM OF AGREEMENT
BETWEEN COLUMBUS CONSOLIDATED GOVERNMENT AND THE
GEORGIA STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2610 16TH AVENUE, COLUMBUS, MUSCOGEE
COUNTY, GEORGIA
HP-200526-004**

WHEREAS, the US Department of Housing and Urban Development (HUD) plans to fund Columbus Consolidated Government (CCG) plans to carry out the demolition of 2610 16th Avenue (undertaking) under the Community Development Block Grant (CDBG) program pursuant to 24 CFR Part 58; and

WHEREAS, the CCG, pursuant to 24 C.F.R. § 58.4 of the regulations governing environmental review procedures for HUD, assumes the responsibility for environmental review, decision making, and action that would otherwise apply to HUD; and

WHEREAS, the undertaking consists of the demolition of the circa 1932 house located at 2610 16th Avenue in Columbus, Georgia; and

WHEREAS, CCG has defined the undertaking's area of potential effects (APE) as 2610 16th Avenue and surrounding properties with a view of the house; and

WHEREAS, CCG has determined that the undertaking will have an adverse effect on 2610 16th Avenue, which is contributing to the National Register of Historic Places (NRHP)-eligible expansion of the NRHP-listed Weracoba-St. Elmo Historic District, and has consulted with the Georgia State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108); and

WHEREAS, CCG has determined the project scope does not include activities that will affect historic properties of religious and cultural significance to the Tribes and therefore did not conduct Tribal consultation; and

WHEREAS, CCG has consulted with the River Valley Regional Commission (RVRC) and the public through solicitations for public comment on the undertaking and no response was received from RVRC and comments regarding historic properties were received (included as Attachment A); and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1), CCG has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii);

NOW, THEREFORE, CCG and the SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties

STIPULATIONS

CCG shall ensure that the following measures are carried out by a professional meeting the applicable Secretary of the Interior's Professional Qualifications Standards:

I. ARCHIVAL PHOTOGRAPH RECORDATION

- A. Prior to demolition, digital photographs of the building(s) located at 2610 16th Avenue will be taken including views of the exterior and interior and structural or decorative detailing such as roof, mantels, interior molding, exterior woodwork and structural systems on the underside of the building, etc. Digital photographs showing the overall complex and its setting will also be included.
- B. The photographer shall comply with the minimum level standards necessary for document retention at SHPO pursuant to the *Guidelines for Establishing a Photographic Permanent Archival Record* (Appendix A). A draft copy of the photographic record will be provided to SHPO for review and acceptance. Upon approval, a final hardcopy and digital copy will be submitted to SHPO and a second copy will be provided to the Columbus State University Archive.

II. DURATION

This Memorandum of Agreement (MOA) will expire if its terms are not carried out within five (5) years from the date of its execution. Prior to such time, CCG may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation V below.

III. MONITORING AND REPORTING

Each year following the execution of this MOA until it is fulfilled, expires or is terminated, CCG shall provide all parties to this MOA a summary report detailing work undertaken pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in CCG's efforts to carry out the terms of this MOA.

IV. DISPUTE RESOLUTION

Should any signatory or concurring party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, CCG shall consult with such party to resolve the objection. If CCG determines that such objection cannot be resolved, CCG will:

- A. Forward all documentation relevant to the dispute, including the CCG's proposed resolution, to the ACHP. The ACHP shall provide CCG with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, CCG shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. CCG will then proceed according to its final decision.
- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) daytime period, CCG may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, CCG shall prepare a written response that takes

into account any timely comments regarding the dispute from the signatories and concurring parties to the MOA, and provide them and the ACHP with a copy of such written response.

- C. CCG's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

V. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.

VI. TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other signatories to attempt to develop an amendment per Stipulation V, above. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, CCG must either (a) execute an MOA pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. CCG shall notify the signatories as to the course of action it will pursue.

Execution of this MOA by the CCG and SHPO and implementation of its terms evidence that CCG has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

SIGNATORIES:

COLUMBUS CONSOLIDATED GOVERNMENT

Date
Isaiah Hugley, City Manager
Responsible Entity, Columbus Consolidated Government

GEORGIA STATE HISTORIC PRESERVATION OFFICER

Date
Dr. David Crass
Division Director and Deputy SHPO

Attachment A:

Section 106 consultation correspondence

Brad Barnes and Jenn Collins
Dew Point Farm
1 Poplar St.
Columbus, GA 31904
March 15, 2021

Robert Scott, Director of Community Reinvestment
City of Columbus, Georgia
420 10th Street, 2nd Floor
Columbus, GA 31901

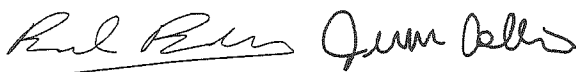
Dear Mr. Scott:

We are writing to voice our support for the demolition of the house located at 2610 16th Avenue in Columbus for purposes of neighborhood safety and beautification. As the owners of the adjacent empty lot at 2608 16th Avenue, we have firsthand experience with the property. The house is obviously well beyond repair (for several years there have been several very large holes in the roof from fallen trees, exterior doors are missing, the house has been stripped/salvaged of materials by looters, etc.). Additionally, our neighbors who live near the house say it harbors drug deals at night. It likely is also infested with rats and other pests, adding additional safety concerns.

Please understand that we do not callously like to see old properties demolished. We are a preservation-minded couple who have renovated five historic homes in Columbus. But in this case, demolishing this structure and repurposing the land will be a benefit, not a detriment, to both the immediate neighborhood and to the Weracoba/St. Elmo district which is just one block away.

We feel that an expedient demolition of the house would be nothing but good.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Barnes and Jenn Collins". The signature is written in a cursive, flowing style.

Brad Barnes and Jenn Collins
Owners, Dew Point Farm

cc: Kevin Garza, Community Reinvestment Department Planner

March 16, 2021

Robert Scott, Director of Community Reinvestment
City of Columbus, Georgia
420 10th Street, 2nd Floor
Columbus, GA 31901

Dear Mr. Scott:

We, the undersigned, live near the house at 2610 16th Avenue in Columbus, Georgia, and would like to see the house on demolished for the following reasons:

- 1) It is falling down and unsafe.
- 2) It is a known harbor for drug deals and illegal activity.
- 3) It is unsightly.

The neighborhood would be safer, cleaner and more attractive with its removal.

Sincerely,

NAME

ADDRESS

TROY KELER *Ty Keler*

1315 17th Ave Col. GA 31901

LISA KELER *Lisa Keler*

1315 17th Ave. Columbus, GA 31901

JIM OWEN

1328 19th St Columbus, GA 31901

Jim Owen

2625 16th Ave

Jayana Lee

1524 26th St

Pearline Reynolds

2520 16th St

Robert Brooks

1532 27th St

William Walker

2620th 16 Ave Apt-A

Brunson Ogletree

2616 16 Avenue Columbus GA 31901

Jim Thomas

2609 16th Ave Columbus GA 31901



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March 26, 2021

To Whom It May Concern,

On behalf of Historic Columbus, please accept this letter regarding the property, 2610 16th Avenue, in Columbus, Georgia. The property is located adjacent to the boundaries of the Weracoba-St. Elmo National Register Historic District, but not within them.

While 2610 16th Avenue is an historic structure for its age, its condition is extremely poor. The structure has multiple large holes in its roof and cornice – that has caused significant deterioration and has passed the point of salvage. The property, from Historic Columbus' perspective, should be demolished.

If you have any questions, please do not hesitate to contact me at elizabeth@historiccolumbus.com or (706)322-0756. Thank you for your consideration of this matter.

Sincerely,

Elizabeth B. Walden

Executive Director
Historic Columbus

From: **Susan Tomkiewicz** <sueoboe@gmail.com>
Date: Thu, Mar 18, 2021 at 2:59 PM
Subject: 2610 16th Ave Demolition
To: <scott.robert@columbusga.org>, <KGarza@columbusga.org>
Cc: Bill Tomkiewicz <btomkie@gmail.com>

To Whom It May Concern;

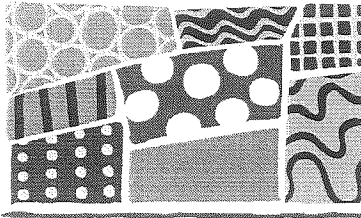
We live at 2609 17th Avenue. Our property backs up to the property in question. Over the last 12 years we have lived here at this address, the 16th Ave property has continued to deteriorate and creates a significant health and safety hazard. In addition, we frequently see individuals coming in and out of the back door of the property, which could collapse at any given time, and we can only assume that these individuals are conducting in some sort of illegal activity.

At this point, I do not believe there is anything historical that can be saved in this property. The windows have been broken, the structure and foundation are both deteriorated and compromised and I am certain that anything that may have been of historical or monetary value inside or outside the property has been picked clean.

We strongly believe this structure is a health and safety hazard in this community and urge the city to move forward with the demolition.

Sincerely,

Sue & Bill Tomkiewicz



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*Part-time

March 24, 2011

Robert Scott, Director
Community Reinvestment
City of Columbus, Georgia
420 10th Street, 2nd Floor
Columbus, GA 31901

Dear Robert:

It is my pleasure to write on behalf of MidTown, Inc., a letter of support for the demolition of the property located at 2610 16th Avenue, Columbus, Georgia 31906. It is our firm belief, that demolishing this property will be an essential component to ending blight within our beloved community and will help increase and revive the neighborhood's pride and sense of community.

MidTown Columbus is a diverse community in the heart of the city, and home to over 24,000 residents living in over 8,500 households. As you know, our mission at MidTown, Inc. is to *sustain and enhance the neighborhoods and businesses within MidTown Columbus*. Therefore, the demolition of the above-mentioned property aligns with our mission and core values.

Please feel free to contact us if I can be of further assistance.

Sincerely yours,

Muffy Schladensky

Muffy Schladensky
President

Julio A. Portillo Jr.
Executive Director

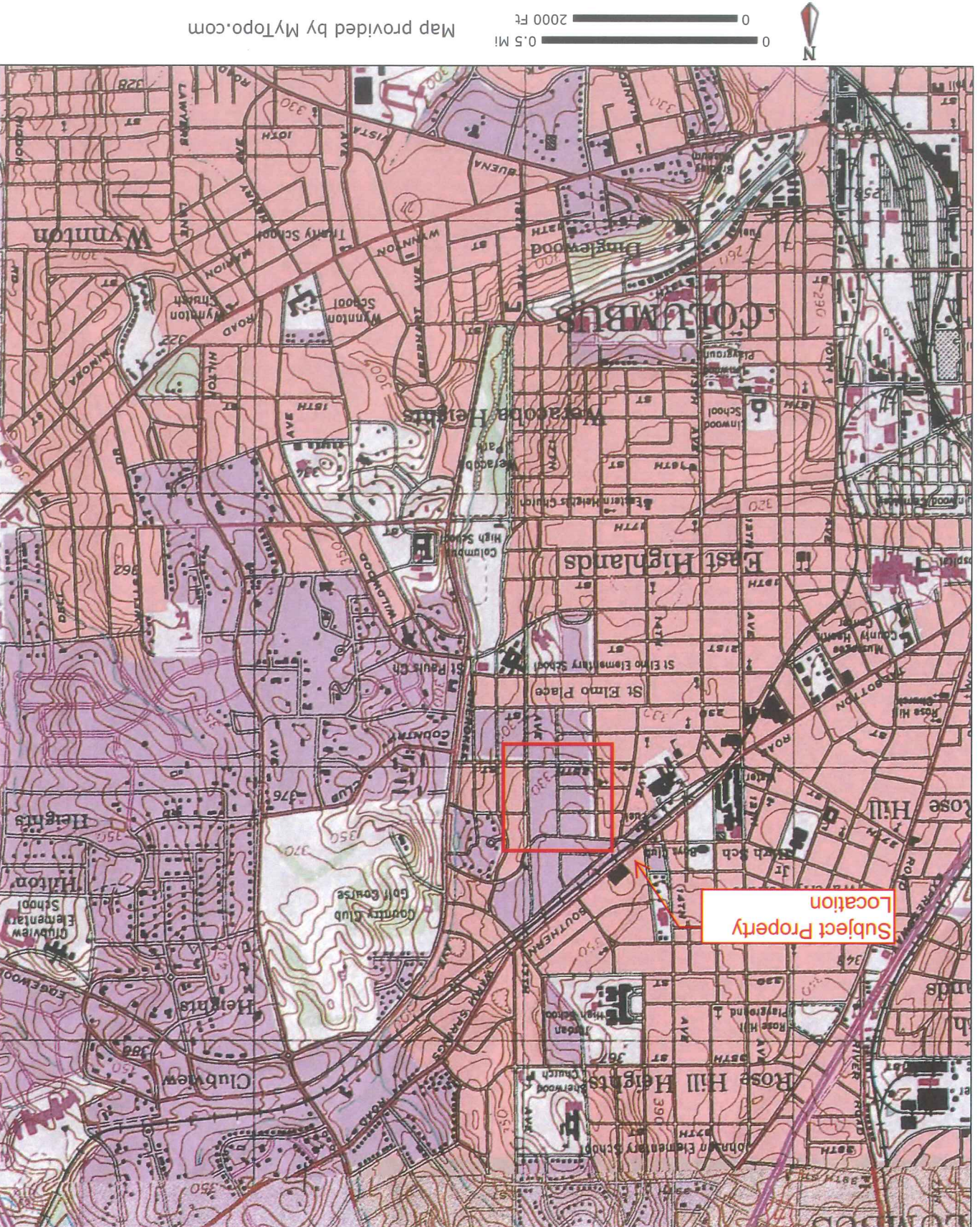
Attachment B:

Maps, photographs, drawings, and/or plans

Subject Property:
Facing East



01 07 2020



Subject Property Location

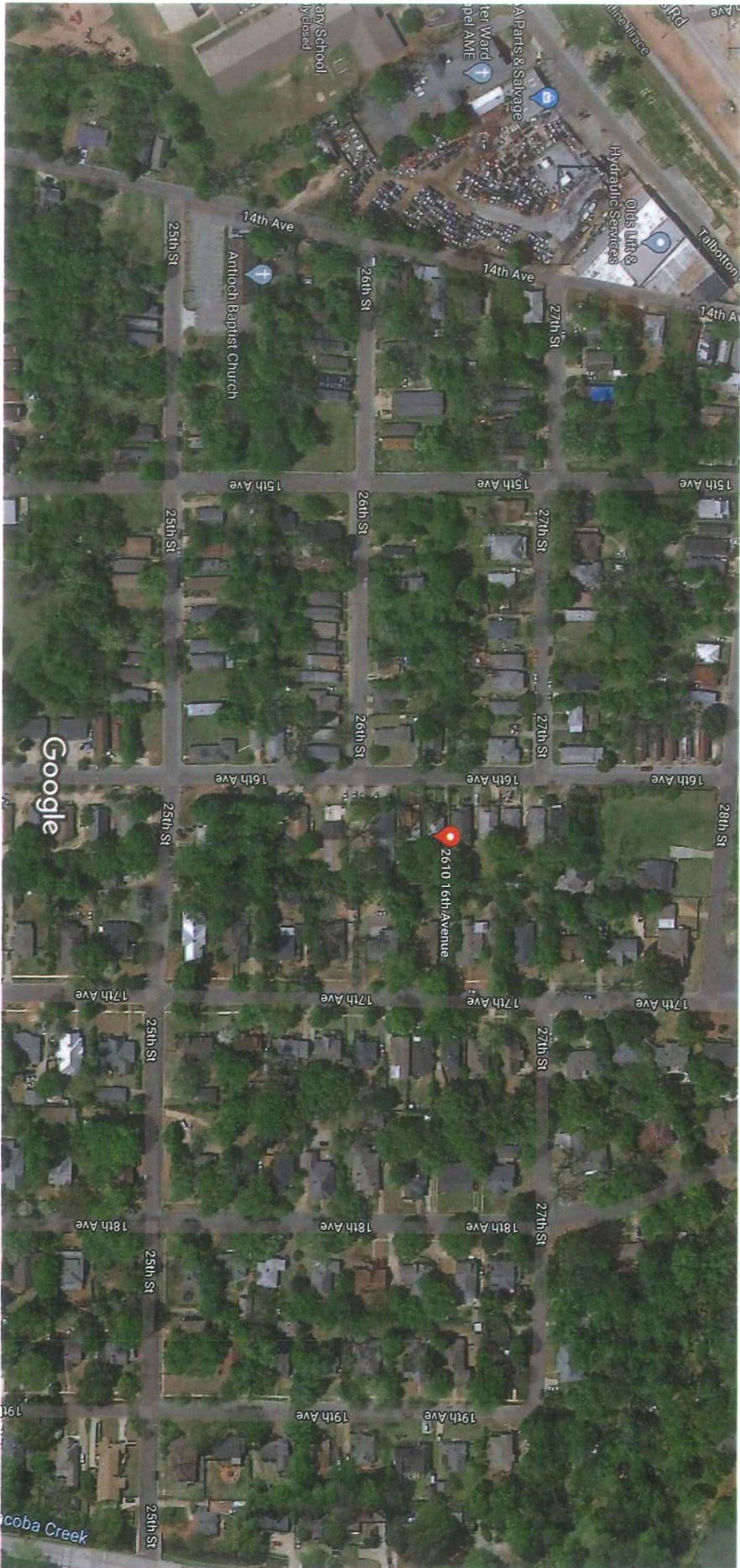
Map provided by MyTopo.com





2610 16th Avenue

Subject property location on Google Maps



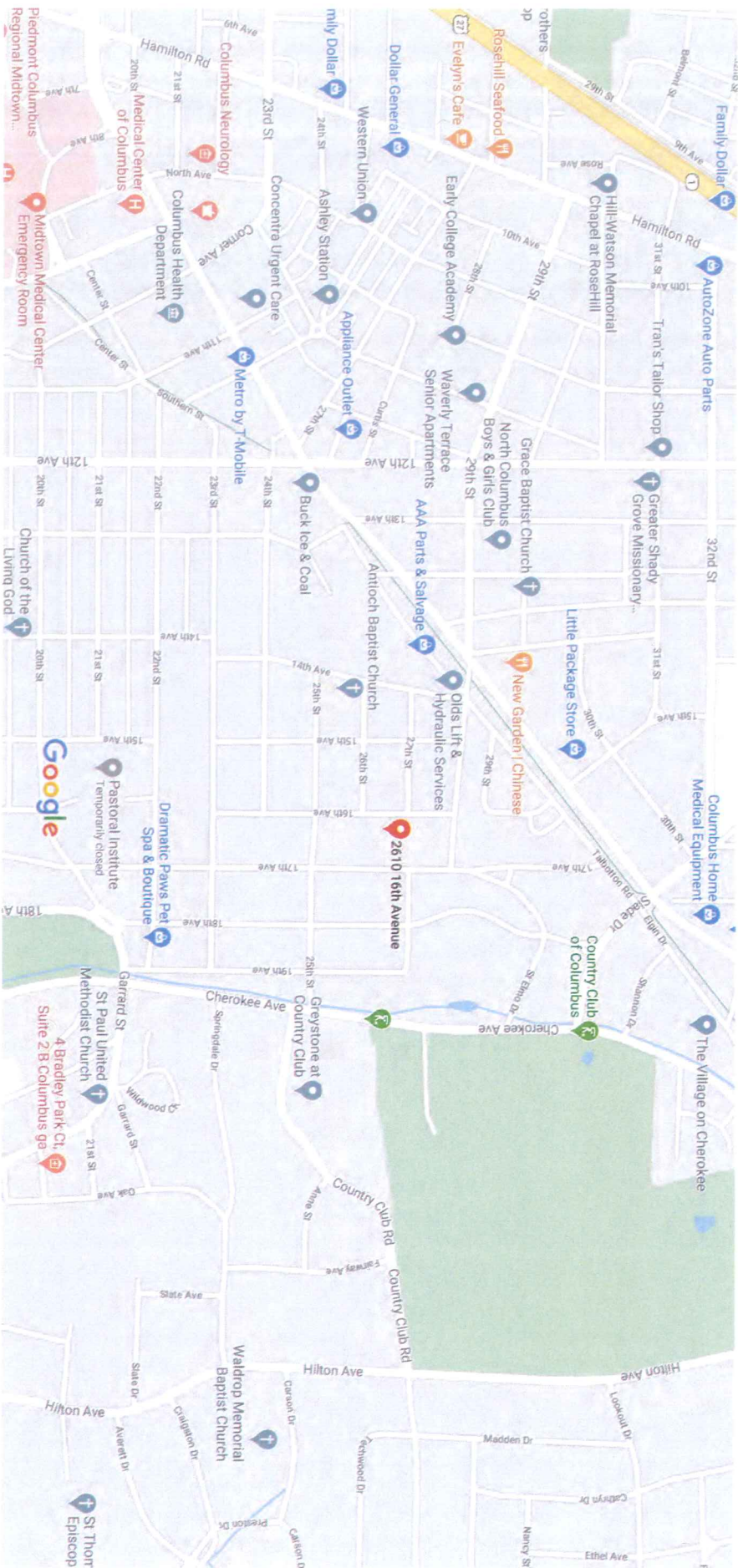
Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020





2610 16th Avenue

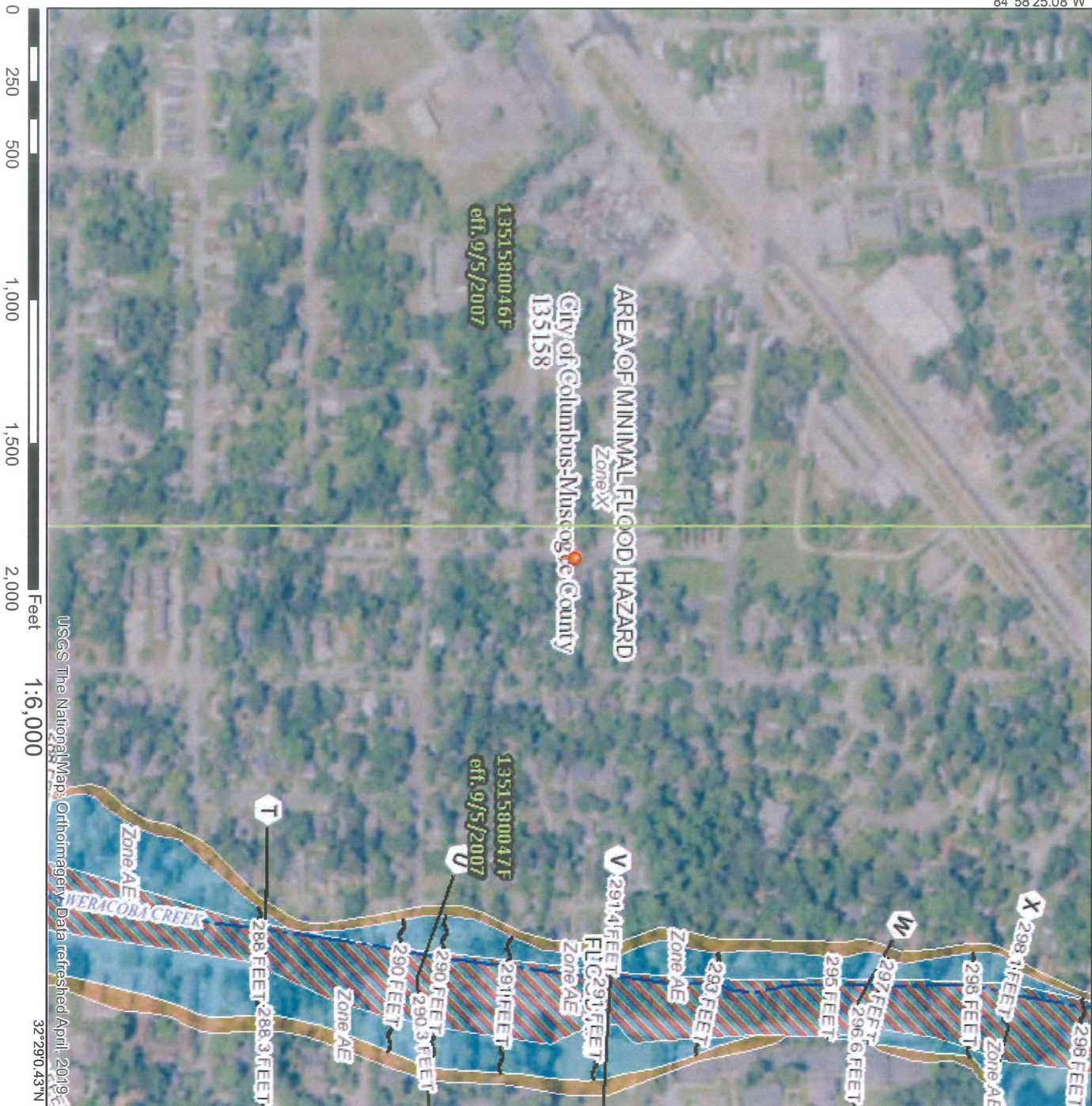
Subject Property Location on Google Maps



National Flood Hazard Layer FIRMette



32°29'30.78"N 84°58'25.08"W



USGS The National Map, Orthoimagery, Data refreshed April, 2019
32°29'0.43"N 84°57'47.62"W

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE)
	Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levees, See Notes, Zone X
	Area with Flood Risk due to Levee, Zone D

	Area of Minimal Flood Hazard Zone X
	Effective LOMIRs

	Area of Undetermined Flood Hazard Zone D
--	--

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	20.2	Cross Sections with 1% Annual Chance
	17.5	Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/26/2020 at 2:26:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRW panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PARID: 029 044 007 HUFF CHARLES E JR & BRUCE H & 2610 16TH AVE

Parcel ID 029 044 007
 Situs 2610 16TH AVE
 Unit
 City
 Zip Code
 Neighborhood 5300R
 Class (Not Zoning) R3 - Residential Lots
 Zoning RMF1 -
 Acres .14
 Square Feet 6,098

Owner Information
 As of January 1, 2019
 Owner HUFF CHARLES E JR & BRUCE H &
 Co-owner KENNETH E
 In Care Of
 Address 927 5TH AVE

Unit #
 City COLUMBUS
 State GA
 Zip Code 31901
 Exemption Code -

Line # 1
 Land Type S - SQUARE FOOT
 Square Feet 6098
 Acres .14

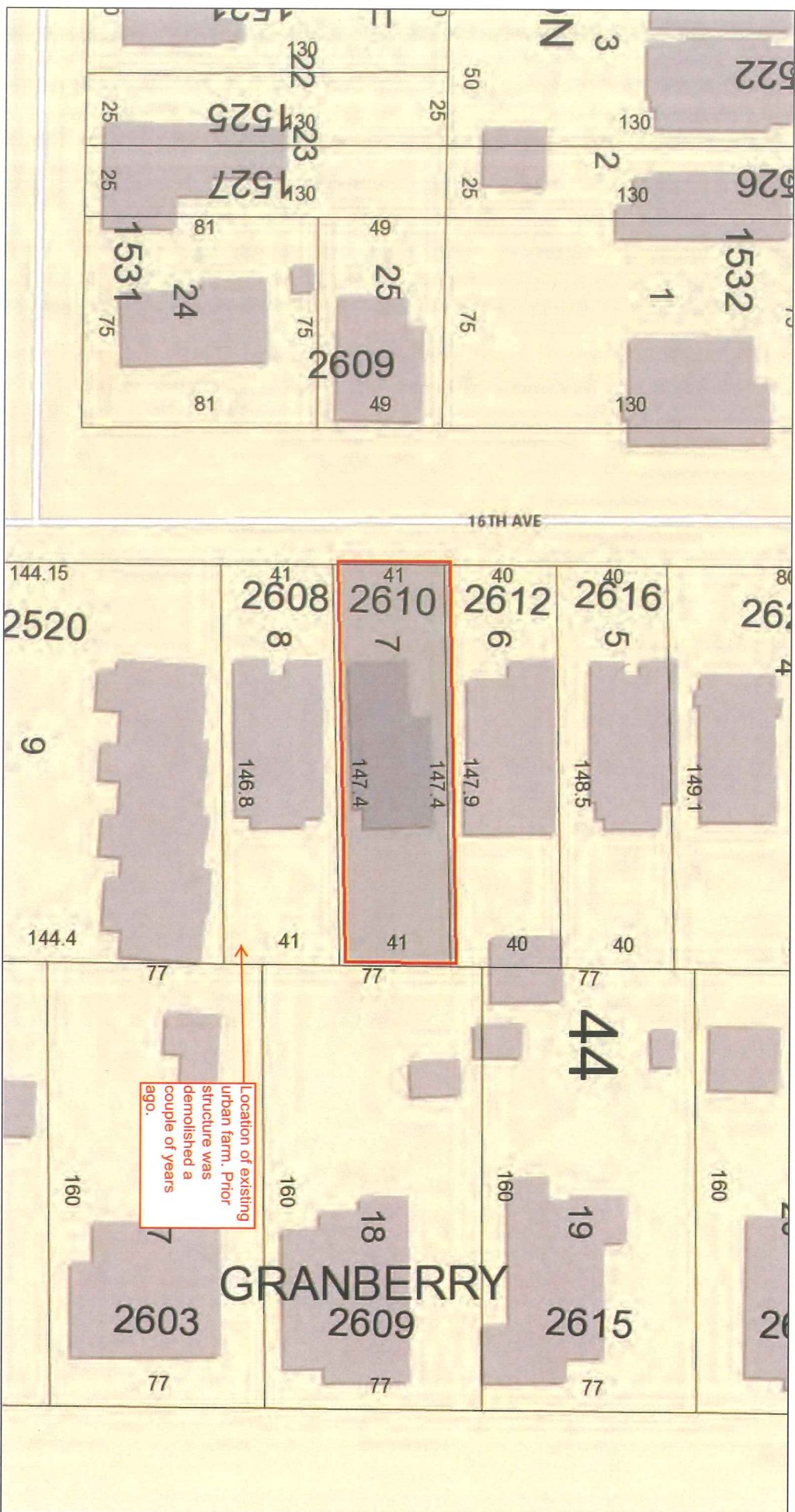
18 GRANBERRY SUR

Card 1
 Stories 1
 Year Built 1932
 Living Area 998
 Bedrooms 3
 Full Baths 1
 Half Baths 0

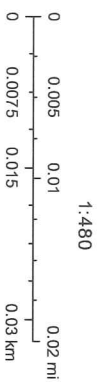
Total Fair Market Value 25,520
 Final Assessment Value (40% Value) 10,208

Date	Price	Sale Validity	Grantor	Grantee	Instrument	Book/Page	Record Date
09-JUL-86	\$0	1	PERRY LILLIE MAE & M B HUFF CHARLES E SR	HUFF CHARLES E SR	WD	02648/00180	
06-OCT-86	\$0	3	HUFF CHARLES E SR	HUFF MALINDA HUDSON	WD	02680/00143	
10-MAY-02	\$0	3	HUFF MALINDA HUDSON HUFF CHARLES E JR & BRUCE H &	HUFF CHARLES E JR &	EX	06416/00110	

029 044 007 2610 16TH AVE, GA



May 4, 2020



1:480

Columbus Consolidated Government

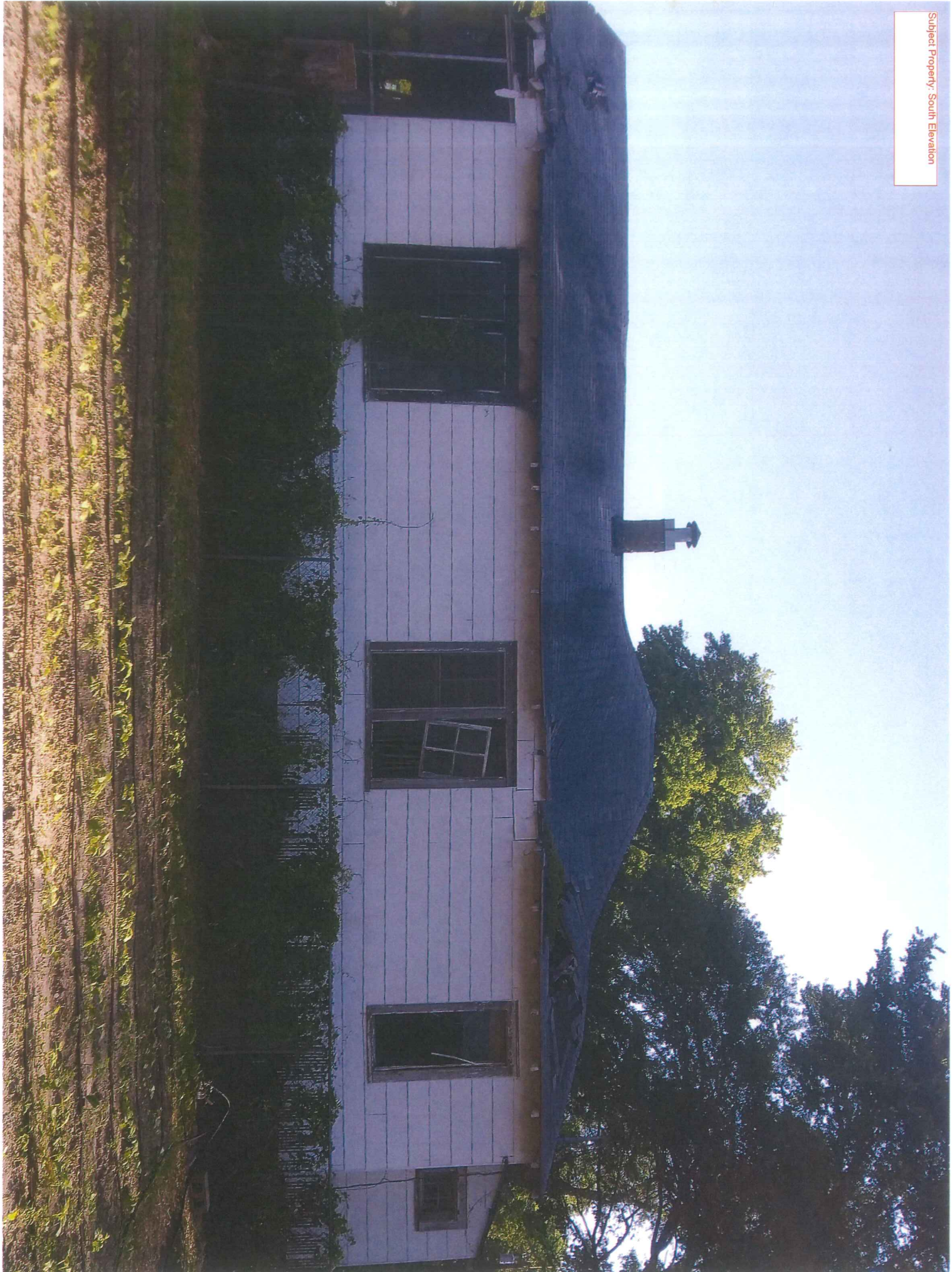
This map is graphic representation of public data. Columbus Consolidated Government makes no warranty to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors.

Subject Property, East Elevation



Subject Property: North Elevation
(Rear)









Subject Property
proposed for demolition.

Existing Urban
Farm location at
2608 16th Avenue.
Facing North West

