

2631 Cusseta Road

**Owner: Richard Redding &
Estate of Floyd Redding**



03 08 2021



03 08 2021



03 08 2021



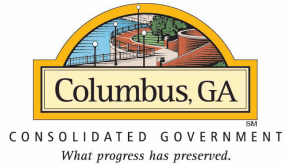
Proposal

Name City of Columbus
 Attention Marsha Thomas
 City Columbus State GA ZIP 31901
 Phone (706)653-4126

Date 3/1/18

	Project Description	Unit Price	TOTAL
	City of Columbus Demolition Proposal		
	<u>2631 Cusseta Road – Trailer Park:</u>		
	960 sq. ft. demolish the one-story concrete structure on slab (office).	\$3.93	\$3,772.80
	960 sq. ft. to seed and straw building footprint.	\$0.55	\$528.00
	9,667 sq ft demolish eleven (11) mobile homes	\$3.25	\$31,417.75
	9,667 sq ft seed and straw building footprint	\$0.55	\$5,316.85
	645 sq ft of wood framed outbuildings	\$3.96	\$2,554.20
	645 sq ft seed and straw building footprint	\$0.55	\$354.75
	11,630 sq. ft. concrete paving.	\$1.25	\$14,537.50
	11,630 sq. ft. of seed and straw	\$0.55	\$6,396.50
	16,764 sq ft of asphalt paving removal	\$1.15	\$19,278.60
	16,764 sq ft of seed and straw	\$0.55	\$9,220.20
	 NOTE: This is an estimate. Additional costs could include land disturbance fees, plans, monitoring, erosion control, asbestos survey, and asbestos abatement.		
	 NOTE: Price includes labor, material, equipment, retainage of salvage, and disposal W.T. MILLER will use to perform the scope of work listed above. Exclusions – 3.0, 4.0, 5.0, 6.0, or 7.0 per contract (was not requested to price).		
		TOTAL	\$93,377.15

WOMAN OWNED SMALL BUSINESS



COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-02-18-004278)

Case Type: Condemn-Demo
Address: 2631 Cusseta Rd
Columbus, GA

Assigned To
Status: Request for Compliance Pending/Open

Opened Date: 02/26/2018
Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
03/15/2018	Marsha Thomas	Notice of Hearing		LETTER MAILED OUT ON 3/15/2018
04/03/2018	Marsha Thomas	Notice to Demolish or Repair		LETTER MAILED OUT ON 3/28/2018. NO REPRESENTATION AT THE HEARING
05/11/2018	Teresa Young	On-Site Visitation		THE ONLY CHANGE OBSERVED IS THAT IT APPEARS THAT PIECES OF TRAILERS ARE SLOWLY BEING REMOVED . MOST LIKELY AS A RESULT OF PEOPLE TURNING IN FOR MONEY AT RECYCLE FACILITY . / 112
06/11/2018	Teresa Young	On-Site Visitation		PARK IS FILLING UP WITH MORE TRASH AND DISCARDED MATERIALS 112
07/10/2018	Jamaal Williams	On-Site Visitation		No Work no change /113
08/13/2018	Jamaal Williams	Notice of Hearing		No work no change noticed a lot of tires being dumped along with trash / 113
09/17/2018	Jamaal Williams	On-Site Visitation		No work no change same owner in system / 113
10/11/2018	Jamaal Williams	On-Site Visitation		No work no change / 113
11/14/2018	Jamaal Williams	On-Site Visitation		No work no change taxes has not been paid since 2016 / 113
12/17/2018	Jamaal Williams	On-Site Visitation		No work no change / 113
01/16/2019	Jamaal Williams	On-Site Visitation		No work no change / 113
02/18/2019	Jamaal Williams	On-Site Visitation		No work no change .Same owner / 113
03/19/2019	Jamaal Williams	On-Site Visitation		No work no change / 113

Activity Date	Created By	Activity Type	Activity Name	Comments
05/20/2019	Jamaal Williams	On-Site Visitation		No work no change. I have copied a email form Mr Hudgison regarding transferring ownership of the property FYI Spoke to Danny Redding Lawyer today and he stated that their have served all the heirs and they have until May 17th to file a petition. Come Monday May 20th, the Lawyer can call Probate Court for an appointment to certify Danny Redding as the lone heir of the properties. He will send me certified letters on the proceedings and then he will become the contact for the Redding properties. I told him he had until June 5, which is when Special Enforcement is scheduled to take 2631 Cusseta for a court ordered abatement. / 114
06/20/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
07/22/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
08/23/2019	Jamaal Williams	On-Site Visitation		There are no signs of any work / 134
09/24/2019	Jamaal Williams	On-Site Visitation		No work no change. /134
10/22/2019	Jamaal Williams	On-Site Visitation		No work no change last contact with potential new owner was back in May with Mr Danny Redding lawyers to become the lone hier but since then no contact. /113
11/20/2019	Jamaal Williams	On-Site Visitation		No work no change./113
12/18/2019	Jamaal Williams	On-Site Visitation		No work no change . /113
06/11/2020	Walter Lewis	On-Site Visitation		no work no change //112
07/20/2020	Walter Lewis	On-Site Visitation		Multiple properties are torn down; debris still on site. //112
08/26/2020	Walter Lewis	On-Site Visitation		no work no change //112
10/01/2020	Walter Lewis	On-Site Visitation		no work no change //112
11/04/2020	Walter Lewis	On-Site Visitation		no work no change //112

Activity Date	Created By	Activity Type	Activity Name	Comments
12/15/2020	Walter Lewis	On-Site Visitation		Number on file is no longer in service; will try and contact the brother of landlord Danny Redding. It is believed he is suppose to take ownership of property //112
01/15/2021	Walter Lewis	On-Site Visitation		Danny Redding stated he had been contacted by Director Ryan Pruett about property Property is still in the estate name. Plans on selling and has received offers //112
02/24/2021	Walter Lewis	On-Site Visitation		no change //112
	Walter Lewis	On-Site Visitation		no change //112
03/10/2021	Mallory Jackson	Council Demolition Letter Sent		MAILED TO: REDDING RICHARD PO BOX 4682 COLUMBUS GA 31914 ARTICLE NUMBER: 7020 0090 0000 1809 0150
03/31/2021	Walter Lewis	On-Site Visitation		no change //112



420 10th Street
Post Office Box 1340
Columbus, Georgia 31902-1340

Telephone (706) 653-4126
Fax (706) 653-4123

Ryan Pruett
Director

CERTIFIED MAIL

REDDING RICHARD

PO BOX 4682

COLUMBUS GA 31914

7020 0090 0000 1809 0150

3/12/2021

Dear Sir or Madam:

SUBJECT: 2631 Cusseta Road

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) and for the abatement of any asbestos present, from **W.T MILLER** totaling to a sum of **\$93,377.15**.

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on **Tuesday, April 13th at 9:00AM EST** and for the second reading and subsequent vote on **Tuesday, April 27th, 2020 at 5:30 EST**.

Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.

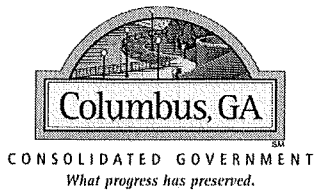
City Council currently convenes at the Trade Center, located at 801 Front Avenue, Columbus, GA 31901.

Sincerely,

Ryan Pruett

Director, Inspections and Code

RP:CD



INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 3/28/2018

OWNER: RICHARD REDDING

OWNER'S ADDRESS: 6405 GA HWY 315, CATAULA GA 31804

REFERENCE NUMBER
CASE-02-18-004278

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2631 CUSSETA RD, COLUMBUS GA

NOTICE TO DEMOLISH OR REPAIR

Please be notified that, after holding a public hearing, the City Manager has determined that the building located at the above referenced address, was found to be unfit for occupancy and is so dilapidated, and/or unsafe that it creates a serious hazard to the health, and/or safety of the public. Within the time specified in this order, the building is either to be demolished or to be repaired.

Article VI, Section 8-83 of the Code of Ordinances of Columbus, Georgia, provides that where such building or structures are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50%) of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repairs or improvements or alterations of the building/structure so as to render it safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office - 404 363-7026.

Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

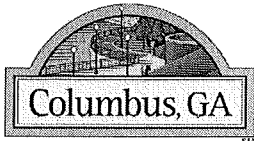
FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

8573

CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Director of Insp & Code



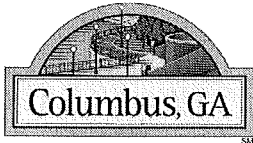
CONSOLIDATED GOVERNMENT
What progress has preserved.

INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER
CASE-02-18-004278

NOTICE TO DEMOLISH OR REPAIR

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Teresa Young	Violations	02/23/2018 02/27/2018
Inspectors Comments Inspectors Comments			
<p>THIS PARK HAS BEEN ABANDONED WITH 11 UNITS REMAINING IN VARIOUS DEGREES OF DEMOLITION; THE OFFICE/LAUNDRY BLOCK FACILITY HAS BEEN VANDALIZED TO THE DEGREE THAT HOLES HAVE BEEN MADE INTO THE BLOCK WALLS; THE PARK IS LITTERED WITH CONSTRUCTION DEBRIS, TRASH, ETC. THE OWNER SHALL REMOVE ALL REMAINING UNITS AND BLOCK BUILDING. IN ADDITION ALL ASPHALT SHALL BE REMOVED AND THE LOT SHALL BE LEFT WITH NO EVIDENCE OF BUILDING MATERIAL OR FACILITIES; IT SHALL BE GRADED, SEEDED AND MULCH / 112</p> <p>UNITS HAVE BEEN NUMBERED AND MAPPED BY THIS DEPARTMENT FOR EASY IDENTIFICATION.</p>			



CONSOLIDATED GOVERNMENT
What progress has preserved.

INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 3/15/2018

OWNER: RICHARD REDDING

OWNER'S ADDRESS: 6405 GA HWY 315, CATAULA GA 31804

REFERENCE NUMBER
CASE-02-18-004278

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2631 CUSSETA RD, COLUMBUS GA

DEMOLITION HEARING NOTICE

Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on
3/28/2018 10:00:00AM

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

8566

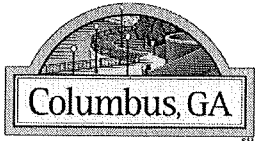
CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Interim Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

"An Equal Opportunity / Affirmative Action Organization"



CONSOLIDATED GOVERNMENT
What progress has preserved.

INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER
CASE-02-18-004278

DEMOLITION HEARING NOTICE

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED</u> <u>COMPLETED</u>
Demolition Site Inspection	Teresa Young	Violations	02/23/2018 02/27/2018
Inspectors Comments Inspectors Comments			
THIS PARK HAS BEEN ABANDONED WITH 11 UNITS REMAINING IN VARIOUS DEGREES OF DEMOLITION; THE OFFICE/LAUNDRY BLOCK FACILITY HAS BEEN VANDALIZED TO THE DEGREE THAT HOLES HAVE BEEN MADE INTO THE BLOCK WALLS; THE PARK IS LITTLERED WITH CONSTRUCTION DEBRIS, TRASH, ETC. THE OWNER SHALL REMOVE ALL REMAINING UNITS AND BLOCK BUILDING. IN ADDITION ALL ASPHALT SHALL BE REMOVED AND THE LOT SHALL BE LEFT WITH NO EVIDENCE OF BUILDING MATERIAL OR FACILITIES; IT SHALL BE GRADED, SEEDED AND MULCH / 112			
UNITS HAVE BEEN NUMBERED AND MAPPED BY THIS DEPARTMENT FOR EASY IDENTIFICATION.			