

**Columbus Consolidated Government
Council Meeting Agenda Item**

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| TO: | Mayor and Councilors |
| AGENDA SUBJECT: | Property Sale - 1333 and 0 Warren Ave |
| AGENDA SUMMARY: | Approval is requested to sell city-owned property to adjacent landowners per section 7-501 paragraph 5 of the Columbus Charter, and to authorize the City Manager to execute all contracts, agreements and understandings related to the conveyance of City properties. |
| INITIATED BY: | Community Reinvestment Department |

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

Background:

The City owns 1333 Warren Avenue and 0 Warren Avenue. When Warren Ave closed from Broadway to 14th St., the City declared 1333 Warren Avenue as surplus in Resolution No. 108-07. However, the City leased a portion to YMCA to construct their building at a rate of \$1 per year.

The Columbus Charter has been amended to allow the sale of property that is not needed for public purposes to adjoining landowners at Fair Market value based on an appraisal. YMCA is interested in purchasing 1333 and a portion of 0 Warren Ave for the appraised value of \$550. Greyrock, an adjacent property, is interested in purchasing the remaining portion of 0 Warren Ave for the appraised value of \$7,100. The remaining adjacent landowner, Lockwood 1338 Broadway LLC, has been notified of the potential surplus and has submitted a letter stating they have no interest in buying the property. Maps of the properties are attached.

1333 and 0 Warren Ave are 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 City's best interest to sell the properties.

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 the vacant lots.

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 landowners in accordance with section 7-501 paragraph 5 of the Columbus Charter and to authorize the City Manager to execute all contracts, agreements, and understandings related to the conveyance of City properties.

PROPOSED SURPLUS PROPERTY LIST

| | |
|--------------------|--------------------|
| 004 002 005 | 0 Warren Avenue |
| 004 002 004 | 1333 Warren Avenue |

A RESOLUTION

NO.

A RESOLUTION TO SELL 1333 AND 0 WARREN AVENUE TO THE ADJACENT LANDOWNERS IN ACCORDANCE WITH SECTION 7-501 PARAGRAPH 5 OF THE COLUMBUS CHARTER, AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL CONTRACTS, AGREEMENTS AND UNDERSTANDINGS RELATED TO THE CONVEYANCE OF CITY PROPERTIES.

WHEREAS, 1333 and 0 Warren Ave. are 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 upon a report by the Mayor and 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 adjacent landowners have agreed to pay the appraised values of the properties; and,

WHEREAS, the other adjacent landowner has given written notice that they are not interested in purchasing the property; 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:

That the City Manager is hereby authorized to convey said properties described above to certain adjacent landowners upon completion of the procedures required by Section 7-501 (5) of the Columbus Charter and authorize the City Manager, or his designee, to execute all contracts, agreements, and understandings related to the conveyance of these City properties.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____
2024 and adopted at said meeting by the affirmative vote of ten members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Begly voting _____.
Councilor Cogle voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Thomas voting _____.
Councilor Tucker voting _____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, III, Mayor