

2500 Schaul Street

Owner: The Victory Group, LLC

1,500 Square Feet



08/13/2019



08/13/2019



08/13/2019



P.O. Box 657 • Cataula, GA • 706.320.2171

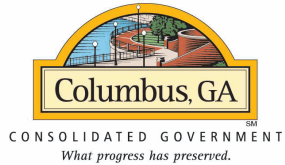
Proposal

Name City of Columbus
 Attention Joseph Sturcken
 City Columbus State GA ZIP 31901
 Phone (706)225-3893

Date 9/23/2020

	Project Description	Unit Price	TOTAL
	City of Columbus Demolition Proposal		
	<u>2500 Schaul Street:</u>		
	1,500 sq. ft. demolish wood structure.	\$3.93	\$5,895.00
	1,500 sq. ft. provide and install seed and straw of building footprint.	\$0.55	\$825.00
	72 sq. ft. of concrete sidewalk.	\$1.25	\$90.00
	72 sq. ft. provide and install seed and straw of concrete footprint.	\$0.55	\$39.60
	88 ln. ft. of brick knee wall on west side of house.	\$3.98	\$350.24
	 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 – 5.0 and 6.0 per contract.		
		TOTAL	\$7,199.84

WOMAN OWNED SMALL BUSINESS



COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-08-19-007669)

Case Type: Condemn-Demo
Address: 2500 Schaul St
Columbus, GA

Assigned To
Status: Request for Compliance Pending/Open

Opened Date: 08/13/2019
Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
08/16/2019	Shannon Maschka-Gomez	Notice of Hearing		DEMO HEARING NOTICE SENT 8/16/2019. S. GOMEZ
08/28/2019	Shannon Maschka-Gomez	Notice to Demolish or Repair		NO ATTENDANCE AT HEARING . NOTICE TO DEMOLISH OR REPAIR S 8/28/2019. S. GOMEZ
08/29/2019	Charlotte Davis	Phone Conversation		ATTEMPTED TO CONTACT THE OWNER BY PHONE . RESEARCHED TH LLC TO FIND THE REGISTERED AGENT AS THOMIE VENISEE . SEARC ONLINE FOR NUMBERS ASSOCIATED WITH THIS PERSON . ONE LINE WAS DISCONNECTED AND I LEFT A VOICEMAIL ON THE SECOND LINE 334 492 1106 . /CDAVIS
09/09/2019	Charlotte Davis	Lis Pendens Request Sent		NOTICE TO DEMOLISH OR REPAIR SENT TO CLERK OF SUPERIOR CC /C.DAVIS
10/16/2019	Terry Vaughn	Return Correspondence		7019 1120 0000 4041 6592 signed by James Stewart
10/28/2019	Charlotte Davis	Phone Conversation		ATTEMPTED TO CONTACT THE OWNER AGAIN 334 492 1106; LEFT VM
	Charlotte Davis	Notice of Lien Recorded		RECORDED 9/12/2019 LIEN 775/349
	Charlotte Davis	Phone Conversation		SPOKE WITH THOMIE VENISEE AND HE SAID THAT THE LLC BOUGHT THE PROPERTY AT THE TAX SALE; I TOLD HIM I WOULD DO SOME RESEARCH AND THEN CALL BACK WHEN I HAD MORE INFORMATION C.DAVIS
02/07/2020	Jamaal Williams	On-Site Visitation		No work no change taxes have not been paid since 2016 / 113
02/20/2020	Jamaal Williams	On-Site Visitation		No work no change out of town owners ./113
03/20/2020	Jamaal Williams	On-Site Visitation		No work no change ./113

Activity Date	Created By	Activity Type	Activity Name	Comments
04/23/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
05/28/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
07/01/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
07/31/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
09/04/2020	Jamaal Williams	On-Site Visitation		No work no change, will add to the demo list that will be presented to council for next go round of demolitions./113
09/29/2020	Mallory Jackson	Council Demolition Letter Sent		MAILED TO: VICTORY GROUP LLC THE 3535 PEACHTREE RD STE 520-128 ATLANTA, GA 30326 ARTICLE NUMBER: 7020 0090 0000 1809 2048
10/06/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
11/06/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
12/07/2020	Jamaal Williams	On-Site Visitation		No work no change out of town owners ./113
01/07/2021	Jamaal Williams	On-Site Visitation		No work no change ./113
02/04/2021	Jamaal Williams	On-Site Visitation		No work no change took recent pictures to add to the next round of demo that will be presented to the Council ./113
03/03/2021	Jamaal Williams	On-Site Visitation		No work no change ./113
03/10/2021	Mallory Jackson	Demolition Ordinance Letter		***COUNCIL DEMO LETTER MAILED TO; VICTORY GROUP LLC THE 3535 PEACHTREE RD STE 520-128 ATLANTA, GA 30326 ARTICLE NUMBER:7020 0090 0000 1808 1479



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

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

Ryan Pruett
Director

CERTIFIED MAIL

7020 0090 0000 1808 1479

THE VICTORY GROUP, LLC
3535 PEACHTREE ROAD STE 520-128
ATLANTA, GEORGIA 30326

3/12/2021

Dear Sir or Madam:

SUBJECT: 2500 Schaul Street

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 **\$7,764.34**.

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



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

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

Ryan Pruett
Director

CERTIFIED MAIL

7020 0090 0000 1809 2048

VICTORY GROUP LLC THE
3535 PEACHTREE RD
STE 520-128
ATLANTA, GA 30326

9/25/2020

Dear Sir or Madam:

SUBJECT: 2500 SCHAUL ST

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) for the abatement of any asbestos present, from **W.T MILLER** totaling to a sum of **\$564.50**.

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

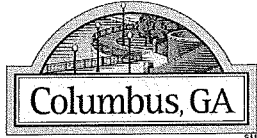
Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being 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 Civic Center, located at 400 4th St, Columbus, GA.

Sincerely,

Ryan Pruett
Director, Inspections and Code
RP:CD

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

MAILED
8/28/2019

DATE: 8/28/2019

OWNER: VICTORY GROUP LLC THE

OWNER'S ADDRESS: 3535 PEACHTREE, ATLANTA GA 30326

**REFERENCE NUMBER
CASE-08-19-007669**

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2500 SCHAUL ST, 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 structure 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 repair 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**

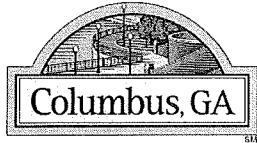
7019 1120 0000 4041 6752

CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



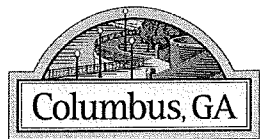
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INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER
CASE-08-19-007669

NOTICE TO DEMOLISH OR REPAIR

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Jamaal Williams	Violations	08/15/2019 08/15/2019
<p>604.3 ELECTRICAL SYSTEM HAZARDS WHERE IT IS FOUND THAT THE ELECTRICAL SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, IMPROPER FUSING, INSUFFICIENT RECEPTACLE AND LIGHTING OUTLETS, IMPROPER WIRING OR INSTALLATION, DETERIORATION OR DAMAGE, OR FOR SIMILAR REASON, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.</p> <p>306.1.1 UNSAFE CONDITIONS UNSAFE CONDITIONS. WHERE ANY OF THE FOLLOWING CONDITIONS CAUSE THE COMPONENT SYSTEM TO BE BEYOND ITS LIMIT STATE, THE COMPONENT OR SYSTEM SHALL BE DETERMINED AS UNSAFE AND SHALL BE REPAIRED OR REPLACED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL EXISTING BUILDING CODE AS REQUIRED FOR EXISTING BUILDING: SEVERE UNSAFE CONDITIONS DUE TO FIRE DAMAGE.</p> <p>Inspectors Comments Inspectors Comments ACCESSED VALUE \$18,410. THE STRUCTURE IS A TOTAL LOSS DUE TO FIRE DAMAGE AND CANNOT BE REPAIRED BUT MUST BE REBUILT OR DEMOLISHED.</p> <p>704.2 SMOKE ALARMS SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R OR I-1 OCCUPANCIES, REGARDLESS OF OCCUPANT LOAD AT ALL THE FOLLOWING LOCATIONS.</p> <p>404.7 FOOD PREPARATION ALL SPACES TO BE OCCUPIED FOR FOOD PREPARATION PURPOSES SHALL CONTAIN SUITABLE SPACE AND EQUIPMENT TO STORE, PREPARE AND SERVE FOODS IN A SANITARY MANNER. THERE SHALL BE ADEQUATE FACILITIES AND SERVICES FOR THE SANITARY DISPOSAL OF FOOD WASTES AND REFUSE, INCLUDING FACILITIES FOR TEMPORARY STORAGE.</p> <p>8-14.4(a)(1) - Permits required ___ Building ___ Electrical ___ Plumbing ___ HVAC ___ Other IF OWNER WISHES TO RE-BUILD THE STRUCTURE ALL APPROVALS AND PERMITS MUST BE OBTAINED OR OWNER MAY OBTAIN A DEMOLITION PERMIT TO REMOVE THE STRUCTURE INCLUDING FOUNDATION; CLEAR THE LOT OF ALL CONSTRUCTION MATERIAL AND TRASH AND PLACE WHEAT STRAW DOWN ON THE LOT.</p> <p>305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.</p> <p>304.18 BUILDING SECURITY DOORS, WINDOWS OR HATCHWAYS FOR DWELLING UNITS, ROOM UNITS OR HOUSEKEEPING UNITS SHALL BE PROVIDED WITH DEVICES DESIGNED TO PROVIDE SECURITY FOR THE OCCUPANTS AND PROPERTY WITHIN.</p> <p>304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN WATER INTO THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.</p> <p>305.6 INTERIOR DOORS EVERY INTERIOR DOOR SHALL FIT REASONABLY WELL WITHIN ITS FRAME AND SHALL BE CAPABLE OF BEING OPENED AND CLOSED BY BEING PROPERLY AND SECURELY ATTACHED TO JAMBS, HEADERS OR TRACKS AS INTENDED BY THE MANUFACTURER OF THE ATTACHMENT HARDWARE.</p>			



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

MAILED
8/16/2019

DATE: 8/16/2019

OWNER: VICTORY GROUP LLC THE
OWNER'S ADDRESS: 3535 PEACHTREE, ATLANTA GA 30326

REFERENCE NUMBER
CASE-08-19-007669

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2500 SCHAUL ST, 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
8/28/2019 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

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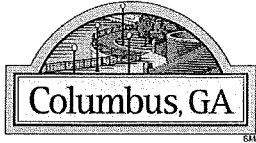
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Enclosed is a copy of the Inspectors Condemnation Report for subject property

John Hudgison

John Hudgison, Director of Insp & Code

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REFERENCE NUMBER
CASE-08-19-007669

DEMOLITION HEARING NOTICE

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
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<p>604.3 ELECTRICAL SYSTEM HAZARDS WHERE IT IS FOUND THAT THE ELECTRICAL SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, IMPROPER FUSING, INSUFFICIENT RECEPTACLE AND LIGHTING OUTLETS, IMPROPER WIRING OR INSTALLATION, DETERIORATION OR DAMAGE, OR FOR SIMILAR REASON, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.</p> <p>306.1.1 UNSAFE CONDITIONS UNSAFE CONDITIONS. WHERE ANY OF THE FOLLOWING CONDITIONS CAUSE THE COMPONENT SYSTEM TO BE BEYOND ITS LIMIT STATE, THE COMPONENT OR SYSTEM SHALL BE DETERMINED AS UNSAFE AND SHALL BE REPAIRED OR REPLACED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL EXISTING BUILDING CODE AS REQUIRED FOR EXISTING BUILDING: SEVERE UNSAFE CONDITIONS DUE TO FIRE DAMAGE.</p> <p>Inspectors Comments Inspectors Comments ACCESSED VALUE \$18,410. THE STRUCTURE IS A TOTAL LOSS DUE TO FIRE DAMAGE AND CANNOT BE REPAIRED BUT MUST BE REBUILT OR DEMOLISHED.</p> <p>704.2 SMOKE ALARMS SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R OR I-1 OCCUPANCIES, REGARDLESS OF OCCUPANT LOAD AT ALL THE FOLLOWING LOCATIONS.</p> <p>404.7 FOOD PREPARATION ALL SPACES TO BE OCCUPIED FOR FOOD PREPARATION PURPOSES SHALL CONTAIN SUITABLE SPACE AND EQUIPMENT TO STORE, PREPARE AND SERVE FOODS IN A SANITARY MANNER. THERE SHALL BE ADEQUATE FACILITIES AND SERVICES FOR THE SANITARY DISPOSAL OF FOOD WASTES AND REFUSE, INCLUDING FACILITIES FOR TEMPORARY STORAGE.</p> <p>8-14.4(a)(1) - Permits required <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Other IF OWNER WISHES TO RE-BUILD THE STRUCTURE ALL APPROVALS AND PERMITS MUST BE OBTAINED OR OWNER MAY OBTAIN A DEMOLITION PERMIT TO REMOVE THE STRUCTURE INCLUDING FOUNDATION; CLEAR THE LOT OF ALL CONSTRUCTION MATERIAL AND TRASH AND PLACE WHEAT STRAW DOWN ON THE LOT.</p> <p>305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.</p> <p>304.18 BUILDING SECURITY DOORS, WINDOWS OR HATCHWAYS FOR DWELLING UNITS, ROOM UNITS OR HOUSEKEEPING UNITS SHALL BE PROVIDED WITH DEVICES DESIGNED TO PROVIDE SECURITY FOR THE OCCUPANTS AND PROPERTY WITHIN.</p> <p>304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN WATER INTO THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.</p> <p>305.6 INTERIOR DOORS EVERY INTERIOR DOOR SHALL FIT REASONABLY WELL WITHIN ITS FRAME AND SHALL BE CAPABLE OF BEING OPENED AND CLOSED BY BEING PROPERLY AND SECURELY ATTACHED TO JAMBS, HEADERS OR TRACKS AS INTENDED BY THE MANUFACTURER OF THE ATTACHMENT HARDWARE.</p>			