

A RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, PROVIDING DIRECTION TO THE CITY MANAGER IN THE ACQUISITION OF LAND NEEDED FOR THE NORTH HILL STREET REALIGNMENT PROJECT; AUTHORIZING AND DIRECTING FURTHER ACTION(S) TO BE TAKEN; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to that certain Resolution, enacted July 8, 2014, this Board authorized the City Manager, or his designee, to acquire certain real property, owned by Hani Zaidieh, and located at 722 North Hill Street, Griffin, Georgia, for the initial offering price of \$106,612.00, based upon an appraisal, dated March 6, 2014, by Kenneth A. Fletcher, Certified General Appraiser #596. Said land was found to be needed to construct that certain public works project to realign N. Sixth Street and eliminate its present intersection with North Hill Street, based upon plans prepared by Falcon Design Consultants, LLC;

WHEREAS, said Resolution authorized the City Manager or his designee to promptly initiate negotiations, based upon the appraised value as the City's initial offer, with authority to negotiate upwards by ten (10%) percent; provided, however, the City Manager was directed that if he could negotiate acquisition for a sum in excess of the initial offering price, plus ten (10%) percent, he was to promptly inform this Board and seek its further authority or direction; and

WHEREAS, the City Manager's designee promptly contacted the property owner and communicated the City's initial offer, which the owner rejected and countered in the sum of \$341,861.50. Thereafter, the City Manager, through his designee, offered his full authority in the sum of \$117,273.00, receiving in response thereto the Owner's final counteroffer of \$275,000.00;

NOW, THEREFORE, BE IT RESOLVED that the City Manager hereby reports, as directed, to this Board of Commissioners that he cannot through negotiations acquire the real property within the parameters of the authority previously given. Further, that the differential between the appraised value and the Owner's counteroffer is too great to realistically believe this property can be acquired through negotiation.

FURTHER RESOLVED, that this Board reaffirms its determination that this property is essential and necessary for timely construction of its Project and that a public purpose exists to justify exercise of the City's power of eminent domain.

WHEREFORE, BE IT RESOLVED that the City Manager and City Attorney are hereby directed to bring before this Board an appropriate Resolution authorizing the filing of condemnation proceedings, pursuant to the method set forth in O.C.G.A. §32-3-1, *et seq.*

SO RESOLVED, this 24th day of February, 2015.