Special Called Meeting
Macon Bibb County Commission

April 21, 2026 | 3:30 PM
City Hall
700 Poplar Street
Macon, GA 31201

Mayor Lester M. Miller
Mayor Pro Tem Valerie Wynn
Commissioner Paul Bronson
Commissioner Stanley Stewart
Commissioner Joey Hulett
Commissioner Raymond Wilder
Commissioner Bill Howell
Commissioner Donice Bryant
Commissioner Brendalyn Bailey

1. **Call to Order**
   Mayor Lester M. Miller

2. **Approval of Minutes**
   a. Approval of minutes from the April 7, 2026 Pre-Commission and Commission meetings (Sponsored by: Lester M. Miller, Mayor)

3. **Grants**
   a. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A State Of Georgia Accountability Courts Emergency Subgrant Award From The Criminal Justice Coordinating Council, In The Amount Of $65,526.00, With No Local Match, Awarded To The Macon Judicial Circuit Adult Felony Drug Court Program (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner)
   b. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Criminal Justice Coordinating Council Fy2025 Violence Against Women Act (“VAWA”) Grant Award, In The Amount Of $84,563.00, With Local Match Fund Requirements Having Been Waived For This Grant Cycle, To Be Used By The To The Macon Judicial Circuit District Attorney’s Office (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner)
   c. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Criminal Justice Coordinating Council Fy2025 Violence Against Women Act (“VAWA”) Grant Award, In The Amount Of $75,874.00, With Local

Match Fund Requirements Having Been Waived For This Grant Cycle, To Be Used By The Office Of The Macon-Bibb Solicitor-General (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner)

d. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Macon-Bibb Law Enforcement Foundation Grant, In The Amount Of $175,914.54, With No Local Match Required, Awarded To The Bibb County Sheriff's Office To Purchase Vehicles For The Animal Control Division And The Traffic Unit (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner)

4. Contracts and Agreements

a. A Resolution Of The Macon-Bibb County Commission Ratifying The Signing Of An Agreement With Tyler Technologies, Inc., In The Amount Of $689,399.00 For Annual Software As A Service Fees, Payable From The General Fund – Information Technology – IT – Infrastructure – Repairs & Maintenance – Software License & Maintenance Line Item (Sponsored by: Lester M. Miller, Mayor)

b. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With AMI Of Ga, LP For Lifeguard And Aquatic Management Services In The Amount Of Up To $150,000.00, To Be Paid From The Tobesofkee Recreation Area Fund – Lake Tobesofkee – Contract Labor – Contractual Services Line Item (Sponsored by: Lester M. Miller, Mayor)

c. Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Amendment To The Purchase Agreement With Apparel Authority, Llc, Extending The Agreement Until June 30, 2027, For The Purchase Of Fire Department Uniforms On An As-Ordered Basis, To Be Paid From The Fire Department Budget (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner)

d. An Ordinance Of The Macon-Bibb County Commission To Authorize The Mayor To Enter Into A Professional Services Agreement With TVS Design, In The Amount Of $1,159,505.00, To Provide Design Services For A Convention Center And Hotel Project; To Appropriate $1,159,505.00 From Interest Earned On American Rescue Plan Act Funds To Fund Such Agreement (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner)

e. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Enter An Agreement With 1 Accord Technologies, LLC, In The Amount Of $1,271,811.62 For Network Configuration Services For Macon-Bibb County Courthouse, To Be Paid From 2018 SPLOST Funds – Public Safety – It Upgrade – Property Line Item (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner)

5. Appropriations and Transfers

a. An Ordinance Of The Macon-Bibb County Commission To Authorize An Appropriation, In The Amount Of $150,000.00, From The Lake Tobesofkee Fund – Fund Balance To The Lake Tobesofkee Fund – Contract Labor Line Item, For

The Purpose Of Funding The Aquatics Management Contract (Sponsored by: Lester M. Miller, Mayor)

b. An Ordinance Of The Macon-Bibb County Commission To Authorize Budget Transfers, In A Total Amount Of $257,167.00, As Provided Herein, To Fund Various Regular Departmental Expenses (Sponsored by: Lester M. Miller, Mayor)

6. Executive Session

Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement,claims, administrative proceedings, or other judicial actions brought or to be brought by or against Macon-Bibb Countyor any officer or employee or in which the county or any officer or employee may be directly involved as provided inO.C.G.A. § 50-14-2(1); Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E); and Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. §50-14-3(b)(2);

7. Recess

a. Recess until 6:01 p.m. (Sponsored by: Lester M. Miller, Mayor)

8. Public Hearing

a. A Resolution Of The Macon-Bibb County Board Of Commissioners Authorizing The Use Of Eminent Domain Powers To Remedy Blight Conditions On Multiple Properties Identified Herein (Sponsored by: Lester M. Miller, Mayor)

9. Adjournment

MINUTES OF THE
MACON-BIBB PRE-COMMISSION MEETING MEETING
April 7, 2026 – 4:30 PM
City Hall
Commission Chamber

The Pre-Commission Meeting of the Macon-Bibb County Commission was held on April 7, 2026 at 4:30 PM in the Commission Chamber at City Hall.

COMMISSION MEMBERS PRESENT
Mayor Lester M. Miller
Mayor Pro Tem Seth Clark
Commissioner Valerie Wynn
Commissioner Paul Bronson
Commissioner Stanley Stewart
Commissioner Joey Hulett
Commissioner Raymond Wilder
Commissioner Bill Howell
Commissioner Donice Bryant
Commissioner Brendalyn Bailey

STAFF PRESENT
Duke Groover, Interim County Attorney
Julie Moore, Assistant County Manager
Alex Morrison, Dir. Planning & Public Spaces
Janice Ross, Clerk of Commission
Michael McNeill, Chief Asst. Co. Attorney
Sara Davis, Sr. Asst. Co. Attorney
Adrianna Beavers, Asst. Co. Attorney
Anna Weckstein-Kersey, Asst. Co Attorney
Chris Floore, Chief Communication Officer
Olivia Water, Communication Specialist
Edna Adams, Communication Specialist
Emily Wilson, Communication Specialist

GUESTS
Sheriff David Davis
Kim Roberts, Sheriff's Office
Chief Shane Edwards, Fire Department
Ronald Smith, Deputy Chief, Admin.
Clay Murphey, SPLOST Manager
Jake Hall, Root Antalytics

1. Call to Order
Mayor Lester M. Miller

2. Chief Human Resources Officer

a. A Resolution Of The Macon-Bibb County Commission To Appoint Joveta Turner As Chief Human Resources Officer (Sponsored by: Lester M. Miller, Mayor)
On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission To Appoint Joveta Turner As Chief Human Resources Officer was approved.

3. Appointments to Boards, Commissions and Authorities

a. A Resolution Of The Macon-Bibb County Commission Appointing Ronald

Smith To Serve As A Member On The Region 5 Emergency Medical Services Council (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner)

On motion of Commissioner Hulett, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission Appointing Ronald Smith To Serve As A Member On The Region 5 Emergency Medical Services Council was approved.

4. Agreements, Contracts and Purchase Orders

a. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Benton Roofing, Inc. For The Replacement Of The Roofs Of WWII Hangar B And The Embraer Hangar At The Middle Georgia Regional Airport, In The Amount Of $1,639,982.00, To Be Paid From The Airport Fund – Airport-Middle Ga Regional – Building & Building Improvements Line Item; (Sponsored by: Lester M. Miller, Mayor, Bill Howell, Commissioner, Valerie Wynn, Mayor Pro Mayor)

On motion of Commissioner Howell, seconded by Mayor Pro Mayor Wynn and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Benton Roofing, Inc. For The Replacement Of The Roofs Of WWII Hangar B And The Embraer Hangar At The Middle Georgia Regional Airport, In The Amount Of $1,639,982.00, To Be Paid From The Airport Fund – Airport-Middle Ga Regional – Building & Building Improvements Line Itemwas approved.

b. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Parking Boxx Corp. For The Installation And Use Of An Automated Parking System For The Middle Georgia Regional Airport, In The Amount Of $114,584.00, To Be Paid From The Airport Fund – Airport-Middle Ga Regional – Small Equipment & Improvements – General Line Item (Sponsored by: Lester M. Miller, Mayor, Bill Howell, Commissioner, Valerie Wynn, Mayor Pro Mayor)

On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Stewart and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Parking Boxx Corp. For The Installation And Use Of An Automated Parking System For The Middle Georgia Regional Airport, In The Amount Of $114,584.00, To Be Paid From The Airport Fund – Airport-Middle Ga Regional – Small Equipment & Improvements – General Line Item was approved.

c. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Bryx, Inc., In The Amount Of $1,256,750.00, To Upgrade The Fire Station Alert Systems, To Be Paid From The Splost 2018 Fund – Public Safety – Fire Upgrades Line Item; (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Paul Bronson, Commissioner, Valerie Wynn, Mayor Pro Mayor)

Commissioner Bryant arrived at this time.

On motion of Mayor Miller, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Bryx, Inc., In The Amount Of $1,256,750.00, To Upgrade The Fire Station Alert Systems, To Be Paid From The Splost 2018 Fund – Public Safety – Fire Upgrades Line Item was approved.

d. Resolution Of The Macon-Bibb County Commission To Approve A Change Order, In The Amount Of $23,551.96, To The Purchase Order For Progressive Communications, Llc, To Be Paid From The District Attorney's Budget – Communications & Data - Internet Line Item (Sponsored by: Lester M. Miller, Mayor, Valerie Wynn, Mayor Pro Mayor)

On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Wilder and carried unanimously, the Resolution Of The Macon-Bibb County Commission To Approve A Change Order, In The Amount Of $23,551.96, To The Purchase Order For Progressive Communications, LLC, To Be Paid From The District Attorney's Budget – Communications & Data - Internet Line Item was approved.

e. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Amendment To The Professional Services Agreement With Root Analytics LLC, In The Amount Of $45,000.00, Extending The Agreement Until June 30, 2026, Payable From The Macon Violence Prevention Fund – Contract Labor Contractual Services Line Item (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Bronson, seconded by Commissioner Bailey and Passed by a vote of 7 to 1 with Commissioner Bronson, Commissioner Stewart, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bryant, Commissioner Bailey casting the affirmative votes and Mayor Pro Mayor Wynn casting the dissenting vote, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Amendment To The Professional Services Agreement With Root Analytics LLC, In The Amount Of $45,000.00, Extending The Agreement Until June 30, 2026, Payable From The Macon Violence Prevention Fund – Contract Labor Contractual Services Line Item was approved.

f. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Streetscan Usa, Inc, D/B/A Citylogix, For Sidewalk Analysis Consulting Services, In The Amount Of $394,167.00, To Be Paid From The 2018 SPLOST – Road Work, Other - Property Line Item (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)

On motion of Commissioner Bryant, seconded by Commissioner Bailey and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Streetscan Usa, Inc, D/B/A Citylogix, For Sidewalk Analysis Consulting

Services, In The Amount Of $394,167.00, To Be Paid From The 2018 SPLOST – Road Work, Other - Property Line Item was approved.

g. An Ordinance Of The Macon-Bibb County Commission Authorizing The Mayor To Approve A Change Order To The Independent Contract Agreement With Buxton Construction, LLC For The Construction Or Roadway And Parking Improvements On Walnut Street, In The Amount Of $218,249.11; To Authorize An Appropriation, In The Amount Of $429,978.74 From 2018 SPLOST - Road Work - Other To Provide Funding For Additional Work Anticipated For Completion Of The Phase I Improvements Along Walnut Street (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)

On motion of Commissioner Bronson, seconded by Commissioner Bryant and carried unanimously, the Ordinance Of The Macon-Bibb County Commission Authorizing The Mayor To Approve A Change Order To The Independent Contract Agreement With Buxton Construction, LLC For The Construction Or Roadway And Parking Improvements On Walnut Street, In The Amount Of $218,249.11; To Authorize An Appropriation, In The Amount Of $429,978.74 From 2018 SPLOST - Road Work - Other To Provide Funding For Additional Work Anticipated For Completion Of The Phase I Improvements Along Walnut Street was approved.

h. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Kompan, Inc., In The Amount Of $149,982.60, For The Purchase And Installation Of Playground Equipment At The Bloomfield-Gilead Recreation Center Playground, To Be Paid From The Splost 2018 Fund – Recreation – Other (N Macon, Seniors) Property Line Item (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner, Valerie Wynn, Mayor Pro Mayor , Bill Howell, Commissioner, Donice Bryant, Commissioner, Brendalyn Bailey, Commissioner)

On motion of Commissioner Bronson, seconded by Commissioner Bryant and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Kompan, Inc., In The Amount Of $149,982.60, For The Purchase And Installation Of Playground Equipment At The Bloomfield-Gilead Recreation Center Playground, To Be Paid From The Splost 2018 Fund – Recreation – Other (N Macon, Seniors) Property Line Item was approved.

5. SPLOST Funds

a. An Ordinance Of The Macon-Bibb County Commission To Authorize An Appropriation, In The Amount Of $9,996,848.00, From 2018 SPLOST Revenues To Fund The Projects Described Herein; (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner)

On motion of Commissioner Hulett, seconded by Commissioner Bronson and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Authorize An Appropriation, In The Amount Of

$9,996,848.00, From 2018 SPLOST Revenues To Fund The Projects Described Herein was approved.

b. An Ordinance Of The Macon-Bibb County Commission To Authorize A Guaranteed Maximum Price ("GMP") Of $1,244,030.00 For Phase I Of The Law Enforcement Center Expansion And Upgrade Project, To Be Paid From 2018 And 2025 SPLOST Funds Appropriated To Such Purpose; Transferring 2018 Splost Funds To The Public Safety – Sheriffs Buildings Line Item For Partial Funding Of The Expansion And Upgrade Project; (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Valerie Wynn, Mayor Pro Mayor)

On motion of Commissioner Bronson, seconded by Commissioner Bryant and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Authorize A Guaranteed Maximum Price ("GMP") Of $1,244,030.00 For Phase I Of The Law Enforcement Center Expansion And Upgrade Project, To Be Paid From 2018 And 2025 SPLOST Funds Appropriated To Such Purpose; Transferring 2018 Splost Funds To The Public Safety – Sheriffs Buildings Line Item For Partial Funding Of The Expansion And Upgrade Project was approved.

6. Grants

a. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Fy2025 State Homeland Security Grant From The Georgia Emergency Management And Homeland Security Agency, In The Amount Of $7,550.00, With No Local Match Required, To Be Used By The Macon-Bibb County Fire Department To Purchase Hazmat Suits And Rescue Equipment (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Paul Bronson, Commissioner)

On motion of Commissioner Bronson, seconded by Commissioner Hulett and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Fy2025 State Homeland Security Grant From The Georgia Emergency Management And Homeland Security Agency, In The Amount Of $7,550.00, With No Local Match Required, To Be Used By The Macon-Bibb County Fire Department To Purchase Hazmat Suits And Rescue Equipment was approved.

b. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Fy2025 State Homeland Security Grant From The Georgia Emergency Management And Homeland Security Agency In The Amount Of $41,700.00, With No Local Match Required, To Be Used By The Macon-Bibb County Fire Department To Purchase Specialized Search And Rescue Equipment And Safety Training (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Paul Bronson, Commissioner)

On motion of Commissioner Hulett, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Fy2025 State Homeland Security Grant From The Georgia Emergency Management And Homeland

Security Agency In The Amount Of $41,700.00, With No Local Match Required, To Be Used By The Macon-Bibb County Fire Department To Purchase Specialized Search And Rescue Equipment And Safety Training was approved.

c. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Fy2025 State Homeland Security Grant From The Georgia Emergency Management And Homeland Security Agency In The Amount Of $489,850.00, With No Local Match Required, To Be Used By The Bibb County Sheriff's Office To Fund Explosive Ordinance Disposal ("EOD") Equipment And Training (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Miller, seconded by Commissioner Bailey and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Fy2025 State Homeland Security Grant From The Georgia Emergency Management And Homeland Security Agency In The Amount Of $489,850.00, With No Local Match Required, To Be Used By The Bibb County Sheriff's Office To Fund Explosive Ordinance Disposal ("EOD") Equipment And Training was approved.

d. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Apply For And Accepting, If Awarded, The Fiscal Year 2026 Local Road Assistance Administration ("LRA") Funds In The Amount Of $2,901,181.85, With No Local Match (Sponsored by: Lester M. Miller, Mayor, Raymond Wilder, Commissioner)

On motion of Commissioner Wilder, seconded by Commissioner Hulett and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Apply For And Accepting, If Awarded, The Fiscal Year 2026 Local Road Assistance Administration ("LRA") Funds In The Amount Of $2,901,181.85, With No Local Match was approved.

e. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of 2024-2025 Georgia Department Of Natural Resources Georgia Outdoor Stewardship Program Funds In The Amount Of $1,000,000.00, With The Required Local Match To Be Paid By Newtown Macon, Inc., For The Expansion Of The Ocmulgee Heritage Trail Into Rose Hill Cemetery (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Valerie Wynn, Mayor Pro Mayor)

On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Hulett and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of 2024-2025 Georgia Department Of Natural Resources Georgia Outdoor Stewardship Program Funds In The Amount Of $1,000,000.00, With The Required Local Match To Be Paid By Newtown Macon, Inc., For The Expansion Of The Ocmulgee Heritage Trail Into Rose Hill Cemetery was approved.

7. Appropriations and Transfers

a. An Ordinance Of The Macon-Bibb County Commission To Authorize A

Budget Transfer Within The Airport Fund, In The Amount Of $168,000.00, From The Fuel And Lubricants Line Item To The Building And Building Improvements Line Item For The Purpose Of Funding Roof Repairs To The World War II Hangar And Embraer Building (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Hulett and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Authorize A Budget Transfer Within The Airport Fund, In The Amount Of $168,000.00, From The Fuel And Lubricants Line Item To The Building And Building Improvements Line Item For The Purpose Of Funding Roof Repairs To The World War II Hangar And Embraer Building was approved

8. Renaming of Linear Park

a. A Resolution Of The Macon-Bibb County Commission Renaming Linear Park To “Willis B. Sheftall, Sr. Legacy Park” In Honor Of Willis Braswell Sheftall, Sr. In Recognition Of His Many Years Of Service And Leadership To The Macon-Bibb Community (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)

On motion of Commissioner Howell, seconded by Commissioner Wilder and carried unanimously, the Resolution Of The Macon-Bibb County Commission Renaming Linear Park To “Willis B. Sheftall, Sr. Legacy Park” In Honor Of Willis Braswell Sheftall, Sr. In Recognition Of His Many Years Of Service And Leadership To The Macon-Bibb Community was approved.

9. Executive Session

Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement,claims, administrative proceedings, or other judicial actions brought or to be brought by or against Macon-Bibb Countyor any officer or employee or in which the county or any officer or employee may be directly involved as provided inO.C.G.A. § 50-14-2(1); Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E); and Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. §50-14-3(b)(2);

On motion of Commissioner Bailey, seconded by Mayor Pro Mayor Wynn and carried unanimously, the meeting went into Executive Session for the reasons listed above.

10. Add Item to Agenda

On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Bailey and carried unanimously, the following item was added to the agenda.

a. An Ordinance Of The Macon-Bibb County Commission To Authorize A Supplemental Appropriation In The Amount Of $135,000.00 From General Fund – Fund Balance To The County Attorney’s Office Budget – Judgments And Losses Line Item For The Purpose Of Paying For The Settlement Of

Legal Claims Made By Richie Glover Arising Out Of A 2024 Vehicle Accident, As Specified Herein; To Authorize The Mayor To Execute Any Necessary Settlement Agreements As Needed (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Howell and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Authorize A Supplemental Appropriation In The Amount Of $135,000.00 From General Fund – Fund Balance To The County Attorney's Office Budget – Judgments And Losses Line Item For The Purpose Of Paying For The Settlement Of Legal Claims Made By Richie Glover Arising Out Of A 2024 Vehicle Accident, As Specified Herein; To Authorize The Mayor To Execute Any Necessary Settlement Agreements As Needed was approved.

Respectfully Submitted:

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Janice S. Ross
Clerk of the Commission

MINUTES OF THE
MACON-BIBB BOARD OF COMMISSIONERS MEETING
April 7, 2026 – 6:00 PM
City Hall
Commission Chamber

The Regular Scheduled Meeting of the Macon-Bibb County Commission was held on April 7, 2026 at 6:00 PM in the Commission Chamber at City Hall.

COMMISSION MEMBERS PRESENT
Mayor Lester M. Miller
Mayor Pro Tem Valerie Wynn
Commissioner Paul Bronson
Commissioner Stanley Stewart
Commissioner Joey Hulett
Commissioner Raymond Wilder
Commissioner Bill Howell
Commissioner Donice Bryant
Commissioner Brendalyn Bailey

STAFF PRESENT
Duke Groover, Interim County Attorney
Keith Moffett, County Manager
Julie Moore, Assistant County Manager
Alex Morrison, Dir. Planning & Public Spaces
Janice Ross, Clerk of Commission
Michael McNeill, Chief Asst. Co. Attorney
Sara Davis, Sr. Asst. Co. Attorney
Adrianna Beavers, Asst. Co. Attorney
Anna Kersey-Weckstein, Asst. Co. Attorney
Chris Floore, Chief Communication Officer
Olivia Water, Communication Specialist
Edna Adams, Communication Specialist
Emily Hopkins, Communication Specialist

1. Call to Order
Mayor Lester M. Miller
Mayor Lester M. Miller called the meeting to order.

2. Prayer
Demeca Pinkney, Hope for the Heart of Georgia

3. Pledge of Allegiance

Mayor Miller led the Pledge of Allegiance.

4. Presentations

a. Proclamation in honor of National Community Development Block Grant Week (Sponsored by: Lester M. Miller, Mayor)
Mayor Miller read the Proclamation honoring the National Community Development Block Grant Week.

5. Public Comments on Agenda Items
There were no public comments on Agenda Items.

6. Approval of Minutes

a. Approval of minutes from the March 24, 2026 Special Called Meeting. (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Stewart, seconded by Commissioner Bailey and carried unanimously, the minutes from the March 24, 2026 Special Called Meeting were approved.

7. Consent Agenda

On motion of Commissioner Howell, seconded by Commissioner Wilder and carried unanimously, the Consent Agenda items A - T were approved.

a. A Resolution Of The Macon-Bibb County Commission To Appoint Joveta Turner As Chief Human Resources Officer (Sponsored by: Lester M. Miller, Mayor)

b. A Resolution Of The Macon-Bibb County Commission Appointing Ronald Smith To Serve As A Member On The Region 5 Emergency Medical Services Council (Sponsored by: Lester M. Miller, Mayor)

c. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Benton Roofing, Inc. For The Replacement Of The Roofs Of WWII Hangar B And The Embraer Hangar At The Middle Georgia Regional Airport, In The Amount Of $1,639,982.00, To Be Paid From The Airport Fund – Airport-Middle Ga Regional – Building & Building Improvements Line Item; (Sponsored by: Lester M. Miller, Mayor)

d. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Parking Boxx Corp. For The Installation And Use Of An Automated Parking System For The Middle Georgia Regional Airport, In The Amount Of $114,584.00, To Be Paid From The Airport Fund – Airport-Middle Ga Regional – Small Equipment & Improvements – General Line Item (Sponsored by: Lester M. Miller, Mayor)

e. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Bryx, Inc., In The Amount Of $1,256,750.00, To Upgrade The Fire Station Alert Systems, To Be Paid From The Splost 2018 Fund – Public Safety – Fire Upgrades Line Item; (Sponsored by: Lester M. Miller, Mayor)

f. Resolution Of The Macon-Bibb County Commission To Approve A Change Order, In The Amount Of $23,551.96, To The Purchase Order For Progressive Communications, Llc, To Be Paid From The District Attorney's Budget – Communications & Data - Internet Line Item (Sponsored by:

Lester M. Miller, Mayor)

g. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Amendment To The Professional Services Agreement With Root Analytics LLC, In The Amount Of $45,000.00, Extending The Agreement Until June 30, 2026, Payable From The Macon Violence Prevention Fund – Contract Labor Contractual Services Line Item (Sponsored by: Lester M. Miller, Mayor)

h. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Streetscan Usa, Inc, D/B/A Citylogix, For Sidewalk Analysis Consulting Services, In The Amount Of $394,167.00, To Be Paid From The 2018 SPLOST – Road Work, Other - Property Line Item (Sponsored by: Lester M. Miller, Mayor)

i. An Ordinance Of The Macon-Bibb County Commission Authorizing The Mayor To Approve A Change Order To The Independent Contract Agreement With Buxton Construction, LLC For The Construction Or Roadway And Parking Improvements On Walnut Street, In The Amount Of $218,249.11; To Authorize An Appropriation, In The Amount Of $429,978.74 From 2018 SPLOST - Road Work - Other To Provide Funding For Additional Work Anticipated For Completion Of The Phase I Improvements Along Walnut Street (Sponsored by: Lester M. Miller, Mayor)

j. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Kompan, Inc., In The Amount Of $149,982.60, For The Purchase And Installation Of Playground Equipment At The Bloomfield-Gilead Recreation Center Playground, To Be Paid From The Splost 2018 Fund – Recreation – Other (N Macon, Seniors) Property Line Item (Sponsored by: Lester M. Miller, Mayor)

k. An Ordinance Of The Macon-Bibb County Commission To Authorize An Appropriation, In The Amount Of $9,996,848.00, From 2018 SPLOST Revenues To Fund The Projects Described Herein; (Sponsored by: Lester M. Miller, Mayor)

l. An Ordinance Of The Macon-Bibb County Commission To Authorize A Guaranteed Maximum Price (“GMP”) Of $1,244,030.00 For Phase I Of The Law Enforcement Center Expansion And Upgrade Project, To Be Paid From 2018 And 2025 SPLOST Funds Appropriated To Such Purpose; Transferring 2018 Splost Funds To The Public Safety – Sheriffs Buildings Line Item For Partial Funding Of The Expansion And Upgrade Project; (Sponsored by: Lester M. Miller, Mayor)

m. A Resolution Of The Macon-Bibb County Commission Authorizing The

Acceptance Of A Fy2025 State Homeland Security Grant From The Georgia Emergency Management And Homeland Security Agency, In The Amount Of $7,550.00, With No Local Match Required, To Be Used By The Macon-Bibb County Fire Department To Purchase Hazmat Suits And Rescue Equipment (Sponsored by: Lester M. Miller, Mayor)

n. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Fy2025 State Homeland Security Grant From The Georgia Emergency Management And Homeland Security Agency In The Amount Of $41,700.00, With No Local Match Required, To Be Used By The Macon-Bibb County Fire Department To Purchase Specialized Search And Rescue Equipment And Safety Training (Sponsored by: Lester M. Miller, Mayor)

o. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Fy2025 State Homeland Security Grant From The Georgia Emergency Management And Homeland Security Agency In The Amount Of $489,850.00, With No Local Match Required, To Be Used By The Bibb County Sheriff's Office To Fund Explosive Ordinance Disposal ("EOD") Equipment And Training (Sponsored by: Lester M. Miller, Mayor)

p. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Apply For And Accepting, If Awarded, The Fiscal Year 2026 Local Road Assistance Administration ("LRA") Funds In The Amount Of $2,901,181.85, With No Local Match (Sponsored by: Lester M. Miller, Mayor)

q. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of 2024-2025 Georgia Department Of Natural Resources Georgia Outdoor Stewardship Program Funds In The Amount Of $1,000,000.00, With The Required Local Match To Be Paid By Newtown Macon, Inc., For The Expansion Of The Ocmulgee Heritage Trail Into Rose Hill Cemetery (Sponsored by: Lester M. Miller, Mayor)

r. An Ordinance Of The Macon-Bibb County Commission To Authorize A Budget Transfer Within The Airport Fund, In The Amount Of $168,000.00, From The Fuel And Lubricants Line Item To The Building And Building Improvements Line Item For The Purpose Of Funding Roof Repairs To The World War II Hangar And Embraer Building (Sponsored by: Lester M. Miller, Mayor)

s. A Resolution Of The Macon-Bibb County Commission Renaming Linear Park To "Willis B. Sheftall, Sr. Legacy Park" In Honor Of Willis Braswell Sheftall, Sr. In Recognition Of His Many Years Of Service And Leadership To The Macon-Bibb Community (Sponsored by: Lester M. Miller, Mayor)

8. Public Comments on Non Agenda Items

The following citizens addressed the Commission:

- *Mr. Lonnie Hall expressed his concerns regarding litter, loud noises at night and excessive speeding on Bob-O-Lind Drive.*
- *Mr. Wade Horton addressed his concerns regarding transportation.*
- *Ms. Jackie Glover addressed her concerns regarding transportation.*
- *Mr. Donald Richardson gave his grassroots reflections*

9. Executive Session

Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement,claims, administrative proceedings, or other judicial actions brought or to be brought by or against Macon-Bibb Countyor any officer or employee or in which the county or any officer or employee may be directly involved as provided inO.C.G.A. § 50-14-2(1); Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E); and Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. §50-14-3(b)(2);

Mayor Miller stated there was no need for an Executive Session.

Respectfully Submitted

_____

Janice S. Ross
Clerk of the Commission

LEGISLATIVE SPONSORS	
☑ MAYOR LESTER M. MILLER	☐ MAYOR PRO TEMPORE VALERIE WYNN
☐ COMMISSIONER PAUL BRONSON	☐ COMMISSIONER STANLEY B. STEWART
☐ COMMISSIONER JOEY HULETT	☐
☐ COMMISSIONER RAYMOND WILDER	☐ COMMISSIONER BILL HOWELL
☐ COMMISSIONER DONICE BRYANT-CATO	☐ COMMISSIONER BRENDALYN BAILEY

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE ACCEPTANCE OF A STATE OF GEORGIA ACCOUNTABILITY COURTS EMERGENCY SUBGRANT AWARD FROM THE CRIMINAL JUSTICE COORDINATING COUNCIL, IN THE AMOUNT OF $65,526.00, WITH NO LOCAL MATCH, AWARDED TO THE MACON JUDICIAL CIRCUIT ADULT FELONY DRUG COURT PROGRAM; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Georgia Criminal Justice Coordinating Council ("CJCC') was established by the General Assembly in 1981; and

WHEREAS, the CJCC manages state grant programs funded by the Georgia General Assembly; and

WHEREAS, the Macon Judicial Circuit Adult Felony Drug Court has been awarded a State of Georgia Accountability Courts Emergency Subgrant Award from the Georgia Criminal Justice Coordinating Council, in the amount of $65,526.00; and

WHEREAS, the Macon Judicial Circuit Adult Felony Drug Court provides substance abuse counseling and other critical services to reduce recidivism and incarceration among substance abuse offenders; and

WHEREAS, this grant shall be effective from April 1, 2026, through June 30, 2026; and

WHEREAS, a copy of the grant award letter is attached hereto as Exhibit A for review and reference purposes; and

WHEREAS, the Macon-Bibb County Commission desires to accept the grant funds on behalf of the Adult Felony Drug Court Program; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Mayor is authorized to execute an agreement with the Criminal Justice Coordinating Council for the acceptance of an State of Georgia Accountability Courts Emergency Subgrant Award, in the amount of SIXTY-FIVE THOUSAND FIVE HUNDRED TWENTY-SIX DOLLARS AND 00/100 CENTS ($65,526.00), with no local match required, to the Macon Judicial Circuit Adult Felony Drug Court Program, as provided in Exhibit A.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then

this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2026.

By:_____
LESTER M. MILLER, Mayor

Attest:_____
(SEAL) JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2026 Miller Accepting CJCC Emergency Subgrant for Adult Felony Drug Court $65,526.00 - 4-15-2026.docx

EXHIBIT A

OFFICE OF THE GOVERNOR

CRIMINAL JUSTICE COORDINATING COUNCIL
EMERGENCY SUBGRANT AWARD ACCOUNTABILITY COURT GRANT

SUBGRANTEE: Macon-Bibb County BOC **SUPPLEMENTAL STATE FUNDS: $65,526**

IMPLEMENTING AGENCY: Macon-Bibb County Board of Commissioners

PROJECT NAME: Adult Felony Drug Court

SUBGRANT NUMBER: AW-ACFP-26-225-049 GRANT PERIOD: 04/01/26-6/30/26

This award is made under the Accountability Courts State of Georgia Grant program. The purpose of the Accountability Court Grants program is to make grants to local courts and judicial circuits to establish specialty courts or dockets to address offenders arrested for drug charges or mental health issues. This grant program is subject to the administrative rules established by the Criminal Justice Coordinating Council.

This Subgrant shall become effective on the beginning date of the grant period, provided that a properly executed original of this "Subgrant Award" is returned to the Criminal Justice Coordinating Council by April 1,2026.

AGENCY APPROVAL

Jay Neal, Director
Criminal Justice Coordinating Council

Date Executed: 04/01/26

SUBGRANTEE APPROVAL

Signature of Authorized Official

Typed Name & Title of Authorized Official

Employer Tax Identification Number(EIN)

FY26 Emergency Grant Budget Award Worksheet

Court Name Macon Circuit Drug Court

Budget Worksheet Category	Line Item	Total Award
Personnel		
Contract Services	Treatment Counseling Case Manager Drug Court Case Manager MHC Treatment	$15,000 $10,795 $10,200 $17,640
Drug Testing Supplies	Drug Testing	$7,750
Supplies /Other Costs		
Equipment		
In State Training and Travel		
Transportation Funding	Public Transportation	$4,141
Total Budget Award:		$65,526

Match: $0

Funding Committee Note:
Please review the updated CACJ Funding Committee's Chair letter emailed by the CACJ General Counsel on 03.10.2026

LEGISLATIVE SPONSORS	
☑ MAYOR LESTER M. MILLER	☐ MAYOR PRO TEMPORE VALERIE WYNN
☐ COMMISSIONER PAUL BRONSON	☐ COMMISSIONER STANLEY B. STEWART
☐ COMMISSIONER JOEY HULETT	☐
☐ COMMISSIONER RAYMOND WILDER	☐ COMMISSIONER BILL HOWELL
☐ COMMISSIONER DONICE BRYANT-CATO	☐ COMMISSIONER BRENDALYN BAILEY

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE ACCEPTANCE OF A CRIMINAL JUSTICE COORDINATING COUNCIL FY2025 VIOLENCE AGAINST WOMEN ACT ("VAWA") GRANT AWARD, IN THE AMOUNT OF $84,563.00, WITH LOCAL MATCH FUND REQUIREMENTS HAVING BEEN WAIVED FOR THIS GRANT CYCLE, TO BE USED BY THE TO THE MACON JUDICIAL CIRCUIT DISTRICT ATTORNEY'S OFFICE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Macon Judicial Circuit District Attorney's Office has applied for and been awarded a FY2024 Violence Against Women Act ("VAWA") grant in the amount of $84,563.00 from the Criminal Justice Coordinating Council; and

WHEREAS, the grant program fosters initiatives that develop and strengthen effective law enforcement, prosecution, adjudication and offender monitoring strategies to combat violent crimes against women, and fosters initiatives that expand and bolster services for victims of domestic violence, sexual assault, stalking and dating violence; and

WHEREAS, the Macon Judicial Circuit District Attorney's Office intends to utilize grant funds to fund a Victim Assistance Therapist's salary and benefits; and

WHEREAS, the local match requirement for this grant has been waived; and

WHEREAS, a copy of the grant award letter and terms and conditions have been attached hereto as Exhibit A for review and reference purposes, and are incorporated herein by reference; and

WHEREAS, the Macon-Bibb County Commission desires to accept the grant funds on behalf of the Macon Judicial Circuit District Attorney's Office; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Mayor is authorized to execute an agreement with the Criminal Justice Coordinating Council for the acceptance of a FY2025 VAWA grant award, in the amount of EIGHTY-FOUR THOUSAND FIVE HUNDRED SIXTY-THREE DOLLARS AND 00/100 CENTS ($84,563.00), with local match fund requirements having been waived for this grant cycle, as provided in Exhibit A.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this

Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2026.

By:_____
LESTER M. MILLER, Mayor

Attest:_____
(SEAL) JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2026 Miller Accepting VAWA Grant for District Attorney $84,563.00 - 4-15-2026.docx

EXHIBIT A

GRANT AWARD

CRIMINAL JUSTICE COORDINATING COUNCIL

2025 VAWA Grant Program Continuation Application

SUBAWARDEE:	Macon-Bibb County	CFDA NUMBER:	16.588
Employer Identification Number (EIN):	46-3992371	SUBAWARD NUMBER:	AW-VAWA-25-031-038
IMPLEMENTING AGENCY:	Bibb County Commissioners	SUBGRANT PERIOD:	01/01/2026 - 12/31/2026
PROJECT TYPE:	Victim Services	SUB AWARD AMOUNT:	$84,563.00
AWARD NUMBER:	15JOVW-25-GG-00023-STOP	MATCHING FUNDS:	$28,188.00
AWARD PERIOD:	07/01/2025 - 06/30/2027	TOTAL FUNDS:	$112,751.00

Award is hereby made in the amount and for the period shown above for a grant under the Violence Against Women Act (VAWA) as set out in Title IV, of the Violent Crime Control and Law Enforcement Act of 1994, Public Law 103-322. The award is made in accordance with the plan set forth in the application of the Subgrantee and subject to any attached special conditions. The Subgrantee has agreed through the previously executed copy of certified assurances to be subject to all applicable rules, regulations, and conditions of the Violence Against Women Act. This Subgrant shall become effective on the beginning date of the grant period, provided that within forty-five (45) days of the award execution date (below) the properly executed original of this "Subgrant Award" is returned to the Criminal Justice Coordinating Council.

Reimbursement/Payment Frequency:

Agency Approval

Jay Neal, Director
Criminal Justice Coordinating

Date

4/10/2026

Awardee Approval

Signed Name: _____

Printed Name: _____

Title: _____

Date: _____

Budget Summary

TOTAL BUDGET BY CATEGORY

BUDGET CATEGORY	Budget Total	Grant	Match - Cash	Match - In - Kind
PERSONNEL	*$92,168.80*	*$63,980.80*	*$28,188.00*	*$0.00*
EMPLOYEE BENEFITS	*$20,582.20*	*$20,582.20*	*$*	*$*
TRAVEL (INCLUDING TRAINING)	*$0.00*	*$*	*$*	*$*
EQUIPMENT	*$0.00*	*$*	*$*	*$*
SUPPLIES	*$0.00*	*$*	*$*	*$*
CONSULTANTS AND CONTRACTORS	*$0.00*	*$*	*$*	*$*
OTHER	*$0.00*	*$*	*$*	*$*
TOTAL DIRECT COSTS	***$112,751.00***	***$84,563.00***	***$28,188.00***	***$0.00***
INDIRECT COSTS	*$0.00*			
TOTAL	***$112,751.00***	***$84,563.00***	***$28,188.00***	***$0.00***

TOTAL BUDGET BY FUND SOURCE

FUND SOURCE	AMOUNT	PERCENTAGES
GRANT	*$84,563.00*	*75.00%*
MATCH	*$28,188.00*	*25.00%*
Cash	*$28,188.00*	*25.00%*
In-Kind	*$0.00*	*0.00%*
TOTAL	***$112,751.00***	*100%*

Approved Award Amount: *$84,563.00*

Approved Match: *$28,188.00*

TOTAL: ***$112,751.00***

Match Requirement (cash and/or in-kind)

25.00% *$28,187.67*

Match waiver needed? *

*[X]*Yes *[ ]*No

Are you a nonprofit victim service provider or Tribe? *

*[ ]*Yes *[X]*No

If requesting a match waiver, what is the amount of match that your agency can provide? *

$28,188.00

Please attach match waiver request. *

5056582

Has the waiver request been approved? *

*[X]*Yes *[ ]*No

CRIMINAL JUSTICE COORDINATING COUNCIL
REIMBURSEMENT SELECTION FORM

SUBGRANT NUMBER: _____

AGENCY NAME: _____

1. SELECT A SCHEDULE FOR SUBMITTING REIMBURSEMENTS (CHECK ONE BOX)

☐ **MONTHLY** (Requests for reimbursement are due 15 days after the end of the month)

☐ **QUARTERLY** (Requests for reimbursement are due 30 days after the end of the quarter)

2. SELECT A PROCESS FOR RECEIVING REIMBURSEMENT PAYMENTS (CHECK ONE BOX)

☐ **ELECTRONIC FUNDS TRANSFER** (Reimbursements will be deposited into the bank account listed below. **A voided check must be attached to ensure proper routing of funds.**)

BANK NAME: _____

BANK ROUTING NUMBER: _____

BANK ACCOUNT NUMBER: _____

AGENCY CONTACT NAME: _____

AGENCY CONTACT TELEPHONE NUMBER: _____

AGENCY AUTHORIZED OFFICIAL NAME AND TITLE: _____

AGENCY AUTHORIZED OFFICIAL SIGNATURE: _____

☐ **CHECK** (Reimbursements will be mailed in the form of a check to the address listed below)

MAILING ADDRESS: _____

CITY, STATE & ZIP: _____

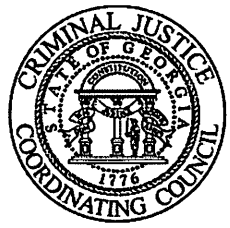
ATTENTION: _____

AGENCY AUTHORIZED OFFICIAL SIGNATURE: _____

For CJCC Use ONLY

CJCC Auditor:	
Phone Number:	
Grant Award Number:	
GBI Entry Initial/Date:	

BRIAN P. KEMP
GOVERNOR



JAY NEAL
DIRECTOR

Audit Requirements

State and local governments are governed by the Single Audit Act of 1984 and OMB Circular A-133, as amended, which is effective regarding audits beginning July 1, 1996 and thereafter. The type of audit required under the Circular is dependent upon the amount of total Federal funds expended in the sub-recipient's fiscal year.

State or local governments and non-profit organizations that expend $1,000,000 or more a year in Federal funds shall have an audit made in accordance with the Single Audit Act of 1984 and OMB Circular A-133, as amended. This audit report is due in the State Administering Agency's office not later than nine (9) months after the end of the sub-recipient's fiscal year.

State or local Governments that expend less than $1,000,000 in federal funds yearly shall be exempt from compliance with the Single Audit Act and other Federal audit requirements

[*Note: This does not exempt you from the requirement to maintain, produce, and report financial and other records and documentation relative to the expenditure of these grant funds upon request of the State or Federal Agency administering this program]*

Please provide the following information:

Period of Fiscal Year: _____

Date of Last Audit: _____

Date of Next Audit: _____

Anticipated Date of Next Scheduled Audit Will Be Forward to the Council: _____

[*Note: If the total amount of your agency's federal funds expenditures (including this grant) does not equal or exceed $1,000,000 you may write "Not Applicable" in this space.]*

104 MARIETTA STREET NW, SUITE 440 | ATLANTA, GEORGIA 30303
404.657.1956 | 877.231.6590 | 404.657.1957 FAX
CJCC.GEORGIA.GOV

CIVIL RIGHTS REQUIREMENTS

Generally, employees and beneficiaries of agencies or organizations that receive federal funding are protected by civil rights laws. These laws prohibit certain types of discrimination in employment practices and in delivery of services. Please list the contact information of the person responsible for civil rights compliance within your organization.

(1) Civil Rights Contact Person: _____

(2) Title/Address: _____

_____

_____

(3) Telephone Number: _____

(4) Number of persons employed by the organizational unit (agency) responsible for administering the sub-grant: _____

For more information regarding civil rights requirements, go to www.ojp.usdoj.gov/ocr/

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

This certification is required by the Department of Education regulations implementing Executive Order 12549, Debarment and Suspension, 34 CFR Part 85, for all lower tier transactions meeting the threshold and tier requirements stated at Section 85.110.

Instructions for Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled A Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion-Lower Tier Covered Transactions, and without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may but is not required to check the Nonprocurement List.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

* NAME OF APPLICANT: _____
* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE Prefix: _____ First Name: _____ Middle Name: _____ Last Name: _____ Suffix: _____ Title: _____
SIGNATURE: _____ DATE: _____

ED 80-0014, 9/90 (Replaces GCS-009 (REV.12/88), which is obsolete)

U.S. DEPARTMENT OF JUSTICE

CERTIFIED STANDARD ASSURANCES

On behalf of the Applicant, and in support of this application for a grant or cooperative agreement, I certify under penalty of perjury to the U.S. Department of Justice ("Department"), that all of the following are true and correct:

(1) I have the authority to make the following representations on behalf of myself and the Applicant. I understand that these representations will be relied upon as material in any Department decision to make an award to the Applicant based on its application.

(2) I certify that the Applicant has the legal authority to apply for the federal assistance sought by the application, and that it has the institutional, managerial, and financial capability (including funds sufficient to pay any required non-federal share of project costs) to plan, manage, and complete the project described in the application properly.

(3) I assure that, throughout the period of performance for the award (if any) made by the Department based on the application--

a. the Applicant will comply with all award requirements and all federal statutes and regulations applicable to the award;
b. the Applicant will require all subrecipients to comply with all applicable award requirements and all applicable federal statutes and regulations; and
c. the Applicant will maintain safeguards to address and prevent any organizational conflict of interest, and also to prohibit employees from using their positions in any manner that poses, or appears to pose, a personal or financial conflict of interest.

(4) The Applicant understands that the federal statutes and regulations applicable to the award (if any) made by the Department based on the application specifically include statutes and regulations pertaining to civil rights and nondiscrimination, and, in addition--

a. the Applicant understands that the applicable statutes pertaining to civil rights will include section 601 of the Civil Rights Act of 1964 (42 U.S.C. § 2000d); section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); section 901 of the Education Amendments of 1972 (20 U.S.C. § 1681); and section 303 of the Age Discrimination Act of 1975 (42 U.S.C. § 6102);
b. the Applicant understands that the applicable statutes pertaining to nondiscrimination may include section 809(c) of Title I of the Omnibus Crime Control and Safe Streets Act of 1968 (34 U.S.C. § 10228(c)); section 1407(e) of the Victims of Crime Act of 1984 (34 U.S.C. § 20110(e)); section 299A(b) of the Juvenile Justice and Delinquency Prevention Act of 2002 (34 U.S.C. § 11182(b)); and that the grant condition set out at section 40002(b)(13) of the Violence Against Women Act (34 U.S.C. § 12291(b)(13)), which will apply to all awards made by

the Office on Violence Against Women, also may apply to an award made otherwise;

c. the Applicant understands that it must require any subrecipient to comply with all such applicable statutes (and associated regulations); and
d. on behalf of the Applicant, I make the specific assurances set out in 28 C.F.R. §§ 42.105 and 42.204.

(5) The Applicant also understands that (in addition to any applicable program-specific regulations and to applicable federal regulations that pertain to civil rights and nondiscrimination) the federal regulations applicable to the award (if any) made by the Department based on the application may include, but are not limited to, 2 C.F.R. Part 2800 (the DOJ "Part 200 Uniform Requirements") and 28 C.F.R. Parts 22 (confidentiality - research and statistical information), 23 (criminal intelligence systems), 38 (regarding faith-based or religious organizations participating in federal financial assistance programs), and 46 (human subjects protection).

(6) I assure that the Applicant will assist the Department as necessary (and will require subrecipients and contractors to assist as necessary) with the Department's compliance with section 106 of the National Historic Preservation Act of 1966 (54 U.S.C. § 306108), the Archeological and Historical Preservation Act of 1974 (54 U.S.C. §§ 312501-312508), and the National Environmental Policy Act of 1969 (42 U.S.C. §§ 4321-4335), and 28 C.F.R. Parts 61 (NEPA) and 63 (floodplains and wetlands).

(7) I assure that the Applicant will give the Department and the Government Accountability Office, through any authorized representative, access to, and opportunity to examine, all paper or electronic records related to the award (if any) made by the Department based on the application.

(8) If this application is for an award from the National Institute of Justice or the Bureau of Justice Statistics pursuant to which award funds may be made available (whether by the award directly or by any subaward at any tier) to an institution of higher education (as defined at 34 U.S.C. § 10251(a)(17)), I assure that, if any award funds actually are made available to such an institution, the Applicant will require that, throughout the period of performance--

a. each such institution comply with any requirements that are imposed on it by the First Amendment to the Constitution of the United States; and
b. subject to par. a, each such institution comply with its own representations, if any, concerning academic freedom, freedom of inquiry and debate, research independence, and research integrity, at the institution, that are included in promotional materials, in official statements, in formal policies, in applications for grants (including this award application), for accreditation, or for licensing, or in submissions relating to such grants, accreditation, or licensing, or that otherwise are made or disseminated to students, to faculty, or to the general public.

(9) I assure that, if the Applicant is a governmental entity, with respect to the award (if any) made by the Department based on the application--

a. it will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C.

§§ 4601-4655), which govern the treatment of persons displaced as a result of federal and federally-assisted programs; and

b. it will comply with requirements of 5 U.S.C. §§ 1501-1508 and 7324-7328, which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

(10) If the Applicant applies for and receives an award from the Office of Community Oriented Policing Services (COPS Office), I assure that as required by 34 U.S.C. § 10382(c)(11), it will, to the extent practicable and consistent with applicable law--including, but not limited to, the Indian Self-Determination and Education Assistance Act--seek, recruit, and hire qualified members of racial and ethnic minority groups and qualified women in order to further effective law enforcement by increasing their ranks within the sworn positions, as provided under 34 U.S.C. § 10382(c)(11).

(11) If the Applicant applies for and receives a DOJ award under the STOP School Violence Act program, I assure as required by 34 U.S.C. § 10552(a)(3), that it will maintain and report such data, records, and information (programmatic and financial) as DOJ may reasonably require.

I acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the Applicant to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812). I also acknowledge that the Department's awards, including certifications provided in connection with such awards, are subject to review by the Department, including by its Office of the Inspector General.

Signature: _____ Date: _____

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
☐ a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	☐ a. bid/offer/application b. initial award c. post-award	☐ a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
☐ Prime ☐ Subawardee Tier _____, *if known*: **Congressional District**, *if known*:	**Congressional District**, *if known*:
6. Federal Department/Agency:	**7. Federal Program Name/Description:** CFDA Number, *if applicable*: _____
8. Federal Action Number, *if known*:	**9. Award Amount**, *if known*: $
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*):	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*):
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less that $10,000 and not more than $100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____

Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

U.S. DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS
OFFICE OF THE COMPTROLLER

CERTIFICATIONS REGARDING LOBBYING; DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS; AND DRUG-FREE WORKPLACE REQUIREMENTS

Applicants should refer to the regulations cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations before completing this form. Signature of this form provides for compliance with certification requirements under 28 CFR Part 69, "New Restrictions on Lobbying" and 28 CFR Part 67, "Government-wide Debarment and Suspension (Nonpro-curement) and Government-wide Requirements for Drug-Free Workplace (Grants)." The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Justice determines to award the covered transaction, grant, or cooperative agreement.

1. LOBBYING

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 28 CFR Part 69, for persons entering into a grant or cooperative agreement over $100,000, as defined at 28 CFR Part 69, the applicant certifies that:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions;

(c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all subrecipients shall certify and disclose accordingly.

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2. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS (DIRECT RECIPIENT)

As required by Executive Order 12549, Debarment and Suspension, and implemented at 28 CFR Part 67, for prospective participants in primary covered transactions, as defined at 28 CFR Part 67, Section 67.510—

A. The applicant certifies that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default; and

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

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3. DRUG-FREE WORKPLACE (GRANTEES OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, for grantees, as defined at 28 CFR Part 67 Sections 67.615 and 67.620—

A. The applicant certifies that it will or will continue to provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an on-going drug-free awareness program to inform employees about—

(1) The dangers of drug abuse in the workplace;

(2) The grantee's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will—

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such convic-tion. Employers of convicted employees must provide notice, including position title, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 633 Indiana Avenue, N.W., Washington, D.C. 20531. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted—

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ☐ if there are workplaces on file that are not indentified here.

Section 67, 630 of the regulations provides that a grantee that is a State may elect to make one certification in each Federal fiscal year. A copy of which should be included with each application for Department of Justice funding. States and State agencies may elect to use OJP Form 4061/7.

Check ☐ if the State has elected to complete OJP Form 4061/7.

DRUG-FREE WORKPLACE (GRANTEES WHO ARE INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, for grantees, as defined at 28 CFR Part 67; Sections 67.615 and 67.620—

A. As a condition of the grant, I certify that I will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant; and

B. If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, I will report the conviction, in writing, within 10 calendar days of the conviction, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 633 Indiana Avenue, N.W., Washington, D.C. 20531.

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above certifications.

1. Grantee Name and Address:

2. Application Number and/or Project Name

3. Grantee IRS/Vendor Number

4. Typed Name and Title of Authorized Representative

5. Signature

6. Date

*U.S. Government Printing Office: 1996 - 405-037/40014

Special Conditions

2025 VAWA Grant Program Continuation Application

Bibb County Commissioners

AW-VAWA-25-031-038

1. Federal laws prohibit recipients of financial assistance from discriminating on the basis of race, color, national origin, religion, sex, or disability in funded programs or activities, not only in respect to employment practices but also in the delivery of services or benefits. Federal law also prohibits funded programs or activities from discriminating on the basis of age in the delivery of services or benefits.

Initials _____

2. Subgrantees who provide emergency shelter will conduct appropriate screening so as not to discriminate against individuals based on physical or mental disability, including mental health concerns and substance abuse issues, or deny shelter solely upon the presence of these factors, and ensure that reasonable accommodations are documented and made available to those victims.

Initials _____

3. The subgrantee agrees to take reasonable steps to provide meaningful access to their programs and activities for persons with limited English proficiency (LEP). For more information on the civil rights responsibilities that subgrantees have in providing language services to LEP individuals.

In addition, subgrantees that provide hotline services will provide documentation of a contract for 24-hour language interpretation services for callers who do not speak English. Subgrantees providing hotline services will ensure that its internet-based relay services and/or TTY machine are operable at all times and that all staff, volunteers and interns who answer the hotline receive training within two weeks of their respective start dates as well as ongoing review of internet- based relay services and/or TTY answering procedures.

Initials _____

4. The subgrantee agrees to comply with all applicable requirements of 28 C.F.R. Part 38 which prohibits specific forms of discrimination on the basis of religion, a religious belief, or refusal to attend or participate in a religious practice. Subgrantees may not use federal grant funds for inherently religious activities. While faith-based organizations can engage in non-funded inherently religious activities, the activities must be held separately from the grant-funded program, and customers or beneficiaries cannot be compelled to participate in them. Part 38 makes clear that organizations receiving federal grant funding are not permitted to discriminate when providing services on the basis of a beneficiary's religion.

Initials _____

5. The subgrantee must comply with all applicable requirements of 28 C.F.R. part 54, which relates to non-discrimination on the basis of sex in certain "education programs."

Initials _____

6. All subgrantees of Federal financial assistance, regardless of the particular funding source, the amount of the grant award, or the number of employees in the workforce, are subject to the prohibitions against unlawful discrimination. Accordingly, Criminal Justice Coordinating Council (CJCC) investigates subgrantees that are the subject of discrimination complaints from both individuals and groups. In addition, based on regulatory criteria, Criminal Justice Coordinating Council selects a number of subgrantees each year for compliance reviews, audits that require subgrantees to submit data showing that they are providing services equitably to all segments of their service population and that their employment practices meet equal employment opportunity standards.

Initials _____

7. The subgrantee must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.

Initials _____

8. Subgrantees are required by Criminal Justice Coordinating Council to clearly post a non-discrimination policy in accordance with the subgrant conditions. This policy shall be visible to and easily accessed by all staff, board members, and clients. The policy shall also contain information on how to lodge a claim of discrimination with the subgrantee agency.

In the event a Federal or State court or Federal or State administrative agency makes a finding of discrimination after a due process hearing on the ground of race, religion, national origin, sex or disability then your organization must submit a copy of the finding to Criminal Justice Coordinating Council and to OCR for review.

Initials _____

9. The subgrantee agrees to comply with applicable requirements regarding registration and maintaining current information in the System for Award Management (SAM), currently accessible at https://www.sam.gov. This includes applicable requirements regarding registration with SAM, as well as maintaining current information in SAM.

Initials _____

10. Pursuant to 2 C.F.R. 200.315(b), the subgrantee may copyright any work that is subject to copyright and was developed, or for which ownership was acquired, under this award. The Office on Violence Against Women (OVW) reserves a royalty-free, nonexclusive, and irrevocable right to reproduce, publish or otherwise use the work, in whole or in part (including in the creation of derivative works), for federal purposes, and to authorize others to do so.

In addition, the subgrantee (or contractor or subcontractor) must obtain advance written approval from the Criminal Justice Coordinating Council and must comply with all conditions specified in connection with that approval before: 1) using award funds to purchase ownership of, or a license to use, a copyrighted work or 2) incorporating any copyrighted work, or portion thereof, into a new work developed under this award.

Initials _____

11. The recipient agrees to comply with all relevant statutory and regulatory requirements, which may include, among other relevant authorities, the Violence Against Women Act of 1994, P.L. 103-322, the Violence Against Women Act of 2000, P.L. 106-386, the Violence Against Women and Department of Justice Reauthorization Act of 2005, P.L. 109-162, the Violence Against Women Reauthorization Act of 2013, P.L. 113-4, the Violence Against Women Act Reauthorization Act of 2022, P.L. 117-103, the Omnibus Crime Control and Safe Streets Act of 1968, 34 U.S.C. 10101 et seq., and OVW's implementing regulations at 28 C.F.R. Part 90.

Initials _____

12. The subgrantee agrees that grant funds will not be used to conduct public awareness or community education campaigns or related activities. Grant funds may be used to support, inform, and provide outreach about available services.

Initials _____

13. The grantee also agrees to comply with the applicable audit requirements of Part 200 Uniform Requirements, and further understands and agrees that funds may be withheld, or other related requirements may be imposed, if outstanding audit issues (if any) are not satisfactorily and promptly addressed as further described in the audit requirements and the current edition of the DOJ Grants Financial Guide. All services paid by federal and/or matching funds must have a valid contract that has been preapproved by the Criminal Justice Coordinating Council to ensure compliance with federal and state guidelines and statutes.

Initials _____

14. If any changes occur in the subgrantee's lobbying status or activities, a revised Disclosure of Lobbying Activities Form must be submitted to Criminal Justice Coordinating Council. The subgrantee further understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of the enactment, repeal, modification, or adoption of any law, regulation or policy, at any level of government, without the express prior written approval of OVW. The subgrantee may, however, use federal funds to collaborate with and provide information to federal, state, local, tribal, and territorial public officials and agencies to develop and implement

policies and develop and promote state, local, or tribal legislation or model codes designed to reduce or eliminate domestic violence, dating violence, sexual assault, and stalking (as those terms are defined in 34 USC 12291(a)) when such collaboration and provision of information is consistent with the activities otherwise authorized under this program.

Another federal law generally prohibits federal funds awarded by OVW from being used by the subgrantee, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352.

Should any question arise as to whether a particular use of federal funds would or might fall within the scope of these prohibitions, the subgrantee is to contact CJCC for guidance, and may not proceed without the express prior written approval of CJCC.

Initials _____

15. The subgrantee agrees to comply with all applicable laws, regulations, policies, and guidance (including specific costs limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences, meeting, training, and events, including the provision of food and/or beverages at such events and costs of attendance at such events. Information on pertinent laws, regulations, policies, and guidance is available at https://www.justice.gov/ovw/conference-planning.

Initials _____

16. The subgrantee agrees that consultant/contractor fees in excess of $650.00 per eight-hour day ($81.25 per hour) must have prior approval from CJCC prior to obligation or expenditure of such funds. To exceed this specified maximum rate, subgrantees must submit to CJCC a detailed justification and have such justification approved by CJCC, prior to obligation or expenditure of such funds. Issuance of this award or approval of the award budget alone does not indicate approval of any consultant rate in excess of $81.25 per hour. Although prior approval is not required for consultant rates below this specified maximum rate, subgrantees are required to maintain documentation to support all daily or hourly consultant rates.

Initials _____

17. The subgrantee understand and agrees that any training or training materials developed or delivered with funding provided under this award must adhere to the OVW Training Guiding Principles for Grantees and Subgrantees, available at https://www.justice.gov/sites/default/files/ovw/legacy/2012/06/28/ovw-training-guiding-principles-granteessubgrantees.pdf

All materials and publications (written, web-based, audio-visual, or any other format) resulting from subgrant award activities shall contain the following statements: "This project was supported by Subgrant No. _____ awarded by the state administrating office for the Office on Violence Against Women, U.S. Department of Justice's STOP Formula Grant Program. The opinions, findings, conclusions, and recommendations expressed in this publication/program/exhibition are those of the author(s) and do not necessarily reflect the views of the state or the U.S. Department of Justice."

Initials _____

18. The subgrantee agrees to submit all materials to be printed with grant funds to the Criminal Justice Coordinating Council for approval no later than 30 days prior to sending them to the printer. Criminal Justice Coordinating Council reserves the right to disallow reimbursement for all or part of any proposed publication.

Initials _____

19. If the subgrantee uses STOP funds to provide any training to persons outside their agency, they agree to submit an agenda and any training materials to be paid for with the STOP grant for CJCC's approval no later than 30 days prior to the scheduled training.

Initials _____

20. The subgrantee agrees that information on race, sex, national origin, age, and disability of recipients of assistance will be collected and maintained, where such information is voluntarily furnished by those receiving assistance.

Initials _____

21. The subgrantee agrees that if it currently has an open award of federal funds or if it receives an award of federal funds other than this OVW award, and those award funds have been, are being, or are to be used, in whole or in part, for one or more of the identical cost items for which funds are being provided under this OVW award, the subgrantee will promptly notify, in writing, the Criminal Justice Coordinating Council grant specialist for this subaward, and if so requested by Criminal Justice Coordinating Council will seek a budget-modification or change-of-project-scope Subgrant Adjustment Request (SAR) to eliminate any inappropriate duplication of funding.

Initials _____

22. Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), the Department of Justice encourages subgrantees to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this grant, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

Initials _____

23. The subgrantee certifies that federal funds will not be used to supplant funds that would otherwise be made available for grant-funded initiatives. Federal funds must be used to supplement existing funds for program activities and not replace funds appropriated for the same purpose. Potential supplanting will be the subject of application review, as well as pre-award review, post-award monitoring, and audit. If there is a potential presence of supplanting, the subgrantee will be required to document that the reduction in nonfederal resources occurred for reasons other than the receipt or anticipated receipt of federal funds.

Initials _____

24. The subgrantee must promptly refer to the DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, contractor, subgrantee, subcontractor, or other person has either 1) submitted a false claim for grant funds that violates the False Claims Act; or 2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving grant funds. Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award should be reported to the OIG by:

Mail:
U.S. Department of Justice
Office of the Inspector General
Investigations Division, ATTN: Grantee Reporting
950 Pennsylvania Ave., NW
Washington, DC 20530

Online: https://oig.justice.gov/hotline/grant-complaint
(select "Submit Report Online").

Fax: Directed to the DOJ OIG Fraud Detection Office (Attn: Grantee Reporting) at (202) 616-9881

Additional information is available from the DOJ OIG website at https://oig.justice.gov/hotline

Initials _____

25. The subgrantee understands and agrees that compliance with the statutory certification requirements is an ongoing responsibility during the award period and that, at a minimum, a hold may be placed on subgrantee's funds for non-compliance with any of the requirements of 34 U.S.C. 10449(a)-(d) (rape exam payments), 34 U.S.C. 10449(e) (judicial firearms notification), 34 U.S.C. 10450 (costs for criminal charges and protection orders), 34 U.S.C. 10451 (polygraph testing prohibition), 34 U.S.C. 10454(1) (training for prosecutors), 34 U.S.C. 10454(2) (victim-centered policies, and 34 U.S.C. 10454(3) (compelling victim testimony), and 34 U.S.C. 10446(d)(6) (compliance with statutory award conditions). Non-compliance with any of the foregoing may also result in termination or suspension of the grant or other remedial measures, in accordance with applicable laws and regulations.

Initials _____

26. The subgrantee understands and agrees that misuse of award funds may result in a range of penalties, including suspension of current and future funds, suspension or debarment from federal grants, recoupment of monies provided under an award, and civil and/or criminal penalties.

If any changes occur in the subgrantee's eligibility status regarding debarment, a revised Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion form must be submitted to the Criminal Justice Coordinating Council.

Initials _____

27. The subgrantee understands and agrees that - (a) No award funds may be used to maintain or establish a computer network unless such network blocks the viewing, downloading, and exchanging of pornography, and (b) Nothing in subsection (a) limits the use of funds necessary for any Federal, State, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecution, or adjudication activities.

Initials _____

28. Subgrantee agencies agree to comply with the core services training and continuation education requirements applicable to their agency type as outlined in the 2024 Continuation Request for Applications and the application submitted. Subgrantee agencies are responsible for ensuring that their agency meets the minimum training requirements and continuing education and maintains all applicable documentation.

Initials _____

29. The subgrantee agrees to comply with the Criminal Justice Coordinating Council Subgrantee Programmatic and Fiscal Compliance Policy. All subgrantees must have written policies and procedures which govern the fiscal management of grant funds.

Initials _____

30. All nonprofit organizations shall comply fully with the requirements set forth in the Official Code of Georgia Annotated, Chapter 50-20, and submit, prior to the drawdown of any funds, completed financial statements (including balance sheet, income statement and statement of cash flows) and salary information for all personnel whether grant funded or not.

Initials _____

31. The subgrantee agrees that grant funds will not support activities that compromise victim safety and recovery or undermine offender accountability, such as: procedures or policies that exclude victims from receiving safe shelter, advocacy services, counseling, and other assistance based on their actual or perceived sex, age, immigration status, race, religion, sexual orientation, gender identity, mental health condition, physical health condition, criminal record, work in the sex industry, or the age and/or sex of their children; procedures or policies that compromise the confidentiality of information and privacy of persons receiving OVW-funded services; procedures or policies that impose requirements on victims in order to receive services (e.g., seek an order of protection, receive counseling, participate in couples' counseling or mediation, report to law enforcement, seek civil or criminal remedies, etc.); procedures or policies that fail to ensure service providers conduct safety planning with victims; project design and budgets that fail to account for the access needs of participants with disabilities and participants who have limited English proficiency or are Deaf or hard of hearing; or any other activities outlined in the solicitation under which the approved application was submitted.

Initials _____

32. Subgrantees who provide emergency shelter agree that if their agency cannot house a victim, they will 1) identify available resources, 2) assist the victim in developing and implementing a feasible plan to access other emergency shelter and/or other services, 3) advocate on behalf of victims to ensure the needed services are obtained, and 4) follow-up to ensure victim has received appropriate services in a timely manner.

Initials _____

33. The subgrantee must maintain its certification to receive Local Victim Assistance Add-On Funds (5% Funds). In addition, the subgrantee must submit an annual report to CJCC regarding the receipt and expenditure of these

funds per O.C.G.A. 15-21-132.

Initials _____

34. Subgrantees agree to assist the Criminal Justice Coordinating Council and state-certified shelters with identifying available bed space. If there is an inquiry from the Criminal Justice Coordinating Council and/or other partner agencies regarding available beds, the subgrantee will state if bed space is available.

Initials _____

35. The subgrantee agrees that all fully or partially grant-funded staff and his/her supervisor must attend a Victim's Compensation 101 training hosted by CJCC. Training hours may be used to satisfy part of the training requirements specified by the subgrantee agency's core service requirements.

Initials _____

36. The subgrantee must submit Subgrant Adjustment Request #1 with the completed award packet. Each subgrantee must sign and return all award documents and all required forms within 45 calendar days of the award date to this link. The adjustment request must be accompanied by an accurate detailed project budget in the format requested by the Criminal Justice Coordinating Council that itemizes all projected expenditures. The project budget and summary will not be established, or officially approved, until the subgrantee receives a written approval notice from the Criminal Justice Coordinating Council. All project costs and project activities must coincide with the approved budget, summary, and implementation plan unless subsequent revisions are approved by the Criminal Justice Coordinating Council.

The subgrantee must submit subsequent requests to revise the budget, project summary, and implementation plan prior to any substantial changes, but no later than 60 days prior to the end of the subgrant period.

Initials _____

37. All project costs not exclusively related to this approved project must be prorated, and only the costs of project-related activities will be reimbursable under the subgrant award.

Initials _____

38. The subgrantee agrees to submit requests for reimbursement on either a monthly or quarterly basis, as selected by the subgrantee at the time of award. Subgrant Expenditure Reports are due 15 days after the end of the month (if reporting monthly) or 30 days after the end of the quarter (if reporting quarterly).

Once received processing time (the time it is processed to the time the payment is sent to the agency) can take up to 45 days. Please allow for the full 45 days from processing for payments to arrive. Additionally, circumstances may arise that could result in this process taking longer than 45 days. If you do not have payments after the 45-day timeframe, please contact your Grants Specialist.

Initials _____

39. A subgrantee that has never received a negotiated indirect cost rate from a Federal Agency, may elect to use the "de minimis" indirect cost rate of 15% as described in 2 C.F.R. 200.414(f). If a subgrantee elects to use the "de minimis" indirect cost rate, the subgrantee must advise CJCC in writing of both its eligibility and its election and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC).

A subgrantee that has received a negotiated indirect cost rate from a Federal Agency at any time in the past cannot use the "de minimis" indirect cost rate. If the subgrantee cannot use the "de minimis" and wishes to recoup indirect costs, the subgrantee must notify CJCC, in writing, of the current and approved negotiated indirect cost rate from a Federal Agency or negotiate an indirect cost rate with CJCC.

Initials _____

40. The subgrantee agrees to submit annual electronic progress report(s) on program activities and program effectiveness measures. Information that subgrantees must collect includes but is not limited to 1) number of victims receiving requested services, 2) number of persons seeking services who could not be served, 3) number and percentage of arrests relative to the number of police responses to domestic violence incidents, 4) number of sexual assault nurse examiners trained, and 5) number of victim advocates supported by grant funding.

i. Statistical data describing project performance from programs providing direct victim services must be submitted to the Criminal Justice Coordinating Council using the Victim Services Statistical Report (VSSR) provided to the subgrantee. VSSRs describing program outputs (total services delivered, total clients served, etc.) are due quarterly on January 20, April 20, July 20, and October 20. The fourth quarter report, due to Criminal Justice Coordinating Council October 20, requires subgrantees to complete the narrative section included with that quarter's statistical report.
ii. Performance Reports describing program outcomes (OPM) that reflect changes in clients as a result of services delivered must be based on surveys administered to individual clients. Each program should include the appropriate performance measures for their respective type of program on their client surveys. Programs are required to follow the Criminal Justice Coordinating Council Data Collection Guidelines and report on the online reporting system. Subgrantees are encouraged, but not required, to use the Excel-based spreadsheets to enter and tally their individual client outcome data. Totals reported for outputs may not match totals reported for outcomes since outcomes are collected from clients only at the substantial completion of services. The performance report is due October 30th.
iii. Subgrantee agencies providing direct victim services and criminal justice system improvement activities are required to complete a VSSR and CJSSR report.
iv. An annual progress report that collects information on the effectiveness of activities carried out with grant funds, including the number of persons served and the number of people seeking services who could not be served is due within 45 days of the end of the annual reporting period, December 31, or by a date set by CJCC.

Initials _____

41. All VAWA Criminal Justice System Improvement (CJSI) subgrantees must provide a 25% match contribution of cash or in-kind dollars. Victim service providers receiving STOP funds and all SASP subgrantees are exempt from the match requirement.

Initials _____

42. VAWA CJSI subgrantees may submit match through in-kind donation of volunteer hours. The standard rate for the provision of direct services by a volunteer is $15.00 per hour. Higher rates must be pre-approved by CJCC.

If using volunteers, the subgrantee agrees to utilize project volunteers that provide direct services. In order to comply with this requirement, the subgrantee shall furnish a written job description indicating what types of direct services the volunteer will provide. With each SER the subgrantee shall provide a listing of all project volunteers that provide direct services using the Monthly Volunteer Time Record available at https://cjcc.georgia.gov/sites/cjcc.georgia.gov/files/Volunteer%20Time%20Record%20%281%29.xlsx

Initials _____

43. The subgrantee certifies that 1) title to all equipment and/or supplies purchased with funds under this subgrant shall vest in the agency that purchased the property, 2) equipment and/or supplies will be maintained in accordance with established local or state procedures as long as the equipment and/or supplies are used for program-related purposes, and 3) once the project concludes and/or equipment is no longer utilized for its grant-funded purpose, Criminal Justice Coordinating Council will be informed of the available equipment and determine its future use to assure it is utilized in the furtherance of the goals and objectives of the grant program and the State of Georgia.

Initials _____

44. Pursuant to O.C.G.A. 36-60-6, as amended, all private employer subgrantees employees shall register with the federal work authorization system, E-Verify, and provide CJCC with its eligibility verification system user number.

Initials _____

45. The subgrantee agrees to abide by the provisions of the "Crime Victims' Bill of Rights" as stipulated under Georgia law (O.C.G.A. Chapter 17).

Initials _____

46. The subgrantee agrees to notify all victims of the Georgia Crime Victims Compensation Program, to advise victims of their eligibility for benefits, assist them with application forms and procedures, obtaining necessary

documentation, and/or checking on their claim status, and following up with the Board of Appeals as applicable.

Initials _____

47. The subgrantee agrees to abide by Georgia law regarding the utilization of professional counselors, social workers, and marriage and family therapists. (O.C.G.A. 43-10A-1, et. seq). In addition, the subgrantee agrees to abide by Georgia law regarding the utilization of psychologists. (O.C.G.A. 43-3-91, et. seq).

Initials _____

48. The subgrantee authorizes the Office on Violence Against Women, the Office of the Chief Financial Officer (OCFO), the Criminal Justice Coordinating Council and its representatives, access to and the right to examine all records books, paper, or documents related to the VAWA grant. The subgrantee also agrees that all financial records pertinent to this award, including the general accounting ledger and all supporting documents, are subject to agency review throughout the life of the award, during the close-out process, and for three years after the closeout of the federal award or as long as the records are retained, whichever is longer, pursuant to 2 C.F.R. 200.334, 200.337. Contact CJCC for questions related to the disposal of records.

The subgrantee agrees to comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements"), and the current edition of the DOJ Grants Financial Guide as posted on the OVW website, including any updated version that may be posted during the period of performance.

Initials _____

49. Subgrantee agencies are subject to compliance monitoring activities by Criminal Justice Coordinating Council staff. Compliance monitoring includes activities include site visits or desk reviews of all documentation related to the subaward. Subgrantee agencies will be selected randomly for a site visit or desk review at least every two years. The subgrantee agency agrees to comply with all compliance monitoring activities for the current subaward.

Initials _____

50. Repeated late submission of any reports may result in a recommendation to the Criminal Justice Coordinating Council for a reduction to your award. These reports include, but are not limited to, Subgrant Expenditure Reports, Progress Reports such as Victim Services Statistical Reports (VSSR), Outcome Performance Measures and Annual Local Victim Assistance Add-On Fund (5% Fund) Reports.

The subgrantee agrees to fully cooperate with any monitoring or evaluation activities, and any related training activities, initiated and/or conducted by the Criminal Justice Coordinating Council during and subsequent to the award period.

Initials _____

51. The subgrantee agrees to comply with any additional requirements that may be imposed during the grant performance period if the Criminal Justice Coordinating Council determines that the subgrantee is a high-risk subgrantee.

Initials _____

52. No subgrantee under this award, or entity that receives a contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal departments or agency authorized to receive such information.

1. In accepting this award, the subgrantee:

a. Represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. Certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste,

fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the agency making award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

2. If the subgrantee does or is authorized under this award to make subawards, procurement contracts, or both:

a. It represents that it has determined that no other entity that the subgrantee's application proposes may or will receive award funds either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. It has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

c. It certifies that, if it learns or is notified that any subgrantee, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

Initials _____

53. The Violence Against Women Reauthorization Act of 2013 added a new civil rights provision that applies to all OVW grants issued in FY 2014 or after. This provision prohibits OVW grantees from excluding, denying benefits to, or discriminating against any person on the basis of actual or perceived race, color, religion, national origin, sex, gender identity, sexual orientation, or disability in any program or activity funded in whole or in part by OVW. Subgrantees may provide sex-segregated or sex-specific programming if doing so is necessary to the essential operations of the program, so long as the subgrantee provides comparable services to those who cannot be provided with the sex-segregated or sex-specific programming.

Initials _____

54. The subgrantee agrees to comply with the provisions of 34 USC 12291(b)(2), nondisclosure of confidential or private information, which includes creating and maintaining documentation of compliance, such as policies and procedures for release of victim information. The subgrantee also agrees to comply with the regulations implementing this provision at 28 CFR 90.4(b) and "Frequently Asked Questions (FAQs) on the VAWA Confidentiality Provision (34 U.S.C.
12291 (b)(2))" on the OVC website at https://www.justice.gov/ovw/resources-and-faqs-grantees.

Initials _____

55. If providing legal assistance under this subaward, the subgrantee agrees that the legal assistance eligibility requirements, as set forth below, are a continuing obligation on the part of the subgrantee. The legal assistance eligibility requirements are:

1. Any person providing legal assistance through a program funded under this Grant Program (A) has demonstrated expertise in providing legal assistance victims of domestic violence, dating violence, sexual assault, or stalking in the targeted population; or (B) (i) is partnered with an entity or person that has demonstrated expertise described in subparagraph (A) and (ii) has completed or will complete training in connection with domestic violence, stalking or sexual assault and related legal issues, including training on evidence-based risk factors for domestic and dating violence homicide,
2. Any training program conducted in satisfaction of the requirement of paragraph (1) has been or will be developed with input from and in collaboration with a tribal, state, territorial, local, or culturally specific domestic violence, dating violence, sexual assault, or stalking victim service provider or coalition, as well as appropriate tribal, state, territorial, and local law enforcement officials;
3. Any person or organization providing legal assistance through this Program has informed and will continue to inform State, Local, territorial or tribal domestic violence, dating violence, stalking or sexual assault programs and coalitions, as well as appropriate state and local law enforcement officials of their work; and
4. The subgrantee's organizational policies do not require mediation or counseling involving offenders and victims physically together, in cases where sexual assault, dating violence, domestic violence, stalking, or child sexual abuse is an issue.

Initials _____

56. The subgrantee agrees to follow the applicable set of general terms and conditions that are available at https://www.justice.gov/ovw/award-conditions.These do not supersede any specific conditions in this award document.

Initials _____

57. Grant funds may be used only for the purposes in the subgrantee's approved application, unless CJCC determines that any of these activities are out of scope or unallowable. The subgrantee must not undertake any work activities that are not described in the grant application, and must not use staff, equipment, or other goods or services paid for with grant funds for such work or activities, without prior written approval from CJCC.

Initials _____

58. The subgrantee agrees to attend and participate in CJCC-sponsored technical assistance. Technical assistance includes, but is not limited to, conferences, webinars, peer-to-peer consultations, and workshops. The subgrantee's participation is critical for effective administration of the STOP Formula Grant program and to ensure adherence to statutory provisions.

Initials _____

59. The subgrantee agrees to submit an updated Board listing along with all board meeting minutes recorded which took place during the expenditure period. Board meeting minutes submitted should coincide with the timing of SER submissions. The subgrantee agrees to provide a schedule of board meetings for the grant year inclusive of each meeting's date, time, and location. An updated Board listing should be submitted anytime there is a change.

Initials _____

60. The subgrantee must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of subgrantees, or individuals defined (for purposes of this condition) as "employees" of the subgrantee. The details of the subgrantee's obligations related to prohibited conduct related to trafficking in persons are posted on the OVW website at https://www.justice.gov/ovw/award-conditions.

Initials _____

61. Agencies or organizations who hold the Human trafficking Victims Assistance Organization (HTVAO) certification must maintain its status by re-certifying on an annual basis and successfully completing the quarterly programmatic reports provided by the Criminal Justice Coordinating Council.

Initials _____

62. Subgrantees who are prosecution-based offices, will certify that a) they will attend annual training(s) that cover victim-centered approaches in domestic violence, sexual assault, dating violence, and stalking cases; b) adopt policies that support a victim-centered approach, informed by such training; and c)adopt a protocol outlining alternative practices and procedures consistent with best practices, that shall be exhausted before arresting or detaining victims to obtain victim-witness testimony in the investigation, prosecution, and trial of a crime related to domestic violence, sexual assault, dating violence, and stalking of the victim in order to prevent further victimization and trauma to the victim. See 34 U.S.C. § 10454(3) and 34 U.S.C. § 10461(c)(1)(F)(iii). Resource: Office on Violence Against Women (OVW) | Prosecutor Guide

Initials _____

63. The subgrantee must have written procedures in place to respond in the event of an actual or imminent breach (as defined in OMB M-17-12) if it -- 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of personally identifiable information (PII) (as defined in 2 C.F.R. 200.1) within the scope of an OVW grant-funded program or activity, or 2) uses or operates a Federal information system (as defined in OMB Circular A-130). The subgrantee's breach procedures must include a requirement to report actual or imminent breach of PII to the Criminal Justice Coordinating Council no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

Initials _____

64. The subgrantee must make determinations of suitability before certain individuals may interact with participating minors. This condition applies if the purpose of some or all of the activities to be carried out under the award is to benefit a set of individuals under 18 years of age. This requirement applies regardless of an individual's employment status. The details of this requirement are posted on the OVW web site at https://www.justice.gov/ovw/award-conditions

Initials _____

65. The subgrantee, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions, for each fiscal year, are set out at https://www.justice.gov/ovw/award-conditions. Should a question arise as to whether a particular use of federal funds would or might fall within the scope of an appropriations-law restriction, the subgrantee is to contact CJCC for guidance, and may not proceed without the express prior written approval of CJCC.

Initials _____

66. The subgrantee must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant. The subgrantee also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Initials _____

67. The subgrantee agrees to, as part of the hiring process for any position that is or will be funded (in whole or in part) with award funds, properly verify the employment eligibility of the individual who is being hired, consistent with the provisions of 8 U.S.C. 1324a(a)(1) and (2). The details of the subgrantees obligations under this condition are posted on the OVW website at https://www.justice.gov/ovw/award-conditions.

Initials _____

68. The subgrantee must have a policy or issue a policy within 270 days of the award date, to address workplace-related incidents of sexual misconduct, domestic violence, and dating violence involving an employee, volunteer, consultant, or contractor. The details of this requirement are posted on the OVW web site at https://www.justice.gov/ovw/award-conditions

Initials_____

69. Subgrantees agree to take reasonable steps to provide meaningful access to their programs and activities that are free or reduced cost through the Find Help Georgia virtual community resource hub platform which is designed to make finding and providing help easier! Reasonable steps would include having staff attend a virtual 2-hour workshop that equips staff to claim and update all of its agency's program listings to ensure its services populate for their coverage area.

In addition, subgrantees will have a designated staff member become a Find Help Certified Navigator by attending one of the virtual 2-hour workshops. Once the staff is certified, the organization's Find Help Georgia listing(s) will feature a badge on all of its claimed program card(s) which elevates their program cards in the analytic search for services within the zip codes for which they provide those services.

Lastly, the subgrantee will link Find Help Georgia to its agency's website for clients to easily access the virtual community resource hub for simple searching and navigating of community resources.

Initials_____

70. The subgrantee agrees that at least 25% of the awarded funds will be expended by the end of each quarter. If this condition is not met quarterly or adequate justification upon request cannot be provided, CJCC may de-obligate the remaining funds from each respective quarter.

Initials_____

71. Georgia is pleased to announce the launch of Victim Information and Notification Everyday (VINE®) and the Georgia VINE Service Provider Directory. As a VAWA recipient, the organization must complete the online application to be included in the directory. The online application can be found at https://info.vinelink.com/Georgia-vine. Please read the following criteria and guidelines before submitting your agency's information for review: The agency/organization must provide services in Georgia, regardless of where the agency is located. Services include emergency support, basic needs, counseling, healthcare, legal/financial support, and children's services. Agencies/organizations will be responsible for updating and maintaining their own information. Failure to update annually will be grounds for removal from the directory. Information is reviewed and approved by your Georgia VINE Team for accuracy before being loaded into the directory. Georgia VINE reserves the right to include or exclude any agency or organization at its discretion.

Initials

Please be advised that failure to comply with any of the Special Conditions will result in material noncompliance with the Subgrant Agreement, thus subjecting the Subgrant Agreement to possible termination by the Criminal Justice Coordinating Council.

Authorized Official Signature Date

Print Authorized Official Name Title

Awardee Approval

Signed Name: _____

Printed Name: _____

Title: _____

Date: _____

LEGISLATIVE SPONSORS	
☑ MAYOR LESTER M. MILLER	☐ MAYOR PRO TEMPORE VALERIE WYNN
☐ COMMISSIONER PAUL BRONSON	☐ COMMISSIONER STANLEY B. STEWART
☐ COMMISSIONER JOEY HULETT	☐
☐ COMMISSIONER RAYMOND WILDER	☐ COMMISSIONER BILL HOWELL
☐ COMMISSIONER DONICE BRYANT-CATO	☐ COMMISSIONER BRENDALYN BAILEY

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE ACCEPTANCE OF A CRIMINAL JUSTICE COORDINATING COUNCIL FY2025 VIOLENCE AGAINST WOMEN ACT ("VAWA") GRANT AWARD, IN THE AMOUNT OF $75,874.00, WITH LOCAL MATCH FUND REQUIREMENTS HAVING BEEN WAIVED FOR THIS GRANT CYCLE, TO BE USED BY THE OFFICE OF THE MACON-BIBB SOLICITOR-GENERAL; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Office of the Macon-Bibb Solicitor-General has applied for and has been awarded a FY2025 Violence Against Women Act ("VAWA") grant in the amount of $75,874.00 from the Criminal Justice Coordinating Council; and

WHEREAS, the grant program fosters initiatives that develop and strengthen effective law enforcement, prosecution, adjudication and offender monitoring strategies to combat violent crimes against women, and fosters initiatives that expand and bolster services for victims of domestic violence, sexual assault, stalking and dating violence; and

WHEREAS, the Office of the Solicitor-General intends to utilize grant funds to fund Victim-Witness Advocate salaries and benefits and training and travel expenses; and

WHEREAS, the local match requirement for this grant has been waived; and

WHEREAS, a copy of the grant award letter and terms and conditions have been attached hereto as Exhibit A for review and reference purposes, and are incorporated herein by reference; and

WHEREAS, the Macon-Bibb County Commission desires to accept the grant funds on behalf of the Solicitor General Office; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Mayor is authorized to execute an agreement with the Criminal Justice Coordinating Council for the acceptance of a FY2025 VAWA grant award, in the amount of SEVENTY-FIVE THOUSAND EIGHT HUNDRED SEVENTY-FOUR DOLLARS AND 00/100 CENTS ($75,874.00), with local match fund requirements having been waived for this grant cycle, as provided in Exhibit A.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then

this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2026.

By:_____
LESTER M. MILLER, Mayor

Attest:_____
(SEAL) JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2026 Miller Accepting VAWA Grant for Solicitor General Office $75,874.00 - 4-13-2026.docx

EXHIBIT A

GRANT AWARD

CRIMINAL JUSTICE COORDINATING COUNCIL

2025 VAWA Grant Program Continuation Application

SUBAWARDEE:	Macon-Bibb County	CFDA NUMBER:	16.588
Employer Identification Number (EIN):	46-3992371	SUBAWARD NUMBER:	AW-VAWA-25-010-042
IMPLEMENTING AGENCY:	Bibb County Commissioners	SUBGRANT PERIOD:	01/01/2026 - 12/31/2026
PROJECT TYPE:	Prosecution	SUB AWARD AMOUNT:	$75,874.00
AWARD NUMBER:	15JOVW-25-GG-00023-STOP	MATCHING FUNDS:	$25,291.33
AWARD PERIOD:	07/01/2025 - 06/30/2027	TOTAL FUNDS:	$101,165.33

Award is hereby made in the amount and for the period shown above for a grant under the Violence Against Women Act (VAWA) as set out in Title IV, of the Violent Crime Control and Law Enforcement Act of 1994, Public Law 103-322. The award is made in accordance with the plan set forth in the application of the Subgrantee and subject to any attached special conditions. The Subgrantee has agreed through the previously executed copy of certified assurances to be subject to all applicable rules, regulations, and conditions of the Violence Against Women Act. This Subgrant shall become effective on the beginning date of the grant period, provided that within forty-five (45) days of the award execution date (below) the properly executed original of this "Subgrant Award" is returned to the Criminal Justice Coordinating Council.

Reimbursement/Payment Frequency:

Agency Approval

Jay Neal, Director
Criminal Justice Coordinating

Date

4/10/2026

Awardee Approval

Signed Name: _____

Printed Name: _____

Title: _____

Date: _____

Budget Summary

TOTAL BUDGET BY CATEGORY

BUDGET CATEGORY	Budget Total	Grant	Match - Cash	Match - In - Kind
PERSONNEL	*$69,033.73*	*$43,742.40*	*$25,291.33*	*$0.00*
EMPLOYEE BENEFITS	*$12,284.95*	*$12,284.95*	*$*	*$*
TRAVEL (INCLUDING TRAINING)	*$4,430.00*	*$4,430.00*	*$*	*$*
EQUIPMENT	*$0.00*	*$*	*$*	*$*
SUPPLIES	*$11,566.65*	*$11,566.65*	*$*	*$*
CONSULTANTS AND CONTRACTORS	*$*	*$*	*$*	*$*
OTHER	*$3,850.00*	*$3,850.00*	*$*	*$*
TOTAL DIRECT COSTS	***$101,165.33***	***$75,874.00***	***$25,291.33***	***$0.00***
INDIRECT COSTS	*$0.00*			
TOTAL	***$101,165.33***	***$75,874.00***	***$25,291.33***	***$0.00***

TOTAL BUDGET BY FUND SOURCE

FUND SOURCE	AMOUNT	PERCENTAGES
GRANT	*$75,874.00*	*75.00%*
MATCH	*$25,291.33*	*25.00%*
Cash	*$25,291.33*	*25.00%*
In-Kind	*$0.00*	*0.00%*
TOTAL	***$101,165.33***	*100%*

Approved Award Amount:	*$75,874.00*	
Approved Match:	*$25,291.33*	
TOTAL:		***$101,165.33***

Match Requirement (cash and/or in-kind)

25.00% *$25,291.33*

Match waiver needed? *

*[X]*Yes *[ ]*No

Are you a nonprofit victim service provider or Tribe? *

*[ ]*Yes *[X]*No

If requesting a match waiver, what is the amount of match that your agency can provide? *

$25,291.33

Please attach match waiver request. *
5061949
Has the waiver request been approved? *
*[X]*Yes *[ ]*No

CRIMINAL JUSTICE COORDINATING COUNCIL
REIMBURSEMENT SELECTION FORM

SUBGRANT NUMBER: _____

AGENCY NAME: _____

1. SELECT A SCHEDULE FOR SUBMITTING REIMBURSEMENTS (CHECK ONE BOX)

☐ **MONTHLY** (Requests for reimbursement are due 15 days after the end of the month)

☐ **QUARTERLY** (Requests for reimbursement are due 30 days after the end of the quarter)

2. SELECT A PROCESS FOR RECEIVING REIMBURSEMENT PAYMENTS (CHECK ONE BOX)

☐ **ELECTRONIC FUNDS TRANSFER** (Reimbursements will be deposited into the bank account listed below. **A voided check must be attached to ensure proper routing of funds.**)

BANK NAME: _____

BANK ROUTING NUMBER: _____

BANK ACCOUNT NUMBER: _____

AGENCY CONTACT NAME: _____

AGENCY CONTACT TELEPHONE NUMBER: _____

AGENCY AUTHORIZED OFFICIAL NAME AND TITLE: _____

AGENCY AUTHORIZED OFFICIAL SIGNATURE: _____

☐ **CHECK** (Reimbursements will be mailed in the form of a check to the address listed below)

MAILING ADDRESS: _____

CITY, STATE & ZIP: _____

ATTENTION: _____

AGENCY AUTHORIZED OFFICIAL SIGNATURE: _____

For CJCC Use ONLY

CJCC Auditor:	
Phone Number:	
Grant Award Number:	
GBI Entry Initial/Date:	

BRIAN P. KEMP
GOVERNOR

JAY NEAL
DIRECTOR

Audit Requirements

State and local governments are governed by the Single Audit Act of 1984 and OMB Circular A-133, as amended, which is effective regarding audits beginning July 1, 1996 and thereafter. The type of audit required under the Circular is dependent upon the amount of total Federal funds expended in the sub-recipient's fiscal year.

State or local governments and non-profit organizations that expend $1,000,000 or more a year in Federal funds shall have an audit made in accordance with the Single Audit Act of 1984 and OMB Circular A-133, as amended. This audit report is due in the State Administering Agency's office not later than nine (9) months after the end of the sub-recipient's fiscal year.

State or local Governments that expend less than $1,000,000 in federal funds yearly shall be exempt from compliance with the Single Audit Act and other Federal audit requirements

[Note: This does not exempt you from the requirement to maintain, produce, and report financial and other records and documentation relative to the expenditure of these grant funds upon request of the State or Federal Agency administering this program]

Please provide the following information:

Period of Fiscal Year: _____

Date of Last Audit: _____

Date of Next Audit: _____

Anticipated Date of Next Scheduled Audit Will Be Forward to the Council: _____

[Note: If the total amount of your agency's federal funds expenditures (including this grant) does not equal or exceed $1,000,000 you may write "Not Applicable" in this space.]

104 MARIETTA STREET NW, SUITE 440 | ATLANTA, GEORGIA 30303
404.657.1956 | 877.231.6590 | 404.657.1957 FAX
CJCC.GEORGIA.GOV

CIVIL RIGHTS REQUIREMENTS

Generally, employees and beneficiaries of agencies or organizations that receive federal funding are protected by civil rights laws. These laws prohibit certain types of discrimination in employment practices and in delivery of services. Please list the contact information of the person responsible for civil rights compliance within your organization.

(1) **Civil Rights Contact Person:** _____

(2) **Title/Address:** _____

_____

_____

(3) **Telephone Number:** _____

(4) **Number of persons employed by the organizational unit (agency) responsible for administering the sub-grant:** _____

For more information regarding civil rights requirements, go to www.ojp.usdoj.gov/ocr/

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

This certification is required by the Department of Education regulations implementing Executive Order 12549, Debarment and Suspension, 34 CFR Part 85, for all lower tier transactions meeting the threshold and tier requirements stated at Section 85.110.

Instructions for Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled A Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion-Lower Tier Covered Transactions, and without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may but is not required to check the Nonprocurement List.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

* NAME OF APPLICANT: _____
* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE Prefix: _____ First Name: _____ Middle Name: _____ Last Name: _____ Suffix: _____ Title: _____
SIGNATURE: _____ DATE: _____

ED 80-0014, 9/90 (Replaces GCS-009 (REV.12/88), which is obsolete)

U.S. DEPARTMENT OF JUSTICE

CERTIFIED STANDARD ASSURANCES

On behalf of the Applicant, and in support of this application for a grant or cooperative agreement, I certify under penalty of perjury to the U.S. Department of Justice ("Department"), that all of the following are true and correct:

(1) I have the authority to make the following representations on behalf of myself and the Applicant. I understand that these representations will be relied upon as material in any Department decision to make an award to the Applicant based on its application.

(2) I certify that the Applicant has the legal authority to apply for the federal assistance sought by the application, and that it has the institutional, managerial, and financial capability (including funds sufficient to pay any required non-federal share of project costs) to plan, manage, and complete the project described in the application properly.

(3) I assure that, throughout the period of performance for the award (if any) made by the Department based on the application--

a. the Applicant will comply with all award requirements and all federal statutes and regulations applicable to the award;
b. the Applicant will require all subrecipients to comply with all applicable award requirements and all applicable federal statutes and regulations; and
c. the Applicant will maintain safeguards to address and prevent any organizational conflict of interest, and also to prohibit employees from using their positions in any manner that poses, or appears to pose, a personal or financial conflict of interest.

(4) The Applicant understands that the federal statutes and regulations applicable to the award (if any) made by the Department based on the application specifically include statutes and regulations pertaining to civil rights and nondiscrimination, and, in addition--

a. the Applicant understands that the applicable statutes pertaining to civil rights will include section 601 of the Civil Rights Act of 1964 (42 U.S.C. § 2000d); section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); section 901 of the Education Amendments of 1972 (20 U.S.C. § 1681); and section 303 of the Age Discrimination Act of 1975 (42 U.S.C. § 6102);
b. the Applicant understands that the applicable statutes pertaining to nondiscrimination may include section 809(c) of Title I of the Omnibus Crime Control and Safe Streets Act of 1968 (34 U.S.C. § 10228(c)); section 1407(e) of the Victims of Crime Act of 1984 (34 U.S.C. § 20110(e)); section 299A(b) of the Juvenile Justice and Delinquency Prevention Act of 2002 (34 U.S.C. § 11182(b)); and that the grant condition set out at section 40002(b)(13) of the Violence Against Women Act (34 U.S.C. § 12291(b)(13)), which will apply to all awards made by

the Office on Violence Against Women, also may apply to an award made otherwise;

c. the Applicant understands that it must require any subrecipient to comply with all such applicable statutes (and associated regulations); and
d. on behalf of the Applicant, I make the specific assurances set out in 28 C.F.R. §§ 42.105 and 42.204.

(5) The Applicant also understands that (in addition to any applicable program-specific regulations and to applicable federal regulations that pertain to civil rights and nondiscrimination) the federal regulations applicable to the award (if any) made by the Department based on the application may include, but are not limited to, 2 C.F.R. Part 2800 (the DOJ "Part 200 Uniform Requirements") and 28 C.F.R. Parts 22 (confidentiality - research and statistical information), 23 (criminal intelligence systems), 38 (regarding faith-based or religious organizations participating in federal financial assistance programs), and 46 (human subjects protection).

(6) I assure that the Applicant will assist the Department as necessary (and will require subrecipients and contractors to assist as necessary) with the Department's compliance with section 106 of the National Historic Preservation Act of 1966 (54 U.S.C. § 306108), the Archeological and Historical Preservation Act of 1974 (54 U.S.C. §§ 312501-312508), and the National Environmental Policy Act of 1969 (42 U.S.C. §§ 4321-4335), and 28 C.F.R. Parts 61 (NEPA) and 63 (floodplains and wetlands).

(7) I assure that the Applicant will give the Department and the Government Accountability Office, through any authorized representative, access to, and opportunity to examine, all paper or electronic records related to the award (if any) made by the Department based on the application.

(8) If this application is for an award from the National Institute of Justice or the Bureau of Justice Statistics pursuant to which award funds may be made available (whether by the award directly or by any subaward at any tier) to an institution of higher education (as defined at 34 U.S.C. § 10251(a)(17)), I assure that, if any award funds actually are made available to such an institution, the Applicant will require that, throughout the period of performance--

a. each such institution comply with any requirements that are imposed on it by the First Amendment to the Constitution of the United States; and
b. subject to par. a, each such institution comply with its own representations, if any, concerning academic freedom, freedom of inquiry and debate, research independence, and research integrity, at the institution, that are included in promotional materials, in official statements, in formal policies, in applications for grants (including this award application), for accreditation, or for licensing, or in submissions relating to such grants, accreditation, or licensing, or that otherwise are made or disseminated to students, to faculty, or to the general public.

(9) I assure that, if the Applicant is a governmental entity, with respect to the award (if any) made by the Department based on the application--

a. it will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C.

§§ 4601-4655), which govern the treatment of persons displaced as a result of federal and federally-assisted programs; and

b. it will comply with requirements of 5 U.S.C. §§ 1501-1508 and 7324-7328, which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

(10) If the Applicant applies for and receives an award from the Office of Community Oriented Policing Services (COPS Office), I assure that as required by 34 U.S.C. § 10382(c)(11), it will, to the extent practicable and consistent with applicable law--including, but not limited to, the Indian Self-Determination and Education Assistance Act--seek, recruit, and hire qualified members of racial and ethnic minority groups and qualified women in order to further effective law enforcement by increasing their ranks within the sworn positions, as provided under 34 U.S.C. § 10382(c)(11).

(11) If the Applicant applies for and receives a DOJ award under the STOP School Violence Act program, I assure as required by 34 U.S.C. § 10552(a)(3), that it will maintain and report such data, records, and information (programmatic and financial) as DOJ may reasonably require.

I acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the Applicant to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812). I also acknowledge that the Department's awards, including certifications provided in connection with such awards, are subject to review by the Department, including by its Office of the Inspector General.

Signature: _____ Date: _____

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
☐ a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	☐ a. bid/offer/application b. initial award c. post-award	☐ a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
☐ Prime ☐ Subawardee Tier _____, *if known*: **Congressional District**, *if known*:	**Congressional District**, *if known*:
6. Federal Department/Agency:	**7. Federal Program Name/Description:** CFDA Number, *if applicable*: _____
8. Federal Action Number, *if known*:	**9. Award Amount**, *if known*: $
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*):	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*):
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less that $10,000 and not more than $100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

U.S. DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS
OFFICE OF THE COMPTROLLER

CERTIFICATIONS REGARDING LOBBYING; DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS; AND DRUG-FREE WORKPLACE REQUIREMENTS

Applicants should refer to the regulations cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations before completing this form. Signature of this form provides for compliance with certification requirements under 28 CFR Part 69, "New Restrictions on Lobbying" and 28 CFR Part 67, "Government-wide Debarment and Suspension (Nonpro-curement) and Government-wide Requirements for Drug-Free Workplace (Grants)." The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Justice determines to award the covered transaction, grant, or cooperative agreement.

1. LOBBYING

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 28 CFR Part 69, for persons entering into a grant or cooperative agreement over $100,000, as defined at 28 CFR Part 69, the applicant certifies that:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions;

(c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all subrecipients shall certify and disclose accordingly.

---

2. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS (DIRECT RECIPIENT)

As required by Executive Order 12549, Debarment and Suspension, and implemented at 28 CFR Part 67, for prospective participants in primary covered transactions, as defined at 28 CFR Part 67, Section 67.510—

A. The applicant certifies that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default; and

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

---

3. DRUG-FREE WORKPLACE (GRANTEES OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, for grantees, as defined at 28 CFR Part 67 Sections 67.615 and 67.620—

A. The applicant certifies that it will or will continue to provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an on-going drug-free awareness program to inform employees about—

(1) The dangers of drug abuse in the workplace;

(2) The grantee's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will—

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such convic-tion. Employers of convicted employees must provide notice, including position title, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 633 Indiana Avenue, N.W., Washington, D.C. 20531. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted—

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ☐ if there are workplaces on file that are not indentified here.

Section 67, 630 of the regulations provides that a grantee that is a State may elect to make one certification in each Federal fiscal year. A copy of which should be included with each application for Department of Justice funding. States and State agencies may elect to use OJP Form 4061/7.

Check ☐ if the State has elected to complete OJP Form 4061/7.

DRUG-FREE WORKPLACE (GRANTEES WHO ARE INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, for grantees, as defined at 28 CFR Part 67; Sections 67.615 and 67.620—

A. As a condition of the grant, I certify that I will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant; and

B. If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, I will report the conviction, in writing, within 10 calendar days of the conviction, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 633 Indiana Avenue, N.W., Washington, D.C. 20531.

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above certifications.

1. Grantee Name and Address:

2. Application Number and/or Project Name

3. Grantee IRS/Vendor Number

4. Typed Name and Title of Authorized Representative

5. Signature

6. Date

*U.S. Government Printing Office: 1998 - 405-037/40014

Special Conditions

2025 VAWA Grant Program Continuation Application

Bibb County Commissioners

AW-VAWA-25-010-042

1. Federal laws prohibit recipients of financial assistance from discriminating on the basis of race, color, national origin, religion, sex, or disability in funded programs or activities, not only in respect to employment practices but also in the delivery of services or benefits. Federal law also prohibits funded programs or activities from discriminating on the basis of age in the delivery of services or benefits.

Initials _____

2. Subgrantees who provide emergency shelter will conduct appropriate screening so as not to discriminate against individuals based on physical or mental disability, including mental health concerns and substance abuse issues, or deny shelter solely upon the presence of these factors, and ensure that reasonable accommodations are documented and made available to those victims.

Initials _____

3. The subgrantee agrees to take reasonable steps to provide meaningful access to their programs and activities for persons with limited English proficiency (LEP). For more information on the civil rights responsibilities that subgrantees have in providing language services to LEP individuals.

In addition, subgrantees that provide hotline services will provide documentation of a contract for 24-hour language interpretation services for callers who do not speak English. Subgrantees providing hotline services will ensure that its internet-based relay services and/or TTY machine are operable at all times and that all staff, volunteers and interns who answer the hotline receive training within two weeks of their respective start dates as well as ongoing review of internet- based relay services and/or TTY answering procedures.

Initials _____

4. The subgrantee agrees to comply with all applicable requirements of 28 C.F.R. Part 38 which prohibits specific forms of discrimination on the basis of religion, a religious belief, or refusal to attend or participate in a religious practice. Subgrantees may not use federal grant funds for inherently religious activities. While faith-based organizations can engage in non-funded inherently religious activities, the activities must be held separately from the grant-funded program, and customers or beneficiaries cannot be compelled to participate in them. Part 38 makes clear that organizations receiving federal grant funding are not permitted to discriminate when providing services on the basis of a beneficiary's religion.

Initials _____

5. The subgrantee must comply with all applicable requirements of 28 C.F.R. part 54, which relates to non-discrimination on the basis of sex in certain "education programs."

Initials _____

6. All subgrantees of Federal financial assistance, regardless of the particular funding source, the amount of the grant award, or the number of employees in the workforce, are subject to the prohibitions against unlawful discrimination. Accordingly, Criminal Justice Coordinating Council (CJCC) investigates subgrantees that are the subject of discrimination complaints from both individuals and groups. In addition, based on regulatory criteria, Criminal Justice Coordinating Council selects a number of subgrantees each year for compliance reviews, audits that require subgrantees to submit data showing that they are providing services equitably to all segments of their service population and that their employment practices meet equal employment opportunity standards.

Initials _____

7. The subgrantee must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.

Initials _____

8. Subgrantees are required by Criminal Justice Coordinating Council to clearly post a non-discrimination policy in accordance with the subgrant conditions. This policy shall be visible to and easily accessed by all staff, board members, and clients. The policy shall also contain information on how to lodge a claim of discrimination with the subgrantee agency.

In the event a Federal or State court or Federal or State administrative agency makes a finding of discrimination after a due process hearing on the ground of race, religion, national origin, sex or disability then your organization must submit a copy of the finding to Criminal Justice Coordinating Council and to OCR for review.

Initials _____

9. The subgrantee agrees to comply with applicable requirements regarding registration and maintaining current information in the System for Award Management (SAM), currently accessible at https://www.sam.gov. This includes applicable requirements regarding registration with SAM, as well as maintaining current information in SAM.

Initials _____

10. Pursuant to 2 C.F.R. 200.315(b), the subgrantee may copyright any work that is subject to copyright and was developed, or for which ownership was acquired, under this award. The Office on Violence Against Women (OVW) reserves a royalty-free, nonexclusive, and irrevocable right to reproduce, publish or otherwise use the work, in whole or in part (including in the creation of derivative works), for federal purposes, and to authorize others to do so.

In addition, the subgrantee (or contractor or subcontractor) must obtain advance written approval from the Criminal Justice Coordinating Council and must comply with all conditions specified in connection with that approval before: 1) using award funds to purchase ownership of, or a license to use, a copyrighted work or 2) incorporating any copyrighted work, or portion thereof, into a new work developed under this award.

Initials _____

11. The recipient agrees to comply with all relevant statutory and regulatory requirements, which may include, among other relevant authorities, the Violence Against Women Act of 1994, P.L. 103-322, the Violence Against Women Act of 2000, P.L. 106-386, the Violence Against Women and Department of Justice Reauthorization Act of 2005, P.L. 109-162, the Violence Against Women Reauthorization Act of 2013, P.L. 113-4, the Violence Against Women Act Reauthorization Act of 2022, P.L. 117-103, the Omnibus Crime Control and Safe Streets Act of 1968, 34 U.S.C. 10101 et seq., and OVW's implementing regulations at 28 C.F.R. Part 90.

Initials _____

12. The subgrantee agrees that grant funds will not be used to conduct public awareness or community education campaigns or related activities. Grant funds may be used to support, inform, and provide outreach about available services.

Initials _____

13. The grantee also agrees to comply with the applicable audit requirements of Part 200 Uniform Requirements, and further understands and agrees that funds may be withheld, or other related requirements may be imposed, if outstanding audit issues (if any) are not satisfactorily and promptly addressed as further described in the audit requirements and the current edition of the DOJ Grants Financial Guide. All services paid by federal and/or matching funds must have a valid contract that has been preapproved by the Criminal Justice Coordinating Council to ensure compliance with federal and state guidelines and statutes.

Initials _____

14. If any changes occur in the subgrantee's lobbying status or activities, a revised Disclosure of Lobbying Activities Form must be submitted to Criminal Justice Coordinating Council. The subgrantee further understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of the enactment, repeal, modification, or adoption of any law, regulation or policy, at any level of government, without the express prior written approval of OVW. The subgrantee may, however, use federal funds to collaborate with and provide information to federal, state, local, tribal, and territorial public officials and agencies to develop and implement

policies and develop and promote state, local, or tribal legislation or model codes designed to reduce or eliminate domestic violence, dating violence, sexual assault, and stalking (as those terms are defined in 34 USC 12291(a)) when such collaboration and provision of information is consistent with the activities otherwise authorized under this program.

Another federal law generally prohibits federal funds awarded by OVW from being used by the subgrantee, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352.

Should any question arise as to whether a particular use of federal funds would or might fall within the scope of these prohibitions, the subgrantee is to contact CJCC for guidance, and may not proceed without the express prior written approval of CJCC.

Initials _____

15. The subgrantee agrees to comply with all applicable laws, regulations, policies, and guidance (including specific costs limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences, meeting, training, and events, including the provision of food and/or beverages at such events and costs of attendance at such events. Information on pertinent laws, regulations, policies, and guidance is available at https://www.justice.gov/ovw/conference-planning.

Initials _____

16. The subgrantee agrees that consultant/contractor fees in excess of $650.00 per eight-hour day ($81.25 per hour) must have prior approval from CJCC prior to obligation or expenditure of such funds. To exceed this specified maximum rate, subgrantees must submit to CJCC a detailed justification and have such justification approved by CJCC, prior to obligation or expenditure of such funds. Issuance of this award or approval of the award budget alone does not indicate approval of any consultant rate in excess of $81.25 per hour. Although prior approval is not required for consultant rates below this specified maximum rate, subgrantees are required to maintain documentation to support all daily or hourly consultant rates.

Initials _____

17. The subgrantee understand and agrees that any training or training materials developed or delivered with funding provided under this award must adhere to the OVW Training Guiding Principles for Grantees and Subgrantees, available at https://www.justice.gov/sites/default/files/ovw/legacy/2012/06/28/ovw-training-guiding-principles-granteessubgrantees.pdf

All materials and publications (written, web-based, audio-visual, or any other format) resulting from subgrant award activities shall contain the following statements: "This project was supported by Subgrant No. _____ awarded by the state administrating office for the Office on Violence Against Women, U.S. Department of Justice's STOP Formula Grant Program. The opinions, findings, conclusions, and recommendations expressed in this publication/program/exhibition are those of the author(s) and do not necessarily reflect the views of the state or the U.S. Department of Justice."

Initials _____

18. The subgrantee agrees to submit all materials to be printed with grant funds to the Criminal Justice Coordinating Council for approval no later than 30 days prior to sending them to the printer. Criminal Justice Coordinating Council reserves the right to disallow reimbursement for all or part of any proposed publication.

Initials _____

19. If the subgrantee uses STOP funds to provide any training to persons outside their agency, they agree to submit an agenda and any training materials to be paid for with the STOP grant for CJCC's approval no later than 30 days prior to the scheduled training.

Initials _____

20. The subgrantee agrees that information on race, sex, national origin, age, and disability of recipients of assistance will be collected and maintained, where such information is voluntarily furnished by those receiving assistance.

Initials _____

21. The subgrantee agrees that if it currently has an open award of federal funds or if it receives an award of federal funds other than this OVW award, and those award funds have been, are being, or are to be used, in whole or in part, for one or more of the identical cost items for which funds are being provided under this OVW award, the subgrantee will promptly notify, in writing, the Criminal Justice Coordinating Council grant specialist for this subaward, and if so requested by Criminal Justice Coordinating Council will seek a budget-modification or change-of-project-scope Subgrant Adjustment Request (SAR) to eliminate any inappropriate duplication of funding.

Initials _____

22. Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), the Department of Justice encourages subgrantees to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this grant, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

Initials _____

23. The subgrantee certifies that federal funds will not be used to supplant funds that would otherwise be made available for grant-funded initiatives. Federal funds must be used to supplement existing funds for program activities and not replace funds appropriated for the same purpose. Potential supplanting will be the subject of application review, as well as pre-award review, post-award monitoring, and audit. If there is a potential presence of supplanting, the subgrantee will be required to document that the reduction in nonfederal resources occurred for reasons other than the receipt or anticipated receipt of federal funds.

Initials _____

24. The subgrantee must promptly refer to the DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, contractor, subgrantee, subcontractor, or other person has either 1) submitted a false claim for grant funds that violates the False Claims Act; or 2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving grant funds. Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award should be reported to the OIG by:

Mail:
U.S. Department of Justice
Office of the Inspector General
Investigations Division, ATTN: Grantee Reporting
950 Pennsylvania Ave., NW
Washington, DC 20530

Online: https://oig.justice.gov/hotline/grant-complaint
(select "Submit Report Online").

Fax: Directed to the DOJ OIG Fraud Detection Office (Attn: Grantee Reporting) at (202) 616-9881

Additional information is available from the DOJ OIG website at https://oig.justice.gov/hotline

Initials _____

25. The subgrantee understands and agrees that compliance with the statutory certification requirements is an ongoing responsibility during the award period and that, at a minimum, a hold may be placed on subgrantee's funds for non-compliance with any of the requirements of 34 U.S.C. 10449(a)-(d) (rape exam payments), 34 U.S.C. 10449(e) (judicial firearms notification), 34 U.S.C. 10450 (costs for criminal charges and protection orders), 34 U.S.C. 10451 (polygraph testing prohibition), 34 U.S.C. 10454(1) (training for prosecutors), 34 U.S.C. 10454(2) (victim-centered policies, and 34 U.S.C. 10454(3) (compelling victim testimony), and 34 U.S.C. 10446(d)(6) (compliance with statutory award conditions). Non-compliance with any of the foregoing may also result in termination or suspension of the grant or other remedial measures, in accordance with applicable laws and regulations.

Initials _____

26. The subgrantee understands and agrees that misuse of award funds may result in a range of penalties, including suspension of current and future funds, suspension or debarment from federal grants, recoupment of monies provided under an award, and civil and/or criminal penalties.

If any changes occur in the subgrantee's eligibility status regarding debarment, a revised Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion form must be submitted to the Criminal Justice Coordinating Council.

Initials _____

27. The subgrantee understands and agrees that - (a) No award funds may be used to maintain or establish a computer network unless such network blocks the viewing, downloading, and exchanging of pornography, and (b) Nothing in subsection (a) limits the use of funds necessary for any Federal, State, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecution, or adjudication activities.

Initials _____

28. Subgrantee agencies agree to comply with the core services training and continuation education requirements applicable to their agency type as outlined in the 2024 Continuation Request for Applications and the application submitted. Subgrantee agencies are responsible for ensuring that their agency meets the minimum training requirements and continuing education and maintains all applicable documentation.

Initials _____

29. The subgrantee agrees to comply with the Criminal Justice Coordinating Council Subgrantee Programmatic and Fiscal Compliance Policy. All subgrantees must have written policies and procedures which govern the fiscal management of grant funds.

Initials _____

30. All nonprofit organizations shall comply fully with the requirements set forth in the Official Code of Georgia Annotated, Chapter 50-20, and submit, prior to the drawdown of any funds, completed financial statements (including balance sheet, income statement and statement of cash flows) and salary information for all personnel whether grant funded or not.

Initials _____

31. The subgrantee agrees that grant funds will not support activities that compromise victim safety and recovery or undermine offender accountability, such as: procedures or policies that exclude victims from receiving safe shelter, advocacy services, counseling, and other assistance based on their actual or perceived sex, age, immigration status, race, religion, sexual orientation, gender identity, mental health condition, physical health condition, criminal record, work in the sex industry, or the age and/or sex of their children; procedures or policies that compromise the confidentiality of information and privacy of persons receiving OVW-funded services; procedures or policies that impose requirements on victims in order to receive services (e.g., seek an order of protection, receive counseling, participate in couples' counseling or mediation, report to law enforcement, seek civil or criminal remedies, etc.); procedures or policies that fail to ensure service providers conduct safety planning with victims; project design and budgets that fail to account for the access needs of participants with disabilities and participants who have limited English proficiency or are Deaf or hard of hearing; or any other activities outlined in the solicitation under which the approved application was submitted.

Initials _____

32. Subgrantees who provide emergency shelter agree that if their agency cannot house a victim, they will 1) identify available resources, 2) assist the victim in developing and implementing a feasible plan to access other emergency shelter and/or other services, 3) advocate on behalf of victims to ensure the needed services are obtained, and 4) follow-up to ensure victim has received appropriate services in a timely manner.

Initials _____

33. The subgrantee must maintain its certification to receive Local Victim Assistance Add-On Funds (5% Funds). In addition, the subgrantee must submit an annual report to CJCC regarding the receipt and expenditure of these

funds per O.C.G.A. 15-21-132.

Initials _____

34. Subgrantees agree to assist the Criminal Justice Coordinating Council and state-certified shelters with identifying available bed space. If there is an inquiry from the Criminal Justice Coordinating Council and/or other partner agencies regarding available beds, the subgrantee will state if bed space is available.

Initials _____

35. The subgrantee agrees that all fully or partially grant-funded staff and his/her supervisor must attend a Victim's Compensation 101 training hosted by CJCC. Training hours may be used to satisfy part of the training requirements specified by the subgrantee agency's core service requirements.

Initials _____

36. The subgrantee must submit Subgrant Adjustment Request #1 with the completed award packet. Each subgrantee must sign and return all award documents and all required forms within 45 calendar days of the award date to this link. The adjustment request must be accompanied by an accurate detailed project budget in the format requested by the Criminal Justice Coordinating Council that itemizes all projected expenditures. The project budget and summary will not be established, or officially approved, until the subgrantee receives a written approval notice from the Criminal Justice Coordinating Council. All project costs and project activities must coincide with the approved budget, summary, and implementation plan unless subsequent revisions are approved by the Criminal Justice Coordinating Council.

The subgrantee must submit subsequent requests to revise the budget, project summary, and implementation plan prior to any substantial changes, but no later than 60 days prior to the end of the subgrant period.

Initials _____

37. All project costs not exclusively related to this approved project must be prorated, and only the costs of project-related activities will be reimbursable under the subgrant award.

Initials _____

38. The subgrantee agrees to submit requests for reimbursement on either a monthly or quarterly basis, as selected by the subgrantee at the time of award. Subgrant Expenditure Reports are due 15 days after the end of the month (if reporting monthly) or 30 days after the end of the quarter (if reporting quarterly).

Once received processing time (the time it is processed to the time the payment is sent to the agency) can take up to 45 days. Please allow for the full 45 days from processing for payments to arrive. Additionally, circumstances may arise that could result in this process taking longer than 45 days. If you do not have payments after the 45-day timeframe, please contact your Grants Specialist.

Initials _____

39. A subgrantee that has never received a negotiated indirect cost rate from a Federal Agency, may elect to use the "de minimis" indirect cost rate of 15% as described in 2 C.F.R. 200.414(f). If a subgrantee elects to use the "de minimis" indirect cost rate, the subgrantee must advise CJCC in writing of both its eligibility and its election and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC).

A subgrantee that has received a negotiated indirect cost rate from a Federal Agency at any time in the past cannot use the "de minimis" indirect cost rate. If the subgrantee cannot use the "de minimis" and wishes to recoup indirect costs, the subgrantee must notify CJCC, in writing, of the current and approved negotiated indirect cost rate from a Federal Agency or negotiate an indirect cost rate with CJCC.

Initials _____

40. The subgrantee agrees to submit annual electronic progress report(s) on program activities and program effectiveness measures. Information that subgrantees must collect includes but is not limited to 1) number of victims receiving requested services, 2) number of persons seeking services who could not be served, 3) number and percentage of arrests relative to the number of police responses to domestic violence incidents, 4) number of sexual assault nurse examiners trained, and 5) number of victim advocates supported by grant funding.

i. Statistical data describing project performance from programs providing direct victim services must be submitted to the Criminal Justice Coordinating Council using the Victim Services Statistical Report (VSSR) provided to the subgrantee. VSSRs describing program outputs (total services delivered, total clients served, etc.) are due quarterly on January 20, April 20, July 20, and October 20. The fourth quarter report, due to Criminal Justice Coordinating Council October 20, requires subgrantees to complete the narrative section included with that quarter's statistical report.
ii. Performance Reports describing program outcomes (OPM) that reflect changes in clients as a result of services delivered must be based on surveys administered to individual clients. Each program should include the appropriate performance measures for their respective type of program on their client surveys. Programs are required to follow the Criminal Justice Coordinating Council Data Collection Guidelines and report on the online reporting system. Subgrantees are encouraged, but not required, to use the Excel-based spreadsheets to enter and tally their individual client outcome data. Totals reported for outputs may not match totals reported for outcomes since outcomes are collected from clients only at the substantial completion of services. The performance report is due October 30th.
iii. Subgrantee agencies providing direct victim services and criminal justice system improvement activities are required to complete a VSSR and CJSSR report.
iv. An annual progress report that collects information on the effectiveness of activities carried out with grant funds, including the number of persons served and the number of people seeking services who could not be served is due within 45 days of the end of the annual reporting period, December 31, or by a date set by CJCC.

Initials _____

41. All VAWA Criminal Justice System Improvement (CJSI) subgrantees must provide a 25% match contribution of cash or in-kind dollars. Victim service providers receiving STOP funds and all SASP subgrantees are exempt from the match requirement.

Initials _____

42. VAWA CJSI subgrantees may submit match through in-kind donation of volunteer hours. The standard rate for the provision of direct services by a volunteer is $15.00 per hour. Higher rates must be pre-approved by CJCC.

If using volunteers, the subgrantee agrees to utilize project volunteers that provide direct services. In order to comply with this requirement, the subgrantee shall furnish a written job description indicating what types of direct services the volunteer will provide. With each SER the subgrantee shall provide a listing of all project volunteers that provide direct services using the Monthly Volunteer Time Record available at https://cjcc.georgia.gov/sites/cjcc.georgia.gov/files/Volunteer%20Time%20Record%20%281%29.xlsx

Initials _____

43. The subgrantee certifies that 1) title to all equipment and/or supplies purchased with funds under this subgrant shall vest in the agency that purchased the property, 2) equipment and/or supplies will be maintained in accordance with established local or state procedures as long as the equipment and/or supplies are used for program-related purposes, and 3) once the project concludes and/or equipment is no longer utilized for its grant-funded purpose, Criminal Justice Coordinating Council will be informed of the available equipment and determine its future use to assure it is utilized in the furtherance of the goals and objectives of the grant program and the State of Georgia.

Initials _____

44. Pursuant to O.C.G.A. 36-60-6, as amended, all private employer subgrantees employees shall register with the federal work authorization system, E-Verify, and provide CJCC with its eligibility verification system user number.

Initials _____

45. The subgrantee agrees to abide by the provisions of the "Crime Victims' Bill of Rights" as stipulated under Georgia law (O.C.G.A. Chapter 17).

Initials _____

46. The subgrantee agrees to notify all victims of the Georgia Crime Victims Compensation Program, to advise victims of their eligibility for benefits, assist them with application forms and procedures, obtaining necessary

documentation, and/or checking on their claim status, and following up with the Board of Appeals as applicable.

Initials _____

47. The subgrantee agrees to abide by Georgia law regarding the utilization of professional counselors, social workers, and marriage and family therapists. (O.C.G.A. 43-10A-1, et. seq). In addition, the subgrantee agrees to abide by Georgia law regarding the utilization of psychologists. (O.C.G.A. 43-3-91, et. seq).

Initials _____

48. The subgrantee authorizes the Office on Violence Against Women, the Office of the Chief Financial Officer (OCFO), the Criminal Justice Coordinating Council and its representatives, access to and the right to examine all records books, paper, or documents related to the VAWA grant. The subgrantee also agrees that all financial records pertinent to this award, including the general accounting ledger and all supporting documents, are subject to agency review throughout the life of the award, during the close-out process, and for three years after the closeout of the federal award or as long as the records are retained, whichever is longer, pursuant to 2 C.F.R. 200.334, 200.337. Contact CJCC for questions related to the disposal of records.

The subgrantee agrees to comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements"), and the current edition of the DOJ Grants Financial Guide as posted on the OVW website, including any updated version that may be posted during the period of performance.

Initials _____

49. Subgrantee agencies are subject to compliance monitoring activities by Criminal Justice Coordinating Council staff. Compliance monitoring includes activities include site visits or desk reviews of all documentation related to the subaward. Subgrantee agencies will be selected randomly for a site visit or desk review at least every two years. The subgrantee agency agrees to comply with all compliance monitoring activities for the current subaward.

Initials _____

50. Repeated late submission of any reports may result in a recommendation to the Criminal Justice Coordinating Council for a reduction to your award. These reports include, but are not limited to, Subgrant Expenditure Reports, Progress Reports such as Victim Services Statistical Reports (VSSR), Outcome Performance Measures and Annual Local Victim Assistance Add-On Fund (5% Fund) Reports.

The subgrantee agrees to fully cooperate with any monitoring or evaluation activities, and any related training activities, initiated and/or conducted by the Criminal Justice Coordinating Council during and subsequent to the award period.

Initials _____

51. The subgrantee agrees to comply with any additional requirements that may be imposed during the grant performance period if the Criminal Justice Coordinating Council determines that the subgrantee is a high-risk subgrantee.

Initials _____

52. No subgrantee under this award, or entity that receives a contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal departments or agency authorized to receive such information.

1. In accepting this award, the subgrantee:

a. Represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. Certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste,

fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the agency making award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

2. If the subgrantee does or is authorized under this award to make subawards, procurement contracts, or both:

a. It represents that it has determined that no other entity that the subgrantee's application proposes may or will receive award funds either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. It has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

c. It certifies that, if it learns or is notified that any subgrantee, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

Initials _____

53. The Violence Against Women Reauthorization Act of 2013 added a new civil rights provision that applies to all OVW grants issued in FY 2014 or after. This provision prohibits OVW grantees from excluding, denying benefits to, or discriminating against any person on the basis of actual or perceived race, color, religion, national origin, sex, gender identity, sexual orientation, or disability in any program or activity funded in whole or in part by OVW. Subgrantees may provide sex-segregated or sex-specific programming if doing so is necessary to the essential operations of the program, so long as the subgrantee provides comparable services to those who cannot be provided with the sex-segregated or sex-specific programming.

Initials _____

54. The subgrantee agrees to comply with the provisions of 34 USC 12291(b)(2), nondisclosure of confidential or private information, which includes creating and maintaining documentation of compliance, such as policies and procedures for release of victim information. The subgrantee also agrees to comply with the regulations implementing this provision at 28 CFR 90.4(b) and "Frequently Asked Questions (FAQs) on the VAWA Confidentiality Provision (34 U.S.C.
12291 (b)(2))" on the OVC website at https://www.justice.gov/ovw/resources-and-faqs-grantees.

Initials _____

55. If providing legal assistance under this subaward, the subgrantee agrees that the legal assistance eligibility requirements, as set forth below, are a continuing obligation on the part of the subgrantee. The legal assistance eligibility requirements are:

1. Any person providing legal assistance through a program funded under this Grant Program (A) has demonstrated expertise in providing legal assistance victims of domestic violence, dating violence, sexual assault, or stalking in the targeted population; or (B) (i) is partnered with an entity or person that has demonstrated expertise described in subparagraph (A) and (ii) has completed or will complete training in connection with domestic violence, stalking or sexual assault and related legal issues, including training on evidence-based risk factors for domestic and dating violence homicide,
2. Any training program conducted in satisfaction of the requirement of paragraph (1) has been or will be developed with input from and in collaboration with a tribal, state, territorial, local, or culturally specific domestic violence, dating violence, sexual assault, or stalking victim service provider or coalition, as well as appropriate tribal, state, territorial, and local law enforcement officials;
3. Any person or organization providing legal assistance through this Program has informed and will continue to inform State, Local, territorial or tribal domestic violence, dating violence, stalking or sexual assault programs and coalitions, as well as appropriate state and local law enforcement officials of their work; and
4. The subgrantee's organizational policies do not require mediation or counseling involving offenders and victims physically together, in cases where sexual assault, dating violence, domestic violence, stalking, or child sexual abuse is an issue.

Initials _____

56. The subgrantee agrees to follow the applicable set of general terms and conditions that are available at https://www.justice.gov/ovw/award-conditions.These do not supersede any specific conditions in this award document.

Initials _____

57. Grant funds may be used only for the purposes in the subgrantee's approved application, unless CJCC determines that any of these activities are out of scope or unallowable. The subgrantee must not undertake any work activities that are not described in the grant application, and must not use staff, equipment, or other goods or services paid for with grant funds for such work or activities, without prior written approval from CJCC.

Initials _____

58. The subgrantee agrees to attend and participate in CJCC-sponsored technical assistance. Technical assistance includes, but is not limited to, conferences, webinars, peer-to-peer consultations, and workshops. The subgrantee's participation is critical for effective administration of the STOP Formula Grant program and to ensure adherence to statutory provisions.

Initials _____

59. The subgrantee agrees to submit an updated Board listing along with all board meeting minutes recorded which took place during the expenditure period. Board meeting minutes submitted should coincide with the timing of SER submissions. The subgrantee agrees to provide a schedule of board meetings for the grant year inclusive of each meeting's date, time, and location. An updated Board listing should be submitted anytime there is a change.

Initials _____

60. The subgrantee must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of subgrantees, or individuals defined (for purposes of this condition) as "employees" of the subgrantee. The details of the subgrantee's obligations related to prohibited conduct related to trafficking in persons are posted on the OVW website at https://www.justice.gov/ovw/award-conditions.

Initials _____

61. Agencies or organizations who hold the Human trafficking Victims Assistance Organization (HTVAO) certification must maintain its status by re-certifying on an annual basis and successfully completing the quarterly programmatic reports provided by the Criminal Justice Coordinating Council.

Initials _____

62. Subgrantees who are prosecution-based offices, will certify that a) they will attend annual training(s) that cover victim-centered approaches in domestic violence, sexual assault, dating violence, and stalking cases; b) adopt policies that support a victim-centered approach, informed by such training; and c)adopt a protocol outlining alternative practices and procedures consistent with best practices, that shall be exhausted before arresting or detaining victims to obtain victim-witness testimony in the investigation, prosecution, and trial of a crime related to domestic violence, sexual assault, dating violence, and stalking of the victim in order to prevent further victimization and trauma to the victim. See 34 U.S.C. § 10454(3) and 34 U.S.C. § 10461(c)(1)(F)(iii). Resource: Office on Violence Against Women (OVW) | Prosecutor Guide

Initials _____

63. The subgrantee must have written procedures in place to respond in the event of an actual or imminent breach (as defined in OMB M-17-12) if it -- 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of personally identifiable information (PII) (as defined in 2 C.F.R. 200.1) within the scope of an OVW grant-funded program or activity, or 2) uses or operates a Federal information system (as defined in OMB Circular A-130). The subgrantee's breach procedures must include a requirement to report actual or imminent breach of PII to the Criminal Justice Coordinating Council no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

Initials _____

64. The subgrantee must make determinations of suitability before certain individuals may interact with participating minors. This condition applies if the purpose of some or all of the activities to be carried out under the award is to benefit a set of individuals under 18 years of age. This requirement applies regardless of an individual's employment status. The details of this requirement are posted on the OVW web site at https://www.justice.gov/ovw/award-conditions

Initials _____

65. The subgrantee, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions, for each fiscal year, are set out at https://www.justice.gov/ovw/award-conditions. Should a question arise as to whether a particular use of federal funds would or might fall within the scope of an appropriations-law restriction, the subgrantee is to contact CJCC for guidance, and may not proceed without the express prior written approval of CJCC.

Initials _____

66. The subgrantee must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant. The subgrantee also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Initials _____

67. The subgrantee agrees to, as part of the hiring process for any position that is or will be funded (in whole or in part) with award funds, properly verify the employment eligibility of the individual who is being hired, consistent with the provisions of 8 U.S.C. 1324a(a)(1) and (2). The details of the subgrantees obligations under this condition are posted on the OVW website at https://www.justice.gov/ovw/award-conditions.

Initials _____

68. The subgrantee must have a policy or issue a policy within 270 days of the award date, to address workplace-related incidents of sexual misconduct, domestic violence, and dating violence involving an employee, volunteer, consultant, or contractor. The details of this requirement are posted on the OVW web site at https://www.justice.gov/ovw/award-conditions

Initials_____

69. Subgrantees agree to take reasonable steps to provide meaningful access to their programs and activities that are free or reduced cost through the Find Help Georgia virtual community resource hub platform which is designed to make finding and providing help easier! Reasonable steps would include having staff attend a virtual 2-hour workshop that equips staff to claim and update all of its agency's program listings to ensure its services populate for their coverage area.

In addition, subgrantees will have a designated staff member become a Find Help Certified Navigator by attending one of the virtual 2-hour workshops. Once the staff is certified, the organization's Find Help Georgia listing(s) will feature a badge on all of its claimed program card(s) which elevates their program cards in the analytic search for services within the zip codes for which they provide those services.

Lastly, the subgrantee will link Find Help Georgia to its agency's website for clients to easily access the virtual community resource hub for simple searching and navigating of community resources.

Initials_____

70. The subgrantee agrees that at least 25% of the awarded funds will be expended by the end of each quarter. If this condition is not met quarterly or adequate justification upon request cannot be provided, CJCC may de-obligate the remaining funds from each respective quarter.

Initials_____

71. Georgia is pleased to announce the launch of Victim Information and Notification Everyday (VINE®) and the Georgia VINE Service Provider Directory. As a VAWA recipient, the organization must complete the online application to be included in the directory. The online application can be found at https://info.vinelink.com/Georgia-vine. Please read the following criteria and guidelines before submitting your agency's information for review: The agency/organization must provide services in Georgia, regardless of where the agency is located. Services include emergency support, basic needs, counseling, healthcare, legal/financial support, and children's services. Agencies/organizations will be responsible for updating and maintaining their own information. Failure to update annually will be grounds for removal from the directory. Information is reviewed and approved by your Georgia VINE Team for accuracy before being loaded into the directory. Georgia VINE reserves the right to include or exclude any agency or organization at its discretion.

Initials

Please be advised that failure to comply with any of the Special Conditions will result in material noncompliance with the Subgrant Agreement, thus subjecting the Subgrant Agreement to possible termination by the Criminal Justice Coordinating Council.

Authorized Official Signature Date

Print Authorized Official Name Title

Awardee Approval

Signed Name: _____

Printed Name: _____

Title: _____

Date: _____

LEGISLATIVE SPONSORS

☑ **MAYOR LESTER M. MILLER**	☐ **MAYOR PRO TEMPORE VALERIE WYNN**
☐ **COMMISSIONER PAUL BRONSON**	☐ **COMMISSIONER STANLEY B. STEWART**
☐ **COMMISSIONER JOEY HULETT**	☐
☐ **COMMISSIONER RAYMOND WILDER**	☐ **COMMISSIONER BILL HOWELL**
☐ **COMMISSIONER DONICE BRYANT-CATO**	☐ **COMMISSIONER BRENDALYN BAILEY**

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE ACCEPTANCE OF A MACON-BIBB LAW ENFORCEMENT FOUNDATION GRANT, IN THE AMOUNT OF $175,914.54, WITH NO LOCAL MATCH REQUIRED, AWARDED TO THE BIBB COUNTY SHERIFF'S OFFICE TO PURCHASE VEHICLES FOR THE ANIMAL CONTROL DIVISION AND THE TRAFFIC UNIT; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Macon-Bibb Law Enforcement Foundation, Inc. ("MBLEF") provides private financial support to fund equipment, technology, training, youth programs and community outreach not supported by the Macon-Bibb County budget for the Bibb County Sheriff's Office; and

WHEREAS, MBLEF desires to provide the Bibb County Sheriff's Office with funds, in the amount of $175,914.54, to purchase vehicles for Animal Control and the Traffic Unit; and

WHEREAS, the Sheriff's Office will use $94,200.00 to purchase a 2025 Ford F-250 for the Animal Control Division and $81,714.54 to purchase a 2025 Ford Mustang for the Traffic Unit of the Pratol Division, as provided in the award letter attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Macon-Bibb County Commission desires to accept the funds on behalf of the Bibb County Sheriff's Office; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, Macon-Bibb County Commission approves the acceptance of funding from Macon Bibb Law Enforcement Foundation in the amount

of ONE HUNDRED SEVENTY-FIVE THOUSAND NINE HUNDRED FOURTEEN DOLLARS AND 54/100 CENTS ($175,914.54), with no local match required, awarded to the Bibb County Sheriff's Office to purchase vehicles for Animal Control Division and the Traffic Unit, as provided in Exhibit A.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2026.

By:_____
LESTER M. MILLER, Mayor

Attest:_____
(SEAL) JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2026 Miller Accepting Macon-Bibb Law Enforcement Foundation Funds $175,914.54.00 - 4-16-2026.docx

EXHIBIT A

MACON-BIBB
LAW ENFORCEMENT FOUNDATION, INC.

P.O. Box 6098 • Macon, GA 31208-6098

Mobilizing our community to support Law Enforcement in Macon-Bibb County

Board of Directors
Walt Miller, Chairman
Rick Lanford
Patrick Goff
Beverly Olson
Dele Reichert
Warren Selby
Anita Shipman
Walter Timley

4/14/26

Bibb County Sheriff Office
c/o Sheriff David J. Davis
668 Oglethrope St.
Macon, GA 31201

Dear Sheriff Davis:

This letter serves to confirm that the Macon-Bibb Law Enforcement Foundation has approved the release of funds for the purchase of a 2025 Ford F-250 Animal Control vehicle and a 2025 Ford Mustang for the Traffic Unit of the Patrol Division.

The approved amounts are $94,200 for the Animal Control vehicle and $81,714.54 for the Traffic Unit vehicle, to be disbursed in accordance with the Foundation's established policies and procedures.

We sincerely appreciate the continued partnership with the Bibb County Sheriff Office and remain committed to supporting your efforts in serving the community.

Please feel free to contact us should you require any additional information.

Sincerely,

Walter Miller, Chairman
Macon-Bibb Law Enforcement Foundation

Macon-Bibb Law Enforcement Foundation is a 501(c)(3) organization and a Qualified Law Enforcement Foundation, Tax ID: 38-3845749. All donations are deemed tax-deductible. No goods or services were provided in exchange for this contribution. To learn more about the Georgia "LESS" Crime Act Tax Credit Donations, visit our website www.mblef.com.

LEGISLATIVE SPONSORS	
☑ MAYOR LESTER M. MILLER	☐ MAYOR PRO TEMPORE VALERIE WYNN
☐ COMMISSIONER PAUL BRONSON	☐ COMMISSIONER STANLEY B. STEWART
☐ COMMISSIONER JOEY HULETT	☐
☐ COMMISSIONER RAYMOND WILDER	☐ COMMISSIONER BILL HOWELL
☐ COMMISSIONER DONICE BRYANT-CATO	☐ COMMISSIONER BRENDALYN BAILEY

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION RATIFYING THE SIGNING OF AN AGREEMENT WITH TYLER TECHNOLOGIES, INC., IN THE AMOUNT OF $689,399.00 FOR ANNUAL SOFTWARE AS A SERVICE FEES, PAYABLE FROM THE GENERAL FUND – INFORMATION TECHNOLOGY – IT – INFRASTRUCTURE – REPAIRS & MAINTENANCE – SOFTWARE LICENSE & MAINTENANCE LINE ITEM; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, in the event of an emergency, Section 19-5.5 of the Macon-Bibb County Code of Ordinances authorizes the Mayor or County Manager to enter into agreements for services that would, absent emergency circumstances, require the approval of the Macon-Bibb County Commission; and

WHEREAS, on July 2, 2025, Macon-Bibb County entered into an agreement (the "Agreement") with Tyler Technologies, Inc., (herein "Tyler") for emergency Software as a Service (SaaS) services for various public safety software services including Computer Aided Dispatch ("CAD"), Law Enforcement Records Management System ("LERMS"), Corrections Management System software, and Fire Prevention Mobile services; and

WHEREAS, these SaaS services are essential for public safety operations in the Macon-Bibb County government and are only available from Tyler; and

WHEREAS, both the I.T. department and Procurement department concur with this award; and

WHEREAS, a copy of the Agreement and scope of work is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Macon-Bibb County Commission hereby ratifies the contract, attached hereto as Exhibit A, and incorporated herein by reference, to Tyler Technologies, Inc., in the amount of SIX HUNDRED EIGHTY-NINE THOUSAND, THREE HUNDRED NINETY-NINE DOLLARS AND 00/100 CENTS ($689,399.00) for annual Software as a Service (SaaS) fees.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then

this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2026.

By:_____
LESTER M. MILLER, Mayor

Attest:_____
(SEAL) JANICE S. ROSS, Clerk of the Commission

T:\RES MACON-BIBB\2026 Miller Ratifying Agreement With Tyler Technologies - $689,399.00 - 4-8-2026.docx

EXHIBIT A

LaserVault DMS Cover Page

#LVCOVER#0000746417#

Site:	1 - Bibbco
Folder:	45 - CommClerkContracts
RecordID:	3189
DocumentID:	0
Document Action:	ADD
Amount:	727,122.00
ContractNo:	C-25-0096
Description:	Software service agrmt.
DocumentDate:	7/2/2025
ExpirationDate:	1/1/1900
Vendor:	Tyler Technologies
VendorDept:	IT

Print this cover page and place on top of the documents you wish to scan.

Print Close

C-25-0096

SOFTWARE AS A SERVICE AGREEMENT

This Software as a Service Agreement is made between Tyler Technologies, Inc. and Client.

WHEREAS, Client and Tyler are parties to a Standard Software License and Services Agreement dated November 5, 2013, which was further amended, collectively the (Original Agreement), under which Tyler provided Client with a license to certain Tyler Software set forth therein; and

WHEREAS, Client and Tyler now desire to migrate the software products purchased under the Original Agreement and set forth in the Investment Summary from an on-premise installation to a SaaS installation, and to replace the Original Agreement with updated terms to reflect the ongoing nature of their relationship, under the terms of this Agreement.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and promises set forth in this Agreement, Tyler and Client agree as follows:

SECTION A – DEFINITIONS

- **"Affiliated Organization"** means a government entity separate from you, but which will have access to the Tyler Software detailed in Exhibit A under this Agreement. Permissible Affiliated Organizations are listed in Exhibit A.
- **"Agreement"** means this Software as a Services Agreement.
- **"Business Travel Policy"** means our business travel policy. A copy of our current Business Travel Policy is attached as Schedule 1 to Exhibit B.
- **"Client"** means Macon-Bibb County, GA.
- **"Data"** means data uploaded or provided by you or your End Users through the use of the Tyler Software and necessary to utilize the Tyler Software. "Data" excludes Service Usage Data.
- **"Data Storage Capacity"** means the contracted amount of storage capacity for your Data identified in the Investment Summary, if any.
- **"Defect"** means a failure of the Tyler Software to substantially conform to the functional descriptions set forth in our written proposal to you, or their functional equivalent, based on a condition within our reasonable control. Future functionality may be updated, modified, or otherwise enhanced through our maintenance and support services, and the governing functional descriptions for such future functionality will be set forth in our then-current Documentation.
- **"Developer"** means a third party who owns the intellectual property rights to Third Party Software.
- **"Documentation"** means any online or written documentation related to the use or functionality of the Tyler Software that we provide or otherwise make available to you, including instructions, user guides, manuals and other training or self-help documentation.
- **"Effective Date"** means the last signature date set forth in the signature block.
- **"Force Majeure"** means an event beyond the reasonable control of you or us, including, without limitation, governmental action, war, riot or civil commotion, fire, natural disaster, or any other cause that could not with reasonable diligence be foreseen or prevented by you or us.
- **"Investment Summary"** means the agreed upon cost proposal for the products and services attached as Exhibit A.
- **"Invoicing and Payment Policy"** means the invoicing and payment policy. A copy of our current

Invoicing and Payment Policy is attached as Exhibit B.

- **"Order Form"** means an ordering document that includes a quote or investment summary and specifying the items to be provided by Tyler to the Client, including any addenda and supplements thereto.
- **"SaaS Fees"** means the fees for the SaaS Services identified in the Investment Summary.
- **"SaaS Services"** means software as a service consisting of system administration, system management, and system monitoring activities that Tyler performs for the Tyler Software, and includes the right to access and use the Tyler Software, receive maintenance and support on the Tyler Software, including Downtime resolution under the terms of the SLA, and Data storage and archiving. SaaS Services do not include support of an operating system or hardware, support outside of our normal business hours, or training, consulting or other professional services.
- **"Service Usage Data"** means data and telemetry collected by us relating to your or your authorized users' use of the Tyler Software and/or SaaS Services.
- **"SLA"** means the service level agreement. A copy of our current SLA is attached hereto as Exhibit C.
- **"Support Call Process"** means the support call process applicable to all of our customers who have licensed the Tyler Software. A copy of our current Support Call Process is attached as Schedule 1 to Exhibit C.
- **"Third Party Hardware"** means the third party hardware, if any, identified in the Investment Summary.
- **"Third Party Products"** means the Third Party Software and Third Party Hardware.
- **"Third Party SaaS Services"** means software as a service provided by a third party, if any, identified in the Investment Summary.
- **"Third Party Software"** means the third party software, if any, identified in the Investment Summary and not embedded in the Tyler Software.
- **"Third Party Terms"** means, if any, the end user license agreement(s) or similar terms, as applicable.
- **"Tyler"** means Tyler Technologies, Inc., a Delaware corporation.
- **"Tyler Software"** means our proprietary software, including any integrations, custom modifications, and/or other related interfaces identified in the Investment Summary and licensed by us to you through this Agreement. The Tyler Software also includes embedded third-party software that we are licensed to embed in our proprietary software and sub-license to you.
- **"we", "us", "our"** and similar terms mean Tyler.
- **"you"** and similar terms mean Client.

SECTION B – SAAS SERVICES

1. Rights Granted. We grant to you the non-exclusive, non-assignable limited right to use the SaaS Services solely for your internal business purposes. The Tyler Software will be made available to you according to the terms of the SLA. You acknowledge that we have no delivery obligations and we will not ship copies of the Tyler Software as part of the SaaS Services. You may use the SaaS Services to access updates and enhancements to the Tyler Software, as further described in Section C(9).

2. SaaS Fees. You agree to pay us the SaaS Fees. Those amounts are payable in accordance with our Invoicing and Payment Policy. The SaaS Fees are based on the amount of Data Storage Capacity. You may add additional data storage capacity on the terms set forth in Section H(1). In the event you regularly and/or meaningfully exceed the Data Storage Capacity, we reserve the right to charge you additional fees commensurate with the overage(s).

3. Ownership.

   3.1 We retain all ownership and intellectual property rights to the SaaS Services, the Tyler Software, and anything developed by us under this Agreement. You do not acquire under this Agreement any license

to use the Tyler Software in excess of the scope and/or duration of the SaaS Services.

3.2 The Documentation is licensed to you and may be used and copied by your employees for internal, non-commercial reference purposes only.

3.3 You retain all ownership and intellectual property rights to the Data. You expressly recognize that except to the extent necessary to carry out our obligations contained in this Agreement, we do not create or endorse any Data used in connection with the SaaS Services.

3.4 You understand and agree that we may collect and use Service Usage Data to perform the SaaS Services, and for our own purposes, including the purposes described below. We may use Service Usage Data to (a) operate, maintain, manage, and improve existing and create new products and services, (b) maintain the security of the Tyler Software and SaaS Services, (c) aggregate your Service Usage Data and combine it with that of other clients and their users, and (d) use anonymized or aggregated Service Usage Data for our research, analytics or other business purposes. Service Usage Data will not be disclosed to any third-party unless (i) it is anonymized and aggregated such that it does not identify you, your users or your Confidential Information or (ii) we have entered into a written agreement with such third-party to bind them to applicable legal requirements with respect to the Service Usage Data. You agree to notify your users of our collection and use of Service Usage Data, obtain any required consents, provide all necessary notices, and meet any other applicable legal requirements with respect to our collection and use of Service Usage Data.

4. Restrictions. You may not: (a) make the Tyler Software or Documentation resulting from the SaaS Services available in any manner to any third party for use in the third party's business operations; (b) modify, make derivative works of, disassemble, reverse compile, or reverse engineer any part of the SaaS Services; (c) access or use the SaaS Services in order to build or support, and/or assist a third party in building or supporting, products or services competitive to us; or (d) license, sell, rent, lease, transfer, assign, distribute, display, host, outsource, disclose, permit timesharing or service bureau use, or otherwise commercially exploit or make the SaaS Services, Tyler Software, or Documentation available to any third party other than as expressly permitted by this Agreement.

5. Software Warranty. We warrant that the Tyler Software will perform without Defects during the term of this Agreement. If the Tyler Software does not perform as warranted, we will use all reasonable efforts, consistent with industry standards, to cure the Defect in accordance with the maintenance and support process set forth in Section C(9), below, the SLA and our then current Support Call Process or to provide you with a functional equivalent. For the avoidance of doubt, to the extent any third-party software is embedded in the Tyler Software, your limited warranty rights are limited to our Defect resolution obligations set forth above; you do not have separate rights against the developer of the embedded third-party software.

6. SaaS Services.

6.1 Our SaaS Services are audited at least yearly in accordance with the AICPA's Statement on Standards for Attestation Engagements ("SSAE") No. 21. We will maintain, SOC 1 and SOC 2 compliance, or its equivalent, for so long as you are timely paying for SaaS Services. The scope of audit coverage varies for some Tyler Software solutions. Upon execution of a mutually agreeable Non-Disclosure Agreement ("NDA"), we will provide you with a summary of our compliance report(s) or its equivalent. Every year thereafter, for so long as the NDA is in effect and in which you make a written request, we will provide that same information. If our SaaS Services are provided using a third-party data center, we will provide available compliance reports for that data center.

6.2 You will be hosted on shared hardware in a Tyler data center or in a third-party data center. In either event, databases containing your Data will be dedicated to you and inaccessible to our other customers. All Data is hosted and stored in data centers in the United States of America.

6.3 The data centers utilized under this Agreement have fully-redundant telecommunications access, electrical power, and the required hardware to provide access to the Tyler Software in the event of a disaster or component failure. In the event of a disruption of SaaS Services from the data center hosting your data, we reserve the right to employ our disaster recovery plan for resumption of the SaaS Services. In that event, we commit to a Recovery Point Objective ("RPO") of 24 hours and a Recovery Time Objective ("RTO") of 24 hours. RPO represents the maximum duration of time between the most recent recoverable copy of your hosted Data and subsequent unavailability of SaaS Services from the data center hosting your data. RTO represents the maximum duration of time following disruption of the SaaS Services within which your access to the Tyler Software must be restored.

6.4 We conduct annual penetration testing of either the production network and/or web application to be performed. We will maintain industry standard intrusion detection and prevention systems to monitor malicious activity in the network and to log and block any such activity. We will provide you with a written or electronic record of the actions taken by us in the event that any unauthorized access to your database(s) is detected as a result of our security protocols. You may not attempt to bypass or subvert security restrictions in the SaaS Services or environments related to the Tyler Software. Unauthorized attempts to access files, passwords or other confidential information, and unauthorized vulnerability and penetration test scanning of our network and systems (hosted or otherwise) is prohibited without the prior written approval of our IT Security Officer.

6.5 We test our disaster recovery plan on an annual basis and mitigate any findings in accordance with industry standards.

6.6 We will be responsible for importing back-up and verifying that you can log-in. You will be responsible for running reports and testing critical processes to verify the returned Data.

6.7 We provide secure Data transmission paths between each of your workstations and our servers.

6.8 The data centers utilized under this Agreement are accessible only by authorized personnel with a unique key entry. All other visitors to such data centers must be signed in and accompanied by authorized personnel. Entry attempts to the data center are regularly audited by internal staff and external auditors to ensure no unauthorized access.

7. Affiliated Organization for the Tyler Software.

7.1. Access by Affiliated Organizations. We will grant each Affiliated Organization access to the Tyler Software according to the terms of this Agreement, and each such Affiliated Organization must abide by the terms of this Agreement.

SECTION C – OTHER PROFESSIONAL SERVICES

1. Other Professional Services. We will provide you the various implementation-related services itemized in the Investment Summary.

2. Professional Services Fees. You agree to pay us the professional services fees in the amounts set forth in the Investment Summary. Those amounts are payable in accordance with our Invoicing and Payment Policy.

3. Additional Services. The Investment Summary contains the scope of services and related costs (including programming and/or interface estimates) required for the project based on the documented scope of the project as of the Effective Date. If additional work is required, or if you use or request additional services, we will provide you with an addendum or change order, as applicable, outlining the costs for the additional work.

4. Cancellation. If you cancel services less than **four (4) weeks** in advance (other than for Force Majeure or breach by us), you will be liable for all (a) daily fees associated with cancelled professional services if we are unable to reassign our personnel and (b) any non-refundable travel expenses already incurred by us on your behalf. We will make all reasonable efforts to reassign personnel in the event you cancel within four (4) weeks of scheduled commitments.

5. Services Warranty. We will perform the services in a professional, workmanlike manner, consistent with industry standards. In the event we provide services that do not conform to this warranty, we will re-perform such services at no additional cost to you.

6. Site Access and Requirements. At no cost to us, you agree to provide us with full and free access to your personnel, facilities, and equipment as may be reasonably necessary for us to provide implementation services, subject to any reasonable security protocols or other written policies provided to us as of the Effective Date, and thereafter as mutually agreed to by you and us. You agree that it is your responsibility to ensure that you satisfy the then-current system requirements, if any, minimally required to run the Tyler Software.

7. Client Assistance. You acknowledge that the implementation of the Tyler Software, and the ability to meet project deadlines and other milestones, is a cooperative effort requiring the time and resources of your personnel, as well as ours. You agree to use all reasonable efforts to cooperate with and assist us as may be reasonably required to meet the agreed upon project deadlines and other milestones for implementation. This cooperation includes at least working with us to schedule the implementation-related services outlined in this Agreement.

8. Background Checks. For at least the past twelve (12) years, all of our employees have undergone criminal background checks prior to hire. All employees sign our confidentiality agreement and security policies.

9. Maintenance and Support. For so long as you timely pay your SaaS Fees according to the Invoicing and Payment Policy, then in addition to the terms set forth in the SLA and the Support Call Process, we will:

   9.1 perform our maintenance and support obligations in a professional, good, and workmanlike manner, consistent with industry standards, to resolve Defects in the Tyler Software (subject to any applicable release life cycle policy);

   9.2 provide support during our established support hours;

   9.3 maintain personnel that are sufficiently trained to be familiar with the Tyler Software and Third Party Software, if any, in order to provide maintenance and support services;

   9.4 make available all releases to the Tyler Software (including updates and enhancements) that we make generally available and deploy, without additional charge; and

   9.5 provide non-Defect resolution support of prior releases of the Tyler Software in accordance with any applicable release life cycle policy.

We will use all reasonable efforts to perform any maintenance and support services remotely. For any on-premise clients or components, we currently use a third-party secure connectivity tool called BeyondTrust (formerly Bomgar), as well as GoToAssist by Citrix. You agree to provide us with a login account and local administrative privileges as we may reasonably require to perform remote services. We will, at our option, use the secure connection to assist with proper diagnosis and resolution, subject to any reasonably applicable security protocols. If we cannot resolve a support issue remotely, we may be required to provide onsite services. In such event, we will be responsible for our travel expenses, unless it is determined that the reason onsite support was required was a reason outside our control. Either way, you agree to provide us with full and reasonable access to the Tyler Software, working space, adequate facilities within a reasonable distance from the equipment, and use of machines, attachments, features, or other equipment reasonably necessary for us to provide the maintenance and support services, all at no charge to us.

For the avoidance of doubt, SaaS Fees do not include the following services: (a) onsite support (unless Tyler cannot remotely correct a Defect in the Tyler Software, as set forth above); (b) application design; (c) other consulting services; or (d) support outside our normal business hours as listed in our then-current Support Call Process. Requested services such as those outlined in this section will be billed to you on a time and materials basis at our then current rates. You must request those services with at least one (1) week's advance notice.

SECTION D – THIRD PARTY PRODUCTS

To the extent there are any Third Party Products identified in the Investment Summary, the Third Party Terms will apply. You acknowledge that we may have embedded third-party functionality in the Tyler Software that is not separately identified in the Investment Summary. If that third-party functionality is not separately identified in the Investment Summary, the limited warranty applicable to the Tyler Software applies, and we further warrant that the appropriate Developer has granted us the necessary license to (i) embed the unidentified third-party functionality in the Tyler Software; and (ii) sub-license it to you through our license grant to the Tyler Software. You may receive maintenance and support on such embedded third-party software under the Maintenance and Support Agreement.

SECTION E – INVOICING AND PAYMENT; INVOICE DISPUTES

1. Invoicing and Payment. We will invoice you the SaaS Fees and fees for other professional services in the Investment Summary per our Invoicing and Payment Policy, subject to Section E(2).

2. Invoice Disputes. If you believe any delivered software or service does not conform to the warranties in this Agreement, you will provide us with written notice within thirty (30) days of your receipt of the applicable invoice. The written notice must contain reasonable detail of the issues you contend are in dispute so that we can confirm the issue and respond to your notice with either a justification of the invoice, an adjustment to the invoice, or a proposal addressing the issues presented in your notice. We will work with you as may be necessary to develop an action plan that outlines reasonable steps to be taken by each of us to resolve any issues presented in your notice. You may withhold payment of the amount(s) actually in dispute, and only those amounts, until we complete the action items outlined in the plan. If we are unable to complete the action items outlined in the action plan because of your failure to complete the items agreed to be done by you, then you will remit full payment of the invoice. We reserve the right to suspend delivery of all SaaS Services, including maintenance and support services, if you fail to pay an invoice not disputed as described above within fifteen (15) days of notice of our intent to do so.

SECTION F – TERM AND TERMINATION

1. Term. The initial term of this Agreement is three (3) years from the first day of the first month following the Effective Date, unless earlier terminated as set forth below. Upon expiration of the initial term, this

Agreement will renew automatically for additional one (1) year renewal terms at our then-current SaaS Fees unless terminated in writing by either party at least sixty (60) days prior to the end of the then-current renewal term. Your right to access or use the Tyler Software and the SaaS Services will terminate at the end of this Agreement.

2. Termination. This Agreement may be terminated as set forth below. In the event of termination, you will pay us for all undisputed fees and expenses related to the software, products, and/or services you have received, or we have incurred or delivered, prior to the effective date of termination. Disputed fees and expenses in all terminations other than your termination for cause must have been submitted as invoice disputes in accordance with Section E(2).

   2.1 Failure to Pay SaaS Fees. You acknowledge that continued access to the SaaS Services is contingent upon your timely payment of SaaS Fees. If you fail to timely pay the SaaS Fees, we may discontinue the SaaS Services and deny your access to the Tyler Software. We may also terminate this Agreement if you don't cure such failure to pay within forty-five (45) days of receiving written notice of our intent to terminate.

   2.2 For Cause. If you believe we have materially breached this Agreement, you will invoke the Dispute Resolution clause set forth in Section H(3). You may terminate this Agreement for cause in the event we do not cure, or create a mutually agreeable action plan to address, a material breach of this Agreement within the thirty (30) day window set forth in Section H(3).

   2.3 Force Majeure. Either party has the right to terminate this Agreement if a Force Majeure event suspends performance of the SaaS Services for a period of forty-five (45) days or more.

   2.4 Lack of Appropriations. If you should not appropriate or otherwise make available funds sufficient to utilize the SaaS Services, you may unilaterally terminate this Agreement upon thirty (30) days written notice to us. You will not be entitled to a refund or offset of previously paid, but unused SaaS Fees. You agree not to use termination for lack of appropriations as a substitute for termination for convenience.

SECTION G – INDEMNIFICATION, LIMITATION OF LIABILITY AND INSURANCE

1. Intellectual Property Infringement Indemnification.

   1.1 We will defend you against any third party claim(s) that the Tyler Software or Documentation infringes that third party's patent, copyright, or trademark, or misappropriates its trade secrets, and will pay the amount of any resulting adverse final judgment (or settlement to which we consent). You must notify us promptly in writing of the claim and give us sole control over its defense or settlement. You agree to provide us with reasonable assistance, cooperation, and information in defending the claim at our expense.

   1.2 Our obligations under this Section G(1) will not apply to the extent the claim or adverse final judgment is based on your use of the Tyler Software in contradiction of this Agreement, including with non-licensed third parties, or your willful infringement.

   1.3 If we receive information concerning an infringement or misappropriation claim related to the Tyler Software, we may, at our expense and without obligation to do so, either: (a) procure for you the right to continue its use; (b) modify it to make it non-infringing; or (c) replace it with a functional equivalent, in which case you will stop running the allegedly infringing Tyler Software immediately. Alternatively, we may decide to litigate the claim to judgment, in which case you may continue to use the Tyler Software consistent with the terms of this Agreement.

1.4 If an infringement or misappropriation claim is fully litigated and your use of the Tyler Software is enjoined by a court of competent jurisdiction, in addition to paying any adverse final judgment (or settlement to which we consent), we will, at our option, either: (a) procure the right to continue its use; (b) modify it to make it non-infringing; or (c) replace it with a functional equivalent. We will pursue those options in the order listed herein. This section provides your exclusive remedy for third party copyright, patent, or trademark infringement and trade secret misappropriation claims.

2. General Indemnification.

2.1 We will defend, indemnify, and hold harmless you and your agents, officials, and employees from and against any and all third-party claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees and costs) for (a) personal injury or property damage to the extent caused by our negligence or willful misconduct; or (b) our violation of a law applicable to our performance under this Agreement. You must notify us promptly in writing of the claim and give us sole control over its defense or settlement. You agree to provide us with reasonable assistance, cooperation, and information in defending the claim at our expense.

2.2 To the extent permitted by applicable law, you will indemnify and hold harmless us and our agents, officials, and employees from and against any and all third-party claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees and costs) for personal injury or property damage to the extent caused by your negligence or willful misconduct; or (b) your violation of a law applicable to your performance under this Agreement. We will notify you promptly in writing of the claim and will give you sole control over its defense or settlement. We agree to provide you with reasonable assistance, cooperation, and information in defending the claim at your expense.

3. **DISCLAIMER. EXCEPT FOR THE EXPRESS WARRANTIES PROVIDED IN THIS AGREEMENT AND TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, WE HEREBY DISCLAIM ALL OTHER WARRANTIES AND CONDITIONS, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES, DUTIES, OR CONDITIONS OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CLIENT UNDERSTANDS AND AGREES THAT TYLER DISCLAIMS ANY LIABILITY FOR ERRORS THAT RELATE TO USER ERROR.**

4. **LIMITATION OF LIABILITY. EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT, OUR LIABILITY FOR DAMAGES ARISING OUT OF THIS AGREEMENT, WHETHER BASED ON A THEORY OF CONTRACT OR TORT, INCLUDING NEGLIGENCE AND STRICT LIABILITY, SHALL BE LIMITED TO YOUR ACTUAL DIRECT DAMAGES, NOT TO EXCEED (A) DURING THE INITIAL TERM, AS SET FORTH IN SECTION F(1), TOTAL FEES PAID AS OF THE TIME OF THE CLAIM; OR (B) DURING ANY RENEWAL TERM, THE THEN-CURRENT ANNUAL SAAS FEES PAYABLE IN THAT RENEWAL TERM. THE PARTIES ACKNOWLEDGE AND AGREE THAT THE PRICES SET FORTH IN THIS AGREEMENT ARE SET IN RELIANCE UPON THIS LIMITATION OF LIABILITY AND TO THE MAXIMUM EXTENT ALLOWED UNDER APPLICABLE LAW, THE EXCLUSION OF CERTAIN DAMAGES, AND EACH SHALL APPLY REGARDLESS OF THE FAILURE OF AN ESSENTIAL PURPOSE OF ANY REMEDY. THE FOREGOING LIMITATION OF LIABILITY SHALL NOT APPLY TO CLAIMS THAT ARE SUBJECT TO SECTIONS G(1) AND G(2).**

5. **EXCLUSION OF CERTAIN DAMAGES. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL WE BE LIABLE FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, INDIRECT, OR CONSEQUENTIAL DAMAGES WHATSOEVER, EVEN IF WE HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

6. Insurance. During the course of performing services under this Agreement, we agree to maintain the following levels of insurance: (a) Commercial General Liability of at least $1,000,000; (b) Automobile Liability

of at least $1,000,000; (c) Professional Liability of at least $1,000,000; (d) Workers Compensation complying with applicable statutory requirements; and (e) Excess/Umbrella Liability of at least $5,000,000. We will add you as an additional insured to our Commercial General Liability and Automobile Liability policies, which will automatically add you as an additional insured to our Excess/Umbrella Liability policy as well. We will provide you with copies of certificates of insurance upon your written request.

SECTION H – GENERAL TERMS AND CONDITIONS

1. Additional Products and Services. You may purchase additional Tyler products and services at the rates set forth in the Investment Summary for twelve (12) months from the Effective Date by executing a mutually agreed addendum or Tyler purchase order. If no rate is provided in the Investment Summary, or those twelve (12) months have expired, you may purchase additional Tyler products and services at our then-current list price, also by executing a mutually agreed addendum or Tyler purchase order. The terms of this Agreement will control any such additional purchase(s), unless otherwise specifically provided in the addendum or Tyler purchase order.

2. Optional Items. Pricing for any listed optional products and services in the Investment Summary will be valid for twelve (12) months from the Effective Date.

3. Dispute Resolution. You agree to provide us with written notice within thirty (30) days of becoming aware of a dispute. You agree to cooperate with us in trying to reasonably resolve all disputes, including, if requested by either party, appointing a senior representative to meet and engage in good faith negotiations with our appointed senior representative. Senior representatives will convene within thirty (30) days of the written dispute notice, unless otherwise agreed. All meetings and discussions between senior representatives will be deemed confidential settlement discussions not subject to disclosure under Federal Rule of Evidence 408 or any similar applicable state rule. If we fail to resolve the dispute, then the parties may try to participate in a good faith, non-binding mediation in an effort to resolve the dispute. If the dispute remains unresolved after mediation, or the parties are unable to agree to mediate, then either of us may assert our respective rights and remedies in a court of competent jurisdiction. Nothing in this section shall prevent you or us from seeking necessary injunctive relief during the dispute resolution procedures.

4. Taxes. The fees in the Investment Summary do not include any taxes, including, without limitation, sales, use, or excise tax. If you are a tax-exempt entity, you agree to provide us with a tax-exempt certificate. Otherwise, we will pay all applicable taxes to the proper authorities and you will reimburse us for such taxes. If you have a valid direct-pay permit, you agree to provide us with a copy. For clarity, we are responsible for paying our income taxes, both federal and state, as applicable, arising from our performance of this Agreement.

5. Nondiscrimination. We will not discriminate against any person employed or applying for employment concerning the performance of our responsibilities under this Agreement. This discrimination prohibition will apply to all matters of initial employment, tenure, and terms of employment, or otherwise with respect to any matter directly or indirectly relating to employment concerning race, color, religion, national origin, age, sex, sexual orientation, ancestry, disability that is unrelated to the individual's ability to perform the duties of a particular job or position, height, weight, marital status, or political affiliation. We will post, where appropriate, all notices related to nondiscrimination as may be required by applicable law.

6. E-Verify. We have complied, and will comply, with the E-Verify procedures administered by the U.S. Citizenship and Immigration Services Verification Division for all of our employees assigned to your project.

7. Subcontractors. We will not subcontract any services under this Agreement without your prior written consent, not to be unreasonably withheld.

8. Binding Effect; No Assignment. This Agreement shall be binding on, and shall be for the benefit of, either your or our successor(s) or permitted assign(s). Neither party may assign this Agreement without the prior written consent of the other party; provided, however, your consent is not required for an assignment by us as a result of a corporate reorganization, merger, acquisition, or purchase of substantially all of our assets.

9. Force Majeure. Except for your payment obligations, neither party will be liable for delays in performing its obligations under this Agreement to the extent that the delay is caused by Force Majeure; provided, however, that within ten (10) business days of the Force Majeure event, the party whose performance is delayed provides the other party with written notice explaining the cause and extent thereof, as well as a request for a reasonable time extension equal to the estimated duration of the Force Majeure event.

10. No Intended Third Party Beneficiaries. This Agreement is entered into solely for the benefit of you and us. No third party will be deemed a beneficiary of this Agreement, and no third party will have the right to make any claim or assert any right under this Agreement. This provision does not affect the rights of third parties under any Third Party Terms.

11. Entire Agreement; Amendment. This Agreement represents the entire agreement between you and us with respect to the subject matter hereof, and supersedes any prior agreements, understandings, and representations, whether written, oral, expressed, implied, or statutory. Purchase orders submitted by you, if any, are for your internal administrative purposes only, and the terms and conditions contained in those purchase orders will have no force or effect. This Agreement may only be modified by a written amendment signed by an authorized representative of each party.

12. Severability. If any term or provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will be considered valid and enforceable to the fullest extent permitted by law.

13. No Waiver. In the event that the terms and conditions of this Agreement are not strictly enforced by either party, such non-enforcement will not act as or be deemed to act as a waiver or modification of this Agreement, nor will such non-enforcement prevent such party from enforcing each and every term of this Agreement thereafter.

14. Independent Contractor. We are an independent contractor for all purposes under this Agreement.

15. Notices. All notices or communications required or permitted as a part of this Agreement, such as notice of an alleged material breach for a termination for cause or a dispute that must be submitted to dispute resolution, must be in writing and will be deemed delivered upon the earlier of the following: (a) actual receipt by the receiving party; (b) upon receipt by sender of a certified mail, return receipt signed by an employee or agent of the receiving party; (c) upon receipt by sender of proof of email delivery; or (d) if not actually received, five (5) days after deposit with the United States Postal Service authorized mail center with proper postage (certified mail, return receipt requested) affixed and addressed to the other party at the address set forth on the signature page hereto or such other address as the party may have designated by proper notice. The consequences for the failure to receive a notice due to improper notification by the intended receiving party of a change in address will be borne by the intended receiving party.

16. Client Lists. You agree that we may identify you by name in client lists, marketing presentations, and promotional materials.

17. Confidentiality. Both parties recognize that their respective employees and agents, in the course of performance of this Agreement, may be exposed to confidential information and that disclosure of such information could violate rights to private individuals and entities, including the parties. Confidential

information is nonpublic information that a reasonable person would believe to be confidential and includes, without limitation, personal identifying information (*e.g.*, social security numbers) and trade secrets, each as defined by applicable state law. Each party agrees that it will not disclose any confidential information of the other party and further agrees to take all reasonable and appropriate action to prevent such disclosure by its employees or agents. To the extent Client engages independent contractors to fulfill its obligations under this Agreement, Client shall enter into a written agreement with said independent contractors that contains confidentiality covenants at least as restrictive as the confidentiality covenants contained herein. The confidentiality covenants contained herein will survive the termination or cancellation of this Agreement. This obligation of confidentiality will not apply to information that:

(a) is in the public domain, either at the time of disclosure or afterwards, except by breach of this Agreement by a party or its employees or agents; or
(b) a party can establish by reasonable proof was in that party's possession at the time of initial disclosure; or
(c) a party receives from a third party who has a right to disclose it to the receiving party; or
(d) is the subject of a legitimate disclosure request under the open records laws or similar applicable public disclosure laws governing this Agreement, or a subpoena; provided, however, that in the event you receive an open records or other similar applicable request, you will give us prompt notice and otherwise perform the functions required by applicable law.

18. Business License. In the event a local business license is required for us to perform services hereunder, you will promptly notify us and provide us with the necessary paperwork and/or contact information so that we may timely obtain such license.

19. Governing Law. This Agreement will be governed by and construed in accordance with the laws of your state of domicile, without regard to its rules on conflicts of law.

20. Multiple Originals and Authorized Signatures. This Agreement may be executed in multiple originals, any of which will be independently treated as an original document. Any electronic, faxed, scanned, photocopied, or similarly reproduced signature on this Agreement or any amendment hereto will be deemed an original signature and will be fully enforceable as if an original signature. Each party represents to the other that the signatory set forth below is duly authorized to bind that party to this Agreement.

21. Cooperative Procurement. To the maximum extent permitted by applicable law, we agree that this Agreement may be used as a cooperative procurement vehicle by eligible jurisdictions. We reserve the right to negotiate and customize the terms and conditions set forth herein, including but not limited to pricing, to the scope and circumstances of that cooperative procurement.

22. Data & Insights Solution Terms. Your use of certain Tyler solutions includes Tyler's Data & Insights data platform. Your rights, and the rights of any of your end users, to use Tyler's Data & Insights data platform is subject to the Data & Insights SaaS Services Terms of Service, available at https://www.tylertech.com/terms/data-insights-saas-services-terms-of-service. By signing a Tyler Agreement or Order Form, or accessing, installing, or using any of the Tyler solutions listed at the linked terms, you certify that you have reviewed, understand, and agree to said terms.

23. Twilio Acceptable Use Policy and Terms of Service. Your use of the Tyler Software may include functionality provided by a Third Party Developer, Twilio. Your rights, and the rights of any of your end users, to use said functionality are subject to the terms of the Twilio Acceptable Use Policy, available at http://www.twilio.com/legal/aup, and to applicable provisions found in the current Twilio Terms of Service, available at https://www.twilio.com/legal/tos. By signing a Tyler Agreement or accessing, installing, or using any such Tyler solution, you certify that you have reviewed, understand and agree to said terms. Tyler

hereby disclaims any and all liability related to your or your end user's failure to abide by the terms of the Twilio Acceptable Use Policy or Terms of Service. Any liability for failure to abide by said terms shall rest solely with the person or entity whose conduct violated said terms.

24. Tyler hereby grants to Client a license to use the software identified in Exhibit A in accordance with the terms and conditions of the Emergency Networking EULA available at https://www.tylertech.com/terms/emergency-networking-terms-of-use. By signing this Agreement, or accessing, installing or using Emergency Network services, you agree that you have read, understood and agree to such terms.

25. Your use of the third-party On-Board Codes are subject to the terms found at: https://www.tylertech.com/terms/mobileeyes-third-party-terms. By signing this Agreement, or accessing, installing or using the Fire Prevention Mobile software, you agree that you have read, understood and agree to such terms. You may not, and Licensee, no later than one year following the Effective Date of this Agreement but as soon as practical, may not permit others to reproduce and/or otherwise use the Licensed Materials in any manner for purposes of training artificial intelligence technologies to generate text, including without limitation, technologies that can generate works in the same styler or genre as the Licensed Materials, unless Licensee obtains the specific and express permission of NFPA to do so.

26. Option to Move from SaaS to On-Premises. Client may inform Tyler of its desire to revert from the cloud-hosted environment back to an on-premises instance of the software, and Tyler will provide Client a quote and proposed contract for the services and software fees to accomplish that transition. Upon the parties' agreement to the terms, Tyler will return the Client to on-premises services, and end the Client's hosted services without loss of functionality, data, or compliance. As part of moving Client from Tyler-hosted back to on-premises, Tyler shall:
    - Provide Client a copy of Client's database.
    - Support Client in re-establishing services on-premises.
    - Cease data processing operations and permanently delete any Client Data from the hosted environment upon successful confirmation of the return to an on-premises installation, subject to compliance with applicable records retention policies.

27. Contract Documents. This Agreement includes the following exhibits:

Exhibit A	Investment Summary
Exhibit B	Invoicing and Payment Policy
	Schedule 1: Business Travel Policy
Exhibit C	Service Level Agreement
	Schedule 1: Support Call Process

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, a duly authorized representative of each party has executed this Agreement as of the date(s) set forth below.

Tyler Technologies, Inc.

By: Sherry Clark

Name: Sherry Clark

Title: Group General Counsel

Date: 02 July 2025

Address for Notices:
Tyler Technologies, Inc.
One Tyler Drive
Yarmouth, ME 04096
Attention: Chief Legal Officer

With a copy to:
Tyler Technologies, Inc.
5101 Tennyson Parkway
Plano, TX 75024
Attention: Legal Department

Macon-Bibb County, GA

By: Lester Miller

Name: Lester Miller

Title: Mayor

Date: July 2, 2025

Address for Notices:
Macon-Bibb County
P.O. Box 247
Macon, GA 31202-0247
Attention: _____

Exhibit A
Investment Summary

The following Investment Summary details the software and services to be delivered by us to you under the Agreement. This Investment Summary is effective as of the Effective Date. Capitalized terms not otherwise defined will have the meaning assigned to such terms in the Agreement.

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tyler technologies

Sales Quotation For: Macon-Bibb County Sheriff
Quote Number: 2025-549853-J2Y0S6

ANNUAL/SAAS
Computer Aided Dispatch • Enterprise CAD Combined LE/Fire/EMS • CAD NCIC Interface • CAD Data Mart / Includes 10+ users • CAD AVL • BOLOs • CAD Auto Routing • Service Vehicle Rotation (Wrecker, Ambulance) • E-911 Interface • CAD Paging Interface **Law Enforcement Records Management System** • MSP Multi-Jurisdictional Law Enforcement Records • Federal UCR/IBR • Ticket Writer Interface • Law Enforcement Records Management Data Mart / Includes 10+ users • Equipment Tracking • Gang Tracking • Narcotics Management/Intelligence • Field Investigations • ID Badges • Public Safety Lineups/Mug Shots (LERMS) **Corrections Management System** • MSP Corrections Management Software • State Corrections Reporting • Booking Export Interface • Corrections Management Data Mart / Includes 10+ users • Officer Equipment Tracking • Officer Activity Reporting and Scheduling • Grievance Tracking • Data Analysis/Management Reporting **Mobile** • Enterprise Mobile Server Software • LE Dispatch/Messaging/State/NCIC [250] • Fire Dispatch/Messaging [40] • In-Car Mapping / AVL [290] • Drivers License Mag Stripe Reader/Barcode Reader Interface [250] • Mugshot Image Download [250] • MCT Ticket Writer Interface [13] **Other** • Data Archive **Fire Prevention Mobile** • Company Inspector Mobile • Inspector Mobile (7) • Onboard Codes - ICC

- Onboard Codes - NFPA
- Product Integration FPM-CAD & Fire Field Mobile
- Product Integration - FPM and Emergency Networking

SERVICES
• Professional Services

THIRD PARTY
• EN - Fire Suite
• EN - Investigations
• Embedded Third Party Software (Additional Environment)
• Redundant VPN Appliance Bundle

SUMMARY COSTS

	One-Time Fees	Recurring Fees
Software License Fees	$ 0.00	$ 0.00
SaaS Fees	$ 0.00	$ 689,399.00
Services	$ 150,000.00	$ 0.00
Third-Party Hardware, Software, Services	$ 57,250.00	$ 37,723.00
Estimated Travel Expenses	$ 0.00	$0.00
Total	**$ 207,250.00**	**$ 727,122.00**

Affiliated Organizations

- Macon-Bibb County E911 Center
- City of Macon Emergency Operations Center (EMA)
- Bibb County Sheriff's Office
- Macon Police Department
- Macon - Bibb County Fire Department

Exhibit B
Invoicing and Payment Policy

We will provide you with the software and services set forth in the Investment Summary of the Agreement. Capitalized terms not otherwise defined will have the meaning assigned to such terms in the Agreement.

Invoicing: We will invoice you for the applicable software and services in the Investment Summary as set forth below. Your rights to dispute any invoice are set forth in the Agreement.

1. SaaS Fees. SaaS Fees are invoiced on an annual basis, beginning on the commencement of the initial term as set forth in Section F(1) of this Agreement. Your annual SaaS fees for the initial term are set forth in the Investment Summary. Invoicing for year one (1) SaaS fees shall be delayed for three months from the first day of the first month following the Effective Date. Upon expiration of the initial term, your annual SaaS fees will be at our then-current rates.

2. Credit for Maintenance and Support Fees. Beginning on the commencement of the initial term, Client shall no longer be required to pay annual maintenance and support fees under the Original Agreement. Client will receive a credit for any prepaid but unused maintenance and support fees payable under the Original Agreement as of the commencement of the initial term as set forth in Section F(1) of this Agreement.

3. Professional Services.

   3.1 The implementation and other professional services set forth in the Investment Summary shall be invoiced upon completion.

4. Third Party Products.

   4.1 *Third Party Software License Fees*: License fees for Third Party Software, if any, are invoiced when we make it available to you for downloading.

   4.2 *Third Party Software Maintenance*: The first year maintenance for the Third Party Software, *(excluding Esri and Embedded Third Party Software),* is invoiced when we make it available to you for downloading.

   4.3 *Third Party Hardware*: Third Party Hardware costs, if any, are invoiced upon delivery.

   4.4 *Third Party SaaS:* Third Party SaaS Services fees, if any, are invoiced annually, in advance, commencing with availability of the respective Third Party SaaS Services. Pricing for the first year of Third Party SaaS Services is indicated in the Investment Summary. Pricing for subsequent years will be at the respective third party's then-current rates.

5. Expenses. The rates in the Investment Summary do not include travel expenses. Expenses will be billed as incurred and only in accordance with our then-current Business Travel Policy. Our current Business Travel Policy is attached to this Exhibit B at Schedule 1. Copies of receipts will be provided upon request; we reserve the right to charge you an administrative fee depending on the extent of your requests. Receipts for miscellaneous items, less than twenty-five dollars and mileage logs are not available.

Payment. Payment for undisputed invoices is due within forty-five (45) days of the invoice date. We prefer to receive payments electronically. Our electronic payment information is available by contacting AR@tylertech.com.

Exhibit B
Schedule 1
Business Travel Policy

1. Air Travel

   A. Reservations & Tickets

   The Travel Management Company (TMC) used by Tyler will provide an employee with a direct flight within two hours before or after the requested departure time, assuming that flight does not add more than three hours to the employee's total trip duration and the fare is within $100 (each way) of the lowest logical fare. If a net savings of $200 or more (each way) is possible through a connecting flight that is within two hours before or after the requested departure time and that does not add more than three hours to the employee's total trip duration, the connecting flight should be accepted.

   Employees are encouraged to make advanced reservations to take full advantage of discount opportunities. Employees should use all reasonable efforts to make travel arrangements at least two (2) weeks in advance of commitments. A seven (7) day advance booking requirement is mandatory. When booking less than seven (7) days in advance, management approval will be required.

   Except in the case of international travel where a segment of continuous air travel is six (6) or more consecutive hours in length, only economy or coach class seating is reimbursable. Employees shall not be reimbursed for "Basic Economy Fares" because these fares are non-refundable and have many restrictions that outweigh the cost-savings.

   B. Baggage Fees

   Reimbursement of personal baggage charges are based on trip duration as follows:

   - Up to five (5) days = one (1) checked bag
   - Six (6) or more days = two (2) checked bags

   Baggage fees for sports equipment are not reimbursable.

2. Ground Transportation

   A. Private Automobile

   Mileage Allowance – Business use of an employee's private automobile will be reimbursed at the

current IRS allowable rate, plus out of pocket costs for tolls and parking. Mileage will be calculated by using the employee's office as the starting and ending point, in compliance with IRS regulations. Employees who have been designated a home office should calculate miles from their home.

B. Rental Car

Employees are authorized to rent cars only in conjunction with air travel when cost, convenience, and the specific situation reasonably require their use. When renting a car for Tyler business, employees should select a "mid-size" or "intermediate" car. "Full" size cars may be rented when three or more employees are traveling together. Tyler carries leased vehicle coverage for business car rentals; except for employees traveling to Alaska and internationally (excluding Canada), additional insurance on the rental agreement should be declined.

C. Public Transportation

Taxi or airport limousine services may be considered when traveling in and around cities or to and from airports when less expensive means of transportation are unavailable or impractical. The actual fare plus a reasonable tip (15-18%) are reimbursable. In the case of a free hotel shuttle to the airport, tips are included in the per diem rates and will not be reimbursed separately.

D. Parking & Tolls

When parking at the airport, employees must use longer term parking areas that are measured in days as opposed to hours. Park and fly options located near some airports may also be used. For extended trips that would result in excessive parking charges, public transportation to/from the airport should be considered. Tolls will be reimbursed when receipts are presented.

3. Lodging

Tyler's TMC will select hotel chains that are well established, reasonable in price, and conveniently located in relation to the traveler's work assignment. Typical hotel chains include Courtyard, Fairfield Inn, Hampton Inn, and Holiday Inn Express. If the employee has a discount rate with a local hotel, the hotel reservation should note that discount and the employee should confirm the lower rate with the hotel upon arrival. Employee memberships in travel clubs such as AAA should be noted in their travel profiles so that the employee can take advantage of any lower club rates.

"No shows" or cancellation fees are not reimbursable if the employee does not comply with the hotel's cancellation policy.

Tips for maids and other hotel staff are included in the per diem rate and are not reimbursed separately.

Employees are not authorized to reserve non-traditional short-term lodging, such as Airbnb, VRBO, and HomeAway. Employees who elect to make such reservations shall not be reimbursed.

4. Meals and Incidental Expenses

Employee meals and incidental expenses while on travel status within the continental U.S. are in accordance with the federal per diem rates published by the General Services Administration. Incidental expenses include tips to maids, hotel staff, and shuttle drivers and other minor travel expenses. Per diem rates are available at www.gsa.gov/perdiem.

Per diem for Alaska, Hawaii, U.S. protectorates and international destinations are provided separately by the Department of State and will be determined as required.

A. Overnight Travel

For each full day of travel, all three meals are reimbursable. Per diems on the first and last day of a trip are governed as set forth below.

Departure Day

Depart before 12:00 noon	Lunch and dinner
Depart after 12:00 noon	Dinner

Return Day

Return before 12:00 noon	Breakfast
Return between 12:00 noon & 7:00 p.m.	Breakfast and lunch
Return after 7:00 p.m.*	Breakfast, lunch and dinner

*7:00 p.m. is defined as direct travel time and does not include time taken to stop for dinner.

The reimbursement rates for individual meals are calculated as a percentage of the full day per diem as follows:

Breakfast	15%
Lunch	25%
Dinner	60%

B. Same Day Travel

Employees traveling at least 100 miles to a site and returning in the same day are eligible to claim lunch on an expense report. Employees on same day travel status are eligible to claim dinner in the event they return home after 7:00 p.m.*

*7:00 p.m. is defined as direct travel time and does not include time taken to stop for dinner.

5. Internet Access – Hotels and Airports

Employees who travel may need to access their e-mail at night. Many hotels provide free high

speed internet access and Tyler employees are encouraged to use such hotels whenever possible. If an employee's hotel charges for internet access it is reimbursable up to $10.00 per day. Charges for internet access at airports are not reimbursable.

6. International Travel

All international flights with the exception of flights between the U.S. and Canada should be reserved through TMC using the "lowest practical coach fare" with the exception of flights that are six (6) or more consecutive hours in length. In such event, the next available seating class above coach shall be reimbursed.

When required to travel internationally for business, employees shall be reimbursed for photo fees, application fees, and execution fees when obtaining a new passport book, but fees related to passport renewals are not reimbursable. Visa application and legal fees, entry taxes and departure taxes are reimbursable.

The cost of vaccinations that are either required for travel to specific countries or suggested by the U.S. Department of Health & Human Services for travel to specific countries, is reimbursable.

Section 4, Meals & Incidental Expenses, and Section 2.b., Rental Car, shall apply to this section.

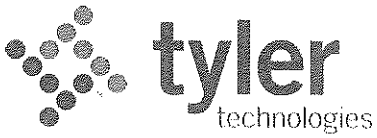


Exhibit C
Service Level Agreement

I. Agreement Overview

This SLA operates in conjunction with, and does not supersede or replace any part of, the Agreement. It outlines the information technology service levels that we will provide to you to ensure the availability of the application services that you have requested us to provide. This SLA does not apply to any Third Party SaaS Services. All other support services are documented in the Support Call Process.

II. Definitions. Except as defined below, all defined terms have the meaning set forth in the Agreement.

Actual Attainment: The percentage of time the Tyler Software is available during a calendar quarter, calculated as follows: (Service Availability – Downtime) ÷ Service Availability.

Client Error Incident: Any service unavailability resulting from your applications, content or equipment, or the acts or omissions of any of your service users or third-party providers over whom we exercise no control.

Downtime: Those minutes during Service Availability, as defined below, when all users cannot launch, login, search or save primary data in the Tyler Software. Downtime does not include those instances in which only a Defect is present.

Emergency Maintenance: (1) maintenance that is required to patch a critical security vulnerability; (2) maintenance that is required to prevent an imminent outage of Service Availability; or (3) maintenance that is mutually agreed upon in writing by Tyler and the Client.

Planned Downtime: Downtime that occurs during a Standard or Emergency Maintenance window.

Service Availability: The total number of minutes in a calendar quarter that the Tyler Software is capable of receiving, processing, and responding to requests, excluding Planned Downtime, Client Error Incidents, denial of service attacks and Force Majeure.

Standard Maintenance: Routine maintenance to the Tyler Software and infrastructure. Standard Maintenance is limited to five (5) hours per week.

III. Service Availability

a. Your Responsibilities

Whenever you experience Downtime, you must make a support call according to the procedures outlined in the Support Call Process. You will receive a support case number.

b. Our Responsibilities

When our support team receives a call from you that Downtime has occurred or is occurring, we will work

with you to identify the cause of the Downtime (including whether it may be the result of Planned Downtime, a Client Error Incident, Denial of Service attack or Force Majeure). We will also work with you to resume normal operations.

c. Client Relief

Our targeted Attainment Goal is 100%. You may be entitled to credits as indicated in the Client Relief Schedule found below. Your relief credit is calculated as a percentage of the SaaS fees paid for the calendar quarter.

In order to receive relief credits, you must submit a request through one of the channels listed in our Support Call Process within fifteen days (15) of the end of the applicable quarter. We will respond to your relief request within thirty (30) day(s) of receipt.

The total credits confirmed by us will be applied to the SaaS Fee for the next billing cycle. Issuing of such credit does not relieve us of our obligations under the Agreement to correct the problem which created the service interruption.

Client Relief Schedule	
Actual Attainment	**Client Relief**
99.99% - 99.50%	Remedial action will be taken
99.49% - 98.50%	2%
98.49% - 97.50%	4%
97.49% - 96.50%	6%
96.49% - 95.50%	8%
Below 95.50%	10%

IV. Maintenance Notifications

We perform Standard Maintenance during limited windows that are historically known to be reliably low-traffic times. If and when maintenance is predicted to occur during periods of higher traffic, we will provide advance notice of those windows and will coordinate to the greatest extent possible with you.

Not all maintenance activities will cause application unavailability. However, if Tyler anticipates that activities during a Standard or Emergency Maintenance window may make the Tyler Software unavailable, we will provide advance notice, as reasonably practicable that the Tyler Software will be unavailable during the maintenance window.

Exhibit C
Schedule 1
Support Call Process

Support Channels

Tyler Technologies, Inc. provides the following channels of software support for authorized users*:

(1) On-line submission (portal) – for less urgent and functionality-based questions, users may create support incidents through the Tyler Customer Portal available at the Tyler Technologies website. A built-in Answer Panel provides users with resolutions to most "how-to" and configuration-based questions through a simplified search interface with machine learning, potentially eliminating the need to submit the support case.
(2) Email – for less urgent situations, users may submit emails directly to the software support group.
(3) Telephone – for urgent or complex questions, users receive toll-free, telephone software support.

** Channel availability may be limited for certain applications.*

Support Resources

A number of additional resources are available to provide a comprehensive and complete support experience:

(1) Tyler Website – www.tylertech.com – for accessing client tools, documentation, and other information including support contact information.
(2) Tyler Search -a knowledge based search engine that lets you search multiple sources simultaneously to find the answers you need, 24x7.
(3) Tyler Community –provides a venue for all Tyler clients with current maintenance agreements to collaborate with one another, share best practices and resources, and access documentation.
(4) Tyler University – online training courses on Tyler products.

Support Availability

Tyler Technologies support is available during the local business hours of 8 AM to 5 PM (Monday – Friday) across four US time zones (Pacific, Mountain, Central and Eastern). Tyler's holiday schedule is outlined below. There will be no support coverage on these days.

New Year's Day	Labor Day
Martin Luther King, Jr. Day	Thanksgiving Day
Memorial Day	Day after Thanksgiving
Independence Day	Christmas Day

Emergency 24-hours per day, 7 days per week, telephone support is available for reporting Priority Level 1 Defects for Enterprise CAD and eCitation only. After 9:00 p.m., the Enterprise CAD phone support will be provided via pager and a support representative will respond to CAD service calls within 30 minutes of call initiation to assist the customer in triaging the incident. The incident will be escalated throughout our support apparatus until service is restored.

Incident Handling

Incident Tracking

Every support incident is logged into Tyler's Customer Relationship Management System and given a unique case number. This system tracks the history of each incident. The case number is used to track and reference open issues when clients contact support. Clients may track incidents, using the case number, through Tyler's Customer Portal or by calling software support directly.

Incident Priority

Each incident is assigned a priority level, which corresponds to the Client's needs. Tyler and the Client will reasonably set the priority of the incident per the chart below. This chart is not intended to address every type of support incident, and certain "characteristics" may or may not apply depending on whether the Tyler software has been deployed on customer infrastructure or the Tyler cloud. The goal is to help guide the Client towards clearly understanding and communicating the importance of the issue and to describe generally expected response and resolution targets in the production environment only.

References to a "confirmed support incident" mean that Tyler and the Client have successfully validated the reported Defect/support incident.

Priority Level	Characteristics of Support Incident	Resolution Targets*
1 Critical	Support incident that causes (a) complete application failure or application unavailability; (b) application failure or unavailability in one or more of the client's remote location; or (c) systemic loss of multiple essential system functions.	Tyler shall provide an initial response to Priority Level 1 incidents within one (1) business hour of receipt of the incident. Once the incident has been confirmed, Tyler shall use commercially reasonable efforts to resolve such support incidents or provide a circumvention procedure within one (1) business day. For non-hosted customers, Tyler's responsibility for lost or corrupted data is limited to assisting the Client in restoring its last available database.
2 High	Support incident that causes (a) repeated, consistent failure of essential functionality affecting more than one user or (b) loss or corruption of data.	Tyler shall provide an initial response to Priority Level 2 incidents within four (4) business hours of receipt of the incident. Once the incident has been confirmed, Tyler shall use commercially reasonable efforts to resolve such support incidents or provide a circumvention procedure within ten (10) business days. For non-hosted customers, Tyler's responsibility for loss or corrupted data is limited to assisting the Client in restoring its last available database.

Priority Level	Characteristics of Support Incident	Resolution Targets*
3 Medium	Priority Level 1 incident with an existing circumvention procedure, or a Priority Level 2 incident that affects only one user or for which there is an existing circumvention procedure.	Tyler shall provide an initial response to Priority Level 3 incidents within one (1) business day of receipt of the incident. Once the incident has been confirmed, Tyler shall use commercially reasonable efforts to resolve such support incidents without the need for a circumvention procedure with the next published maintenance update or service pack, which shall occur at least quarterly. For non-hosted customers, Tyler's responsibility for lost or corrupted data is limited to assisting the Client in restoring its last available database.
4 Non-critical	Support incident that causes failure of non-essential functionality or a cosmetic or other issue that does not qualify as any other Priority Level.	Tyler shall provide an initial response to Priority Level 4 incidents within two (2) business days of receipt of the incident. Once the incident has been confirmed, Tyler shall use commercially reasonable efforts to resolve such support incidents, as well as cosmetic issues, with a future version release.

**Response and Resolution Targets may differ by product or business need*

Incident Escalation

If Tyler is unable to resolve any priority level 1 or 2 defect as listed above or the priority of an issue has elevated since initiation, you may escalate the incident to the appropriate resource, as outlined by each product support team. The corresponding resource will meet with you and any Tyler staff to establish a mutually agreeable plan for addressing the defect.

Remote Support Tool

Some support calls may require further analysis of the Client's database, processes or setup to diagnose a problem or to assist with a question. Tyler will, at its discretion, use an industry-standard remote support tool. Tyler's support team must have the ability to quickly connect to the Client's system and view the site's setup, diagnose problems, or assist with screen navigation. More information about the remote support tool Tyler uses is available upon request.

Macon-Bibb Co. GA - SaaS

Final Audit Report 2025-07-02

Created:	2025-07-02
By:	Jazmine Tobei (jazmine.tobei@tylertech.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7rXlvASkzdP5cOYoJB9wy7BAY6Xsq6js

"Macon-Bibb Co. GA - SaaS" History

Document created by Jazmine Tobei (jazmine.tobei@tylertech.com)
2025-07-02 - 5:40:20 PM GMT

Document emailed to Sherry Clark (sherry.clark@tylertech.com) for signature
2025-07-02 - 5:40:26 PM GMT

Email viewed by Sherry Clark (sherry.clark@tylertech.com)
2025-07-02 - 5:40:41 PM GMT

Document e-signed by Sherry Clark (sherry.clark@tylertech.com)
Signature Date: 2025-07-02 - 5:42:26 PM GMT - Time Source: server

Agreement completed.
2025-07-02 - 5:42:26 PM GMT

Adobe Acrobat Sign

Revised 10/02/18

Routing/File Form

Document Type: ☑ **Contract** □ **Deed** □ **Ordinance** □ **Resolution** □ **Grant** □ **Other**
(Check one of the above document types)

PURPOSE: SOFTWARE AS A SERVICE AGREEMENT BETWEEN MBC AND TYLER TECHNOLOGIES

Annual Cost: _____

Total Contract Amount: _____

Administering Department or Officer: _____
Contractor(s): _____

_____

Contract Start Date: _____ **Contract End Date:** _____

Funding Source(s): _____

Automatic Renewals: _____ **yes** _____ **no**
Number of Renewals: _____ **Final Expiration Date:** _____

	Ordinance/Resolution		Contracts/Other	
Reviewed By:	**Initials**	**Month/Day/Year**	**Initials**	**Month/Day/Year**
Assistant County Att. I,II,III	_____	___/___/___	AMK	7/2/25
Sr./ Ch./Cnty. Attorney	_____	___/___/___	_____	___/___/___
Grant Administrator	_____	___/___/___	_____	___/___/___
Finance Director	_____	___/___/___	_____	___/___/___
County Manager	_____	___/___/___	_____	___/___/___
Mayor	_____	___/___/___	_____	___/___/___
Clerk of Commission	_____	___/___/___	_____	___/___/___
Commission Approval		___/___/___		

Additional comments, instructions, etc.: _____

_____

ALL FULLY-EXECUTED CONTRACTS ARE TO BE PLACED ON FILE IN THE CLERK OF COMMISSION'S OFFICE AS SOON AS POSSIBLE AFTER EXECUTION.

K:\Atty\TEMPLATES 2014\Template Routing Sheet, 10-02-18.doc

LEGISLATIVE SPONSORS	
☑ MAYOR LESTER M. MILLER	☐ MAYOR PRO TEMPORE VALERIE WYNN
☐ COMMISSIONER PAUL BRONSON	☐ COMMISSIONER STANLEY B. STEWART
☐ COMMISSIONER JOEY HULETT	☐
☐ COMMISSIONER RAYMOND WILDER	☐ COMMISSIONER BILL HOWELL
☐ COMMISSIONER DONICE BRYANT-CATO	☐ COMMISSIONER BRENDALYN BAILEY

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH AMI OF GA, LP FOR LIFEGUARD AND AQUATIC MANAGEMENT SERVICES IN THE AMOUNT OF UP TO $150,000.00, TO BE PAID FROM THE TOBESOFKEE RECREATION AREA FUND – LAKE TOBESOFKEE – CONTRACT LABOR – CONTRACTUAL SERVICES LINE ITEM; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, on May 25, 2023, Macon-Bibb County entered into an agreement (the "Agreement") with AMI of GA LP, ("AMI") for lifeguard services at various recreation centers and parks in Macon-Bibb County; and

WHEREAS, this Agreement was renewed on March 4, 2025, and in that renewal the parties explicitly agreed that the Agreement could be continued to be renewed, in writing, on a non-competitive basis until May 2028; and

WHEREAS, the current renewal term for the Agreement expires on May 7, 2026; and

WHEREAS, the using departments desire to renew this Agreement for one (1) additional 12-month term; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Mayor is authorized to execute an agreement with or issue a purchase order to AMI of GA LP, for the renewal of the Professional Service Agreement for an additional 12-month term in the amount of ONE HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 CENTS ($150,000.00), in a form to be approved by the

County Attorney, to be paid from the Tobesofkee Recreation area Fund – Lake Tobesofkee – Contract Labor – Contractual Services line item.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2026.

By:_____
LESTER M. MILLER, Mayor

Attest:_____
(SEAL) JANICE S. ROSS, Clerk of the Commission

T:\RES MACON-BIBB\2026 Miller Authorizing Agreement With Aquatic Management, Inc.- $150,000.00 - 4-13-2026.docx

LEGISLATIVE SPONSORS	
☑ MAYOR LESTER M. MILLER	☐ MAYOR PRO TEMPORE VALERIE WYNN
☐ COMMISSIONER PAUL BRONSON	☐ COMMISSIONER STANLEY B. STEWART
☐ COMMISSIONER JOEY HULETT	☐
☐ COMMISSIONER RAYMOND WILDER	☐ COMMISSIONER BILL HOWELL
☐ COMMISSIONER DONICE BRYANT-CATO	☐ COMMISSIONER BRENDALYN BAILEY

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE PURCHASE AGREEMENT WITH APPAREL AUTHORITY, LLC, EXTENDING THE AGREEMENT UNTIL JUNE 30, 2027, FOR THE PURCHASE OF FIRE DEPARTMENT UNIFORMS ON AN AS-ORDERED BASIS, TO BE PAID FROM THE FIRE DEPARTMENT BUDGET; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, on February 1, 2022, by Resolution R-22-0036, the Macon-Bibb County Commission authorized the Mayor to enter into a purchase agreement with Apparel Authority, LLC, resulting from a competitive solicitation process, for the purchase of Fire Department uniforms at a fixed cost through June 30, 2025; and

WHEREAS, the aforementioned agreement was filed with the Clerk of Commission as C-24-0141; and

WHEREAS, pursuant to Sec. 19-5.9 of the Macon-Bibb County Code of Ordinances, the Macon-Bibb County Commission desires to extend the term of aforementioned agreement until June 30, 2027; and

WHEREAS, the Macon-Bibb County Commission also hereby approves, if requested by the vendor, a rate increase to such agreement to be effective no earlier than January 1, 2027; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants.

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission and it is hereby so resolved by the authority of same that the Mayor is authorized to execute an amendment to the purchase agreement with Apparel Authority, LLC, extending the agreement

until June 30, 2027 and authorizing a rate increase to such agreement, if one is requested by the vendor, to be effective no earlier than January 1, 2027, for the purchase of uniforms for the Fire Department on an as-ordered basis, to be paid from the Fire Department budget, in a form to be approved by the County Attorney's Office.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2026.

By:_____
LESTER M. MILLER, Mayor

Attest:_____
(SEAL) JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2026 Miller Authorizing Amendment to Agreement with Apparel Authority LLC for Purchase of Fire Uniforms 4-16-2026.docx

LEGISLATIVE SPONSORS	
☑ MAYOR LESTER M. MILLER	☐ MAYOR PRO TEMPORE VALERIE WYNN
☐ COMMISSIONER PAUL BRONSON	☐ COMMISSIONER STANLEY B. STEWART
☐ COMMISSIONER JOEY HULETT	☐
☐ COMMISSIONER RAYMOND WILDER	☐ COMMISSIONER BILL HOWELL
☐ COMMISSIONER DONICE BRYANT-CATO	☐ COMMISSIONER BRENDALYN BAILEY

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE MAYOR TO ENTER AN AGREEMENT WITH 1 ACCORD TECHNOLOGIES, LLC, IN THE AMOUNT OF $1,271,811.62 FOR NETWORK CONFIGURATION SERVICES FOR MACON-BIBB COUNTY COURTHOUSE, TO BE PAID FROM 2018 SPLOST FUNDS – PUBLIC SAFETY – IT UPGRADE – PROPERTY LINE ITEM; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Macon-Bibb County Courthouse is in need of significant network expansion and upgrades; and

WHEREAS, 1 Accord Technologies, LLC ("1 Accord") installed and configured the existing network at the Courthouse; and

WHEREAS, in order for the technology and network needs of the Courthouse to be met, the anticipated network expansion and upgrades must integrate seamlessly with the existing network assets; and

WHEREAS, because of the need for seamless integration of the networks and the nature of network configuration as a highly skilled practice, the Macon-Bibb County Commission finds that 1 Accord is a sole source vendor, as defined in Macon-Bibb County Code of Ordinances Section 19-5.4, qualified to perform the required services; and

WHEREAS, Procurement concurs with this award recommendation; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby resolved by the authority of the same, that the Macon-Bibb County Commission hereby approves the Mayor to authorize a Purchase Order be issued in favor of 1 Accord

Technologies, LLC, in the amount of $1,271,811.62, for network configuration and upgrade services at the Macon-Bibb County Courthouse, to be paid from the 2018 SPLOST Fund – Public Safety – IT Upgrade – Property line item

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

[Signatures on the following page.]

APPROVED AND ADOPTED this _____ day of _____, 2026.

By:_____
LESTER M. MILLER, Mayor

Attest:_____
(SEAL) JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2026 Miller Authorizing PO to 1 Accord for Network Upgrades to Courthouse - $1,271,811.62 - 4-18-26.docx

LEGISLATIVE SPONSORS	
☑ MAYOR LESTER M. MILLER	☐ MAYOR PRO TEMPORE VALERIE WYNN
☐ COMMISSIONER PAUL BRONSON	☐ COMMISSIONER STANLEY B. STEWART
☐ COMMISSIONER JOEY HULETT	☐
☐ COMMISSIONER RAYMOND WILDER	☐ COMMISSIONER BILL HOWELL
☐ COMMISSIONER DONICE BRYANT-CATO	☐ COMMISSIONER BRENDALYN BAILEY

AN ORDINANCE OF THE MACON-BIBB COUNTY COMMISSION TO AUTHORIZE AN APPROPRIATION, IN THE AMOUNT OF $150,000.00, FROM THE LAKE TOBESOFKEE FUND – FUND BALANCE TO THE LAKE TOBESOFKEE FUND – CONTRACT LABOR LINE ITEM, FOR THE PURPOSE OF FUNDING THE AQUATICS MANAGEMENT CONTRACT; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, on June 17, 2025, the Macon-Bibb County Commission adopted Ordinance O-25-0022, establishing the FY26 budget, said ordinance to become effective on July 1, 2025; and

WHEREAS, various budget amendments are necessary to conduct the affairs of Macon-Bibb County and to implement the policies of the governing body; and

WHEREAS, an appropriation in the amount of $150,000.00 is required from within the Lake Tobesofkee Fund for the purpose of funding the Aquatics Management contract for the hiring of lifeguards at Lake Tobesofkee; and

WHEREAS, the Macon-Bibb County Commission finds that this Ordinance is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT ORDAINED by the Macon-Bibb County Commission and it is hereby so ordained by the authority of the same that:

Section 1

The Macon-Bibb County Commission hereby approves an appropriation, in the amount of $150,000.00, from the Lake Tobesofkee Fund – Fund Balance to the Lake Tobesofkee Fund – Contract Labor line item, as provided in the Budget Amendment form attached hereto and incorporated herein as Exhibit A, for the purpose of funding the Aquatics Management contract.

.

Section 2.

The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3.

The Mayor, the Finance Director, and all other proper officers and agents of the County are authorized and directed to execute such documents and to take such other actions as may be required to accomplish the intents and purposes of this Ordinance.

Section 4.

In the event scrivener's errors shall be discovered in this Ordinance or in the Exhibits hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Ordinance.

Section 5.

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and not mutually dependent upon each other or upon any other provisions in the Macon-Bibb County Code of Ordinances. If any sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, or any other provisions of the Macon-Bibb County Code of Ordinances.

Section 6.

In the event that this Ordinance or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of resolution by the Macon-Bibb County Commission, it is the intent of this Commission that this Ordinance or such portion thereof shall be considered to have been adopted as a resolution of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Ordinance calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Ordinance satisfy such requirement, and that this Ordinance be construed accordingly.

Section 7.

All ordinances or resolutions, or parts of ordinances or resolutions in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 8.

Pursuant to and in accordance with Section 14 of the Charter, the Mayor may disapprove or reduce any item or items of appropriation in this Ordinance. The approved part or parts of this Ordinance making appropriations shall become law effective immediately upon its approval by the Mayor, and the part or parts disapproved shall not become law unless subsequently passed into law by the Commission over the Mayor's veto by the affirmative vote of six (6) members of the Macon-Bibb County Commission.

SO ORDERED AND ORDAINED this _____ day of _____, 2026.

By:_____
LESTER M. MILLER, Mayor

Attest:_____
(SEAL) JANICE S. ROSS, Clerk of the Commission

Q:\ORD MACON-BIBB\2026 Miller Appropriating Funds From Lake Tobo Fund For Aquatics Management Contract $150,000.00 4-16-26.Docx

EXHIBIT A

Macon-Bibb County

July 1, 2025 to June 30, 2026

Budget Amendment

Amendment Number:

Supplemental X

Department

Administrative

(check a box)

Date of Request: 4/9/2026 Department: Lake Tobesofkee

.

Transfer From:

Account Title	Account Number	Amount
Lake Tobesokee Fund Balance	559.505500	150,000.00
	Total	150,000.00

Transfer To:

Account Title	Account Number	Amount
Contract Labor	559.6180.523850.001	150,000.00
	Total	150,000.00

Reason for Transfer-

Add budget to cover Aquatic Management Contract for FY 26.

Approvals:	Initials	Date
Department Head Initials/Date		2026
Budget Officer Initials/Date		2026
County Manager Initials/Date		2026
Finance Complete Transfer Initials/Date		2026

Notes to file:

LEGISLATIVE SPONSORS	
☑ MAYOR LESTER M. MILLER	☐ MAYOR PRO TEMPORE VALERIE WYNN
☐ COMMISSIONER PAUL BRONSON	☐ COMMISSIONER STANLEY B. STEWART
☐ COMMISSIONER JOEY HULETT	☐
☐ COMMISSIONER RAYMOND WILDER	☐ COMMISSIONER BILL HOWELL
☐ COMMISSIONER DONICE BRYANT-CATO	☐ COMMISSIONER BRENDALYN BAILEY

AN ORDINANCE OF THE MACON-BIBB COUNTY COMMISSION TO AUTHORIZE BUDGET TRANSFERS, IN A TOTAL AMOUNT OF $257,167.00, AS PROVIDED HEREIN, TO FUND VARIOUS REGULAR DEPARTMENTAL EXPENSES; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, on June 17, 2025, the Macon-Bibb County Commission adopted Ordinance O-25-0022, establishing the FY26 budget, said ordinance to become effective on July 1, 2025; and

WHEREAS, various budget amendments are necessary to conduct the affairs of Macon-Bibb County and to implement the policies of the governing body; and

WHEREAS, the Macon-Bibb County Commission finds that this Ordinance is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT ORDAINED by the Macon-Bibb County Commission and it is hereby so ordained by the authority of the same that:

Section 1

The Macon-Bibb County Commission hereby approves budget transfers, in a total amount of $257,167.00, as provided in the Budget Amendment form attached hereto and incorporated herein as Exhibit A, for the purpose of funding various departmental expenses.

Section 2.

The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3.

The Mayor, the Finance Director, and all other proper officers and agents of the County are authorized and directed to execute such documents and to take such other actions as may be required to accomplish the intents and purposes of this Ordinance.

Section 4.

In the event scrivener's errors shall be discovered in this Ordinance or in the Exhibits hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Ordinance.

Section 5.

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and not mutually dependent upon each other or upon any other provisions in the Macon-Bibb County Code of Ordinances. If any sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, or any other provisions of the Macon-Bibb County Code of Ordinances.

Section 6.

In the event that this Ordinance or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of resolution by the Macon-Bibb County Commission, it is the intent of this Commission that this Ordinance or such portion thereof shall be considered to have been adopted as a resolution of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Ordinance calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Ordinance satisfy such requirement, and that this Ordinance be construed accordingly.

Section 7.

All ordinances or resolutions, or parts of ordinances or resolutions in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 8.

Pursuant to and in accordance with Section 14 of the Charter, the Mayor may disapprove or reduce any item or items of appropriation in this Ordinance. The approved part or parts of this

Ordinance making appropriations shall become law effective immediately upon its approval by the Mayor, and the part or parts disapproved shall not become law unless subsequently passed into law by the Commission over the Mayor's veto by the affirmative vote of six (6) members of the Macon-Bibb County Commission.

SO ORDERED AND ORDAINED this _____ day of _____, 2026.

By:_____
LESTER M. MILLER, Mayor

Attest:_____
(SEAL) JANICE S. ROSS, Clerk of the Commission

Q:\ORD MACON-BIBB\2026 Miller Authorizing Transfer Of $257,167.00 For Various Departmental Expenditures 4-16-2026.Docx

EXHIBIT A

Macon-Bibb County

Amendment Number:

July 1, 2025 to June 30, 2026

Budget Amendment

Supplemental

Department

Date of Request: 4/13/2026 Department: General Fund, Airport, Lake Tobesofkee, Departments

Administrative

(check a box)

Transfer From:

Account Title	Account Number	Amount
Education and Training Registration	100.1535.1001.523700.001	2,600.00
Repairs and Maint Machinery & Equip	100.3500.3502.522200.001	30,000.00
Small Equipments and Improvements	100.3500.3502.531600.001	20,000.00
Furniture and Fixture	100.3500.3502.542300	20,000.00
Salaries and Wages Full Time	100.2150.511100.001	38,000.00
Salaries and Wages Full Time	100.6200.511100.001	38,000.00
Salaries and Wages Full Time	100.1565.1020.511100.001	4,067.00
Small Equipment & Improvements	550.7565.531600.001	32,500.00
Part time salaries	201.2202.2202.511100.003	12,000.00
Part time salaries	559.6180.511100.003	60,000.00
	Total	257,167.00

Transfer To:

Account Title	Account Number	Amount	
Travel/Hotels/Food/Other	100.1560.523500.001	2,600.00	Internal Audit
Repairs and Maint Vehicle Parts	100.3500.3502.522200.002	70,000.00	Fire
Bailiffs	100.2150.511100.004	38,000.00	Superior Court
Salaries and Wages Over Time	100.6200.511300.001	38,000.00	Parks and Beautifi
Contract Labor	100.1565.1020.523850.001	4,067.00	Information Techn
Vehicles	550.7565.542200	32,500.00	Airport
Contingencies	201.2202.2202.579000	12,000.00	Crime Victim
Vehicles	559.6180.542200	60,000.00	Lake Tobesofkee
	Total	257,167.00	

Reason for Transfer-

Transfer budget to various departments for travel, repairs and maint machinery, small equip, furniture and fixtures, bailiffs, overtime, contract labor, and vehicle.

Approvals:	Initials	Date
Department Head Initials/Date		2026
Budget Officer Initials/Date		2026
County Manager Initials/Date		2026

Finance Complete Transfer

Initials/Date _____ 2026

Notes to file:

LEGISLATIVE SPONSORS	
☑ MAYOR LESTER M. MILLER	☐ MAYOR PRO TEMPORE VALERIE WYNN
☐ COMMISSIONER PAUL BRONSON	☐ COMMISSIONER STANLEY B. STEWART
☐ COMMISSIONER JOEY HULETT	☐
☐ COMMISSIONER RAYMOND WILDER	☐ COMMISSIONER BILL HOWELL
☐ COMMISSIONER DONICE BRYANT-CATO	☐ COMMISSIONER BRENDALYN BAILEY

A RESOLUTION OF THE MACON-BIBB COUNTY BOARD OF COMMISSIONERS AUTHORIZING THE USE OF EMINENT DOMAIN POWERS TO REMEDY BLIGHT CONDITIONS ON MULTIPLE PROPERTIES IDENTIFIED HEREIN; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Macon-Bibb County, Georgia (the "County") possesses the power of eminent domain under Georgia law; and

WHEREAS, the County has determined that blight or blighted properties within the County pose a threat to public safety and health as provided in O.C.G.A. § 22-1-1(1); and

WHEREAS, to remedy blight or blighted properties within the limits the County, it is a public benefit and in the public interest for the County to acquire blighted properties through the County's power of eminent domain; and

WHEREAS, the County declares that the properties located at

1. **2607 Peacock Street, Macon, Georgia**, and as more fully described in Exhibit 1;
2. **2075 Napier Avenue, Macon, Georgia**, and as more fully described in Exhibit 2;
3. **1141 Duncan Avenue, Macon, Georgia**, and as more fully described in Exhibit 3;
4. **1137 Carling Avenue, Macon, Georgia**, and as more fully described in Exhibit 4;
5. **60 Davis Street, Macon, Georgia**, and as more fully described in Exhibit 5;
6. **3809 Lake Street, Macon, Georgia**, and as more fully described in Exhibit 6;
7. **2368 Napier Avenue, Macon, Georgia**, and as more fully described in Exhibit 7;
8. **1311 Duncan Avenue, Macon, Georgia**, and as more fully described in Exhibit 8;
9. **1239 Duncan Avenue, Macon, Georgia**, and as more fully described in Exhibit 9;
10. **672 Frankin Street S, Macon, Georgia**, and as more fully described in Exhibit 10;
11. **516 Robert Henry St, Macon, Georgia**, and as more fully described in Exhibit 11;

12. **545 Heard Avenue, Macon, Georgia**, and as more fully described in Exhibit 12;

13. **535 Heard Avenue, Macon, Georgia**, and as more fully described in Exhibit 13;

14. **564 Cleveland Street, Macon, Georgia**, and as more fully described in Exhibit 14;

15. **980 Patterson Street, Macon, Georgia**, and as more fully described in Exhibit 15;

16. **581 Hanson Street, Macon, Georgia**, and as more fully described in Exhibit 16; and

17. **575 Nelson Street, Macon, Georgia**, and as more fully described in Exhibit 17;

are blighted properties, as that term is defined in O.C.G.A. § 22-1-1, and Exhibits 1 through 17, describing each of these properties respectively (collectively, the "Properties"), are incorporated herein by reference; and

WHEREAS, the County finds and determines that the Properties are to be acquired for a public use, and the County's acquisition of the fee simple interest in the Properties is necessary to remedy blight; and

WHEREAS, the County has conducted due diligence to identify persons with legal claims to or interests in the Properties based upon the public records and information reasonably available to the County; however, there may be other parties, known or unknown, who may also have an interest in the Properties; and

WHEREAS, it is necessary that the Properties and other rights, if any, be acquired expeditiously and without delay so that the County may remedy the blight; and

WHEREAS, the County made reasonable and good faith efforts to acquire the Properties by negotiation as provided by O.C.G.A. § 22-1-9, and documentation of such efforts is included in the corresponding exhibit for each Property; and

WHEREAS, with respect to each of the Properties, an independent appraiser was retained to determine just and adequate compensation, inspections were conducted or properly waived as reflected in the corresponding exhibit for each Property, and the amount of just compensation was established based upon such appraisal; and

WHEREAS, with respect to each of the Properties, the County provided written notice of its determination of just compensation and an offer to acquire the applicable parcel, and the County has been unable to reach a voluntary acquisition agreement; and

WHEREAS, with respect to each of the Properties, the County complied with the notice requirements of O.C.G.A. § 22-1-10 prior to consideration of this Resolution, including posting of signage, service or attempted service of notice of the meeting, and publication in the county legal organ, as documented in the corresponding exhibit for each Property; and

WHEREAS, it is necessary that the County initiate blight condemnation proceedings in the Superior Court of Bibb County, Georgia with respect to each of the Properties; and

WHEREAS, the Board of Commissioners considered the documentation associated with each of the Properties prior to adoption of this Resolution and makes a separate legislative determination with respect to each Property identified herein; and

WHEREAS, the Macon-Bibb County Commission finds that this resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED, by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that it is found to be a public necessity for the County to expeditiously acquire the Properties by and through its eminent domain powers so that the County may remedy the blight posed by the Properties.

BE IT FURTHER RESOLVED, that the circumstances are such that it is necessary for the County to proceed with condemnation proceedings to remedy blight by use of such method(s) as authorized by Chapter 22 of the Georgia Code to acquire the Properties.

BE IT FURTHER RESOLVED, that the County Attorney and its representatives shall institute, pursuant to O.C.G.A. § 22-1-15, blight condemnation proceedings in the Superior Court of Bibb County, Georgia to seek a determination that each of the Properties is a blighted property within the meaning of O.C.G.A. § 22-1-1.

BE IT FURTHER RESOLVED, that, if any of the Properties is deemed blighted by the Superior Court of Bibb County, Georgia, the County Attorney and its representatives shall institute in rem condemnation proceedings, pursuant to O.C.G.A. § 22-2-130 et seq., with respect to each such Property for the purpose of obtaining a judgment in rem condemning the applicable Property and determining just and adequate compensation.

BE IT FURTHER RESOLVED, that, in any in rem condemnation proceeding instituted pursuant to O.C.G.A. § 22-2-130 et seq., the County Attorney and its representatives are authorized to select the County's assessor in accordance with O.C.G.A. § 22-2-40 and to participate in the appointment of assessors and in the assessors hearing to assess the value of the applicable Property and determine just and adequate compensation as provided by Article 1 of Chapter 2 of Title 22 of the Official Code of Georgia Annotated.

BE IT FURTHER RESOLVED, that once the Superior Court of Bibb County enters a final judgment assessing the value of any Property, the County Attorney shall be authorized to pay

the interested parties the value and damages as set forth in the applicable final judgment from the Blight Elimination Revolving Loan Fund – Property Purchase line item.

BE IT FURTHER RESOLVED, that, as to any properties for which the County receives a final judgment of condemnation pursuant to this Resolution, the Mayor, County Attorney, and their designees or representatives shall be entitled to take whatever steps are necessary to put such property to a suitable public use, including transferring or disposing of the land at no cost, or at any cost as may be negotiated, to another public entity as authorized under O.C.G.A. § 22-1-15.

BE IT FURTHER RESOLVED, that the County shall expend all necessary and proper payments for the expenses incurred in carrying out the acquisition and condemnation of the Properties by and through the County Attorney and its authorized representatives, as well as to make all necessary and proper payments in connection with the County's acquisition and disposition of the Properties, including, but not limited to, title searches, appraisals, surveys, specialty reports, expert fees, closings, and/or any other costs associated with any condemnation actions authorized by this Resolution, which costs shall be payable from the Blight Elimination Revolving Loan Fund - Professional Services Other line item.

BE IT FURTHER RESOLVED, that if any of the Properties identified in this Resolution is determined by a court of competent jurisdiction to be improperly included or otherwise not subject to condemnation, such determination shall not affect the validity of this Resolution or the County's authority to proceed with respect to any other Property identified in this Resolution.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor and County Attorney, and their designees, the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2026.

By: _____

LESTER M. MILLER, Mayor

Attest: _____

(SEAL) JANICE S. ROSS, Clerk of Commission

Q:\RES MACON-BIBB\2026 Miller Authorizing The Use Of Blight Condemnation Powers For 17 Properties 4-20-26.Docx

EXHIBIT 1

EXHIBIT "1"

PROPERTY LOCATED AT
2607 PEACOCK STREET, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **2607 PEACOCK STREET, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **THE FINISHING TOUCH NYC CORPORATION** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **NINE THOUSAND FIVE HUNDRED DOLLARS ($9,500.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

2607 PEACOCK STREET, MACON, GEORGIA

Legal Description:

All that tract or parcel of land being Lot 1, Block 14, of the Enterprise Syndicate Property according to plat of said property recorded in Deed Book AJ, Page 722 of the Deed Records of Bibb County, Georgia and described as follows: Commencing at the Southwest corner of Colquitt Street (formerly Progress Avenue) and Peacock Street (formerly Sixth Street) and running thence South along the West side of Peacock Street 50 feet to Lot 2, Block 14; thence with this frontage extending back in a Westerly direction with uniform width 115 feet along the South side of Colquitt Steet and 114 feet along the North side of Lot 2, Block 14 to a street on the rear or left side known as Antioch Road (formerly Gantt City Road)

This is the portion of the property conveyed to The Finishing Touch NYC Corporation from JOTZ Investments, LLC in deed dated March 24, 2022, filed for record April 1, 2022, in Deed Book 11208, Page 308, Superior Court Clerk's Office, Bibb+ County, Georgia deed records.

Exhibit A

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

6/16/2025

The Finishing Touch NYC Corporation
1239 Broadway, Suite 402
New York, NY 10001

RE: 2607 Peacock Street

Dear The Finishing Touch NYC Corporation

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 2607 Peacock Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 2607 Peacock Street was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, The Finishing Touch NYC Corporation, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 2607 Peacock Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself.**

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

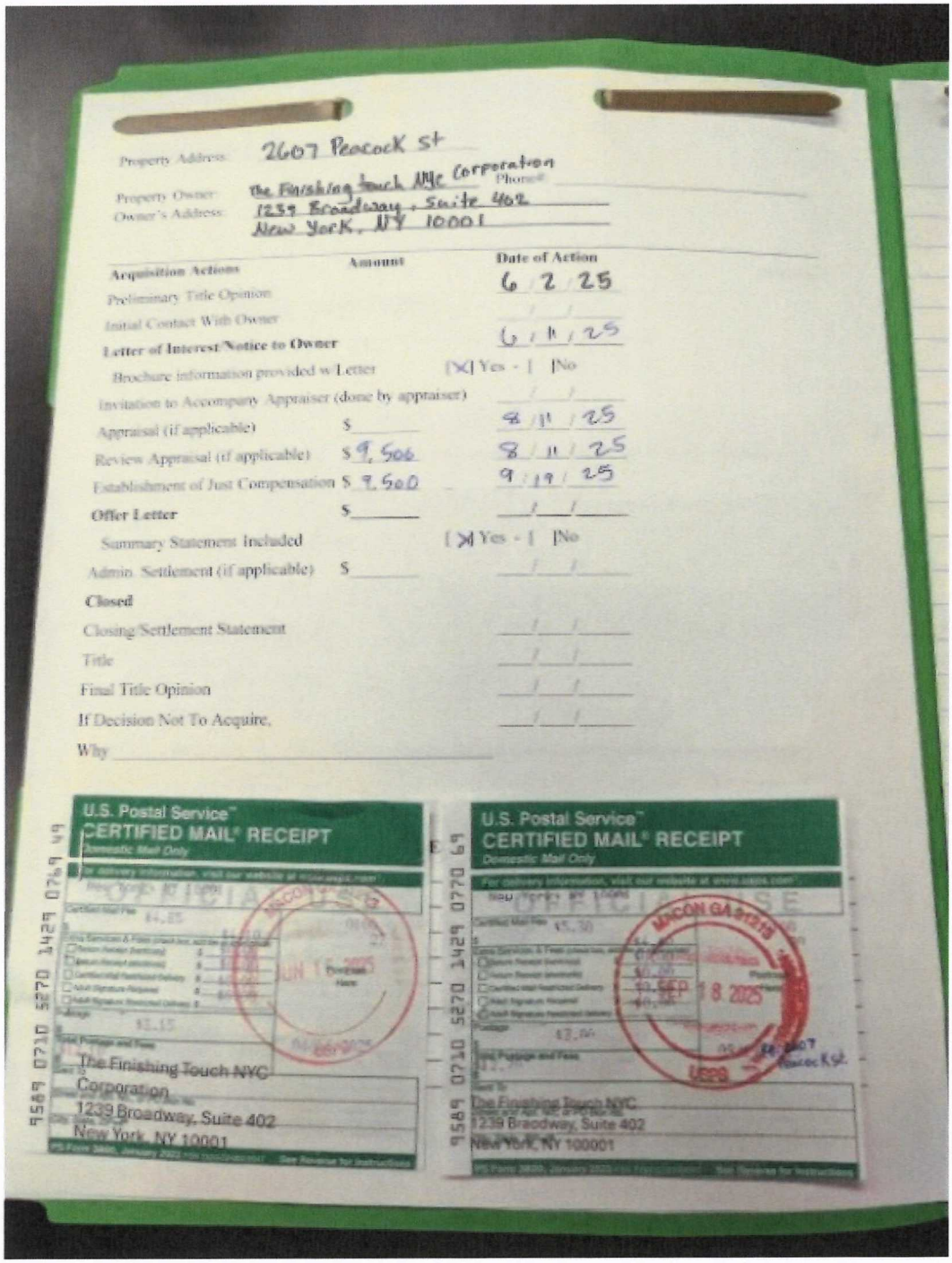
_____

The Finishing Touch NYC Corporation

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public



Property Address: 2607 Peacock St

Property Owner: The Finishing Touch NYC Corporation Phone#

Owner's Address: 1239 Broadway, Suite 402
New York, NY 10001

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		6/2/25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		6/11/25
Brochure information provided w/Letter	[X] Yes - [ ] No	
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$	8/11/25
Review Appraisal (if applicable)	$ 9,506	8/11/25
Establishment of Just Compensation	$ 9,500	9/19/25
Offer Letter	$	/ /
Summary Statement Included	[X] Yes - [ ] No	
Admin. Settlement (if applicable)	$	/ /
Closed		
Closing/Settlement Statement		/ /
Title		/ /
Final Title Opinion		/ /
If Decision Not To Acquire,		/ /

Why

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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9589 0710 5270 1429 0769 49

The Finishing Touch NYC
Corporation
1239 Broadway, Suite 402
New York, NY 10001

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

9589 0710 5270 1429 0770 69

The Finishing Touch NYC
1239 Broadway, Suite 402
New York, NY 10001

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

9/19/2025

The Finishing Touch NYC
1239 Braodway, Suite 402
New York, NY 100001

RE: 2607 Peacock Street

Dear The Finishing Touch NYC

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 2607 Peacock Street (hereinafter referred to as the "Property") on 8/11/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$ 9,500**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances

to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 2607 Peacock Street (hereinafter referred to as the "Property") as $ 9,500.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property: **$ 9,500**

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

EVERETT VERNER, EXECUTIVE DIRECTOR

9/19/25
DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land being Lot 1, Block 14, of the Enterprise Syndicate Property according to plat of said property recorded in Deed Book AJ, Page 722 of the Deed Records of Bibb County, Georgia and described as follows: Commencing at the Southwest corner of Colquitt Street (formerly Progress Avenue) and Peacock Street (formerly Sixth Street) and running thence South along the West side of Peacock Street 50 feet to Lot 2, Block 14; thence with this frontage extending back in a Westerly direction with uniform width 115 feet along the South side of Colquitt Steet and 114 feet along the North side of Lot 2, Block 14 to a street on the rear or left side known as Antioch Road (formerly Gantt City Road)
This is the portion of the property conveyed to The Finishing Touch NYC Corporation from JOTZ Investments, LLC in deed dated March 24, 2022, filed for record April 1, 2022, in Deed Book 11208, Page 308, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/Abandoned: It appears that no one lives at this location.
- Overgrown Vegetation: The structure is surrounded by tall bushes, grass; and Vines
- Property Open (windows/roof/walls): The front and rear door were open and the structure unsecure
- Other/Exterior Violations: The roof over the front porch was caving inward. The fascia boards on the front and side of the structure were rotten.
- Repeated illegal activity on the individual property of which the property owner knew or should have known of; Conditions: Illegal dumping
- And, the property is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property. Conditions: Illegal dumping

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Declaration of Offer:

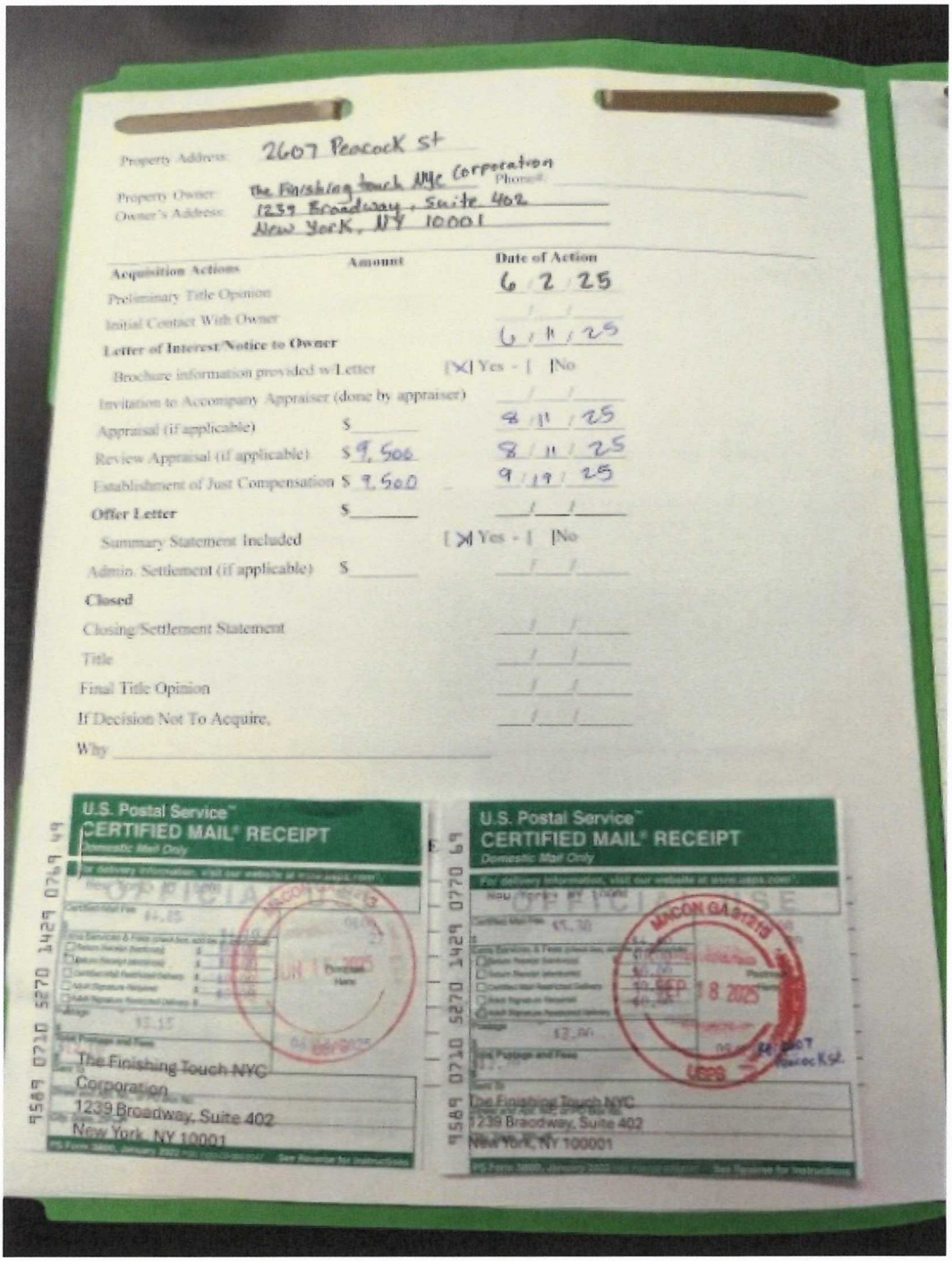
Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $ 9,500. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

EVERETT VERNER, EXECUTIVE DIRECTOR

9/19/25
DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005



Property Address: 2607 Peacock St

Property Owner: The Finishing touch NYC Corporation Phone#:

Owner's Address: 1239 Broadway, Suite 402
New York, NY 10001

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		6 / 2 / 25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		6 / 11 / 25
Brochure information provided w/Letter	[X] Yes - [ ] No	
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$	8 / 11 / 25
Review Appraisal (if applicable)	$ 9,500	8 / 11 / 25
Establishment of Just Compensation	$ 9,500	9 / 19 / 25
Offer Letter	$	/ /
Summary Statement Included	[X] Yes - [ ] No	
Admin. Settlement (if applicable)	$	/ /
Closed		
Closing/Settlement Statement		/ /
Title		/ /
Final Title Opinion		/ /
If Decision Not To Acquire,		/ /

Why

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OFFICIAL USE

Certified Mail Fee $4.25

Postage $3.15

Total Postage and Fees

Sent To
The Finishing Touch NYC
Corporation
1239 Broadway, Suite 402
New York, NY 10001

9589 0710 5270 1429 0769 49

MACON GA 91213
JUN 18 2025
Postmark Here

PS Form 3800, January 2023 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $5.30

Postage $3.00

Total Postage and Fees

Sent To
The Finishing Touch NYC
1239 Broadway, Suite 402
New York, NY 10001

9589 0710 5270 1429 0770 69

MACON GA 91213
SEP 18 2025
USPS
Postmark Here

PS Form 3800, January 2023 See Reverse for Instructions

EXHIBIT D

SERVICE ATTEMPT

----------X

THE FINISHING TOUCH NYC CORPORATION
1239 BROADWAY, SUITE 402
NEW YORK, NY 10001

c/o SHERANE N. DICKENS
CHIEF EXECUTIVE OFFICER
318 W. 121ST STREET, 4A,
NEW YORK, NY 10027

AFFIRMATION OF ATTEMPTED SERVICE

----------X

FREDERICK PRINGLE affirms that he is over the age of eighteen years, is employed by the attorney service, D.L.S., Inc., and is not a party to this action.

That on the 3rd day of April, 2026, at approximately 11:15am, deponent attempted to serve a true copy of the **COVER LETTER AND STATEMENT OF RIGHTS** upon **THE FINISHING TOUCH NYC CORPORATION** at 1239 Broadway, Suite 402, New York, NY 10001, but the deponent was told by security that the company moved out years ago and are no longer at this address.

FREDERICK PRINGLE affirms this 9th day of April, 2026, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action of preceding in a court of law.

FREDERICK PRINGLE, #2067891

#315327

D.L.S., Inc.
401 Broadway
Ste. 808
New York, NY 10013
212-925-1220
www.dlsnational.com

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matthew Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 18, 2026

The Finishing Touch NYC Corporation
1239 Broadway, Suite 402
New York, NY 10001
c/o Sherane N. Dickens
Chief Executive Officer
318 W. 121st Street, 4A,
New York, NY 10027

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear The Finishing Touch NYC Corporation and Sherane Dickens:

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **2607 Peacock Street, Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or the email addresses listed above.

Sincerely,

Lauren Schultz
Matthew Laws
Tyler Meadows
Attorneys for Macon-Bibb County

MAL/xxx
Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

CERTIFIED MAIL & RETURN RECEIPT

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matthew Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 31, 2026

CERTIFIED MAIL NO.: 9589 0710 5270 3379 4389 45
RETURN RECEIPT: 9590 9402 9803 5266 5898 56
The Finishing Touch NYC Corporation
1239 Broadway, Suite 402
New York, NY 10001

CERTIFIED MAIL NO.: 9589 0710 5270 3379 4389 52
RETURN RECEIPT: 9590 9402 9803 5266 5898 49
The Finishing Touch NYC Corporation
c/o Sherane N. Dickens
Chief Executive Officer
318 W. 121st Street, 4A,
New York, NY 10027

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear The Finishing Touch NYC Corporation and Sherane Dickens:

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **2607 Peacock Street, Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or the email addresses listed above.

Sincerely,

Lauren Schultz
Matthew Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

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FAQs >

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Tracking Number:

9589071052703379438952

Copy Schedule a Redelivery (https://tools.usps.com/redelivery.htm)

Latest Update

This is a reminder to arrange for redelivery of your item before April 18, 2026 or your item will be returned on April 19, 2026. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

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USPS Tracking Plus®

Feedback

Delivery Attempt: Action Needed
Reminder to Schedule Redelivery of your item before April 18, 2026
April 9, 2026

Notice Left (No Authorized Recipient Available)
NEW YORK, NY 10027
April 4, 2026, 1:33 pm

Arrived at USPS Regional Facility
NEW YORK NY DISTRIBUTION CENTER
April 3, 2026, 3:49 pm

In Transit to Next Facility
April 2, 2026

Arrived at USPS Regional Facility
ATLANTA GA DISTRIBUTION CENTER
April 1, 2026, 4:52 pm

● **Hide Tracking History**

What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

Text & Email Updates

Schedule Redelivery

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052703379438945

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Moving Through Network

In Transit to Next Facility
April 11, 2026

Forward Expired
NEW YORK, NY 10001
April 6, 2026, 9:50 am

Redelivery Scheduled for Next Business Day
NEW YORK, NY 10001
April 4, 2026, 10:05 am

Arrived at Post Office
NEW YORK, NY 10001
April 4, 2026, 7:13 am

Arrived at USPS Regional Facility
NEW YORK NY DISTRIBUTION CENTER
April 3, 2026, 3:47 pm

Arrived at USPS Regional Facility

ATLANTA GA DISTRIBUTION CENTER
April 1, 2026, 4:35 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

9589071052703379438952

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 2607 Peacock Street, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 12:37 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

Lauren Landers

Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Tamara James

Notary Public

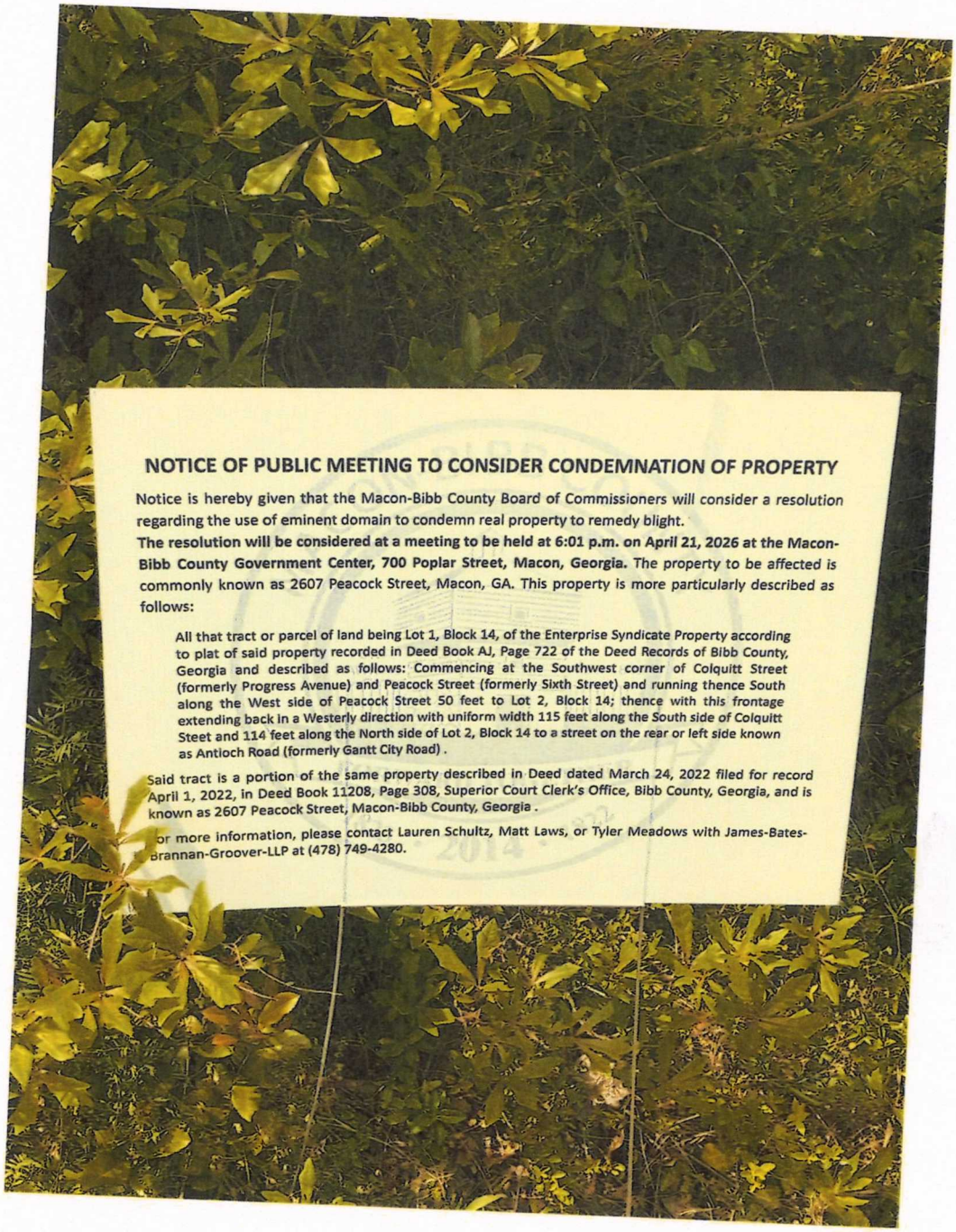
My commission expires: 4/11/2026

TAMARA JAMES NOTARY PUBLIC PUTNAM COUNTY GEORGIA EXPIRES Apr. 11, 2026 SEAL

NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

EXHIBIT

A



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

The resolution will be considered at a meeting to be held at 6:01 p.m. on April 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 2607 Peacock Street, Macon, GA. This property is more particularly described as follows:

All that tract or parcel of land being Lot 1, Block 14, of the Enterprise Syndicate Property according to plat of said property recorded in Deed Book AJ, Page 722 of the Deed Records of Bibb County, Georgia and described as follows: Commencing at the Southwest corner of Colquitt Street (formerly Progress Avenue) and Peacock Street (formerly Sixth Street) and running thence South along the West side of Peacock Street 50 feet to Lot 2, Block 14; thence with this frontage extending back in a Westerly direction with uniform width 115 feet along the South side of Colquitt Steet and 114 feet along the North side of Lot 2, Block 14 to a street on the rear or left side known as Antioch Road (formerly Gantt City Road) .

Said tract is a portion of the same property described in Deed dated March 24, 2022 filed for record April 1, 2022, in Deed Book 11208, Page 308, Superior Court Clerk's Office, Bibb County, Georgia, and is known as 2607 Peacock Street, Macon-Bibb County, Georgia .

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT 2

EXHIBIT "2"

PROPERTY LOCATED AT
2075 NAPIER AVENUE, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **2075 NAPIER AVENUE, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **DAVITA S. BYNAM** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **TWENTY FIVE THOUSAND DOLLARS ($25,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

2075 NAPIER AVENUE, MACON, GEORGIA

Legal Description:

All that tract or parcel of land situate, lying and being in the City of Macon, Bibb County, Georgia in the Vineville District and being known as Lot 5 of a subdivision of Lot 53 of the Napier Property as shown by plat recorded in Plat Book 72, Folio 264, Clerk's Office, Bibb Superior Court. Said lot fronts on Napier Avenue 52.8 feet and extends back with even width a distance of 140 feet to a 10-foot alley.

This is the same property conveyed to Davita S. Bynam in deed dated November 30, 2007, recorded in Deed Book 7705, Page 356, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

10/22/2025

Davita S. Bynam
P.O. Box 295
Cataula, GA 31804

RE: 2075 Napier Avenue

Dear Davita S. Bynam:

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 2075 Napier Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 2075 Napier Avenue was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Davita S. Bynam, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 2075 Napier Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself.**

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Davita S. Bynam

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Flint, MI 48501

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $3.00
Total Postage and Fees $12.70

0100 01

USPS Postmark Here
OCT 21 2025
10/21/2025
Re: 2075 Napier Ave
MACON, GA 31213

Sent To: MERS
Street and Apt. No., or PO Box No.: P.O. Box 2096
City, State, ZIP+4®: Flint, MI 48501-2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0773 73

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
MERS
P.O. Box 2096
Flint, MI 48501-2026

9590 9402 4389 8190 4282 46

2. Article Number (Transfer from service label)
9589 0710 5270 1429 0773 73

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X MERS Mailroom ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
OCT 30 2025
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:
Re: 2075 Napier Ave

3. Service Type
- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Appraisal (if applicable) $

1 / 5 / 26

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

San Diego, CA 92186

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $3.00
Total Postage and Fees $12.70

0100 01

USPS Postmark Here
10/21/2025
Re: 2075 Napier Ave
MACON, GA 31213

Sent To: American Mortgage Network inc.
Street and Apt. No., or PO Box No.: P.O. Box 85463
City, State, ZIP+4®: San diego, CA 92186

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0773 59

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
American Mortgage Network inc.
P.O. Box 85463
San diego, CA 92186

9590 9402 4389 8190 4282 60

2. Article Number (Transfer from service label)
9589 0710 5270 1429 0773 59

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
JERMEL LEWIS
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:
NOV 07 2025
Re: 2075 Napier Avenue

3. Service Type
- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail
- ☐ Registered
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Cataula, GA 31804

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $3.00
Total Postage and Fees $12.70

0100 01

USPS Postmark Here
OCT 21 2025
10/21/2025
Re: 2075 Napier Ave
MACON, GA 31213

Sent To: Davita S. Byrnam
Street and Apt. No., or PO Box No.: P.O. Box 295
City, State, ZIP+4®: Cataula, GA 31804

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0773 66

NOTES

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

1/13/2025

Davita S. Bynam
P.O. Box 295
Cataula, GA 31804

RE: 2075 Napier Avenue

Dear Davita S. Bynam

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 2075 Napier Avenue (hereinafter referred to as the "Property") on 12/4/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$25000**

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a

marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 2075 Napier Avenue (hereinafter referred to as the "Property") as $25000

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$25000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land situate, lying and being in the City of Macon, Bibb County, Georgia in the Vineville District and being known as Lot 5 of a subdivision of Lot 53 of the Napier Property as shown by plat recorded in Plat Book 72, Folio 264, Clerk's Office, Bibb Superior Court. Said lot fronts on Napier Avenue 52.8 feet and extends back with even width a distance of 140 feet to a 10-foot alley.

This is the same property conveyed to Davita S. Bynam in deed dated November 30, 2007, recorded in Deed Book 7705, Page 356, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/ Abandoned: Conducive for homeless activity in the shape it is in now
- Overgrown Vegetation: Overgrown vegetation in excess of 12 inches
- Property Open: Front porch ceiling is falling in and rodents can enter the house, two windows and doors are boarded up and one window is open
- Other Exterior Violations: Facia board damage, paint peeling off the siding, siding damage, porch roof damage
- Uninhabitable/ Unsafe Structure
- Inadequate provisions for ventilation, light, air

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $25000. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR (signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Property Address: 2075 Napier Avenue

Property Owner: Davita S. Byram Phone#: _____

Owner's Address: P.O. Box 295
Cataula GA 31804

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		9/30/25
Initial Contact With Owner		___/___/___
Letter of Interest/Notice to Owner		10/21/26
Brochure information provided w/Letter	[X] Yes - [ ]No	
Invitation to Accompany Appraiser (done by appraiser)		___/___/___
Appraisal (if applicable)	$_____	1/5/26
Review Appraisal (if applicable)	$_____	___/___/___
Establishment of Just Compensation	$_____	1/13/26
Offer Letter	$ $25,000	___/___/___
Summary Statement Included	[X] Yes - [ ]No	
Admin. Settlement (if applicable)	$_____	___/___/___
Closed		
Closing/Settlement Statement		___/___/___
Title		___/___/___
Final Title Opinion		___/___/___
If Decision Not To Acquire,		___/___/___

Why _____

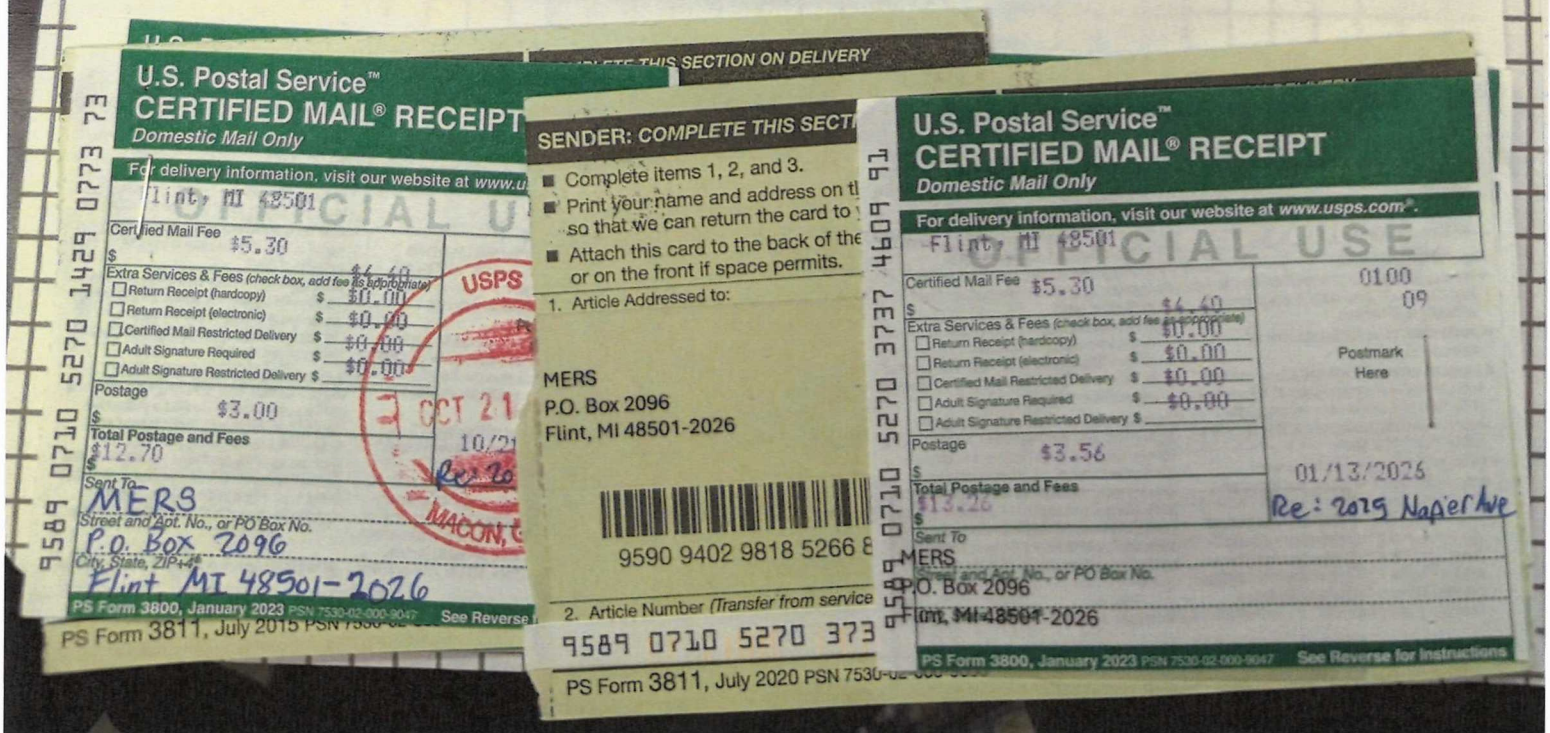


EXHIBIT D

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Muscogee, State of Georgia

I. SERVER. I, Keith Lunsford ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **Davita S. Bynam** regarding **2075 Napier Avenue Macon, Georgia 31204**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On March 28th, 2026 at 5:30 ☐ AM ☒ PM, I went to

Address: 154 Toms Cir. Cataula, GA 31804 and I

☐ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☒ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as: a 78 year old African-American Female Standing around 5ft7 and weighing appox. 180 pounds with Black Hair or;

☐ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as: _____

_____.

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: _____ Date: Apr. 1, 2026

Sworn to and subscribed before me
this 1 day of April, 2026.

_____
Notary Public

My commission expires: May 29, 2029.

[SEAL]

MATTHEW BOLIN
NOTARY PUBLIC
EXPIRES
GEORGIA
MAY 29, 2029
MUSCOGEE COUNTY

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matthew Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 18, 2026

Davita S. Bynam
P.O. Box 295,
Cataula, GA 31804

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Davita S. Bynam:

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **2075 Napier Avenue, Macon, Georgia 31204** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or the email addresses listed above.

Sincerely,

_____
Lauren Schultz
Matthew Laws
Tyler Meadows
Attorneys for Macon-Bibb County

MAL/xxx
Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 2075 Napier Avenue, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 12:53 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

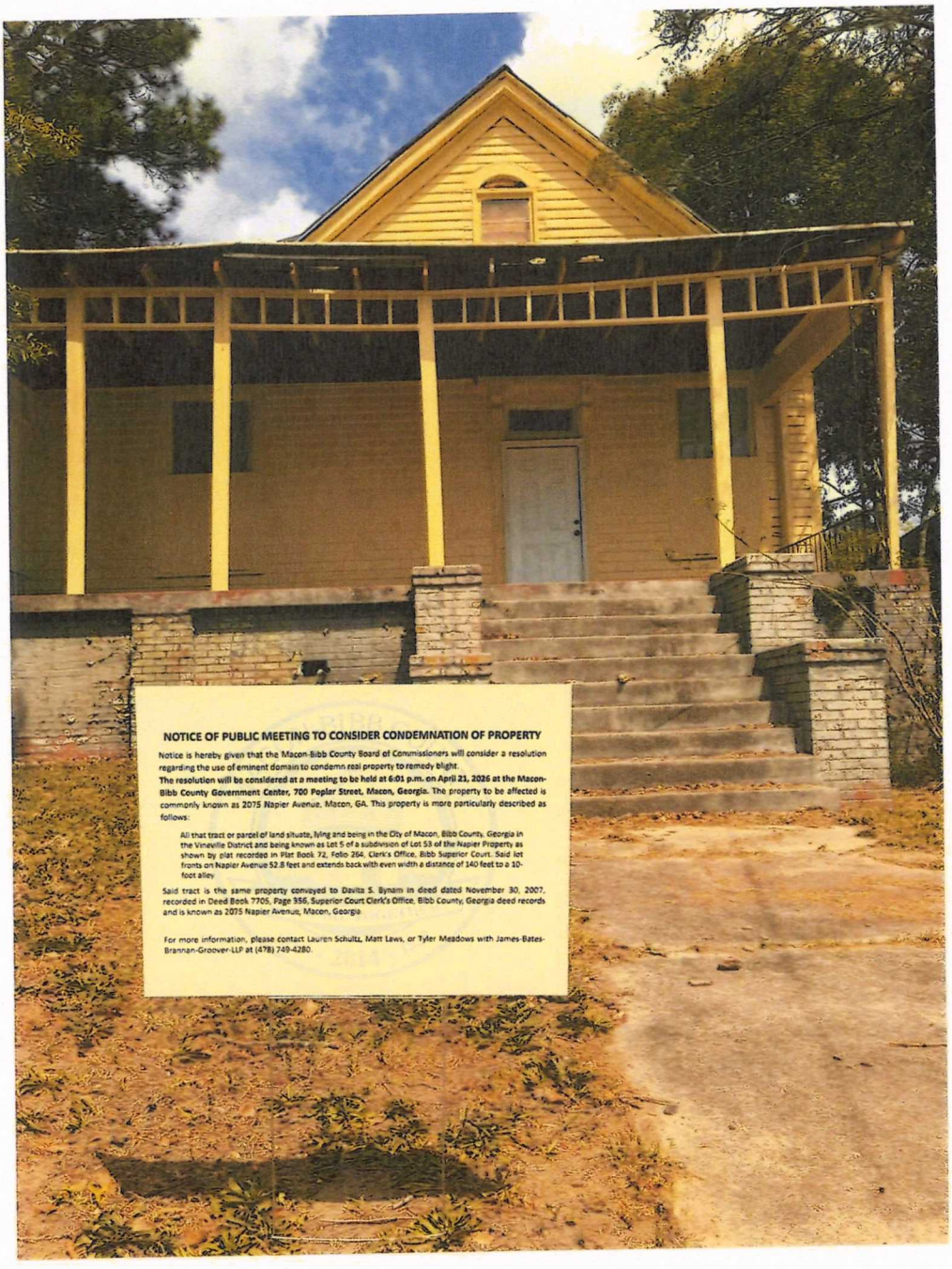
Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

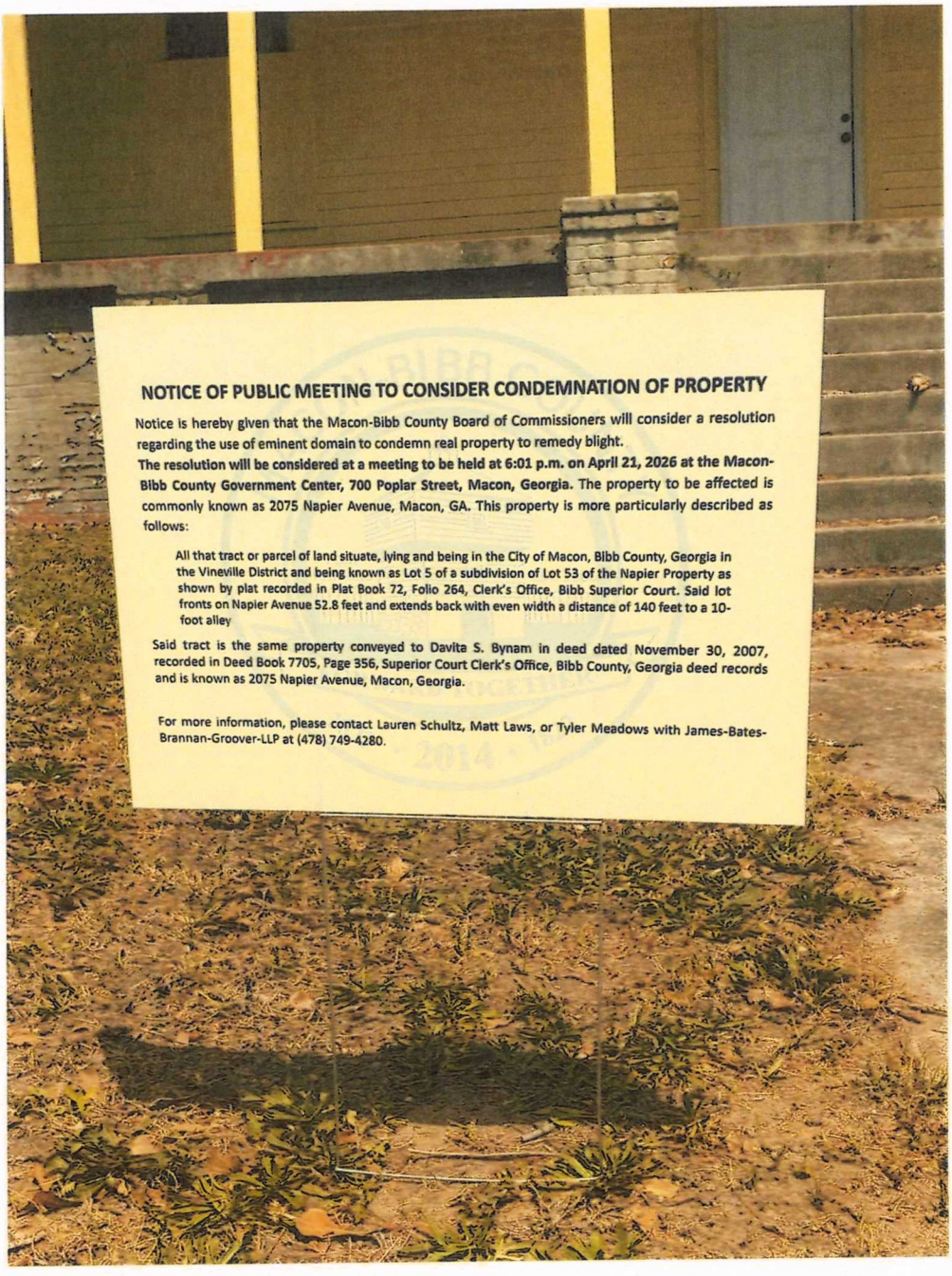
My commission expires: 4/11/2026

[SEAL]
TAMARA JAMES
NOTARY
EXPIRES
GEORGIA
Apr. 11, 2026
PUBLIC
PUTNAM COUNTY


NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY
Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.
The resolution will be considered at a meeting to be held at 6:01 p.m. on April 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 2075 Napier Avenue, Macon, GA. This property is more particularly described as follows:
All that tract or parcel of land situate, lying and being in the City of Macon, Bibb County, Georgia in the Vineville District and being known as Lot 5 of a subdivision of Lot 53 of the Napier Property as shown by plat recorded in Plat Book 72, Folio 264, Clerk's Office, Bibb Superior Court. Said lot fronts on Napier Avenue 52.8 feet and extends back with even width a distance of 140 feet to a 10-foot alley.
Said tract is the same property conveyed to Davita S. Bynam in deed dated November 30, 2007, recorded in Deed Book 7705, Page 356, Superior Court Clerk's Office, Bibb County, Georgia deed records and is known as 2075 Napier Avenue, Macon, Georgia.
For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT

A



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

The resolution will be considered at a meeting to be held at 6:01 p.m. on April 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 2075 Napier Avenue, Macon, GA. This property is more particularly described as follows:

All that tract or parcel of land situate, lying and being in the City of Macon, Bibb County, Georgia in the Vineville District and being known as Lot 5 of a subdivision of Lot 53 of the Napier Property as shown by plat recorded in Plat Book 72, Folio 264, Clerk's Office, Bibb Superior Court. Said lot fronts on Napier Avenue 52.8 feet and extends back with even width a distance of 140 feet to a 10-foot alley

Said tract is the same property conveyed to Davita S. Bynam in deed dated November 30, 2007, recorded in Deed Book 7705, Page 356, Superior Court Clerk's Office, Bibb County, Georgia deed records and is known as 2075 Napier Avenue, Macon, Georgia.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT 3

EXHIBIT "3"

PROPERTY LOCATED AT
1141 DUNCAN AVENUE, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **1141 DUNCAN AVENUE, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **AMUN RA, LLC** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **TWENTY THOUSAND DOLLARS ($20,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

1141 DUNCAN AVENUE, MACON, GEORGIA

Legal Description:

being known and designated as Lot 13, Block 10, of Huguenin Heights Subdivision, and being more particularly described according to a plat of record in Deed Book MM, Page 710, Clerk's Office, Bibb Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto in aid of a more complete and accurate description.

This is the same property conveyed to Amun Ra LLC from Ruth Z. Kamya in deed dated August 25, 2021, recorded in Deed Book 10975, Page 227, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

10/22/2025

Amun Ra LLC
P.O. Box 1545
Reynoldsburg, OH 43068

RE: 1141 Duncan Avenue

Dear Amun Ra LLC:

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 1141 Duncan Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 1141 Duncan Avenue was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Amun Ra LLC, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 1141 Duncan Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself.**

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Amun Ra LLC

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

10/22/2025

Michael Smith
1692 Alum Creek Drive
Columbus, OH 43209

RE: 1141 Duncan Avenue

Dear Michael Smith:

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 1141 Duncan Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 1141 Duncan Avenue was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Michael Smith, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 1141 Duncan Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself.**

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Michael Smith

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

Property Address: 1141 Duncan Avenue

Property Owner: Amun Ra LLC Phone#:

Owner's Address: ~~1545 Reynoldsburg~~ PO Box 1545
Reynoldsburg OH 43068

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		10/7/25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		10/25/25
Brochure information provided w/Letter	[X] Yes - [ ] No	
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$ 20,060	1/20/26
Review Appraisal (if applicable)	$	/ /
Establishment of Just Compensation	$	/ /
Offer Letter	$ 20,000	1/29/26
Summary Statement Included	[X] Yes [ ] No	

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Columbus, OH 43209
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $2.72
Total Postage and Fees $12.42
Sent To Michael Smith
Street and Apt. No., or PO Box No. 1692 Alum Creek Drive
City, State, ZIP+4® Columbus, OH 43209
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS Postmark Here OCT 21 2025 10/21/2025 Re: 1141 Duncan Ave MACON, GA 31213
9589 0710 5270 1429 0772 98

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Reynoldsburg, OH 43068
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $2.72
Total Postage and Fees $12.42
Sent To Amun Ra LLC
Street and Apt. No., or PO Box No. P.O. Box 1545
City, State, ZIP+4® Reynoldsburg, OH 43068
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS Postmark Here OCT 21 2025 10/21/2025 Re: 1141 Duncan Ave MACON, GA 31213
9589 0710 5270 1429 0772 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Columbus, OH 43209
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $3.56
Total Postage and Fees $13.26
Sent To Michael Smith
Street and Apt. No., or PO Box No. 1692 Alum Creek Drive
City, State, ZIP+4® Columbus, OH 43209
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS Postmark Here JAN 28 2025 01/28/2026 Re: 1141 Duncan Ave MACON, GA 31213
9589 0710 5270 3737 4610 73

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $3.56
Total Postage and Fees $13.26
Sent To Amun Ra LLC
Street and Apt. No., or PO Box No. P.O. Box 1545
City, State, ZIP+4® Reynoldsburg, OH 43068
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS Postmark Here JAN 28 2025 01/28/2026 Re: 1141 Duncan Ave MACON GA 31213
9589 0710 5270 3737 4610 66

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

1/29/2026

AMUN RA LLC
P.O. Box 1545
Reynoldsburg, OH 43068

RE: 1141 Duncan Avenue

Dear AMUN RA LLC

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 1141 Duncan Avenue (hereinafter referred to as the "Property") on 1/12/2026. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$20000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a

marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 1141 Duncan Avenue (hereinafter referred to as the "Property") as $20000.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$20000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land situate, lying and being in the City of Macon, Bibb County, Georgia, being known and designated as Lot 13, Block 10, of Huguenin Heights Subdivision, and being more particularly described according to a plat of record in Deed Book MM, Page 710, Clerk's Office, Bibb Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto in aid of a more complete and accurate description.
This is the same property conveyed to Amun Ra LLC from Ruth Z. Kamya in deed dated August 25, 2021, recorded in Deed Book 10975, Page 227, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/ Abandoned
- Overgrown Vegetation
- Property Open
- Trash in yard
- Other Exterior Violations
- Uninhabitable/ Unsafe Structure
- Inadequate provisions for ventilation, light, air

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $20000. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

1/29/2026

Michael Smith
1692 Alum Creek Drive
Columbus, OH 43209

RE: 1141 Duncan Avenue

Dear Michael Smith

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 1141 Duncan Avenue (hereinafter referred to as the "Property") on 1/12/2026. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

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Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

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_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

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- Uninhabitable/ Unsafe Structure
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Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

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Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Property Address: 1141 Duncan Avenue

Property Owner: Amun Ra LLC Phone#:

Owner's Address: ~~1545 Reynoldsburg~~ PO Box 1545
Reynoldsburg OH 43068

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		10/7/25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		10/25/25
Brochure information provided w/Letter	[X] Yes - [ ]No	
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$ 20,000	1/20/26
Review Appraisal (if applicable)	$	/ /
Establishment of Just Compensation	$	/ /
Offer Letter	$ 20,000	1/29/26
Summary Statement Included	[X] Yes [ ]No	

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☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $2.72
Total Postage and Fees $12.42
Sent To Michael Smith
Street and Apt. No., or PO Box No. 1692 Alum Creek Drive
City, State, ZIP+4® Columbus, OH 43209
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS Postmark Here OCT 21 2025 10/21/2025 Re: 1141 Duncan Ave MACON, GA 31213
9589 0710 5270 1429 0772 98

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USPS Postmark Here JAN 28 2025 01/28/2026 Re: 1141 Duncan Ave MACON GA 31213
9589 0710 5270 3737 4610 66

EXHIBIT D

SERVICE ATTEMPT

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Bibb, State of Georgia

I. SERVER. I, Mark Artis ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **Amun Ra, LLC** regarding **1141 Duncan Avenue, Macon, Georgia 31201**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On March 26, 2026 at 10:35 ☑ AM ☐ PM, I went to

Address: 1692 ALUM CREEK DR Columbus Ohio 43209 and I

☑ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☐ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as:_____

_____ or;

☐ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as:_____

_____.

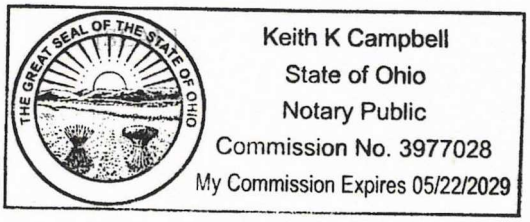
V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: Mark Artis Date: 4-6-26

Sworn to and subscribed before me this 6th day of April, 2026.

Keith Campbell
Notary Public

My commission expires: _____.



JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matthew Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 18, 2026

Amun Ra, LLC
P.O. Box 1545
Reynoldsburg, OH 43068

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Amun Ra, LLC,

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **1141 Duncan Avenue, Macon, Georgia 31021** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or the email addresses listed above.

Sincerely,

Lauren Schultz
Matthew Laws
Tyler Meadows
Attorneys for Macon-Bibb County

MAL/xxx
Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____
Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

CERTIFIED MAIL & RETURN RECEIPT

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matthew Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 31, 2026

CERTIFIED MAIL NO: 9589 0710 5270 3379 4389 21
RETURN RECEIPT: 9590 9402 9803 5266 5898 70
Michael Smith
1692 Alum Creek Drive
Columbus, OH 43209

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Mr. Smith,

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **1141 Duncan Avenue, Macon, Georgia 31021** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or the email addresses listed above.

Sincerely,

_____
Lauren Schultz
Matthew Laws
Tyler Meadows
Attorneys for Macon-Bibb County

TM/lfl
Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

ALERT: IMPACTS FROM SUPER TYPHOON SINLAKU IN THE MARIANA ISLANDS MAY DELAY F...

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FAQs >

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Tracking Number:

9589071052703379438921

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Latest Update

Your item was returned to the sender on April 7, 2026 at 12:35 pm in COLUMBUS, OH 43209 because the address was vacant or the business was no longer operating at the location and no further information was available.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Alert
Vacant
COLUMBUS, OH 43209
April 7, 2026, 12:35 pm

In Transit to Next Facility
April 6, 2026

Arrived at USPS Regional Facility
ATLANTA GA DISTRIBUTION CENTER
April 2, 2026, 12:20 am

Hide Tracking History

What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matthew Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 31, 2026

CERTIFIED MAIL NO: 9589 0710 5270 3379 4389 14
RETURN RECEIPT: 9590 9402 9803 5266 5898 87
Amun Ra, LLC
P.O. Box 1545
Reynoldsburg, OH 43068

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Amun Ra, LLC,

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **1141 Duncan Avenue, Macon, Georgia 31021** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or the email addresses listed above.

Sincerely,

_____
Lauren Schultz
Matthew Laws
Tyler Meadows
Attorneys for Macon-Bibb County

TM/lfl
Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

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Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

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If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____
Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____) _____,)		
Plaintiff,)	CIVIL ACTION	
v.)	FILE NO. _____	
_____) _____,)	In Rem Condemnation Proceeding	
Defendant.)		

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

ALERT: IMPACTS FROM SUPER TYPHOON SINLAKU IN THE MARIANA ISLANDS MAY DELAY F...

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Tracking Number:

9589071052703379438914

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

Moving Through Network

In Transit to Next Facility

April 9, 2026

Arrived at USPS Regional Facility

COLUMBUS OH DISTRIBUTION CENTER
April 3, 2026, 5:18 pm

Arrived at USPS Regional Facility

ATLANTA GA DISTRIBUTION CENTER
April 1, 2026, 4:53 pm

Hide Tracking History

Feedback

What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 1141 Duncan Avenue, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 1:02 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

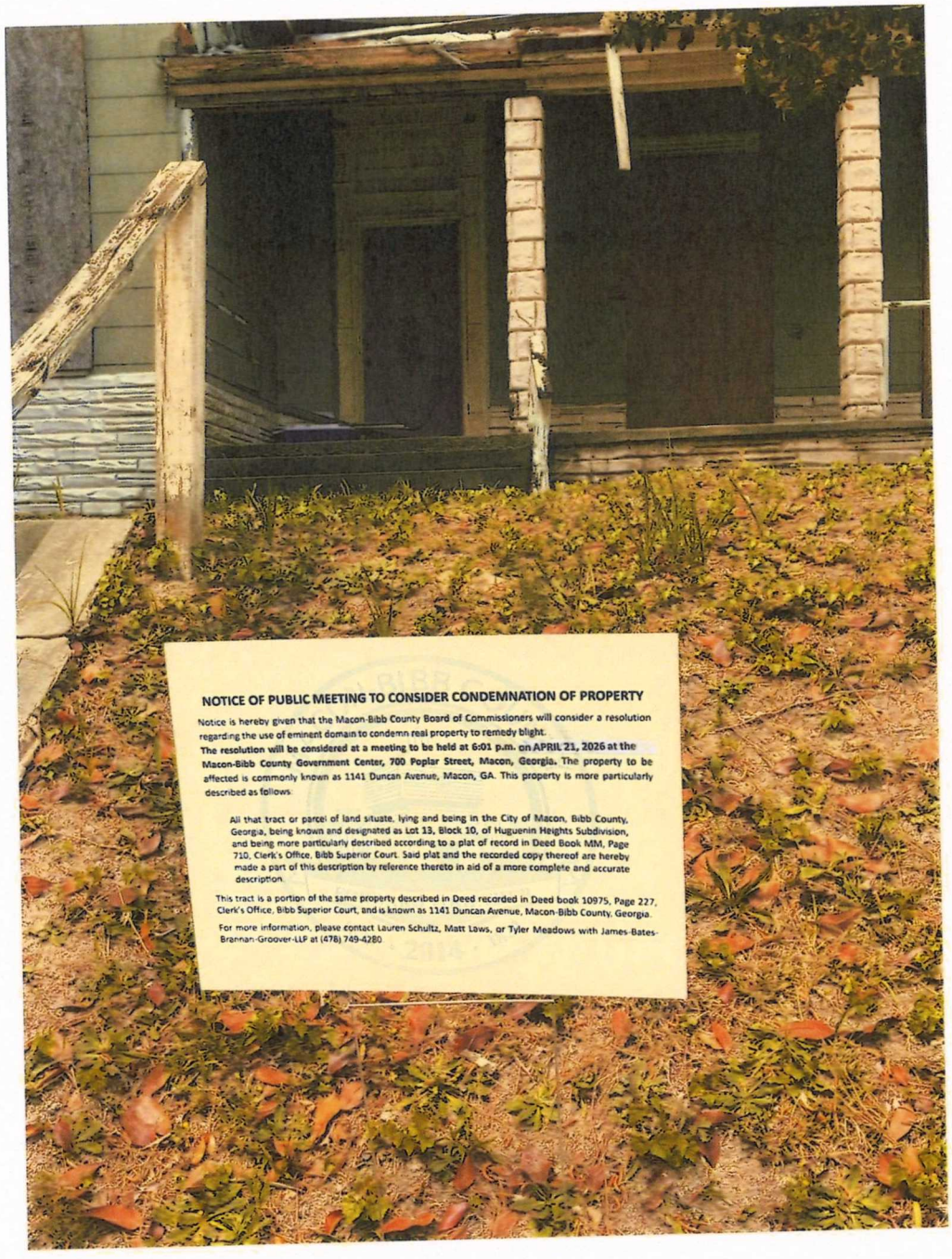
Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

My commission expires: 4/4/2026

TAMARA JAMES NOTARY PUBLIC GEORGIA EXPIRES Apr. 11, 2026 PUTNAM COUNTY



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 1141 Duncan Avenue, Macon, GA. This property is more particularly described as follows:

All that tract or parcel of land situate, lying and being in the City of Macon, Bibb County, Georgia, being known and designated as Lot 13, Block 10, of Huguenin Heights Subdivision, and being more particularly described according to a plat of record in Deed Book MM, Page 710, Clerk's Office, Bibb Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto in aid of a more complete and accurate description.

This tract is a portion of the same property described in Deed recorded in Deed book 10975, Page 227, Clerk's Office, Bibb Superior Court, and is known as 1141 Duncan Avenue, Macon-Bibb County, Georgia.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280

EXHIBIT

A

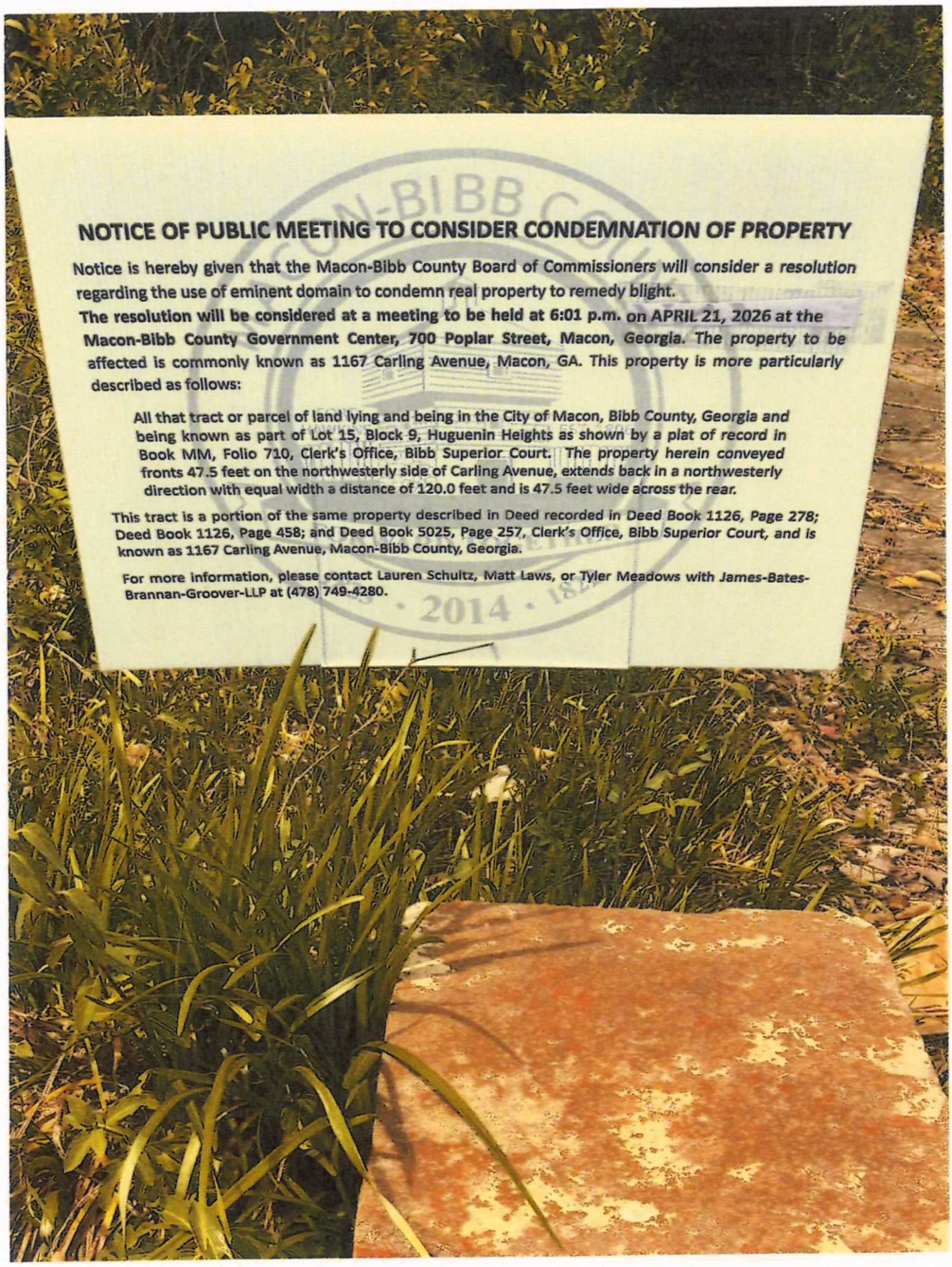

NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY
Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.
The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 1167 Carling Avenue, Macon, GA. This property is more particularly described as follows:
All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia and being known as part of Lot 15, Block 9, Huguenin Heights as shown by a plat of record in Book MM, Folio 710, Clerk's Office, Bibb Superior Court. The property herein conveyed fronts 47.5 feet on the northwesterly side of Carling Avenue, extends back in a northwesterly direction with equal width a distance of 120.0 feet and is 47.5 feet wide across the rear.
This tract is a portion of the same property described in Deed recorded in Deed Book 1126, Page 278; Deed Book 1126, Page 458; and Deed Book 5025, Page 257, Clerk's Office, Bibb Superior Court, and is known as 1167 Carling Avenue, Macon-Bibb County, Georgia.
For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT 4

EXHIBIT "4"

PROPERTY LOCATED AT
1167 CARLING AVENUE, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **1167 CARLING AVENUE, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **HERSHCEL WILLIAMS, GAIL SCOTT, ANNA RUTH WARNER, and JAMES O. REEVE** have a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **SEVENTEEN THOUSAND DOLLARS ($17,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

1167 CARLING AVENUE, MACON, GEORGIA

Legal Description:

All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia and being known as part of Lot 15, Block 9, Huguenin Heights as shown by a plat of record in Book MM, Folio 710, Clerk's Office, Bibb Superior Court. The property herein conveyed fronts 47.5 feet on the northwesterly side of Carling Avenue, extends back in a northwesterly direction with equal width a distance of 120.0 feet and is 47.5 feet wide across the rear.

Deed Reference: Deed Book 1126, Page 278; Deed Book 1126, Page 458; and Deed Book 5025, Page 257.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

10/22/2025

Martha- Gail Scott c/o Anna R. Warner
1795 Lincoln Cir.
Macon, GA 31211

RE: 1167 Carling Avenue

Dear Martha- Gail Scott c/o Anna R. Warner:

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 1167 Carling Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 1167 Carling Avenue was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Martha- Gail Scott c/o Anna R. Warner, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 1167 Carling Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself**.

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Martha- Gail Scott c/o Anna R. Warner

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

Property Address: 1167 Carling Avenue

Property Owner: Herschel Williams, Gail Scott Anna Ruth Warner, and James O. Reeves Phone#:

Owner's Address: 1795 Lincoln Cir
Macon GA 31211

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		10/7/25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		10/21/25
Brochure information provided w/Letter [ ] Yes - [ ]No		
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$ 17,000	11/20/25
Review Appraisal (if applicable)	$	/ /
Establishment of Just Compensation	$	/ /
Offer Letter	$	11/24/25
Summary Statement Included [ ] Yes - [ ]No		
Admin. Settlement (if applicable)	$	/ /

Closed

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Macon, GA 31211

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$2.72
Total Postage and Fees	$12.42

0100 01

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Sent To: Martha-Gail Scott c/o Anna Warner
Street and Apt. No., or PO Box No.: 1795 Lincoln Cir
City, State, ZIP+4®: Macon GA 31211

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0773 04

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Martha-Gail Scott c/o Anna Warner
1795 Lincoln Cir
Macon, GA 31211

9590 9402 4389 8190 4283 14

2. Article Number (Transfer from service label)
9589 0710 5270 1429 0773 04

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Harriett Taylor ☐ Agent ☐ Addressee

B. Received by (Printed Name) Harriett Taylor C. Date of Delivery 10-23-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

carling Ave

☐ Type
☐ Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$3.56
Total Postage and Fees	

0100 41

Postmark Here MACON, GA 31210 NOV 24 2025

SCOTT MARTHA - GAIL ET AL C/O ANNA R WARNER
Street and Apt. No., or PO Box No.: 1795 Lincoln Cir.
City, State, ZIP+4®: Macon, GA 31211

Carling Ave

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0775 26

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

11/24/2025

SCOTT MARTHA - GAIL ET AL C/O ANNA R WARNER
1795 Lincoln Cir.
Macon, GA 31211

RE: 1167 Carling Avenue

Dear SCOTT MARTHA - GAIL ET AL C/O ANNA R WARNER

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 1167 Carling Avenue (hereinafter referred to as the "Property") on 11/19/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$17000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a

marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 1167 Carling Avenue (hereinafter referred to as the "Property") as **$17000**.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$17000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia and being known as part of Lot 15, Block 9, Huguenin Heights as shown by a plat of record in Book MM, Folio 710, Clerk's Office, Bibb Superior Court. The property herein conveyed fronts 47.5 feet on the northwesterly side of Carling Avenue, extends back in a northwesterly direction with equal width a distance of 120.0 feet and is 47.5 feet wide across the rear.
Deed Reference: Deed Book 1126, Page 278; Deed Book 1126, Page 458; and Deed Book 5025, Page 257.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/ Abandoned
- Overgrown Vegetation
- Property Open: Windows and doors not properly boarded up
- Trash in yard
- Inoperable vehicles in yard
- Other Exterior Violations: Rotting Fascia and soffit
- Uninhabitable/ Unsafe Structure
- Inadequate provisions for ventilation, light, air

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of **$17000**. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR (signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Property Address: 1167 Carling Avenue

Property Owner: Herschel Williams, Gail Scott Anna Ruth Warner, and James O. Reeves Phone#:

Owner's Address: 1795 Lincoln Cir
Macon GA 31211

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		10/7/25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		10/21/25
Brochure information provided w/Letter	[ ] Yes - [ ] No	
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$ 17,000	11/20/25
Review Appraisal (if applicable)	$	/ /
Establishment of Just Compensation	$	/ /
Offer Letter	$	11/24/25
Summary Statement Included	[ ] Yes - [ ] No	
Admin. Settlement (if applicable)	$	/ /

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Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$2.72
Total Postage and Fees	$12.42

Postmark Here: USPS OCT 21 2025 MACON, GA 31210

10/21/2025

Sent To: Martha-Gail Scott c/o Anna Warner
Street and Apt. No., or PO Box No.: 1795 Lincoln Cir
City, State, ZIP+4®: Macon GA 31211

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0773 04

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Martha-Gail Scott c/o Anna Warner
1795 Lincoln Cir
Macon, GA 31211

9590 9402 4389 8190 4283 14

2. Article Number (Transfer from service label)
9589 0710 5270 1429 0773 04

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Harriett Taylor ☐ Agent ☐ Addressee

B. Received by (Printed Name) Harriett Taylor C. Date of Delivery 10 23-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

carlingave

Type
Signature
Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Adult Signature Restricted Delivery	$0.00
Postage	$3.56
Total Postage and Fees	$

Postmark Here: MACON, GA 31210

Sent To: SCOTT MARTHA - GAIL ET AL C/O ANNA R WARNER
Street and Apt. No., or PO Box No.: 1795 Lincoln Cir.
City, State, ZIP+4®: Macon, GA 31211

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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FAQs >

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Delivered

Delivered, Left with Individual

MACON, GA 31211
December 1, 2025, 2:29 pm

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Track Another Package

EXHIBIT D

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Bibb, State of Georgia

I. SERVER. I, Barry Stapleton ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to Herschel Williams, Gail Scott, Anna Ruth Warner, and James O. Reeves regarding **1167 Carling Avenue, Macon, GA**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On 03/20, 2026 at 11:05 ☑ AM ☐ PM, I went to

Address: 1795 Lincoln Circle, Macon, GA. 31211 and I

☐ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☑ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as: personal service to Anna (Annie) Ruth Warner or;

☐ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as: _____.

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: Barry Stapleton Date: 03/23/2026

Sworn to and subscribed before me
this 23 day of Mar 2026

[SEAL]

Notary Public

My commission expires: 10/9/27

(Official Seal)
NOTARY PUBLIC GEORGIA
NICOLE SIMMONS
COUNTY OF HOUSTON
My Commission Expires OCT 9, 2027

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matthew Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 18, 2026

Herschel Williams, Gail Scott, Anna Ruth Warner, and James O. Reeves
1795 Lincoln Cir.,
Macon, GA 31211.

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Herschel Williams, Gail Scott, Anna Ruth Warner, and James O. Reeves,

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **1167 Carling Avenue, Macon, Georgia 31204** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or the email addresses listed above.

Sincerely,

Lauren Schultz
Matthew Laws
Tyler Meadows
Attorneys for Macon-Bibb County

MAL/xxx
Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____
_____
_____

_____
_____
_____

This _____ day of _____, 20___.

_____
Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 1167 Carling Avenue, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 1:10 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

Lauren Landers

Lauren Landers
Paralegal
James Bates Brannon Groover LLP

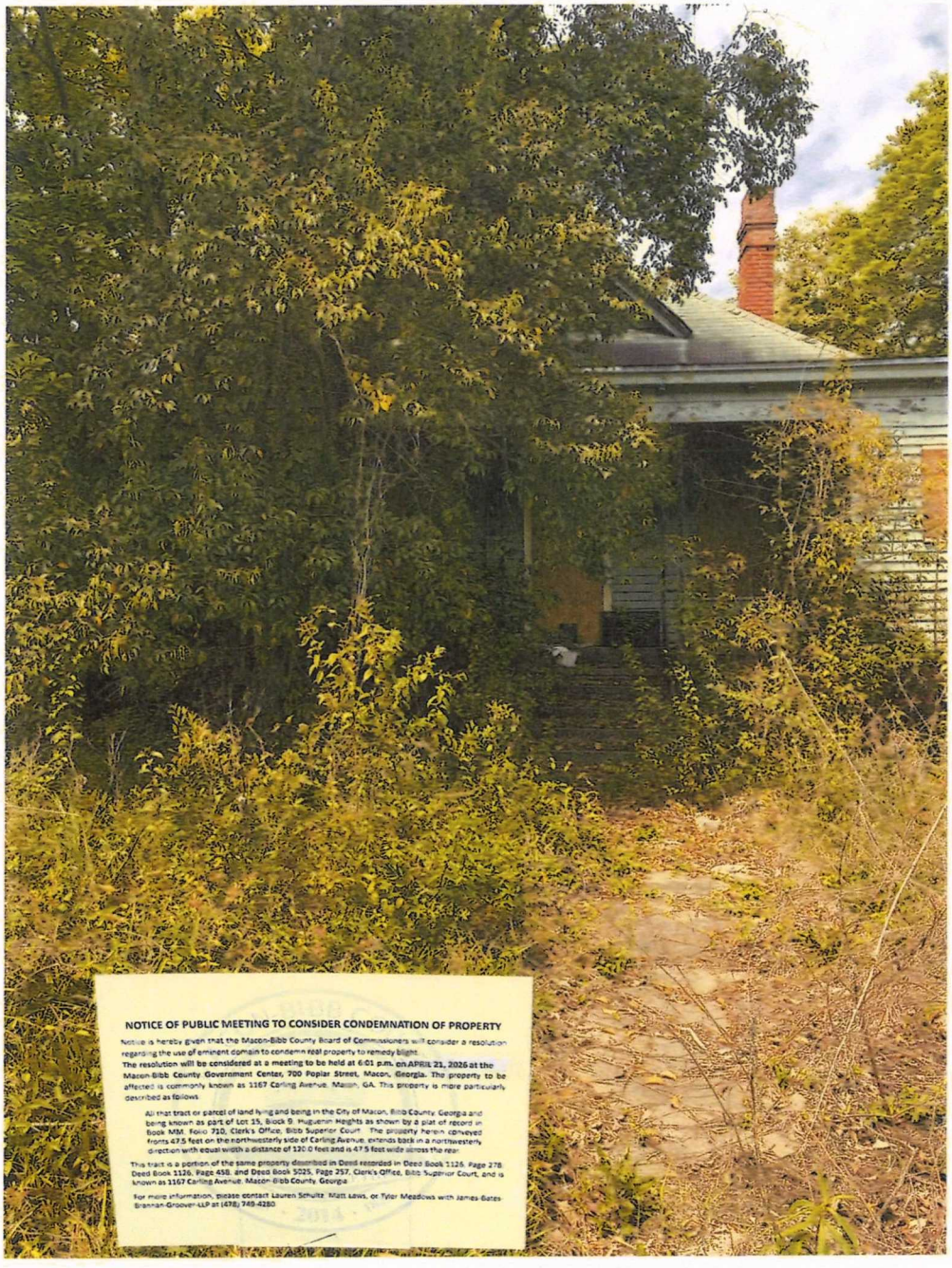
Sworn to and subscribed before me
this 2nd day of April, 2026.

Tamara James

Notary Public

My commission expires: 4/11/2026.

TAMARA JAMES NOTARY PUBLIC EXPIRES GEORGIA Apr. 11, 2026 PUTNAM COUNTY



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 1167 Carling Avenue, Macon, GA. This property is more particularly described as follows:

All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia and being known as part of Lot 15, Block 9, Huguenin Heights as shown by a plat of record in Book MM, Folio 710, Clerk's Office, Bibb Superior Court. The property herein conveyed fronts 47.5 feet on the northwesterly side of Carling Avenue, extends back in a northwesterly direction with equal width a distance of 120.0 feet and is 47.5 feet wide across the rear.

This tract is a portion of the same property described in Deed recorded in Deed Book 1126, Page 278, Deed Book 1126, Page 458, and Deed Book 5025, Page 257, Clerk's Office, Bibb Superior Court, and is known as 1167 Carling Avenue, Macon-Bibb County, Georgia.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT

A

EXHIBIT 5

EXHIBIT "5"

PROPERTY LOCATED AT
60 DAVIS STREET, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **60 DAVIS STREET, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **ANDREW B. MORGAN** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **NINE THOUSAND DOLLARS ($9,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

60 DAVIS STREET, MACON, GEORGIA

Legal Description:

All that tract or parcel of land lying and being in the State of Georgia and County of Bibb being known and designated as Lot No. 67 according to a subdivision for Bibb Manufacturing Company entitled "Payne Mill, Payne City, Bibb County, Georgia" of record in Plat Book 39, Page 6, Clerk's Office, Bibb Superior Court; said lot having such size, shape and dimensions as shown on said plat which by reference thereto is made a part hereof.

This is a portion of the same property conveyed to Andew B. Morgan from Terrell Wayne Clark in deed dated August 30, 2019, filed for record September 3, 2019, in Deed Book 10413, Page 215, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

6/16/2025

Andrew B. Morgan
3944 Meadowbrook Dr.
Macon, GA 31204-4728

RE: 60 Davis Street

Dear Andrew B. Morgan

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 60 Davis Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 60 Davis Street was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Andrew B. Morgan, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 60 Davis Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself.**

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Andrew B. Morgan

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

Property Address: 60 Davis St

Phone#:

Property Owner: Andrew B. Morgan

Owner's Address: 3944 Meadowbrook Dr. Macon GA 31204-4728

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		5/27/25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		6/11/25
Brochure information provided w/Letter		[X] Yes - [ ] No
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$9000	10/13/25
Review Appraisal (if applicable)	$	/ /
Establishment of Just Compensation	$	10/15/25
Offer Letter	$	/ /

Summary Statement Included

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Macon, GA 31204

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $3.15

Total Postage and Fees $12.10

Postmark Here

MACON 0100 22 JUN 16 2025 06/16/2025 USPS

Sent To
Andrew B. Morgan
Street and Apt. No., or PO Box No.
3944 Meadowbrook Dr.
City, State, ZIP+4
Macon, GA 31204-4728

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0768 95

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Andrew B. Morgan
3944 Meadowbrook Dr.
Macon, GA 31204-4728

9590 9402 4389 8190 4285 29

Re: 60 Davis St

2. Article Number (Transfer from service label)

9589 0710 5270 1429 0768 95

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C19RH0475 ☐ Agent ☐ Addressee

B. Received by (Printed Name) A Morgan

C. Date of Delivery 6/18/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☒ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Rec

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Macon, GA 31204

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $3.84

Total Postage and Fees $13.54

Postmark Here

USPS 0100 01 OCT 15 2025 10/15/2025 MACON, GA 31204

Re: 60 Davis St.

Sent To
Andrew B. Morgan
Street and Apt. No., or PO Box No.
3944 Meadowbrook Dr.
City, State, ZIP+4
Macon, GA 31204-4728

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0772 50

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | **Macon, Georgia 31201**

10/16/2025

Andrew B. Morgan
3944 Meadowbrook Dr.
Macon, GA 31204-4728

RE: 60 Davis Street

Dear Andrew B. Morgan

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 60 Davis Street (hereinafter referred to as the "Property") on 10/10/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for $**9,000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a

marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 60 Davis Street (hereinafter referred to as the "Property") as $9,000.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$9,000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in the State of Georgia and County of Bibb being known and designated as Lot No. 67 according to a subdivision for Bibb Manufacturing Company entitled "Payne Mill, Payne City, Bibb County, Georgia" of record in Plat Book 39, Page 6, Clerk's Office, Bibb Superior Court; said lot having such size, shape and dimensions as shown on said plat which by reference thereto is made a part hereof.

This is a portion of the same property conveyed to Andew B. Morgan from Terrell Wayne Clark in deed dated August 30, 2019, filed for record September 3, 2019, in Deed Book 10413, Page 215, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

Vacant/ Abandoned: No Signs of legal occupancy
Overgrown Vegetation: Property Yard area, grass, and weed growth, major violations
Property -Open (windows/roof/walls): Exterior Windows have received damage at panel area
Trash in Yard: Rear yard area small rubbish debris present
Other/ Exterior Violations: Exterior protection treatment violation (painting) paint peel
Structure vandalism occurrence, illegal entry
Attractive nuisance to community residents.

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of **$9,000.** The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Property Address: 60 Davis St

Property Owner: Andrew B. Morgan Phone#:

Owner's Address: 3944 Meadowbrook Dr.
Macon GA 31204-4728

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		5/27/25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		6/11/25
Brochure information provided w/Letter	[X] Yes - [ ] No	
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$9000	10/13/25
Review Appraisal (if applicable)	$	/ /
Establishment of Just Compensation	$	10/15/25
Offer Letter	$	/ /

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Macon, GA 31204

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- [ ] Return Receipt (hardcopy) $
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $3.15

Total Postage and Fees $12.10

Postmark Here
MACON, GA
JUN 16 2025
06/16/2025
USPS
0100 97

Sent To
Andrew B. Morgan
Street and Apt. No., or PO Box No.
3944 Meadowbrook Dr.
City, State, ZIP+4®
Macon, GA 31204-4728

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0768 95

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Andrew B. Morgan
3944 Meadowbrook Dr.
Macon, GA 31204-4728

9590 9402 4389 8190 4285 29

Re: 60 Davis St

2. Article Number (Transfer from service label)

9589 0710 5270 1429 0768 95

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Rec

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] [ ] Agent [ ] Addressee

B. Received by (Printed Name) A Morgan C. Date of Delivery 6/18/25

D. Is delivery address different from item 1? [ ] Yes
If YES, enter delivery address below: [ ] No

3. Service Type
- [X] Adult Signature
- [ ] Adult Signature Restricted Delivery
- [X] Certified Mail®
- [ ] Certified Mail Restricted Delivery
- [ ] Collect on Delivery
- [ ] Collect on Delivery Restricted Delivery
- [ ] Insured Mail
- [ ] Priority Mail Express®
- [ ] Registered Mail™
- [ ] Registered Mail Restricted Delivery
- [X] Return Receipt for Merchandise
- [X] Signature Confirmation
- [ ] Signature Confirmation Restricted Delivery

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For delivery information, visit our website at www.usps.com®.

Macon, GA 31204

OFFICIAL USE

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
- [ ] Return Receipt (hardcopy) $0.00
- [ ] Return Receipt (electronic) $0.00
- [ ] Certified Mail Restricted Delivery $0.00
- [ ] Adult Signature Required $0.00
- [ ] Adult Signature Restricted Delivery $0.00

Postage $3.84

Total Postage and Fees $13.34

Postmark Here
MACON, GA 31204
10/15/2025
USPS
0100 01

Re: 60 Davis St.

Sent To
Andrew B. Morgan
Street and Apt. No., or PO Box No.
3944 Meadowbrook Dr.
City, State, ZIP+4®
Macon, GA 31204-4728

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0772 50

ALERT: Win...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:
9589071052701429077250

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item could not be delivered on January 3, 2026 at 10:54 am in MACON, GA 31210. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Alert
Unclaimed/Being Returned to Sender
MACON, GA 31210
January 3, 2026, 10:54 am

Reminder to Schedule Redelivery of your item
October 21, 2025

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates ⌄

USPS Tracking Plus® ⌄

Product Information ⌄

EXHIBIT D

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Bibb, State of Georgia

I. SERVER. I, BARRY STAPLETON ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **Andrew B. Morgan** regarding **60 Davis Street, Macon, GA**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On 03/20, 2026 at 1:30 ☐ AM ☑ PM, I went to

Address: 3944 Meadowbrook Drive, Macon, GA 31204 and I

☐ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☐ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as: _____ or;

☑ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as: Personal Service for Andrew B. Morgan c/o his wife, Lasheena Morgan, who accepted the papers.

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: By [signature] Date: 03/23/2026

Sworn to and subscribed before me
this 23 day of March, 2026

[signature]
Notary Public

[SEAL]

My commission expires: 10/9/2027.

(Official Seal)
NOTARY PUBLIC GEORGIA
NICOLE SIMMONS
COUNTY OF HOUSTON
My Commission Expires OCT 9, 2027

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matthew Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 18, 2026

Andrew B. Morgan
3944 Meadowbrook Dr.
Macon, GA 31204

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Andrew B. Morgan,

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **60 Davis Street, Macon, Georgia 31204** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or the email addresses listed above.

Sincerely,

Lauren Schultz
Matthew Laws
Tyler Meadows
Attorneys for Macon-Bibb County

MAL/xxx
Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 60 Davis Street, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 11:52 a.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

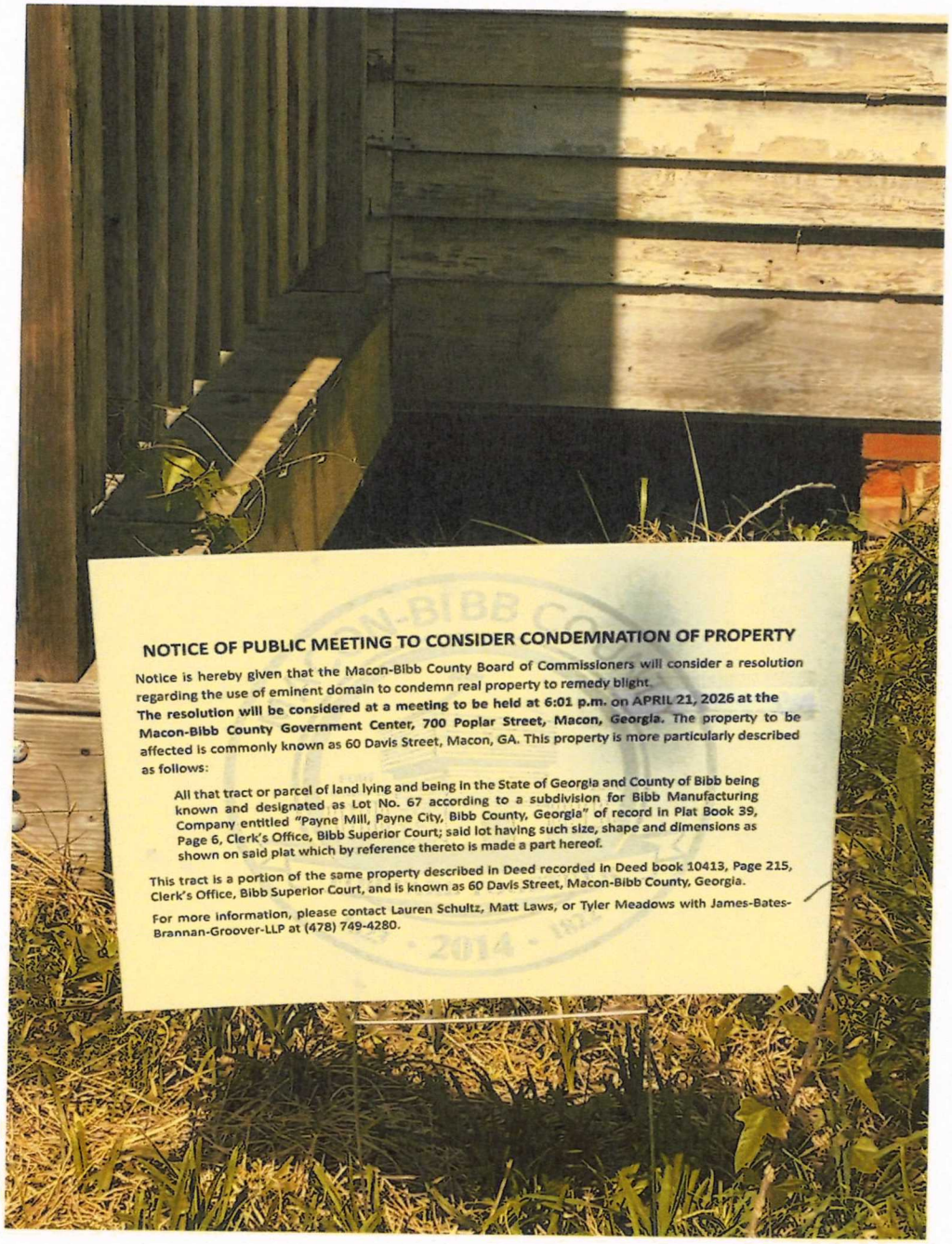
My commission expires: 4/11/2026

TAMARA JAMES NOTARY PUBLIC PUTNAM COUNTY GEORGIA EXPIRES Apr. 11, 2026 [SEAL]

PRIVATE
PROPERTY
NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

EXHIBIT

A



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight. **The resolution will be considered at a meeting to be held at 6:01 p.m.** on APRIL 21, 2026 at the **Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia.** The property to be affected is commonly known as 60 Davis Street, Macon, GA. This property is more particularly described as follows:

All that tract or parcel of land lying and being in the State of Georgia and County of Bibb being known and designated as Lot No. 67 according to a subdivision for Bibb Manufacturing Company entitled "Payne Mill, Payne City, Bibb County, Georgia" of record in Plat Book 39, Page 6, Clerk's Office, Bibb Superior Court; said lot having such size, shape and dimensions as shown on said plat which by reference thereto is made a part hereof.

This tract is a portion of the same property described in Deed recorded in Deed book 10413, Page 215, Clerk's Office, Bibb Superior Court, and is known as 60 Davis Street, Macon-Bibb County, Georgia.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT 6

EXHIBIT "6"

PROPERTY LOCATED AT
3809 LAKE STREET, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **3809 LAKE STREET, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **EBRAHIMA DUKURAY** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **TWELVE THOUSAND DOLLARS ($12,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

3809 LAKE STREET, MACON, GEORGIA

Legal Description:

All that tract or parcel of land lying and being in the Bellevue Section of Bibb County, Georgia, and being known and designated as Lot No. 17 of a Resubdivision of a part of the Waters Tract, the Barfield Lands and the Bellevue Subdivision, according to a plat of said Resubdivision recorded in the Clerk's Office, Bibb Superior Court in Plat Book 31, Folio 23. The said Lot No. 17 fronts 56 feet, more or less, on the East side of Lake Street and runs back along the North said of Brooksdale Avenue in an Easterly direction 149.4 feet, is 149.4 feet on its northerly side and is 56 feet wide across the rear.

This is the same property conveyed to Ebrahima Dukuray in deed dated February 11, 2022, recorded in Deed Book 11155, Page 240, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

6/2/2025

Ebrahima Dukuray
5201 Black Foot Dr., Lithonia, GA 30038

RE: 3809 Lake Street

Dear Ebrahima Dukuray

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 3809 Lake Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 3809 Lake Street was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use," Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the appraiser and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should

be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Macon- Bibb County Land Bank
Property Coordinator

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Ebrahima Dukuray, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 3809 Lake Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself.**

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

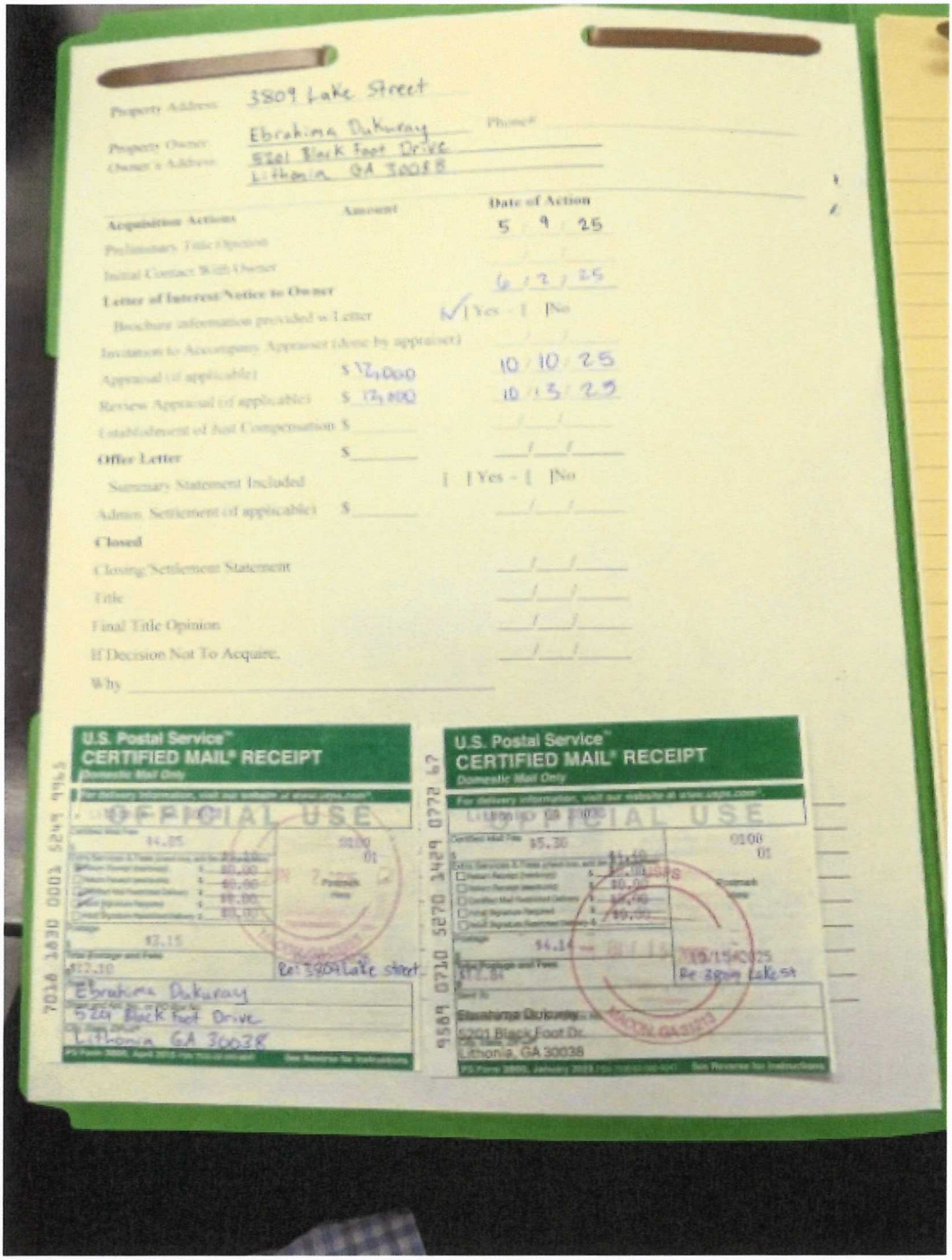
_____

Ebrahima Dukuray

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public



Property Address: 3809 Lake Street

Property Owner: Ebrahima Dukuray Phone#

Owner's Address: 5201 Black Foot Drive
Lithonia GA 30038

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		/ /
Initial Contact With Owner		5 / 9 / 25
Letter of Interest/Notice to Owner		6 / 2 / 25
Brochure information provided w/ Letter	☑ Yes - ☐ No	
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$ 12,000	10 / 10 / 25
Review Appraisal (if applicable)	$ 12,000	10 / 13 / 25
Establishment of Just Compensation	$	/ /
Offer Letter	$	/ /
Summary Statement Included	☐ Yes - ☐ No	
Admin. Settlement (if applicable)	$	/ /
Closed		
Closing/Settlement Statement		/ /
Title		/ /
Final Title Opinion		/ /
If Decision Not To Acquire,		/ /
Why		

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $4.40
Adult Signature Restricted Delivery $0.00
Postage $3.15
Total Postage and Fees $12.30

0100 01

Re: 3809 Lake street

Ebrahima Dukuray
5201 Black Foot Drive
Lithonia GA 30038

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7014 1820 0001 5249 9965

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $4.40
Adult Signature Restricted Delivery $0.00
Postage $4.14
Total Postage and Fees $11.84

0100 01

10/15/2025
Re 3809 Lake St

Ebrahima Dukuray
5201 Black Foot Dr.
Lithonia, GA 30038

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3429 0772 67

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

10/16/2025

Ebrahima Dukuray
5201 Black Foot Dr.
Lithonia, GA 30038

RE: 3809 Lake Street

Dear Ebrahima Dukuray

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 3809 Lake Street (hereinafter referred to as the "Property") on 10/10/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$12,000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a

marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 3809 Lake Street (hereinafter referred to as the "Property") as $12,000.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$12,000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in the Bellevue Section of Bibb County, Georgia, and being known and designated as Lot No. 17 of a Resubdivision of a part of the Waters Tract, the Barfield Lands and the Bellevue Subdivision, according to a plat of said Resubdivision recorded in the Clerk's Office, Bibb Superior Court in Plat Book 31, Folio 23. The said Lot No. 17 fronts 56 feet, more or less, on the East side of Lake Street and runs back along the North said of Brooksdale Avenue in an Easterly direction 149.4 feet, is 149.4 feet on its northerly side and is 56 feet wide across the rear.

This is the same property conveyed to Ebrahima Dukuray in deed dated February 11, 2022, recorded in Deed Book 11155, Page 240, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

Vacant/ Abandoned: VISABLE SIGNS OF ILLEGAL OCCUPANCY
Property Burned: EXTERIOR WALL AND ROOF DAMAGES HAVE OCCURRED.
Property Open (windows/roof/walls): WINDOW AND DOOR AREAS OPENED. DOORS NOT SECURED
Transient property activities are present
Attractive nuisance to some resource center visitors

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

Declaration of Offer:

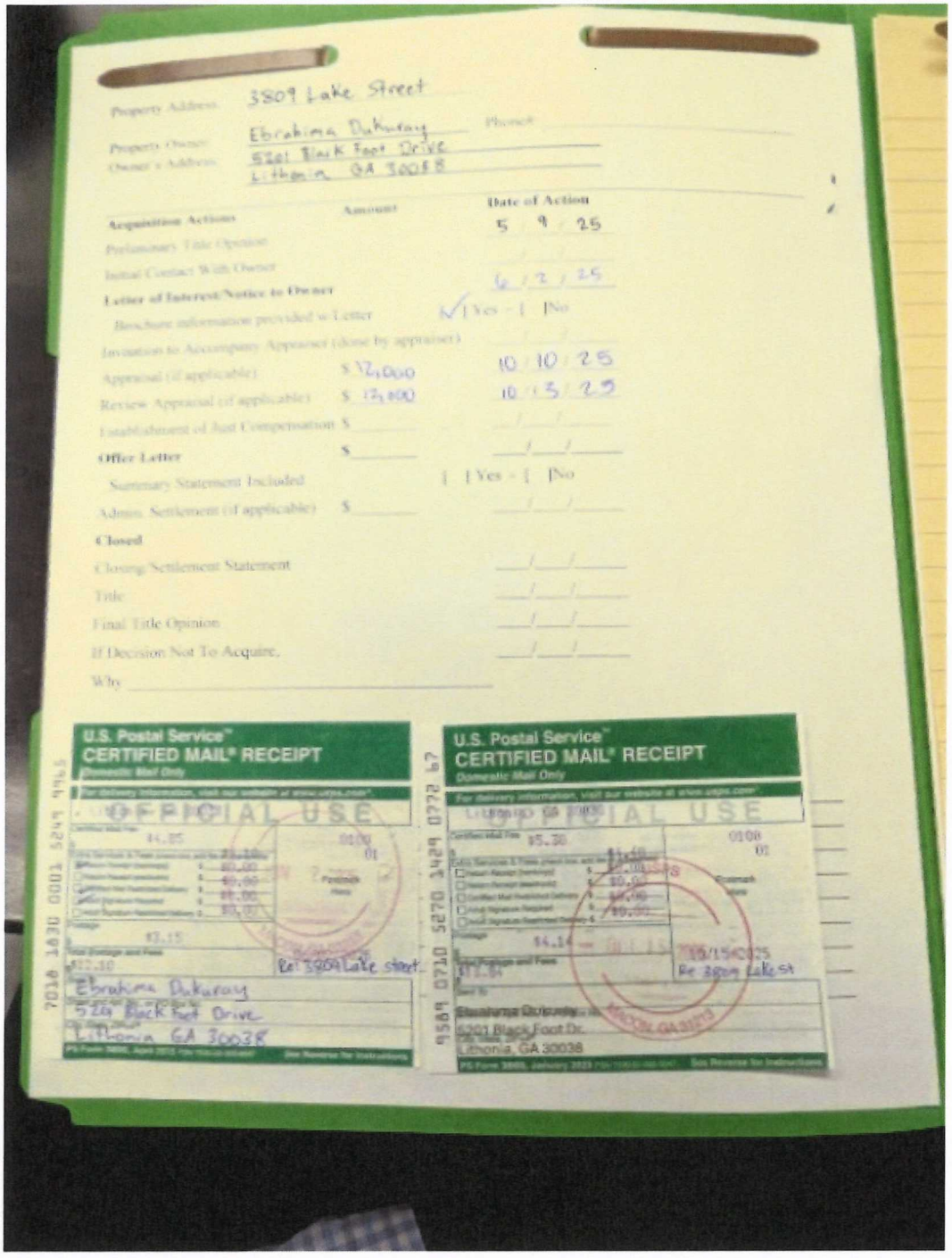
Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of **$12,000.** The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005



Property Address: 3809 Lake Street

Property Owner: Ebrahima Dukuray Phone#:

Owner's Address: 5261 Black Foot Drive
Lithonia GA 30038

Acquisition Actions	Amount	Date of Action
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Initial Contact With Owner		
Letter of Interest/Notice to Owner		6 / 2 / 25
Brochure information provided w/ Letter		☑ Yes - ☐ No
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$ 12,000	10 / 10 / 25
Review Appraisal (if applicable)	$ 12,000	10 / 13 / 25
Establishment of Just Compensation	$	/ /
Offer Letter	$	/ /
Summary Statement Included		☐ Yes - ☐ No
Admin. Settlement (if applicable)	$	/ /
Closed		
Closing/Settlement Statement		/ /
Title		/ /
Final Title Opinion		/ /
If Decision Not To Acquire,		/ /

Why

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OFFICIAL USE

Re: 3809 Lake street

Ebrahima Dukuray
5261 Black Foot Drive
Lithonia GA 30038

7010 1670 0001 5249 9965

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

OFFICIAL USE

Re 3809 Lake St

9589 0710 5270 3429 0772 67

Lithonia, GA 30038

EXHIBIT D

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Dekalb, State of Georgia

I. SERVER. I, Marc A. Starks ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **Ebrahima Dukuray** regarding **3809 Lake Street, Macon, GA**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On March 31, 2026 at 3:29 ☐ AM ☑ PM, I went to

Address: 5201 Blackfoot Drive, Lithonia, GA 30038 and I

☐ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☑ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as: Ebrahima Dukuray, Black female, Hair: unknown, 5'7", 165lbs, 40-45 year of age or;

☐ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as: _____.

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: Marc A. Starks Date: 3-31-2026

Sworn to and subscribed before me
this 31 day of March, 2026.

Notary Public

My commission expires: 11-9-29.

OFFICIAL SEAL
MICAYAH ENGLISH
NOTARY PUBLIC-GEORGIA
DEKALB COUNTY
My Comm. Expires NOVEMBER 9, 2029

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

Ebrahima Dukuray
5201 Black Foot Drive
Lithonia, GA 30038

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Ebrahima Dukuray:

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **3809 Lake Street, Macon, GA 31204** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____
Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 3809 Lake Street, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 11:46 a.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

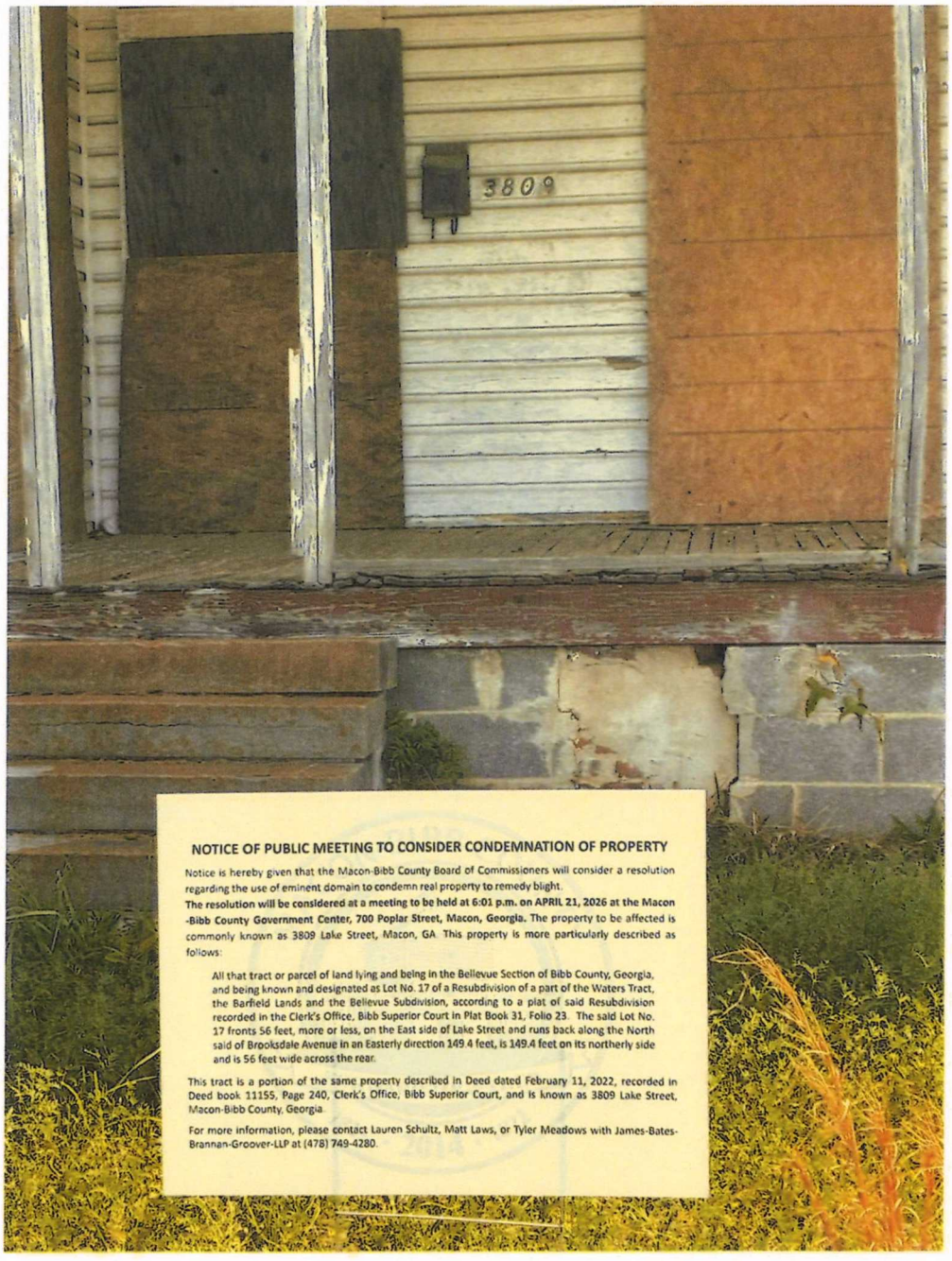
Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

My commission expires: 4/11/2026

TAMARA JAMES
NOTARY
EXPIRES
GEORGIA
Apr. 11, 2026
PUBLIC
PUTNAM COUNTY


3809
NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY
Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.
The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon -Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 3809 Lake Street, Macon, GA. This property is more particularly described as follows:
All that tract or parcel of land lying and being in the Bellevue Section of Bibb County, Georgia, and being known and designated as Lot No. 17 of a Resubdivision of a part of the Waters Tract, the Barfield Lands and the Bellevue Subdivision, according to a plat of said Resubdivision recorded in the Clerk's Office, Bibb Superior Court in Plat Book 31, Folio 23. The said Lot No. 17 fronts 56 feet, more or less, on the East side of Lake Street and runs back along the North said of Brooksdale Avenue in an Easterly direction 149.4 feet, is 149.4 feet on its northerly side and is 56 feet wide across the rear.
This tract is a portion of the same property described in Deed dated February 11, 2022, recorded in Deed book 11155, Page 240, Clerk's Office, Bibb Superior Court, and is known as 3809 Lake Street, Macon-Bibb County, Georgia.
For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT

A

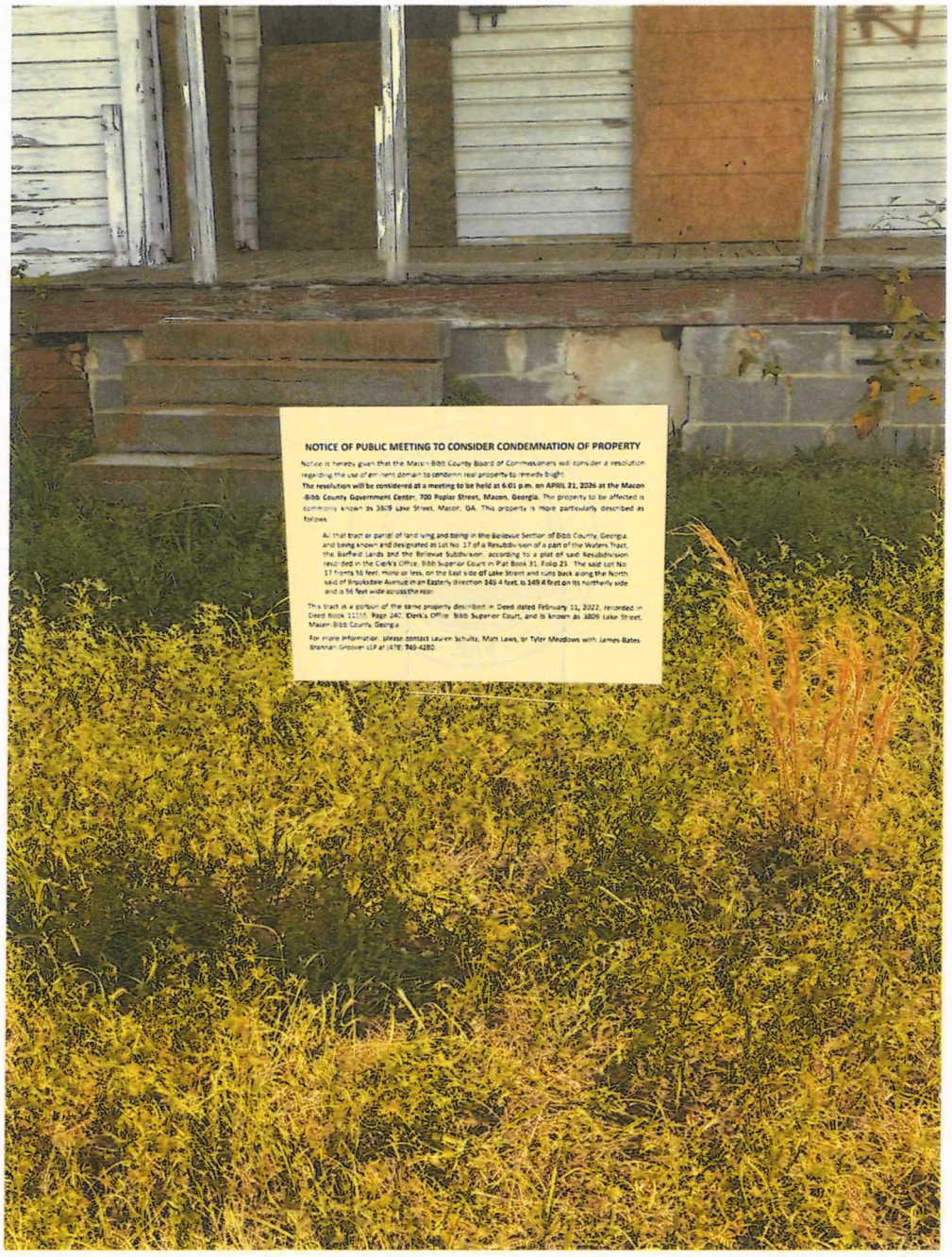

NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY
Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.
The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon -Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 3809 Lake Street, Macon, GA. This property is more particularly described as follows:
All that tract or parcel of land lying and being in the Bellevue Section of Bibb County, Georgia, and being known and designated as Lot No. 17 of a Resubdivision of a part of the Walters Tract, the Barfield Lands and the Bellevue Subdivision, according to a plat of said Resubdivision recorded in the Clerk's Office, Bibb Superior Court in Plat Book 31, Folio 23. The said Lot No. 17 fronts 56 feet, more or less, on the East side of Lake Street and runs back along the North said of Brookdale Avenue in an Easterly direction 149.4 feet, is 149.4 feet on its northerly side and is 56 feet wide across the rear.
This tract is a portion of the same property described in Deed dated February 11, 2022, recorded in Deed Book 11155, Page 240, Clerk's Office, Bibb Superior Court, and is known as 3809 Lake Street, Macon-Bibb County, Georgia.
For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James Bates Brannan Groover LLP at (478) 749-4280.

EXHIBIT 7

EXHIBIT "7"

PROPERTY LOCATED AT
2368 NAPIER AVENUE, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **2368 NAPIER AVENUE, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **BERLYN THOMAS** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **SEVENTEEN THOUSAND DOLLARS ($17,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

3809 LAKE STREET, MACON, GEORGIA

Legal Description:

All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, and being part of Block 37 according to a map of the Napier Estate, which was made by George S. Birch, Surveyor, dated January 28, 1985, being more particularly described as follows: Beginning at a point on the south side of Napier Avenue 120 feet east of the southeast corner of Birch Street and Napier Avenue, and from said beginning point, extending thence in an easterly direction along Napier Avenue a distance of 60 feet and extending back from Napier Avenue in a southerly direction parallel with Birch Street, with an even width of 60 feet a distance of 200 feet.

This is a portion of the property conveyed to Berlyn Thomas in deed dated June 10, 2011, filed for record June 20, 2011, in Deed Book 8528, Page 364, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

10/01/2025

Berlyn Thomas
1178 Sherman Avenue #2
Bronx, NY 10456

RE: 2368 Napier Avenue

Dear Berlyn Thomas:

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 2368 Napier Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 2368 Napier Avenue was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use," Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Berlyn Thomas, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 2368 Napier Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself**.

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Berlyn Thomas

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

Property Address: 2368 Napier Avenue

Property Owner: Berlyn Thomas Phone#: _____

Owner's Address: 1178 Sherman Avenue #2
Bronx, NY 10456

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		9/23/25
Initial Contact With Owner		__/__/____
Letter of Interest/Notice to Owner		9/30/25
Brochure information provided w/Letter	[X] Yes - [ ]No	
Invitation to Accompany Appraiser (done by appraiser)		__/__/____
Appraisal (if applicable)	$17,000	1/15/26
Review Appraisal (if applicable)	$_____	__/__/____
Establishment of Just Compensation	$17,000	1/28/26
Offer Letter	$_____	__/__/____
Summary Statement Included	[X] Yes - [ ]No	
Admin. Settlement (if applicable)	$_____	__/__/____
Closed		
Closing/Settlement Statement		__/__/____
Title		__/__/____
Final Title Opinion		__/__/____
If Decision Not To Acquire,		__/__/____

Why _____

TES

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Bronx, NY 10456

OFFICIAL USE

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $1.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $3.00

Total Postage and Fees $12.70

USPS 0100 01

Postmark Here SEP 30 2025

09/30/2025

Re: 2368 Napier Ave

MACON, GA 31210

Sent To
Berlyn Thomas
Street and Apt. No., or PO Box No.
1178 Sherman Avenue #2
City, State, ZIP+4®
Bronx, NY 10456

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0771 37

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Bronx, NY 10456

OFFICIAL USE

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $1.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $3.56

Total Postage and Fees $13.26

USPS 0100 22

Postmark Here JAN 28 2025

01/28/2026

Re: 2368 Napier Ave

MACON, GA 31210

Sent To
Berlyn Thomas
Street and Apt. No., or PO Box No.
1178 Sherman Ave #2
City, State, ZIP+4®
Bronx, NY 10456

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3737 4610 42

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

1/29/2026

Berlyn Thomas
1178 Sherman Avenue #2
Bronx, NY 10456

RE: 2368 Napier Avenue

Dear Berlyn Thomas

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 2368 Napier Avenue (hereinafter referred to as the "Property") on 1/12/2026. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$17000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a

marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 2368 Napier Avenue (hereinafter referred to as the "Property") as $17000.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$17000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, and being part of Block 37 according to a map of the Napier Estate, which was made by George S. Birch, Surveyor, dated January 28, 1985, being more particularly described as follows: Beginning at a point on the south side of Napier Avenue 120 feet east of the southeast corner of Birch Street and Napier Avenue, and from said beginning point, extending thence in an easterly direction along Napier Avenue a distance of 60 feet and extending back from Napier Avenue in a southerly direction parallel with Birch Street, with an even width of 60 feet a distance of 200 feet.
This is a portion of the property conveyed to Berlyn Thomas in deed dated June 10, 2011, filed for record June 20, 2011, in Deed Book 8528, Page 364, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/ Abandoned
- Overgrown Vegetation
- Property Open
- Other Exterior Violations
- Uninhabitable/ Unsafe Structure
- Inadequate provisions for ventilation, light, air

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $17000. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Property Address: 2368 Napier Avenue

Property Owner: Berlyn Thomas Phone#: _____

Owner's Address: 1178 Sherman Avenue #2
Bronx, NY 10456

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		9/23/25
Initial Contact With Owner		__/__/____
Letter of Interest/Notice to Owner		9/30/25
Brochure information provided w/Letter	[X] Yes - [ ]No	
Invitation to Accompany Appraiser (done by appraiser)		__/__/____
Appraisal (if applicable)	$17,000	1/15/26
Review Appraisal (if applicable)	$_____	__/__/____
Establishment of Just Compensation	$17,000	1/28/26
Offer Letter	$_____	__/__/____
Summary Statement Included	[X] Yes - [ ]No	
Admin. Settlement (if applicable)	$_____	__/__/____
Closed		
Closing/Settlement Statement		__/__/____
Title		__/__/____
Final Title Opinion		__/__/____
If Decision Not To Acquire,		__/__/____

Why _____

TES

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Bronx, NY 10456

OFFICIAL USE

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $3.00

Total Postage and Fees $12.70

Sent To: Berlyn Thomas
Street and Apt. No., or PO Box No.: 1178 Sherman Avenue #2
City, State, ZIP+4®: Bronx, NY 10456

USPS 0100 01 SEP 30 2025 Postmark Here MACON, GA 31201

09/30/2025

Re: 2368 Napier Ave

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0771 37

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Bronx, NY 10456

OFFICIAL USE

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $3.56

Total Postage and Fees $13.26

Sent To: Berlyn Thomas
Street and Apt. No., or PO Box No.: 1178 Sherman Ave #2
City, State, ZIP+4®: Bronx, NY 10456

USPS 0100 22 JAN 28 2025 Postmark Here MACON, GA 31201

01/28/2026

Re: 2368 Napier Ave

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3737 4470 42

EXHIBIT D

SERVICE ATTEMPT

----------X

BERLYN THOMAS
1178 SHERMAN AVENUE #2
BRONX, NY 10456

AFFIRMATION OF ATTEMPTED SERVICE

----------X

FREDERICK PRINGLE affirms that he is over the age of eighteen years, is employed by the attorney service, D.L.S., Inc., and is not a party to this action.

That on the 30th day of March, 2026, at approximately 8:37am, deponent attempted to serve a true copy of the **COVER LETTER AND STATEMENT OF RIGHTS** upon **BERLYN THOMAS** at 1178 Sherman Avenue, #2, Bronx, NY 10456, but there was no answer at unit #2, the deponent spoke with the neighbor who refused to give any information because the matter was about legal papers.

FREDERICK PRINGLE affirms this 9th day of April, 2026, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action of preceding in a court of law.

FREDERICK PRINGLE, #2067891

#315328

D.L.S., Inc.
401 Broadway
Ste. 808
New York, NY 10013
212-925-1220
www.dlsnational.com

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

Berlyn Thomas
1178 Sherman Avenue #2
Bronx, NY 10456

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Berlyn Thomas:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **2368 Napier Ave, Macon, GA 31204** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____
Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

CERTIFIED MAIL & RETURN RECEIPT

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 31, 2026

CERTIFIED MAIL NO.: 9589 0710 5270 3379 4389 76
RETURN RECEIPT: 9590 9402 9803 5266 5898 25
Berlyn Thomas
1178 Sherman Avenue #2
Bronx, NY 10456

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

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Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

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- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____
Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

ALERT: IMPACTS FROM SUPER TYPHOON SINLAKU IN THE MARIANA ISLANDS MAY DELAY F...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052703379438976

Copy Schedule a Redelivery (https://tools.usps.com/redelivery.htm)

Latest Update

This is a reminder to arrange for redelivery of your item before April 18, 2026 or your item will be returned on April 19, 2026. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivery Attempt: Action Needed
Reminder to Schedule Redelivery of your item before April 18, 2026
April 9, 2026

Notice Left (No Authorized Recipient Available)
BRONX, NY 10456
April 4, 2026, 6:54 pm

Arrived at USPS Regional Facility
NEW YORK NY DISTRIBUTION CENTER
April 3, 2026, 2:33 pm

In Transit to Next Facility
April 2, 2026

Arrived at USPS Regional Facility
ATLANTA GA DISTRIBUTION CENTER
April 1, 2026, 10:27 am

● **Hide Tracking History**

What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

Text & Email Updates ⌄

Schedule Redelivery ⌄

USPS Tracking Plus® ⌄

Product Information ⌄

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 2368 Napier Avenue, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 12:50 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

Lauren Landers
Paralegal
James Bates Brannon Groover LLP

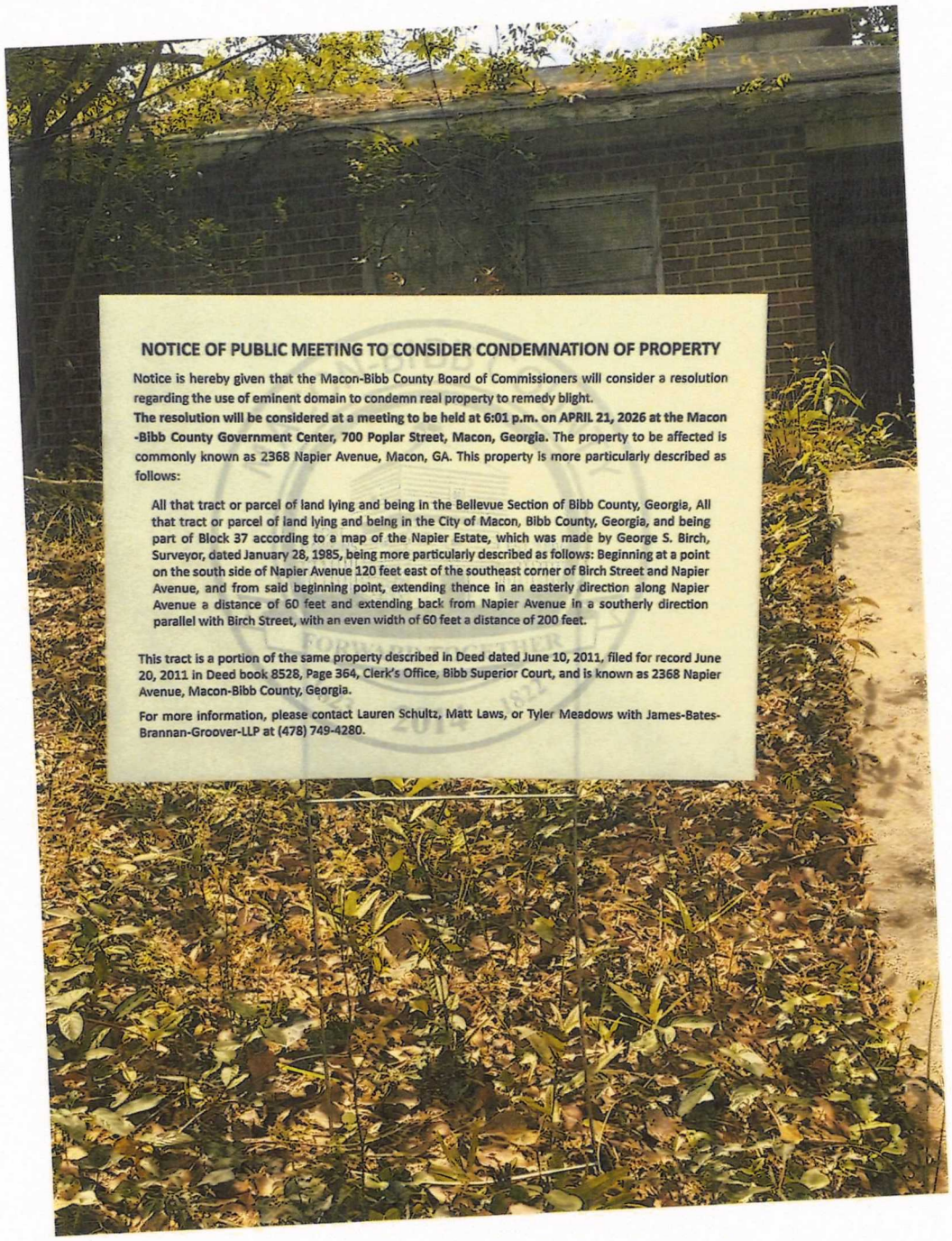
Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

[SEAL]

TAMARA JAMES
NOTARY
EXPIRES
GEORGIA
Apr. 11, 2026
PUBLIC
PUTNAM COUNTY

My commission expires: 4/11/2026



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon -Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 2368 Napier Avenue, Macon, GA. This property is more particularly described as follows:

All that tract or parcel of land lying and being in the Bellevue Section of Bibb County, Georgia, All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, and being part of Block 37 according to a map of the Napier Estate, which was made by George S. Birch, Surveyor, dated January 28, 1985, being more particularly described as follows: Beginning at a point on the south side of Napier Avenue 120 feet east of the southeast corner of Birch Street and Napier Avenue, and from said beginning point, extending thence in an easterly direction along Napier Avenue a distance of 60 feet and extending back from Napier Avenue in a southerly direction parallel with Birch Street, with an even width of 60 feet a distance of 200 feet.

This tract is a portion of the same property described in Deed dated June 10, 2011, filed for record June 20, 2011 in Deed book 8528, Page 364, Clerk's Office, Bibb Superior Court, and is known as 2368 Napier Avenue, Macon-Bibb County, Georgia.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT

A

NOTICE OF PUBLIC MEETING TO CONSIDER CONFIRMATION OF PROPERTY

EXHIBIT 8

EXHIBIT "8"

PROPERTY LOCATED AT
1311 DUNCAN AVENUE, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **1311 DUNCAN AVENUE, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **EDUARDO ANTONIO PONCE** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **FOURTEEN THOUSAND DOLLARS ($14,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

1311 DUNCAN AVENUE, MACON, GEORGIA

Legal Description:

All that tract or parcel of land situate, lying and being in the City of Macon, Bibb County, Georgia, being known and designated as Lot 17, Block 4 in Huguenin Heights Subdivision as shown on a plat recorded in Plat Book MM, Page 710, Clerk's Office, Bibb Superior Court. Said lot has such location, size, shape, metes, bounds and dimensions as shown by said plat which is by this reference made a part hereof in aid of a more complete and accurate description.

This is the same property conveyed to Eduardo Antonio Ponce in deed dated October 14, 2014, filed for record October 23, 2014, in Deed Book 9343, Page 301, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

10/01/2025

Eduardo Antonio Ponce
1311 Duncan Ave
Macon, GA 31201

RE: 1311 Duncan Avenue

Dear Eduardo Antonio Ponce:

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 1311 Duncan Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 1311 Duncan Avenue was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use," Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Eduardo Antonio Ponce, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 1311 Duncan Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself**.

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Eduardo Antonio Ponce

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

Property Address: ~~1311~~ Duncan Ave

Property Owner: Eduardo Antonio Ponce Phone#: _____

Owner's Address: ~~1311~~ 1311 Duncan Ave
Macon GA 31201

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		9/26/25
Initial Contact With Owner		___/___/___
Letter of Interest/Notice to Owner		9/30/25
Brochure information provided w/Letter	[X] Yes - [ ]No	
Invitation to Accompany Appraiser (done by appraiser)		10/29/25
Appraisal (if applicable)	$ 14,000	11/20/25
Review Appraisal (if applicable)	$_____	___/___/___
Establishment of Just Compensation	$_____	11/24/25
Offer Letter	$_____	___/___/___
Summary Statement Included	[ ] Yes - [ ]No	
Admin. Settlement (if applicable)	$_____	___/___/___
Closed		
Closing/Settlement Statement		___/___/___
Title		___/___/___
Final Title Opinion		___/___/___
If Decision Not To Acquire,		___/___/___

Why _____

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

11/24/2025

Eduardo Antonio Ponce
1311 Duncan Ave
Macon, GA 31201

RE: 1311 Duncan Avenue

Dear Eduardo Antonio Ponce

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 1311 Duncan Avenue (hereinafter referred to as the "Property") on 11/19/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$14000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a

marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 1311 Duncan Avenue (hereinafter referred to as the "Property") as **$14000**.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$14000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land situate, lying and being in the City of Macon, Bibb County, Georgia, being known and designated as Lot 17, Block 4 in Huguenin Heights Subdivision as shown on a plat recorded in Plat Book MM, Page 710, Clerk's Office, Bibb Superior Court. Said lot has such location, size, shape, metes, bounds and dimensions as shown by said plat which is by this reference made a part hereof in aid of a more complete and accurate description.
This is the same property conveyed to Eduardo Antonio Ponce in deed dated October 14, 2014, filed for record October 23, 2014, in Deed Book 9343, Page 301, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/ Abandoned
- Overgrown Vegetation
- Property Open: Windows and doors open
- Trash in yard
- Other Exterior Violations: Some siding is coming off
- Uninhabitable/ Unsafe Structure
- Inadequate provisions for ventilation, light, air

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $**14000**. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

[redacted]

[redacted]

Property Address: ~~1311~~ 1311 Duncan Ave

Property Owner: Eduardo Antonio Ponce Phone#: _____

Owner's Address: ~~13~~ 1311 Duncan Ave
Macon GA 31201

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		9 / 26 / 25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		9 / 30 / 25
Brochure information provided w/Letter	[X] Yes - [ ]No	
Invitation to Accompany Appraiser (done by appraiser)		10 / 29 / 25
Appraisal (if applicable)	$ 14,000	11 / 20 / 25
Review Appraisal (if applicable)	$	/ /
Establishment of Just Compensation	$	11 / 24 / 25
Offer Letter	$	/ /
Summary Statement Included	[ ] Yes - [ ]No	
Admin. Settlement (if applicable)	$	/ /
Closed		
Closing/Settlement Statement		/ /
Title		/ /
Final Title Opinion		/ /
If Decision Not To Acquire,		/ /
Why _____		

9589 0710 5270 1429 0771 44

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Macon, GA 31201

Certified Mail Fee $ $5.30 0100 01

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $4.40
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $3.00

Total Postage and Fees $ $12.70

Postmark Here

USPS SEP 30 2025 MACON, GA 31201

09/30/2025

Re: 1311 Duncan Ave

Sent To
Eduardo Antonio Ponce
Street and Apt. No., or PO Box No.
1311 Duncan Ave
City, State, ZIP+4®
Macon, GA 31201

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0775 40

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Macon, GA 31201

Certified Mail Fee $ $5.30 0100 41

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $4.40
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $3.56

Total Postage and Fees $ $13.26

Postmark Here

USPS NOV 24 2025 MACON, GA 31201

11/24/2025

Re: 1311 Duncan Ave

Sent To
Eduardo Antonio Ponce
Street and Apt. No., or PO Box No.
1311 Duncan Ave
City, State, ZIP+4®
Macon, GA 31201

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT D

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Bibb, State of Georgia

I. SERVER. I, Barry Stapleton ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **Eduardo Antonio Ponce** regarding **1311 Duncan Ave, Macon, GA**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On March 23, 2026 at 01:37 ☐ AM ☑ PM, I went to

Address: 503 Dunbar Road, Warner Robins, GA 31093 and I

☐ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☐ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as: _____

_____ or;

☑ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as: gave papers to his sister, Michelle Ponce, who confirmed both he + she are domiciled at ~~the~~ 503 Dunbar Rd, Warner Robins 3109=

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: Barry Stapleton Date: 03/23/2026

Sworn to and subscribed before me
this 23 day of March, 2026

Nicole Simmons [SEAL]
Notary Public

My commission expires: 10/9/27.

(Official Seal)
NOTARY PUBLIC GEORGIA
NICOLE SIMMONS
COUNTY OF HOUSTON
My Commission Expires OCT 9, 2027

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

Eduardo Antonio Ponce
503 Dunbar Road
Warner Robins, GA 31093

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Eduardo Antonio Ponce:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **1311 Duncan Ave Macon, GA 31201** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 1311 Duncan Avenue, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 1:06 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

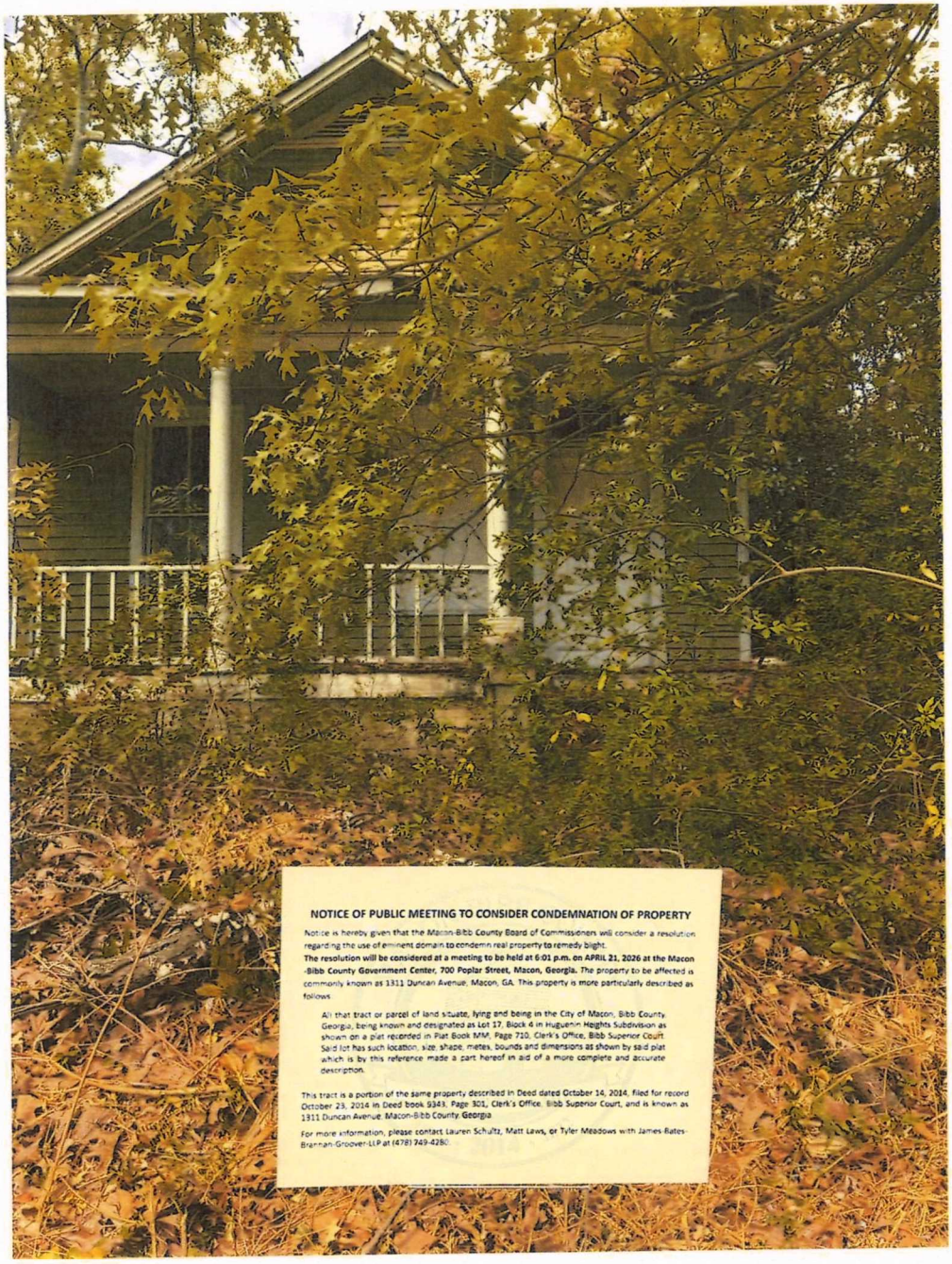
Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

My commission expires: 4/11/2026.

TAMARA JAMES NOTARY PUBLIC EXPIRES GEORGIA Apr. 11, 2026 PUTNAM COUNTY



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.
The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon -Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 1311 Duncan Avenue, Macon, GA. This property is more particularly described as follows:

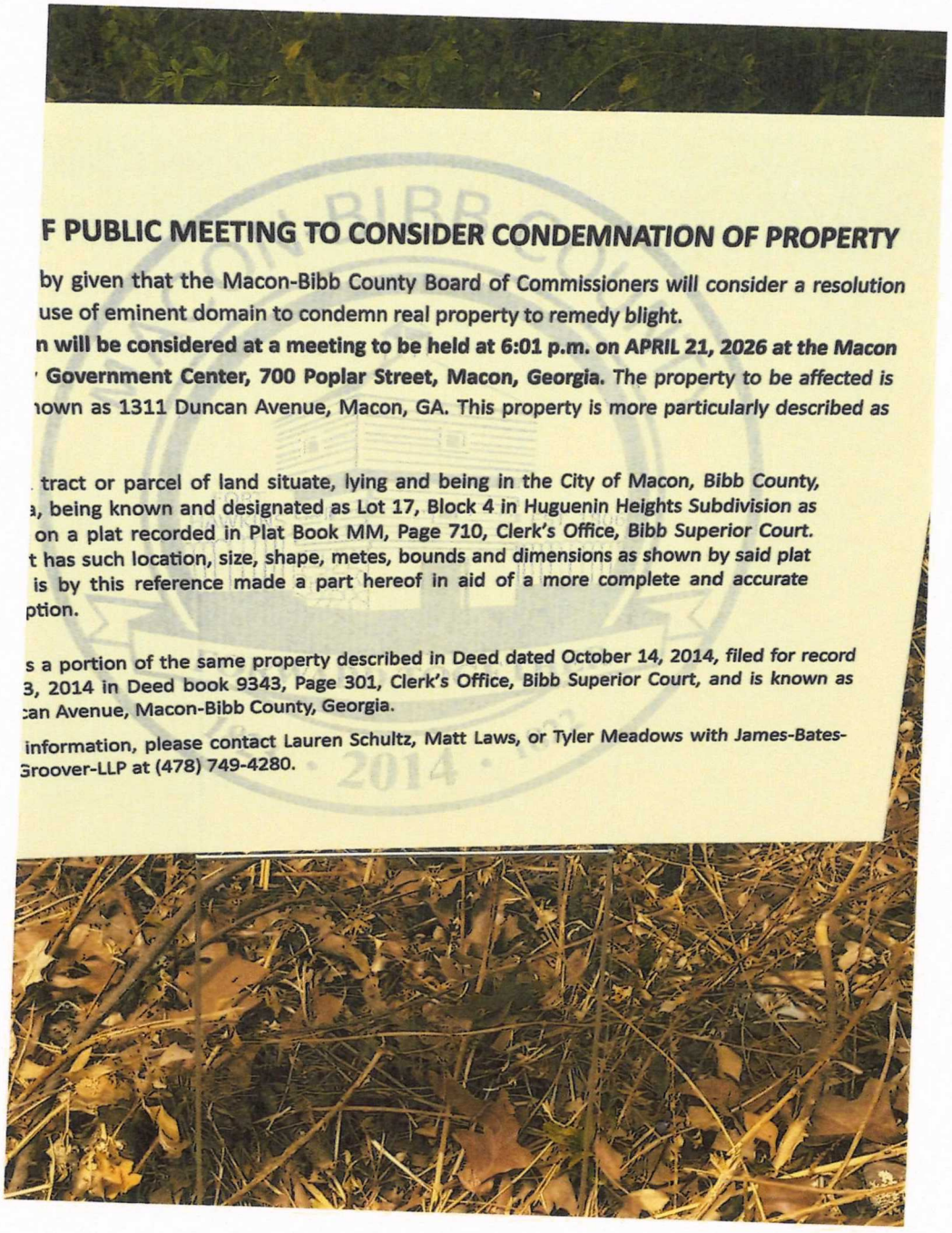
All that tract or parcel of land situate, lying and being in the City of Macon, Bibb County, Georgia, being known and designated as Lot 17, Block 4 in Huguenin Heights Subdivision as shown on a plat recorded in Plat Book MM, Page 710, Clerk's Office, Bibb Superior Court. Said lot has such location, size, shape, metes, bounds and dimensions as shown by said plat which is by this reference made a part hereof in aid of a more complete and accurate description.

This tract is a portion of the same property described in Deed dated October 14, 2014, filed for record October 23, 2014 in Deed book 9343, Page 301, Clerk's Office, Bibb Superior Court, and is known as 1311 Duncan Avenue, Macon-Bibb County, Georgia.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James Bates Brannan Groover LLP at (478) 749-4280.

EXHIBIT

A



F PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

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information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Groover-LLP at (478) 749-4280.

NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

EXHIBIT 9

EXHIBIT "9"

PROPERTY LOCATED AT
1239 DUNCAN AVENUE, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **1239 DUNCAN AVENUE, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **1239 DUNCAN AVE LLC** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **FORTY THOUSAND DOLLARS ($40,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

1239 DUNCAN AVENUE, MACON, GEORGIA

Legal Description:

All that certain parcel of land situate in the City of Macon, County of Bibb and State of Georgia, being known and designated as follows:

Parts of Lots 8, 9, and 10 in Block 7 of Huguenin Heights Subdivision, according to a plat recorded in Plat Book MM, Page 710, Clerk's Office, Bibb Superior Court. Said property is more particularly described as follows: BEGINNING AT A POINT on the westerly side of Duncan Avenue 90 feet North of the intersection of Napier and Duncan Avenues and from this point extending at right angles in a Westerly direction 150 feet to the Easterly line of Lot 7, Block 7, thence in a Southerly direction along the line between Lots 7 and 8, a distance of 45 feet; thence at right angles in an Easterly direction across Lots 8, 9, and 10. Block 7, a distance of 150 feet to a point on Duncan Avenue which is 45 feet Northerly from the intersection of Duncan and Napier Avenue; thence in a Northerly direction along the Westerly line of Duncan Avenue 45 feet to the POINT OF BEGINNING.

ALSO conveyed is an easement for ingress and egress from Vine Street Lane to the property described above 15 feet in width following generally the existing driveway over property described as being the Northerly half of Lot 7, Block 7, of Huguenin Heights, fronting 50 feet on the alley running between Vine Street and Duncan Avenue and known as Vine Street Lane and running back in a Southerly direction with an even width 68.5 feet.

This is the same property conveyed to 1239 Duncan Ave, LLC in deed dated February 1, 2023, filed for record February 6, 2023, in Deed Book 11493, Page 154, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

10/22/2025

1239 Duncan Avenue LLC
286 Lake Vista Drive
Auburndale, FL 33823

RE: 1239 Duncan Avenue

Dear 1239 Duncan Avenue LLC:

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 1239 Duncan Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 1239 Duncan Avenue was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, 1239 Duncan Avenue LLC, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 1239 Duncan Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself**.

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

1239 Duncan Avenue LLC

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
Auburndale, FL 33823
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $3.00
Total Postage and Fees
Sent To
1239 Duncan Ave LLC
Street and Apt. No., or PO Box No.
286 Lake Vista Drive
City, State, ZIP+4®
Auburndale, FL 33823
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS Postmark Here
OCT 21 2025
Re: 1239 Duncan Ave
9589 0710 5270 1429 0774 03

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
Jacksonville, FL 32202
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $3.00
Total Postage and Fees
Sent To
United States Corporation Agents, Inc.
Street and Apt. No., or PO Box No.
476 Riverside Avenue
City, State, ZIP+4®
Jacksonville, FL 32202
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS Postmark Here
OCT 21 2025
Re: 1239 Duncan Ave
9589 0710 5270 1429 0773 28

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
New Orleans, LA 70130
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $3.00
Total Postage and Fees
Sent To
Anchor Point Lending LLC
Street and Apt. No., or PO Box No.
1020 Tepsichore St. Unit E
City, State, ZIP+4®
New Orleans, Louisiana 70130
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS Postmark Here
OCT 21 2025
Re: 1239 Duncan Ave
9589 0710 5270 1429 0773 35

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
United States Corporation Agents, Inc
476 Riverside Avenue
Jacksonville, FL 32202

9590 9402 4389 8190 4282 91

2. Article Number (Transfer from service label)
9589 0710 5270 1429 0773 28

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
10/27/25
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
Re: 1239 Duncan Ave

3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
Auburndale, FL 33823
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $3.56
Total Postage and Fees
Sent To
1239 DUNCAN AVE LLC
Street and Apt. No., or PO Box No.
2864 Lake Vista Drive
City, State, ZIP+4®
Auburndale, FL 33823
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
NOV 25 2025
11/24/2025
Re: 1239 Duncan Ave
9589 0710 5270 1429 0775 33

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
New Orleans, LA 70130
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $3.56
Total Postage and Fees
Sent To
Anchor Point Lending LLC
Street and Apt. No., or PO Box No.
1020 Tepsichore St. Unit E
City, State, ZIP+4®
New Orleans, Louisiana 70130
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
NOV 25 2025
11/25/2025
Re: 1239 Duncan Ave
9589 0710 5270 1429 0775 88

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
Jacksonville, FL 32202
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $3.56
Total Postage and Fees
Sent To
United States Corporation Agents Inc
Street and Apt. No., or PO Box No.
476 Riverside Avenue
City, State, ZIP+4®
Jacksonville FL 32202
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
NOV 25 2025
11/25/2025
Re: 1239 Duncan Ave
9589 0710 5270 1429 0775 71

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
United States Corporation Agents, Inc.
476 Riverside Ave
Jacksonville, FL 32202

9590 9402 4389 8190 4284 20

2. Article Number (Transfer from service label)
9589 0710 5270 1429 0775 71

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
Re: 1239 Duncan Avenue

3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

11/24/2025

1239 DUNCAN AVE LLC
286 Lake Vista Drive
Auburndale, FL 33823

RE: 1239 Duncan Avenue

Dear 1239 DUNCAN AVE LLC

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 1239 Duncan Avenue (hereinafter referred to as the "Property") on 11/21/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$40000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a

marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 1239 Duncan Avenue (hereinafter referred to as the "Property") as **$40000**.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$40000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that certain parcel of land situate in the City of Macon, County of Bibb and State of Georgia, being known and designated as follows:
Parts of Lots 8, 9, and 10 in Block 7 of Huguenin Heights Subdivision, according to a plat recorded in Plat Book MM, Page 710, Clerk's Office, Bibb Superior Court. Said property is more particularly described as follows: BEGINNING AT A POINT on the westerly side of Duncan Avenue 90 feet North of the intersection of Napier and Duncan Avenues and from this point extending at right angles in a Westerly direction 150 feet to the Easterly line of Lot 7, Block 7, thence in a Southerly direction along the line between Lots 7 and 8, a distance of 45 feet; thence at right angles in an Easterly direction across Lots 8, 9, and 10. Block 7, a distance of 150 feet to a point on Duncan Avenue which is 45 feet Northerly from the intersection of Duncan and Napier Avenue; thence in a Northerly direction along the Westerly line of Duncan Avenue 45 feet to the POINT OF BEGINNING.
ALSO conveyed is an easement for ingress and egress from Vine Street Lane to the property described above 15 feet in width following generally the existing driveway over property described as being the Northerly half of Lot 7, Block 7, of Huguenin Heights, fronting 50 feet on the alley running between Vine Street and Duncan Avenue and known as Vine Street Lane and running back in a Southerly direction with an even width 68.5 feet.
This is the same property conveyed to 1239 Duncan Ave, LLC in deed dated February 1, 2023, filed for record February 6, 2023, in Deed Book 11493, Page 154, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/ Abandoned
- Overgrown Vegetation
- Trash in yard
- Other Exterior Violations: Rotting Fascia and Siding, some siding falling off
- Uninhabitable/ Unsafe Structure

- Inadequate provisions for ventilation, light, air

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $**40000**. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Auburndale FL 33823
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $3.00
Total Postage and Fees $12.70
Sent To 1239 Duncan Ave LLC
Street and Apt. No., or PO Box No. 286 Lake Vista Drive
City, State, ZIP+4® Auburndale, FL 33823
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS Postmark Here OCT 21 2025 MACON GA 31213
Re: 1239 Duncan Ave

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Jacksonville, FL 32202
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $3.00
Total Postage and Fees $12.70
Sent To United States Corporation Agents, Inc.
Street and Apt. No., or PO Box No. 476 Riverside Avenue
City, State, ZIP+4® Jacksonville, FL 32202
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS Postmark Here OCT 21 2025 MACON GA 31213
Re: 1239 Duncan Ave

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
New Orleans, LA 70130
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $3.00
Total Postage and Fees $12.70
Sent To Anchor Point Lending LLC
Street and Apt. No., or PO Box No. 1020 Terpsichore St. Unit E
City, State, ZIP+4® New Orleans, Louisiana 70130
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS Postmark Here OCT 21 2025 MACON GA 31213
Re: 1239 Duncan Ave

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
United States Corporation Agents, Inc
476 Riverside Avenue
Jacksonville, FL 32202
9590 9402 4389 8190 4282 91
2. Article Number (Transfer from service label)
9589 0710 5270 1429 0773 28

COMPLETE THIS SECTION ON DELIVERY
A. Signature X [signature] Agent Addressee
B. Received by (Printed Name) [illegible] C. Date of Delivery 10/27/25
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:
Re: 1239 Duncan Ave
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Auburndale FL 33823
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $3.56
Total Postage and Fees $13.26
Sent To 1239 DUNCAN AVE LLC
Street and Apt. No., or PO Box No. 286 Lake Vista Drive
City, State, ZIP+4® Auburndale, FL 33823
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here MACON GA 31213 NOV 25 2025
Re: 1239 Duncan Ave

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
New Orleans, LA 70130
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $3.56
Total Postage and Fees $13.26
Sent To Anchor Point Lending LLC
Street and Apt. No., or PO Box No. 1020 Terpsichore st. Unit E
City, State, ZIP+4® New Orleans, Louisiana 70130
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here MACON GA 31213 NOV 25 2025
Re: 1239 Duncan Ave

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Jacksonville, FL 32202
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $3.56
Total Postage and Fees $13.26
Sent To United States Corporation Agents Inc.
Street and Apt. No., or PO Box No. 476 Riverside Avenue
City, State, ZIP+4® Jacksonville, FL 32202
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here MACON GA 31213 NOV 25 2025
Re: 1239 Duncan Ave

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
United States Corporation Agents, Inc.
476 Riverside Ave
Jacksonville, FL 32202
9590 9402 4389 8190 4284 20
2. Article Number (Transfer from service label)
9589 0710 5270 1429 0775 71

COMPLETE THIS SECTION ON DELIVERY
A. Signature X [signature] Agent Addressee
B. Received by (Printed Name) [illegible] C. Date of Delivery
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:
Re: 1239 Duncan Avenue
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

EXHIBIT D

AFFIDAVIT OF PROCESS SERVER

Job # 86404

Client Info:

Kimberly Greenway Services, Inc.
505 Lakeland Plaza
Suite 308
Cumming, GA 30040

Case Info:

Superior Court

Court Case # _____

Service Info:

Received by Stephen Farr: on March, 24th 2026 at **07:57 AM**
Service: I Served **1239 Duncan Ave LLC C/O Kelli D Strawn, D'Wana Haynesworth, or Nancy Bahnsen**
With (list documents) _____
by leaving with **Kelli Strawn, REGISTERED AGENT**

At Residence 286 LAKE VISTA DRIVE AUBURNDALE, FL 33823
Latitude: **28.145582**, Longitude: **-81.803394**

On **3/25/2026** at **07:17 PM**
Manner of Service: CORPORATE AT RESIDENCE
SERVICE WAS COMPLETED IN ACCORDANCE TO 48.081(B) IF THE ADDRESS FOR THE REGISTERED AGENT, OFFICER, DIRECTOR, OR PRINCIPAL PLACE OF BUSINESS IS A RESIDENCE, A PRIVATE MAILBOX, A VIRTUAL OFFICE, OR AN EXECUTIVE OFFICE OR MINI SUITE, SERVICE ON THE CORPORATION MAY BE MADE BY SERVING THE REGISTERED AGENT, OFFICER, OR DIRECTOR IN ACCORDANCE WITH S. 48.031.

Served Description: (Approx)

Age: **50**, Sex: **Female**, Race: **White-Caucasian**, Height: **5' 7"**, Weight: **155**, Hair: **Blond** Glasses: **Yes**

I certify that I am over the age of 18, have no interest in the above action, and I am authorized in the jurisdiction in which this service was made.

Signature of Server: _____

Stephen Farr
Lic # **CA 967**
Accurate Serve
PO Box 5141
Lakeland, FL 33807
Phone: (863) 873-6691

Our Job # **86404** Client Ref # **New Job 18561**

SUBSCRIBED AND SWORN to before me this 26 day of March, 26, by **Stephen Farr**, Proved to me on the basis of satisfactory evidence to be the person(s) who appeared *before me* by:
[X] physical presence [__] online presence.

_____
NOTARY PUBLIC for the state of Florida

BEAU CHARLET
Commission # HH 356505
Expires March 7, 2027

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Polk, State of Florida

I. SERVER. I, Stephen Farr ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **1239 Duncan Ave LLC care of member(s) Kelli D Strawn, D'Wana Haynesworth, or Nancy Bahnsen** regarding **1239 Duncan Ave, Macon, GA**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On March 25, 20 26 at 7:17 ☐ AM ☒ PM, I went to

Address: 286 Lake Vista Drive, Auburndale, FL 33823 and I

☐ **Attempted** service, but was unable to serve one of the LLC members directly; or

☒ **Delivered** via **Personal Service** the documents directly to one of the LLC members

listed above, who is described as: Kelli D. Strawn

_____ or;

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: _____ Date: 3/26/26

Sworn to and subscribed before me
this 26 day of March, 2026.

[SEAL]

_____
Notary Public

My commission expires: 3-7-27.

BEAU CHARLET
Commission # HH 356505
Expires March 7, 2027

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

1239 Duncan Ave LLC
C/O Kelli D Strawn, D'Wana Haynesworth, or Nancy Bahnsen
286 Lake Vista Drive
Auburndale, FL 33823

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear 1239 Duncan Ave LLC:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **1239 Duncan Ave, Macon, GA 31201** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____
_____
_____

_____
_____
_____

This _____ day of _____, 20___.

_____
Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 1239 Duncan Avenue, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 1:04 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

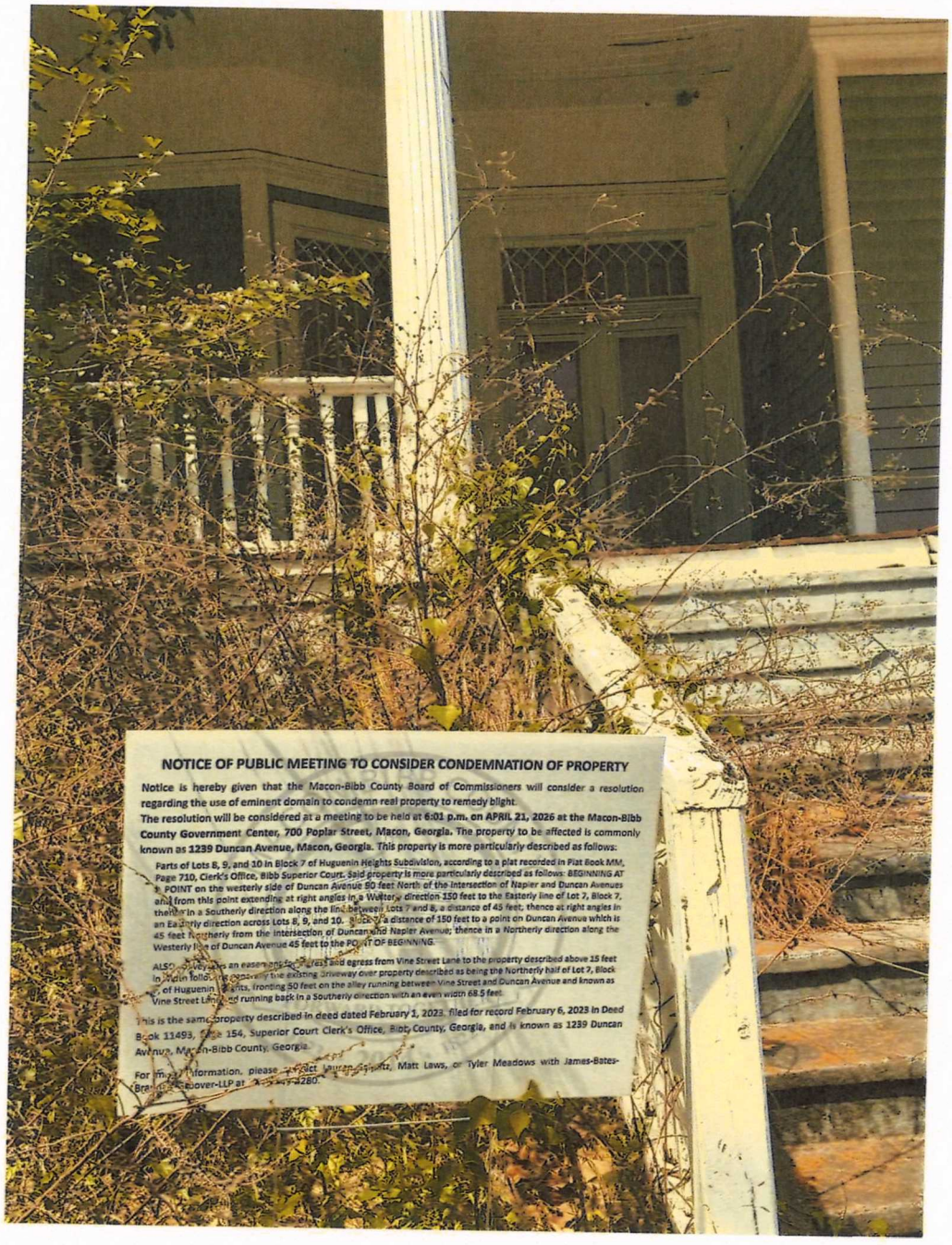
Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

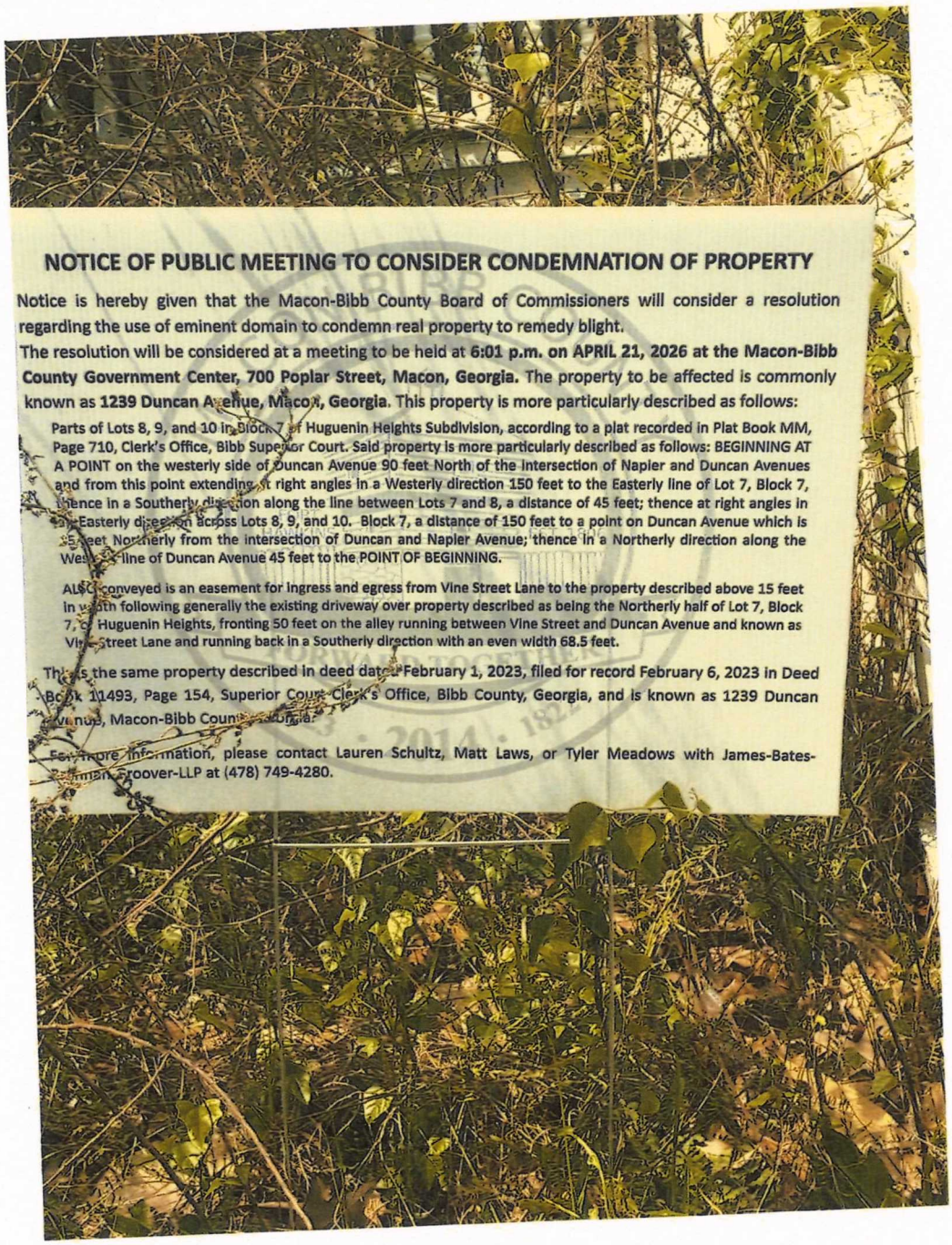
My commission expires: 4/11/2026

TAMARA JAMES
NOTARY
EXPIRES
GEORGIA
Apr. 11, 2026
PUBLIC
PUTNAM COUNTY


NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY
Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.
The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 1239 Duncan Avenue, Macon, Georgia. This property is more particularly described as follows:
Parts of Lots 8, 9, and 10 in Block 7 of Huguenin Heights Subdivision, according to a plat recorded in Plat Book MM, Page 710, Clerk's Office, Bibb Superior Court. Said property is more particularly described as follows: BEGINNING AT A POINT on the westerly side of Duncan Avenue 90 feet North of the intersection of Napier and Duncan Avenues and from this point extending at right angles in a Westerly direction 150 feet to the Easterly line of Lot 7, Block 7, thence in a Southerly direction along the line between Lots 7 and 8, a distance of 45 feet, thence at right angles in an Easterly direction across Lots 8, 9, and 10, Block 7 a distance of 150 feet to a point on Duncan Avenue which is 45 feet Northerly from the intersection of Duncan and Napier Avenue; thence in a Northerly direction along the Westerly line of Duncan Avenue 45 feet to the POINT OF BEGINNING.
ALSO conveying an easement for ingress and egress from Vine Street Lane to the property described above 15 feet in width following the existing driveway over property described as being the Northerly half of Lot 7, Block of Huguenin Heights, fronting 50 feet on the alley running between Vine Street and Duncan Avenue and known as Vine Street Lane and running back in a Southerly direction with an even width 68.5 feet.
This is the same property described in deed dated February 1, 2023, filed for record February 6, 2023 in Deed Book 11493, Page 154, Superior Court Clerk's Office, Bibb County, Georgia, and is known as 1239 Duncan Avenue, Macon-Bibb County, Georgia.
For more information, please contact Lauren Schmitz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at [illegible]-1280.

EXHIBIT

A



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

The resolution will be considered at a meeting to be held at **6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia.** The property to be affected is commonly known as **1239 Duncan Avenue, Macon, Georgia.** This property is more particularly described as follows:

Parts of Lots 8, 9, and 10 in Block 7 of Huguenin Heights Subdivision, according to a plat recorded in Plat Book MM, Page 710, Clerk's Office, Bibb Superior Court. Said property is more particularly described as follows: BEGINNING AT A POINT on the westerly side of Duncan Avenue 90 feet North of the intersection of Napier and Duncan Avenues and from this point extending at right angles in a Westerly direction 150 feet to the Easterly line of Lot 7, Block 7, thence in a Southerly direction along the line between Lots 7 and 8, a distance of 45 feet; thence at right angles in an Easterly direction across Lots 8, 9, and 10. Block 7, a distance of 150 feet to a point on Duncan Avenue which is 45 feet Northerly from the intersection of Duncan and Napier Avenue; thence in a Northerly direction along the Westerly line of Duncan Avenue 45 feet to the POINT OF BEGINNING.

ALSO conveyed is an easement for ingress and egress from Vine Street Lane to the property described above 15 feet in width following generally the existing driveway over property described as being the Northerly half of Lot 7, Block 7, of Huguenin Heights, fronting 50 feet on the alley running between Vine Street and Duncan Avenue and known as Vine Street Lane and running back in a Southerly direction with an even width 68.5 feet.

This is the same property described in deed dated February 1, 2023, filed for record February 6, 2023 in Deed Book 11493, Page 154, Superior Court Clerk's Office, Bibb County, Georgia, and is known as 1239 Duncan Avenue, Macon-Bibb County, Georgia.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT 10

EXHIBIT "10"

PROPERTY LOCATED AT
672 FRANKLIN STREET S, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **672 FRANKLIN STREET S, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **CARLOS M. RESTREPO** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **ELEVEN THOUSAND DOLLARS ($11,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

672 FRANKLIN STREET S, MACON, GEORGIA

Legal Description:

All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, and being known and designated as Lot 13, being 0.23 acres, of the Rutherford Property, according to the survey for Grover Williams, by James R. McDougald, Georgia Registered Land Surveyor, filed on September 17, 2001, recorded in Plat Book 90, Page 301, Bibb County, Georgia Plat Records, which plat and record thereof are incorporated herein by reference for a more complete description of the subject property. Subject property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

This is the same property conveyed to Carlos M. Restrepo in deed dated November 16, 2023, filed for record November 16, 2023, in Deed Book 11730, Page 259, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

6/16/2025

Carlos M. Restrepo
805 Marcus Lane
Hampton, GA 30228

RE: 672 S Franklin Street

Dear Carlos M. Restrepo

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 672 S Franklin Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 672 S Franklin Street was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Carlos M. Restrepo, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 672 S Franklin Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself**.

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Carlos M. Restrepo

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

672 S. Franklin St.
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Carlos M. Restrepo
805 Marcus Lane
Hampton, GA 30228
Re: 672 Franklin Street
9589 0710 5270 3429 0768 88
Office Letter
SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
Carlos M Restrepo
805 Marcus Lane
Hampton GA 30228
9589 0710 5270 3429 0770 21

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

11/03/2025

Carlos M. Restrepo
805 Marcus Lane
Hampton, GA 30228

RE: 672 S. Franklin Street

Dear Carlos M. Restrepo

As you are aware, a certified appraiser conducted an independent inspection of the property located at 672 S. Franklin Street (hereinafter referred to as the "Property") on 10/14/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$11000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 672 S. Franklin Street (hereinafter referred to as the "Property") as **$11000**.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$11000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, and being known and designated as Lot 13, being 0.23 acres, of the Rutherford Property, according to the survey for Grover Williams, by James R. McDougald, Georgia Registered Land Surveyor, filed on September 17, 2001, recorded in Plat Book 90, Page 301, Bibb County, Georgia Plat Records, which plat and record thereof are incorporated herein by reference for a more complete description of the subject property. Subject property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

This is the same property conveyed to Carlos M. Restrepo in deed dated November 16, 2023, filed for record November 16, 2023, in Deed Book 11730, Page 259, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/ Abandoned
- Overgrown vegetation: High Grass and weeds also vines growing on side of house
- Property open (windows/ roof/ walls): Windows busted out and open
- Trash in yard: Some trash and debris
- Other/ exterior violations: Rotting fascia

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

Declaration of Offer:

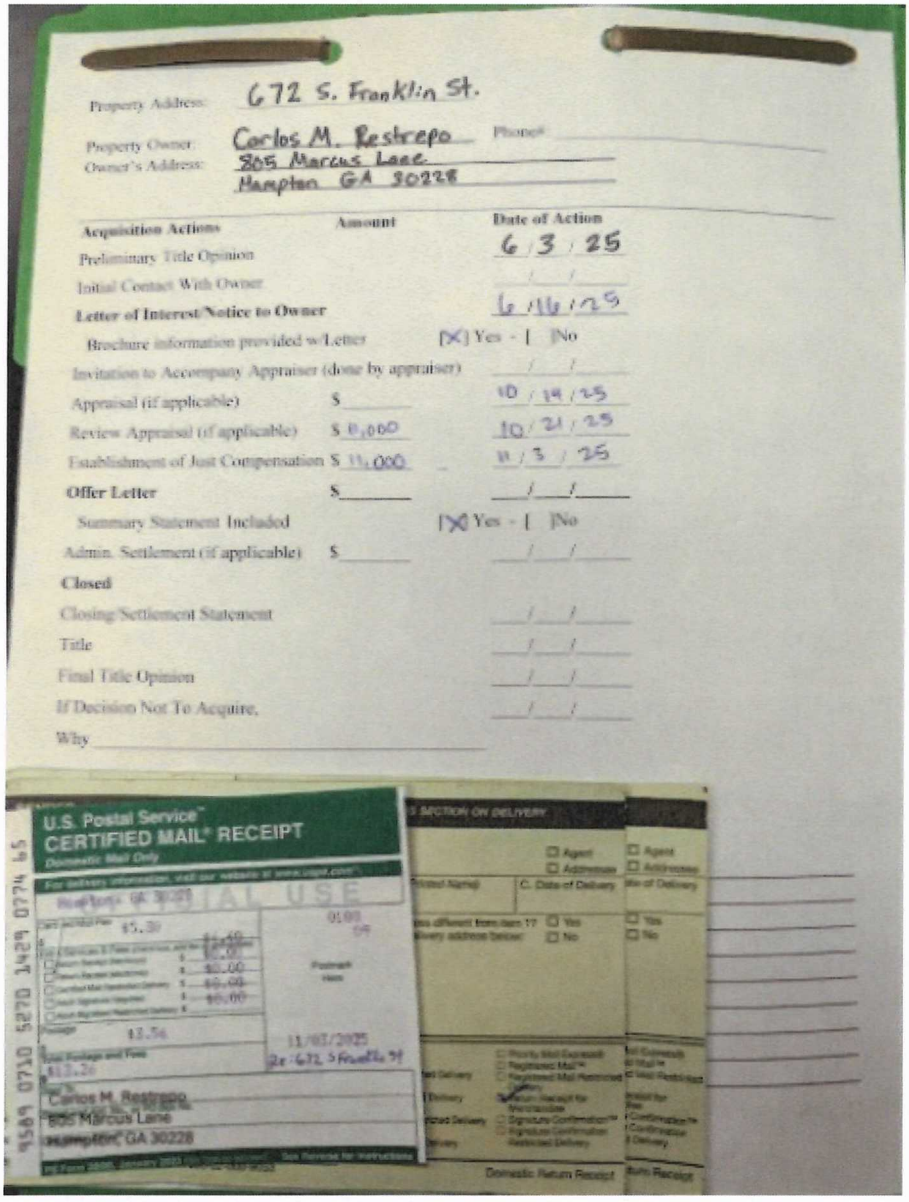
Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $11000. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR (signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005



Property Address: 672 S. Franklin St.

Property Owner: Carlos M. Restrepo Phone#: _____

Owner's Address: 805 Marcus Lane
Hampton GA 30228

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		6/3/25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		6/16/25
Brochure information provided w/Letter	[X] Yes - [ ] No	
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$	10/14/25
Review Appraisal (if applicable)	$ 8,000	10/21/25
Establishment of Just Compensation	$ 11,000	11/3/25
Offer Letter	$	/ /
Summary Statement Included	[X] Yes - [ ] No	
Admin. Settlement (if applicable)	$	/ /
Closed		
Closing Settlement Statement		/ /
Title		/ /
Final Title Opinion		/ /
If Decision Not To Acquire,		/ /

Why _____

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Carlos M. Restrepo
805 Marcus Lane
Hampton GA 30228

9589 0710 5270 1428 0774 65

EXHIBIT D

SERVICE ATTEMPT

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Henry, State of Georgia

I. SERVER. I, Kim Burch ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **Carlos M. Restrepo** regarding **672 South Franklin Street, Macon, GA**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On Sat, March 21st, 2026 at 1 : 44 ☐ AM ☒ PM, I went to

Address: 805 Marcus Lane, Hampton, GA 30228 and I

☑ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☐ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as: _____

_____ or;

☐ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as: _____

_____.

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: _____ Date: 3/24/2026

Sworn to and subscribed before me
this 24th day of March 2026.

[SEAL]

_____
Notary Public

My commission expires: _____

D PARKER
Notary Public - State of Georgia
Henry County
My Commission Expires Dec 4, 2029

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

Carlos M. Restrepo
805 Marcus Lane
Hampton, GA 30228

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Carlos M. Restrepo:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **672 South Franklin Street Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

CERTIFIED MAIL & RETURN RECEIPT

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 25, 2026

CERTIFIED MAIL NO.: 9589 0710 5270 3379 4387 47
RETURN RECEIPT: 9590 9402 8345 3094 6862 15
Carlos M. Restrepo
203 Pinecrest Road
Warner Robins, Georgia 31093

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Carlos M. Restrepo:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **672 South Franklin Street Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

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appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____
_____
_____

_____
_____
_____

This _____ day of _____, 20___.

_____
Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carlos Restrepo
203 Pinecrest Rd
Warner Robins, GA 31093

9590 9402 8345 3094 6862 15

2. Article Number *(Transfer from service label)*

9589 0710 5270 3379 4387 47

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Monica Hayes ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3-26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 3379 4387 47

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

3/25/26
Postmark Here

56055.0015

Sent To Carlos Restrepo
Street and Apt. No., or PO Box No. 203 Pinecrest Rd
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 27, 2026

CERTIFIED MAIL NO.: 9589 0710 5270 3379 4388 91
RETURN RECEIPT: 9590 9402 9803 5266 5899 17
Carlos M. Restrepo
805 Marcus Lane
Hampton, GA 30228

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Carlos M. Restrepo:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **672 South Franklin Street Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

ALERT: IMPACTS FROM SUPER TYPHOON SINLAKU IN THE MARIANA ISLANDS MAY DELAY F...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052703379438891

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Moving Through Network

In Transit to Next Facility
April 14, 2026

Arrived at USPS Regional Facility
GAINESVILLE FL DISTRIBUTION CENTER
April 10, 2026, 5:47 pm

Reminder to Schedule Redelivery of your item
April 4, 2026

Notice Left (No Authorized Recipient Available)
HAMPTON, GA 30228
March 30, 2026, 12:03 pm

Arrived at USPS Regional Facility
ATLANTA GA DISTRIBUTION CENTER
March 28, 2026, 11:21 pm

Arrived at USPS Regional Facility

ATLANTA GA DISTRIBUTION CENTER
March 28, 2026, 11:49 am

Hide Tracking History

What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 672 Franklin Street South, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 12:20 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

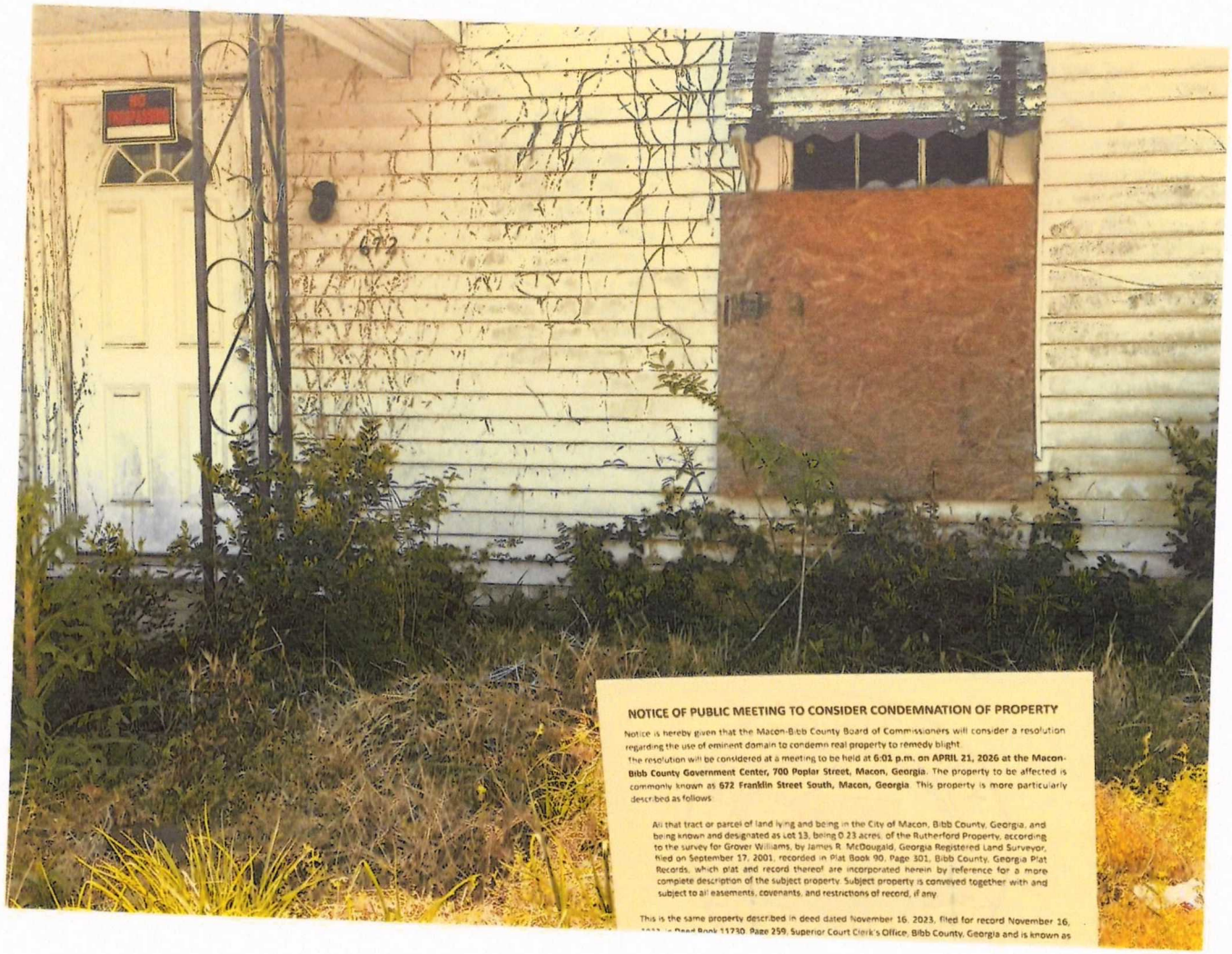
[SEAL]

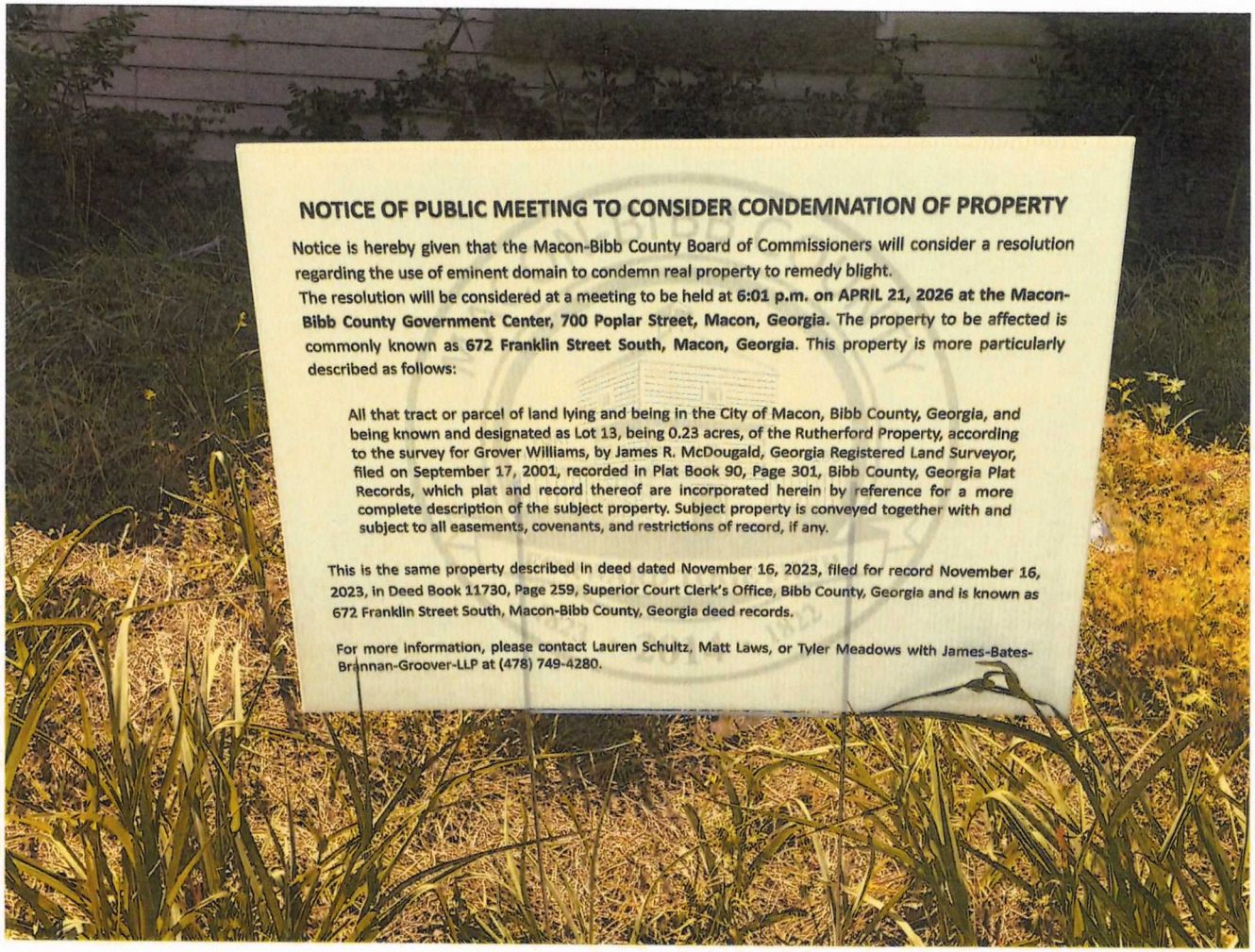
TAMARA JAMES NOTARY PUBLIC PUTNAM COUNTY EXPIRES GEORGIA Apr. 11, 2026

My commission expires: 4/11/2026.

EXHIBIT

A


672
NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY
Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.
The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 672 Franklin Street South, Macon, Georgia. This property is more particularly described as follows:
All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, and being known and designated as Lot 13, being 0.23 acres, of the Rutherford Property, according to the survey for Grover Williams, by James R. McDougald, Georgia Registered Land Surveyor, filed on September 17, 2001, recorded in Plat Book 90, Page 301, Bibb County, Georgia Plat Records, which plat and record thereof are incorporated herein by reference for a more complete description of the subject property. Subject property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.
This is the same property described in deed dated November 16, 2023, filed for record November 16,
Deed Book 11730, Page 259, Superior Court Clerk's Office, Bibb County, Georgia and is known as



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

The resolution will be considered at a meeting to be held at **6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia.** The property to be affected is commonly known as **672 Franklin Street South, Macon, Georgia**. This property is more particularly described as follows:

All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, and being known and designated as Lot 13, being 0.23 acres, of the Rutherford Property, according to the survey for Grover Williams, by James R. McDougald, Georgia Registered Land Surveyor, filed on September 17, 2001, recorded in Plat Book 90, Page 301, Bibb County, Georgia Plat Records, which plat and record thereof are incorporated herein by reference for a more complete description of the subject property. Subject property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

This is the same property described in deed dated November 16, 2023, filed for record November 16, 2023, in Deed Book 11730, Page 259, Superior Court Clerk's Office, Bibb County, Georgia and is known as 672 Franklin Street South, Macon-Bibb County, Georgia deed records.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT 11

EXHIBIT "11"

PROPERTY LOCATED AT
516 ROBERT HENRY STREET, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **516 ROBERT HENRY STREET, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **ESTATE OF LYNN Y. DOUGHTERY: EDWARD J. DOUGHERTY AND LYNN Y. DOUGHERTY C/O CLIFFORD RUMNEY** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **NINE THOUSAND DOLLARS ($9,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

516 ROBERTY HENRY STREET, MACON, GEORGIA

Legal Description:

All that tract or parcel of land lying and being in Macon-Bibb County, Georgia, more particularly described as Lots 24 and 25 in Block "B" of the subdivision of the Rutherford Property made by H.D. Cutter, C.E., in 1928, per plat recorded in Clerk's Office, Bibb Superior Court, Plat Book 4, Folio 190. Each of said lots front 50 feet on Henry Street and extends back in a southerly direction even width 165 feet. Said plat is made a part hereof for the purposes of description of the property hereby conveyed.

This is the same property conveyed to Edward J. Dougherty and Lynn Y. Doughtery in deed dated January 2, 1989, filed for record January 11, 1989, in Deed Book 1745, Page 376.

.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

6/16/2025

Clifford Rumney
511 Heard Avenue
Macon, GA 31206

RE: 516 Robert Henry Street Macon, GA 31206

Dear Clifford Rumney:

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 516 Robert Henry Street Macon, GA 31206 (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 516 Robert Henry Street Macon, GA 31206 was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Clifford Rumney, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 516 Robert Henry Street Macon, GA 31206 (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself**.

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Clifford Rumney

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

Property Address: 516 Robert Henry St

RDC 99

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Macon GA 31216

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$2.87
Total Postage and Fees	$11.82

Postmark Here: 0100 01 JUN 2 2025 06/02/2025 Re: 516 Robert Henry

Sent To: Kevin R. Dougherty
Street and Apt. No., or PO Box No.: 5860 Green Hill Dr.
City, State, ZIP+4®: Macon GA 31216

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7018 1830 0001 5249 9996

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Kevin R. Dougherty
5860 Green Hill Dr.
Macon GA 31216

9590 9402 4389 8190 4290 52

2. Article Number (Transfer from service label)
7018 1830 0001 5249 9996

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name): Kevin Dougherty — C. Date of Delivery: 6/5/25

D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

3. Service Type
☒ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☒ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Re: 516 Robert Henry St. — Domestic Return Receipt

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Macon GA 31206

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☒ Certified Mail Restricted Delivery	$ $0.00
☒ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$2.87
Total Postage and Fees	$11.82

Postmark Here: 0100 01 JUN 2 2025 06/02/2025 Re: 516 Robert Henry

Sent To: Thomas Edward Dougherty
Street and Apt. No., or PO Box No.: 1320 Hillridge Dr
City, State, ZIP+4®: Macon GA 31206

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7018 1830 0001 5249 9972

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Thomas Edward Dougherty
1320 Hillridge Dr.
Macon GA 31206

9590 9402 4389 8190 4290 76
Re: 516 Robert Henry

2. Article Number (Transfer from service label)
7018 1830 0001 5249 9972

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Margie Chastain ☐ Agent ☒ Addressee

B. Received by (Printed Name): Margie Chastain — C. Date of Delivery: 6/6/25

D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

3. Service Type
☒ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☒ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Macon GA 31206

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$2.37
Total Postage and Fees	$11.32

Postmark Here: MACON GA 0100 JUN 16 2025 06/16/2025 USPS

Sent To: Clifford Rumney
Street and Apt. No., or PO Box No.: 511 Heard Ave
City, State, ZIP+4®: Macon GA 31206

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

9589 0710 5270 1429 0770 07

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Clifford Rumney
511 Heard Avenue
Macon GA 31206

9590 9402 4389 8190 4290 14
Re: 516 Robert Henry st

2. Article Number (Transfer from service label)
9589 0710 5270 1429 0770 07

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

3. Service Type
☒ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☒ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | **Macon, Georgia 31201**

11/03/2025

Clifford Rumney
511 Heard Ave
Macon GA 31206

RE: 516 Robert Henry Street

Dear Clifford Rumney

As you are aware, a certified appraiser conducted an independent inspection of the property located at 516 Robert Henry Street (hereinafter referred to as the "Property") on 10/14/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$9000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 516 Robert Henry Street (hereinafter referred to as the "Property") as **$9000**.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$9000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in Bibb County, Georgia, more particularly described as Lots 24 and 25 in Block "B" of the subdivision of the Rutherford Property made by H.D. Cutter, C.E., in 1928, per plat recorded in Clerk's Office, Bibb Superior Court, Plat Book 4, Folio 190. Each of said lots front 50 feet on Henry Street and extends back in a southerly direction even width 165 feet. Said plat is made a part hereof for the purposes of description of the property hereby conveyed.

This is the same property conveyed to Edward J. Dougherty and Lynn Y. Doughtery in deed dated January 2, 1989, filed for record January 11, 1989, in Deed Book 1745, Page 376.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/abandoned structure
- Overgrown vegetation
- Trash in yard: debris
- inoperable vehicles in yard: numerous
- inadequate provisions for ventilation, light, air

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $9000. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature)

DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

9589 0710 5270 1429 0724 41

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Macon, GA 31206

OFFICIAL USE

Certified Mail Fee $5.30	0100 09
$ $4.40	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $3.56	
$	11/03/2025
Total Postage and Fees $13.26	Re: 516 Robert Henry
$	

Sent To
Clifford Rumney

Street and Apt. No., or PO Box No.
511 Heard Ave

City, State, ZIP+4®
Macon GA 31206

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT D

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Bibb, State of Georgia

I. SERVER. I, BARRY STAPLETON ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **Clifford Rumney** regarding **516 Robert Henry Street, Macon, GA**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On 03/20, 2026 at 12:49 ☐ AM ☑ PM, I went to

Address: 511 Heard Ave., Macon, GA 31206 and I

☐ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☑ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as: personal service to Clifford Rumney, occupant or;

☐ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as: _____.

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: _____ Date: 03/23/2026

Sworn to and subscribed before me
this 23 day of Mar 2026

_____
Notary Public

[SEAL]

My commission expires: 10/9/27.

(Official Seal)
NOTARY PUBLIC GEORGIA
NICOLE SIMMONS
COUNTY OF HOUSTON
My Commission Expires OCT 9, 2027

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 19, 2026

Edward Dougherty & Lynn Dougherty
c/o Clifford Rumney
511 Heard Avenue
Macon, Georgia 31206

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Clifford Rumney:

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **516 Robert Henry Street, Macon, Georgia 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at **6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 516 Robert Henry Street, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 12:24 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

[SEAL]

TAMARA JAMES
NOTARY PUBLIC
PUTNAM COUNTY
GEORGIA
EXPIRES
Apr. 11, 2026

Notary Public

My commission expires: 4/11/2026

NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

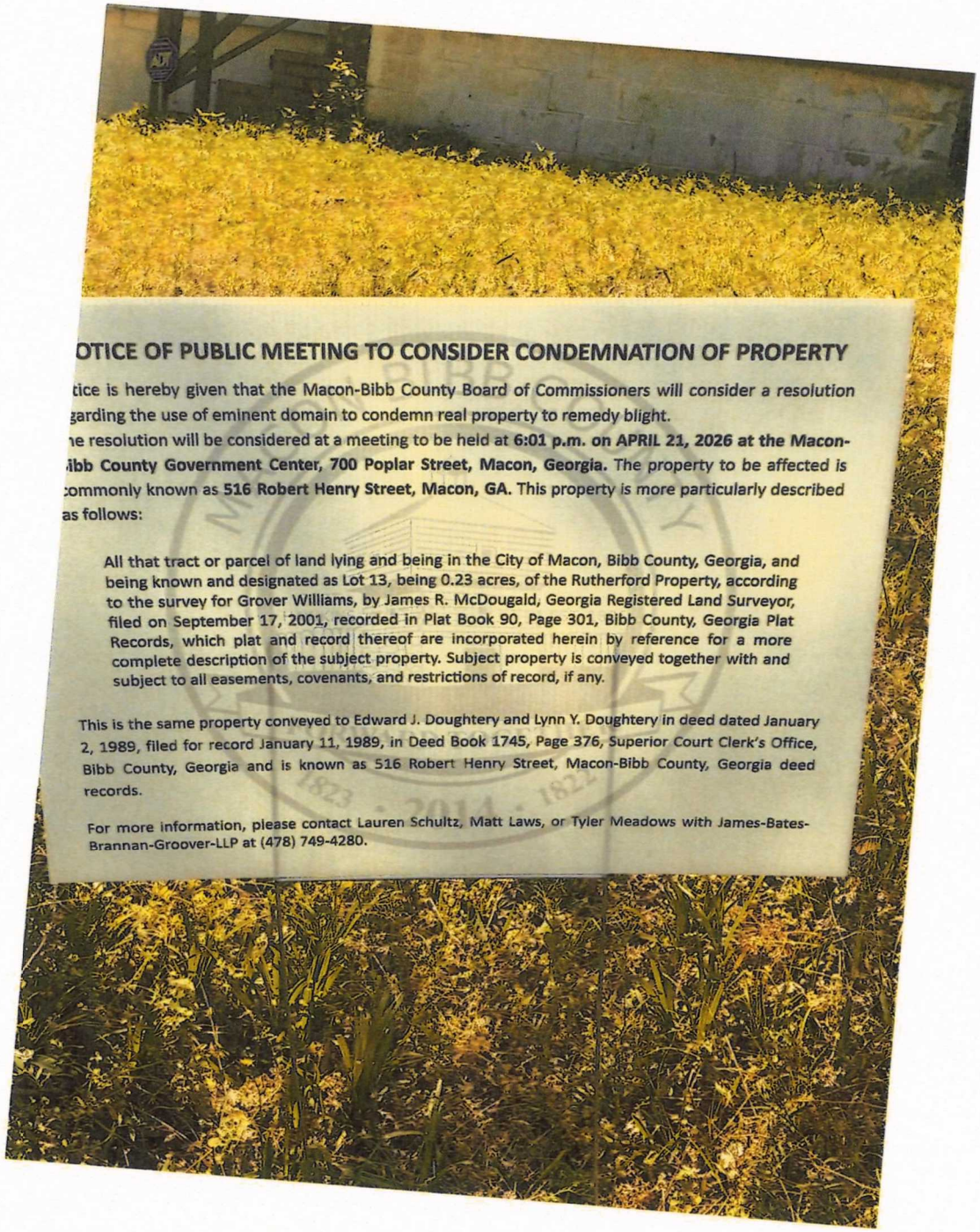
The resolution will be considered at a meeting to be held at **6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia.** The property to be affected is commonly known as **516 Robert Henry Street, Macon, GA.** This property is more particularly described as follows:

> All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, and being known and designated as Lot 13, being 0.23 acres, of the Rutherford Property, according to the survey for Grover Williams, by James R. McDougald, Georgia Registered Land Surveyor, filed on September 17, 2001, recorded in Plat Book 90, Page 301, Bibb County, Georgia Plat Records, which plat and record thereof are incorporated herein by reference for a more complete description of the subject property. Subject property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

This is the same property conveyed to Edward J. Doughtery and Lynn Y. Doughtery in deed dated January [illegible], filed for record January 11, 1989, in Deed Book 1745, Page 376, Superior Court Clerk's Office, [illegible] 516 Robert Henry Street, Macon-Bibb County, Georgia deed

EXHIBIT

A



OTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

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All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, and being known and designated as Lot 13, being 0.23 acres, of the Rutherford Property, according to the survey for Grover Williams, by James R. McDougald, Georgia Registered Land Surveyor, filed on September 17, 2001, recorded in Plat Book 90, Page 301, Bibb County, Georgia Plat Records, which plat and record thereof are incorporated herein by reference for a more complete description of the subject property. Subject property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

This is the same property conveyed to Edward J. Doughtery and Lynn Y. Doughtery in deed dated January 2, 1989, filed for record January 11, 1989, in Deed Book 1745, Page 376, Superior Court Clerk's Office, Bibb County, Georgia and is known as 516 Robert Henry Street, Macon-Bibb County, Georgia deed records.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT 12

EXHIBIT "12"

PROPERTY LOCATED AT
545 HEARD AVENUE, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **545 HEARD AVENUE, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **NESTOR PAUL HENRIQUEZ** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **TEN THOUSAND DOLLARS ($10,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

545 HEARD AVENUE, MACON, GEORGIA

Legal Description:

All that tract or parcel of land situate, lying and being in Bibb County, Georgia, in the City of Macon, being known and designated as Lot 14, Block A, of the Rutherford Investment Company property according to a plat of record in Plat Book 4, Page 190, Clerk's Office, Bibb Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Lot 14 hereby conveyed.

Subject to any and all restrictions, easements, covenants and rights-of-ways affecting said described property.

This is the same property conveyed to Nestor Paul Henriquez in deed dated November 21, 2024, filed for record November 25, 2024, in Deed Book 12015, Page 296, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

6/2/2025

Nestor Paul Henriquez
763 Pebble Street, Macon, GA 31201

RE: 545 Heard Avenue

Dear Nestor Paul Henriquez

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 545 Heard Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 545 Heard Avenue was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use," Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the appraiser and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

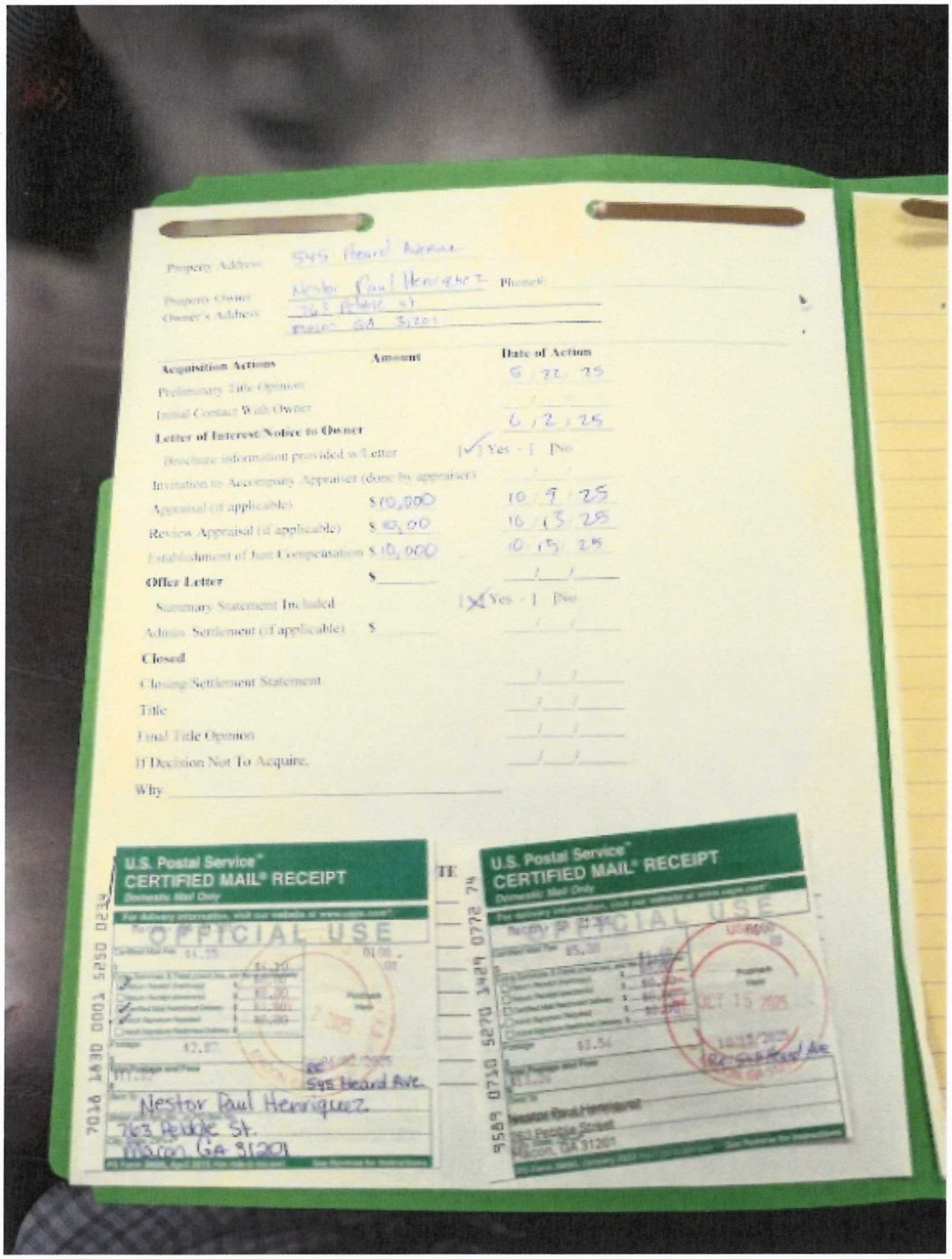
Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should

be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Macon- Bibb County Land Bank
Property Coordinator



Property Address: 545 Heard Avenue

Property Owner: Nestor Paul Henriquez Phone#:

Owner's Address: 763 Pebble St
Macon GA 31201

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		6/22/25
Initial Contact With Owner		6/2/25
Letter of Interest Notice to Owner		
Brochure information provided w/ Letter	[✓] Yes - [ ] No	
Invitation to Accompany Appraiser (done by appraiser)		
Appraisal (if applicable)	$10,000	10/9/25
Review Appraisal (if applicable)	$ 0.00	10/13/25
Establishment of Just Compensation	$ 10,000	10/15/25
Offer Letter	$	
Summary Statement Included	[X] Yes - [ ] No	
Admin. Settlement (if applicable)	$	
Closed		
Closing Settlement Statement		
Title		
Final Title Opinion		
If Decision Not To Acquire,		

Why

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

OFFICIAL USE

545 Heard Ave.
Nestor Paul Henriquez
763 Pebble St.
Macon GA 31201

7016 1430 0001 5250 0234

9589 0710 5270 3424 0772 74

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

OFFICIAL USE

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

10/16/2025

Nestor Paul Henriquez
763 Pebble Street
Macon, GA 31201

RE: 545 Heard Avenue

Dear Nestor Paul Henriquez

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 545 Heard Avenue (hereinafter referred to as the "Property") on 10/9/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$10,000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a

marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 545 Heard Avenue (hereinafter referred to as the "Property") as $10,000.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$10,000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land situate, lying and being in Bibb County, Georgia, in the City of Macon, being known and designated as Lot 14, Block A, of the Rutherford Investment Company property according to a plat of record in Plat Book 4, Page 190, Clerk's Office, Bibb Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Lot 14 hereby conveyed.
Subject to any and all restrictions, easements, covenants and rights-of-ways affecting said described property.

This is the same property conveyed to Nestor Paul Henriquez in deed dated November 21, 2024, filed for record November 25, 2024, in Deed Book 12015, Page 296, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

Vacant/ Abandoned: Conducive for homeless activity
Overgrown Vegetation
Property Open {windows/roof/walls): Some windows are broken out and some are boarded up
Trash in Yard
Other /Exterior Violations: Facia boards are damaged, carport support post damaged
Harborage for rodents and insects, public nuisance, conducive for gang activity

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Declaration of Offer:

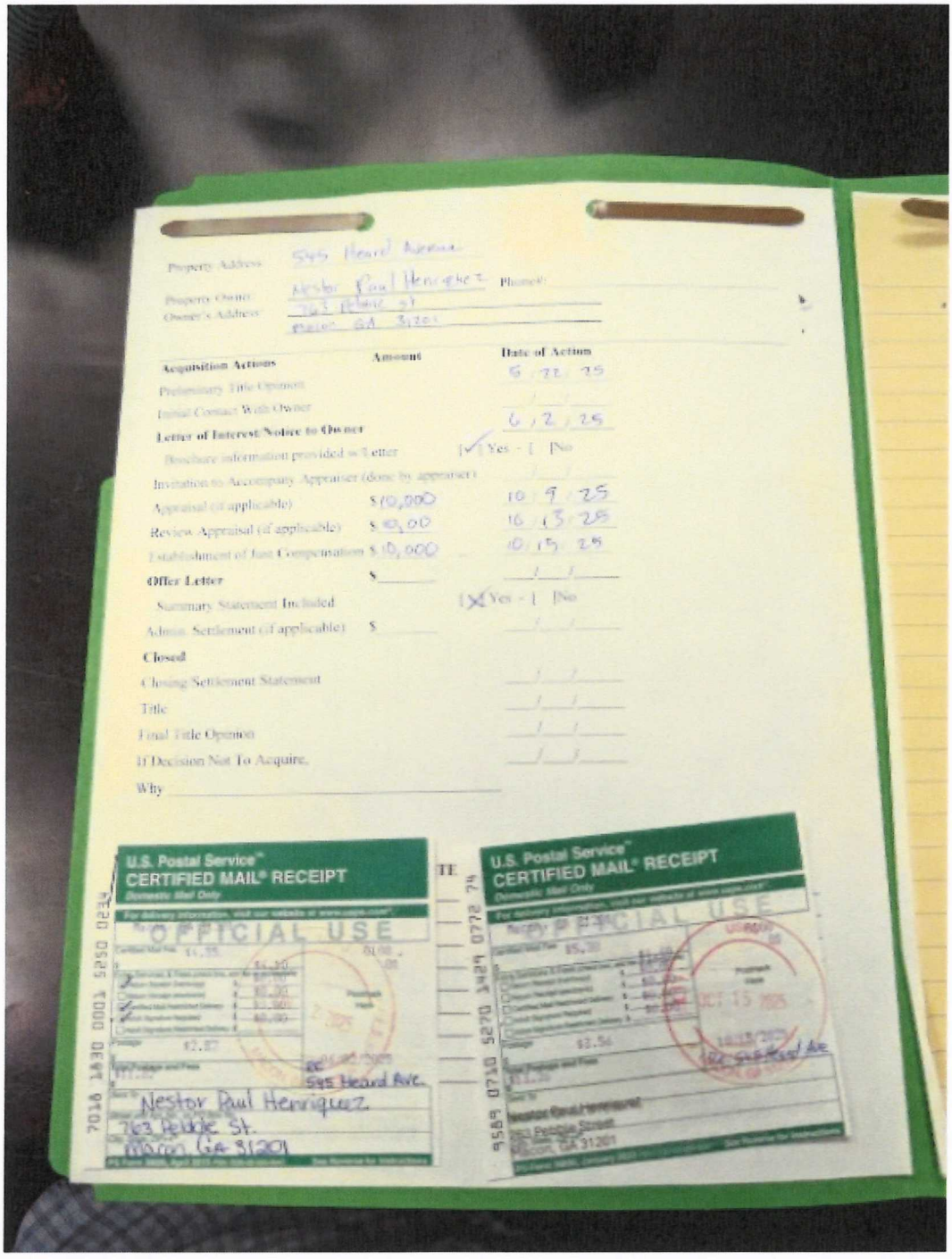
Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $10,000. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR (signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005



Property Address: 545 Heard Avenue

Property Owner: Nestor Paul Henriquez Phone#:

Owner's Address: 763 Pebble St
Macon GA 31201

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		5/22/25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		6/2/25
Brochure information provided w/ Letter	[✓] Yes - [ ] No	
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$10,000	10/9/25
Review Appraisal (if applicable)	$ 0.00	10/13/25
Establishment of Just Compensation	$ 10,000	10/15/25
Offer Letter	$	/ /
Summary Statement Included	[X] Yes - [ ] No	
Admin. Settlement (if applicable)	$	/ /
Closed		
Closing Settlement Statement		/ /
Title		/ /
Final Title Opinion		/ /
If Decision Not To Acquire,		/ /

Why

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $4.35
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $2.87
Total Postage and Fees $7.22
Sent To
Nestor Paul Henriquez
763 Pebble St.
Macon, GA 31201
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7018 1830 0003 5250 0234

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $2.54
Total Postage and Fees $7.84
Sent To
763 Pebble Street
Macon, GA 31201
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 3429 0772 74

EXHIBIT D

SERVICE ATTEMPT

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Bibb, State of Georgia

I. **SERVER**. I, BARRY STAPLETON ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **Nester Paul Heriquez** regarding **545 Heard Street, Macon, GA**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On 03/20, 2026 at 12:12 ☐ AM ☑ PM, I went to Address: 763 Pebble Street Macon GA 31201 and I

☑ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☐ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as: _____ or;

☐ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as: _____.

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: _____ Date: 03/23/2026

Sworn to and subscribed before me
this 23 day of Mar, 2026.

[SEAL]

Notary Public

My commission expires: 10/9/27.

(Official Seal)
NOTARY PUBLIC GEORGIA
NICOLE SIMMONS
COUNTY OF HOUSTON
My Commission Expires OCT 9, 2027

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

Nester Paul Henriquez
763 Pebble Street
Macon, Georgia 31201

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Nester Paul Henriquez:

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **545 Heard Avenue, Macon, Georgia 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

CERTIFIED MAIL & RETURN RECEIPT

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 24, 2026

CERTIFIED MAIL NO.: 9589 0710 5270 1606 5820 58
RETURN RECEIPT: 9590 9402 9803 5266 5900 05
Nester Paul Henriquez
763 Pebble Street
Macon, Georgia 31201

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Nester Paul Henriquez:

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Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you I GOT A GUY REMODELING SERVICES INC may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

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- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

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appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

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SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

ALERT: IMPACTS FROM SUPER TYPHOON SINLAKU IN THE MARIANA ISLANDS MAY DELAY F...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701606582058

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivery Attempt
Reminder to Schedule Redelivery of your item
April 1, 2026

Notice Left (No Authorized Recipient Available)
MACON, GA 31201
March 27, 2026, 2:42 pm

Arrived at USPS Regional Facility
MACON GA DISTRIBUTION CENTER
March 26, 2026, 8:39 am

Arrived at USPS Regional Facility
ATLANTA GA DISTRIBUTION CENTER
March 25, 2026, 10:02 am

Hide Tracking History

What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 545 Heard Avenue, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 12:13 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

My commission expires: 4/11/2026

TAMARA JAMES NOTARY PUBLIC PUTNAM COUNTY GEORGIA EXPIRES Apr. 11, 2026 [SEAL]

NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.
The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon -Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as **545 Heard Avenue, Macon, GA.** This property is more particularly described as follows:

> All that tract or parcel of land situate, lying and being in Bibb County, Georgia, in the City of Macon, being known and designated as Lot 14, Block A, of the Rutherford Investment Company property according to a plat of record in Plat Book 4, Page 190, Clerk's Office, Bibb Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Lot 14 hereby conveyed.

This is the same property conveyed to Nestor Paul Henriquez in deed dated November 21, 2024, filed for record November 25, 2024, in Deed Book 12015, Page 296, Superior Court Clerk's Office, Bibb County, Georgia deed records.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT

A

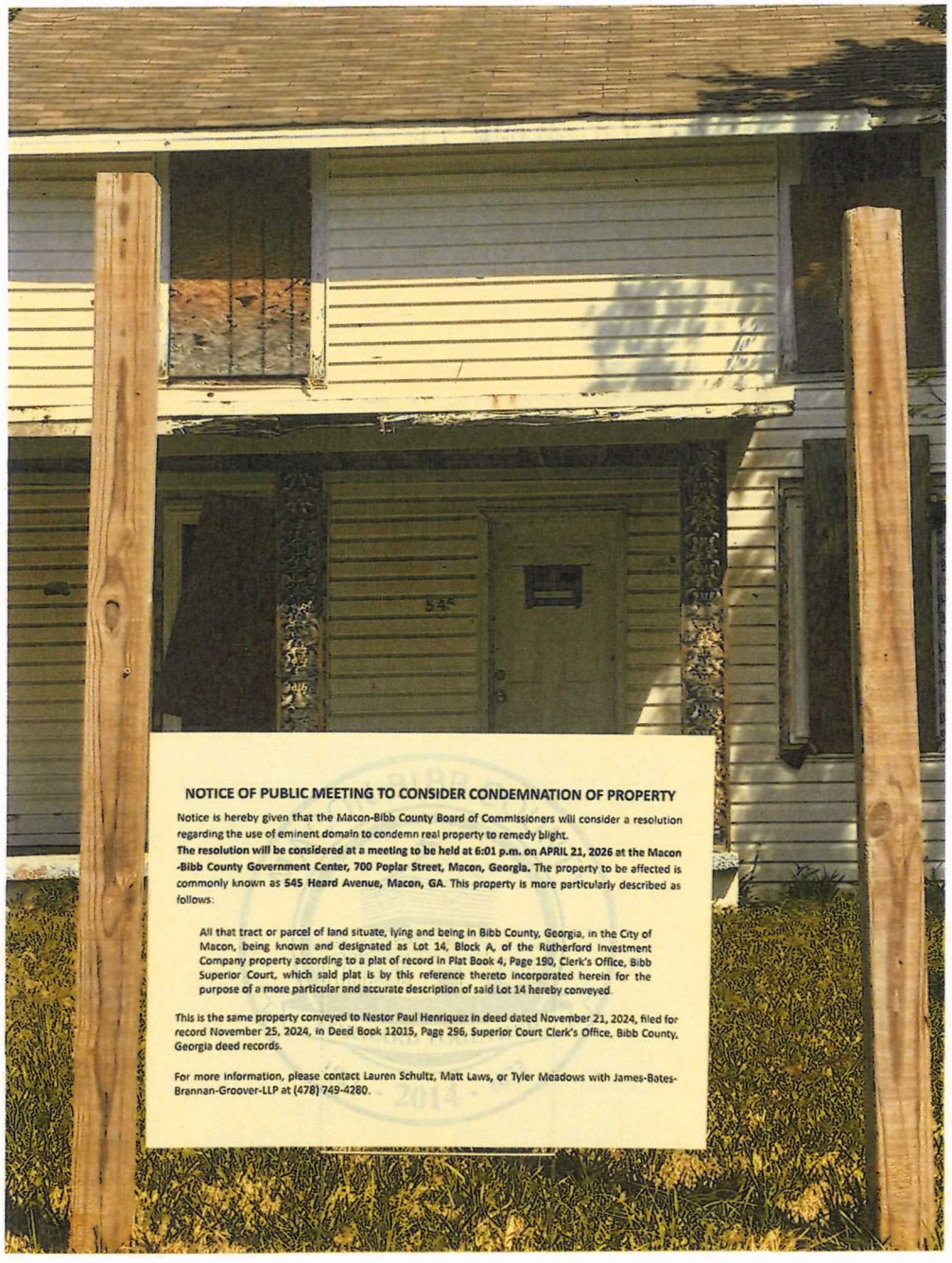
NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY
Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.
The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon -Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 545 Heard Avenue, Macon, GA. This property is more particularly described as follows:
All that tract or parcel of land situate, lying and being in Bibb County, Georgia, in the City of Macon, being known and designated as Lot 14, Block A, of the Rutherford Investment Company property according to a plat of record in Plat Book 4, Page 190, Clerk's Office, Bibb Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Lot 14 hereby conveyed.
This is the same property conveyed to Nestor Paul Henriquez in deed dated November 21, 2024, filed for record November 25, 2024, in Deed Book 12015, Page 296, Superior Court Clerk's Office, Bibb County, Georgia deed records.
For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT 13

EXHIBIT "13"

PROPERTY LOCATED AT
535 HEARD AVENUE, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **535 HEARD AVENUE, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **SBD HOLDINGS, LLC and JF DISTRIBUTING LLC** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **ELEVEN THOUSAND DOLLARS ($11,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

535 HEARD AVENUE, MACON, GEORGIA

Legal Description:

All that tract or parcel of land lying and being in the Godfrey District of Bibb County, Georgia and in the City of Macon, and being known and designated as part of Lots 72 and 73 of the Macon Reserve West and being a part of the Rutherford Investment Co. property as shown on a plat of resubdivision of record in Plat Book 4, Page 190, said Clerk's Office and being designated on said plat as Lot 18, Block A and being more particularly described as follows: BEGINNING at an iron pipe on the northerly side of Heard Avenue 500 feet westerly of Antioch Road, said 500 feet being measured along the northerly side of Heard Avenue; run thence in a northerly direction along the westerly line of Lot 19, a distance of 165 feet to an iron pipe at the northwesterly corner of said Lot 19; thence in a westerly direction a distance of 50 feet to an iron pipe at the northeastern corner of Lot 17, said block; thence in a southerly direction along the easterly line of Lot 17, said block a distance of 165 feet to a point on the northerly side of Heard Avenue; thence in an easterly direction along the northerly side of Heard Avenue a distance of 50 feet to the POINT OF BEGINNING. Said property fronts 50 feet on Heard Avenue and has improvements located thereon known as 535 Heard Avenue, Macon, Georgia.

Deed Reference: Deed Book 7629, Page 309 and Deed Book 8530, Page 124

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

6/16/2025

SBD Holdings, LLC
2020 Howell Mill Rd, Ste C258
Atlanta, GA 30318

RE: 535 Heard Avenue

Dear SBD Holdings, LLC

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 535 Heard Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 535 Heard Avenue was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, SBD Holdings, LLC, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 535 Heard Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself**.

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

SBD Holdings, LLC

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

535 Heard Ave
SBD Holdings, LLC
2020 Howell Mill Rd Ste C258
Atlanta, GA 30318
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
SBD Holdings, LLC
2020 Howell Mill Rd, Ste C258
Atlanta, GA 30318
Re: 535 Heard Ave
9589 0710 5270 1429 0769 70
9589 0710 5270 1429 0775 02
9590 9402 4399 8190 4281 16
PS Form 3811, July 2015

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

6/16/2025

JF Distributing LLC
11175 Cicero Drive, Suite, 100
Alpharetta, Georgia 30022

RE: 535 Heard Avenue

Dear JF Distributing LLC

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 535 Heard Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 535 Heard Avenue was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, JF Distributing LLC, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 535 Heard Avenue (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself.**

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

JF Distributing LLC

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

U.S. Postal Service
CERTIFIED MAIL RECEIPT
U.S. Postal Service
CERTIFIED MAIL RECEIPT
U.S. Postal Service
CERTIFIED MAIL RECEIPT

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

11/24/2025

SBD Holdings, LLC
2020 Howell Mill Rd, Ste C258
Atlanta, GA 30318

RE: 535 Heard Avenue

Dear SBD Holdings, LLC

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 535 Heard Avenue (hereinafter referred to as the "Property") on 10/28/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$11000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a

marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 535 Heard Avenue (hereinafter referred to as the "Property") as **$11000**.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$11000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in the Godfrey District of Bibb County, Georgia and in the City of Macon, and being known and designated as part of Lots 72 and 73 of the Macon Reserve West and being a part of the Rutherford Investment Co. property as shown on a plat of resubdivision of record in Plat Book 4, Page 190, said Clerk's Office and being designated on said plat as Lot 18, Block A and being more particularly described as follows: BEGINNING at an iron pipe on the northerly side of Heard Avenue 500 feet westerly of Antioch Road, said 500 feet being measured along the northerly side of Heard Avenue; run thence in a northerly direction along the westerly line of Lot 19, a distance of 165 feet to an iron pipe at the northwesterly corner of said Lot 19; thence in a westerly direction a distance of 50 feet to an iron pipe at the northeastern corner of Lot 17, said block; thence in a southerly direction along the easterly line of Lot 17, said block a distance of 165 feet to a point on the northerly side of Heard Avenue; thence in an easterly direction along the northerly side of Heard Avenue a distance of 50 feet to the POINT OF BEGINNING.
Said property fronts 50 feet on Heard Avenue and has improvements located thereon known as 535 Heard Avenue, Macon, Georgia.
Deed Reference: Deed Book 7629, Page 309 and Deed Book 8530, Page 124

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/Abandoned
- Overgrown Vegetation: The yard is overgrown with weeds and other uncultivated vegetation more than 12" in height
- Other Exterior Violations: No power active at residence
- Inadequate provisions for ventilation, light, and air

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of **$11000**. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR (signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

535 Heard Ave
SBD Holdings, LLC
2020 Howell Mill Rd Ste C258
Atlanta, GA 30318
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Re: 535 Heard Ave
9589 0710 5270 1429 0769 78
9589 0710 5270 1429 0775 02
9590 9402 4389 8190 4251 16

EXHIBIT D

JF DISTRIBUTING LLC

Lauren Landers

From: Lauren Landers
Sent: Saturday, March 21, 2026 4:49 PM
To: Matt Laws; Tyler Meadows
Subject: Fw: SERVICE CONFIRMATION – SUCCESSFUL - JF Distributing LLC

Get Outlook for iOS

From: Valentine Uwangue <service@frontoutprocess.com>
Sent: Saturday, March 21, 2026 3:49:37 PM
To: Lauren Landers <llanders@jamesbatesllp.com>
Subject: SERVICE CONFIRMATION – SUCCESSFUL - JF Distributing LLC

External to JBBG

SERVICE CONFIRMATION – SUCCESSFUL

Date: 03/21/2026
Time: 03:00 PM EST

Servee/Subject:

JF Distributing LLC
c/o Jess Floyd Mitchell
852 Garden Walk Blvd Apt. K3
Atlanta, GA 30349

Details of Service:
Service of process was successfully completed by personal service upon the servee/subject, Jess Floyd Mitchell. The individual verbally confirmed his name and accepted service without objection.

Description of Individual Served:
African American male, age range 65–75, approximately 5.9 ft tall, about 180 lbs, gray hair (visible from the side under a baseball cap), brown eyes, and not wearing prescription glasses.

Case Details:
Notice regarding Macon-Bibb County Board of Commissioners Meeting to consider resolution for exercise of eminent domain powers concerning property located at 535 Heard Avenue, Macon, GA 31206
535 Heard SBD Holdings LLC Service

Additional Notes:
Photos are attached for documentation and reference.

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 19, 2026

JF Distributing LLC
C/O Jesse Floyd Mitchell
852 Garden Walk Blvd Apt. K3
Atlanta, Georgia 30349

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

To Whom it May Concern:

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **535 Heard Avenue, Macon, Georgia 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at **6:01 p.m**. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

SBD HOLDINGS, LLC

SERVICE ATTEMPT

Lauren Landers

From: Valentine Uwangue <service@frontoutprocess.com>
Sent: Saturday, March 21, 2026 3:54 PM
To: Lauren Landers
Subject: SERVICE ATTEMPT – UNSUCCESSFUL (1ST ATTEMPT) - SBD Holdings, LLC

External to JBBG

SERVICE ATTEMPT – UNSUCCESSFUL (1ST ATTEMPT)

Date: 03/21/2026
Time: 02:20 PM EST

Servee/Subject:
SBD Holdings, LLC
c/o Susan Burnette Dutson, Manager
825 Woodley Dr NW
Atlanta, GA 30318

Details of Attempt:
On the above date and time, I arrived at the listed service address and attempted to effect service of process. I knocked on the door and waited for several minutes; however, no one answered the door. No contact was made with the servee/subject or any occupant at the residence.

Case Details:
Notice of Macon-Bibb County Board of Commissioners Meeting to consider a resolution regarding the exercise of eminent domain powers concerning property located at 535 Heard Avenue, Macon, GA 31206

535 Heard SBD Holdings LLC

Additional Notes:

Photos are attached for documentation and reference. I will attempt service again another time.

Valentine Uwangue

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

SBD Holdings LLC
C/O Susan Burnette Dutson, Manager
825 Woodley Dr NW
Atlanta, GA 30318

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Susan Dutson:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **535 Heard Avenue, Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at **6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosure

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

CERTIFIED MAIL & RETURN RECEIPT

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 27, 2026

CERTIFIED MAIL NO.: 9589 0710 5270 3379 4388 77
RETURN RECEIPT: 9590 9402 98003 5266 5899 31
SBD Holdings LLC
c/o Registered Agents Inc.
8735 Dunwoody Place, Ste R
Atlanta, Georgia 30350.

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

To Whom it May Concern:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **535 Heard Avenue, Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at **6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosure

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

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- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

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Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

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SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

ENDER: *COMPLETE THIS SECTION*

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

SBD Holdings LLC
c/o Registered Agents Inc
8735 Dunwoody Pl, Ste R
Atlanta, GA 30350

9590 9402 9803 5266 5899 31

Article Number *(Transfer from service label)*
9589 0710 5270 3379 4388 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*: Matt Porter
C. Date of Delivery: 3/30/26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

S Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 3379 4388 77

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

3/27/26
Postmark Here

56055.0008

Sent To: SBD
Street and Apt. No., or PO Box No.: 8735 Dunwoody
City, State, ZIP+4®:

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 24, 2026

CERTIFIED MAIL NO.: 9589 0710 5270 1606 5820 65
RETURN RECEIPT: 9590 9402 98003 5266 5899 93
SBD Holdings LLC
C/O Susan Burnette Dutson, Manager
825 Woodley Dr NW
Atlanta, GA 30318

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Susan Dutson:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **535 Heard Avenue, Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at **6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosure

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SBD Holdings
c/o Susan Dutson, Manager
825 Woodley Dr. NW
Atlanta, GA 30318

9590 9402 9803 5266 5899 93

2. Article Number *(Transfer from service label)*

9589 0710 5270 1606 5820 65

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Susan Dutson C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 1606 5820 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

3/24/26

Postmark Here

56055.0008

Sent To SBD Holdings SBD

Street and Apt. No., or PO Box No. 825 Woodley Dr. NW

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 27, 2026

CERTIFIED MAIL NO.: 9589 0710 5270 3379 4388 60
RETURN RECEIPT: 9590 9402 98003 5266 5899 48
SBD Holdings LLC
2020 Howell Mill Rd, Ste C258
Atlanta, Georgia 30318

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

To Whom it May Concern:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **535 Heard Avenue, Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at **6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosure

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

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- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

ALERT: IMPACTS FROM SUPER TYPHOON SINLAKU IN THE MARIANA ISLANDS MAY DELAY F...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052703379438860

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Moving Through Network

In Transit to Next Facility
April 10, 2026

Arrived at USPS Regional Facility
GAINESVILLE FL DISTRIBUTION CENTER
April 2, 2026, 6:49 pm

Addressee Unknown
ATLANTA, GA 30318
March 30, 2026, 1:03 pm

Delivered, Left with Individual
ATLANTA, GA 30318
March 30, 2026, 12:48 pm

Arrived at USPS Regional Facility
ATLANTA GA DISTRIBUTION CENTER
March 28, 2026, 10:45 pm

Arrived at USPS Regional Facility

ATLANTA GA DISTRIBUTION CENTER
March 28, 2026, 2:21 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 535 Heard Avenue, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 12:11 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

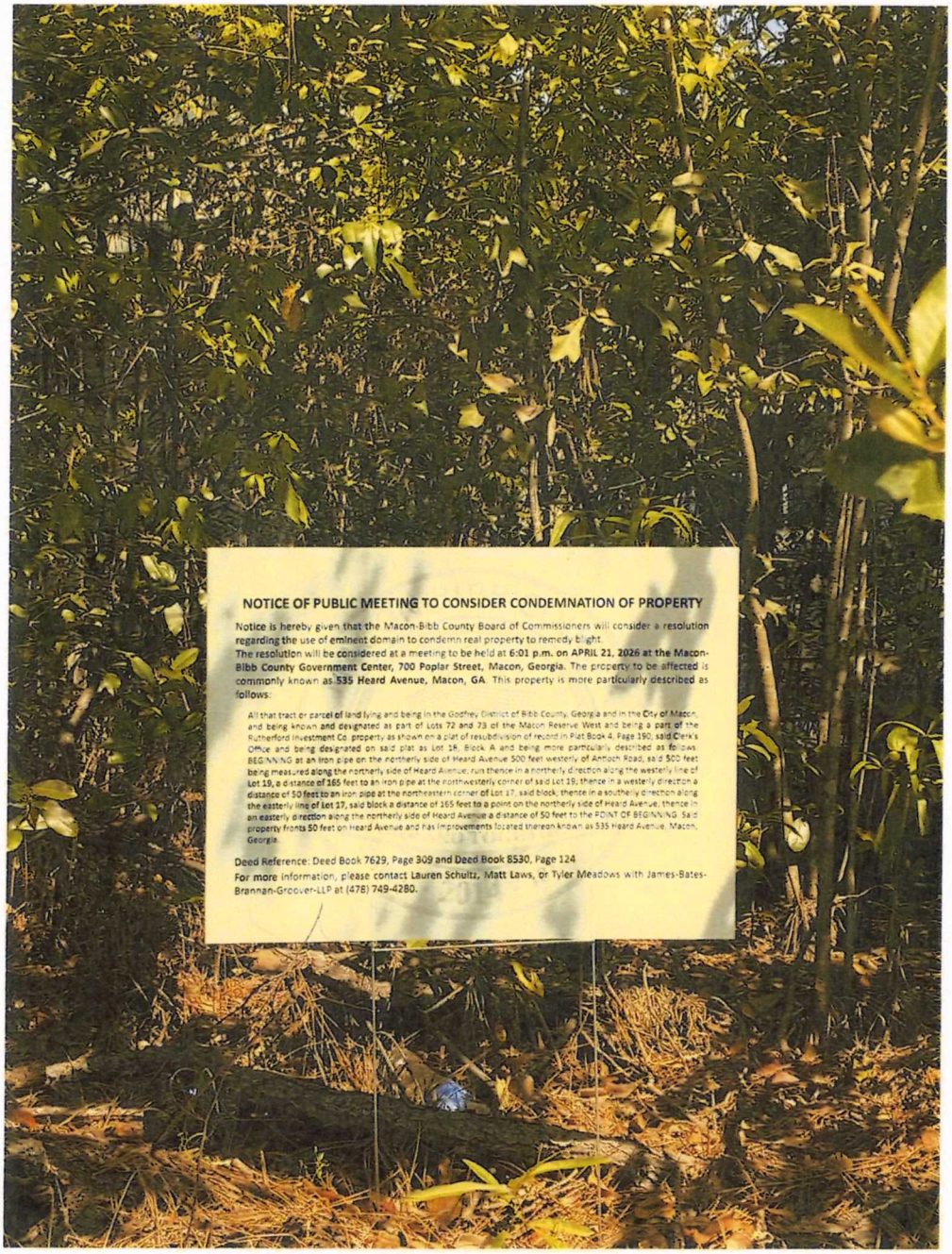
Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Tamara James
Notary Public

My commission expires: 4/11/2026

TAMARA JAMES NOTARY PUBLIC EXPIRES GEORGIA Apr. 11, 2026 PUTNAM COUNTY SEAL


NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY
Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.
The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 535 Heard Avenue, Macon, GA. This property is more particularly described as follows:
All that tract or parcel of land lying and being in the Godfrey District of Bibb County, Georgia and in the City of Macon, and being known and designated as part of Lots 72 and 73 of the Macon Reserve West and being a part of the Rutherford Investment Co. property as shown on a plat of resubdivision of record in Plat Book 4, Page 190, said Clerk's Office and being designated on said plat as Lot 19, Block A and being more particularly described as follows: BEGINNING at an iron pipe on the northerly side of Heard Avenue 500 feet westerly of Antioch Road, said 500 feet being measured along the northerly side of Heard Avenue; run thence in a northerly direction along the westerly line of Lot 19, a distance of 165 feet to an iron pipe at the northwesterly corner of said Lot 19; thence in a westerly direction a distance of 50 feet to an iron pipe at the northeastern corner of Lot 17, said block; thence in a southerly direction along the easterly line of Lot 17, said block a distance of 165 feet to a point on the northerly side of Heard Avenue; thence in an easterly direction along the northerly side of Heard Avenue a distance of 50 feet to the POINT OF BEGINNING. Said property fronts 50 feet on Heard Avenue and has improvements located thereon known as 535 Heard Avenue, Macon, Georgia.
Deed Reference: Deed Book 7629, Page 309 and Deed Book 8530, Page 124
For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT

A

EXHIBIT 14

EXHIBIT "14"

PROPERTY LOCATED AT
564 CLEVELAND STREET, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **564 CLEVELAND STREET, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **ANDRAE KING** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **TEN THOUSAND DOLLARS ($10,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

564 CLEVELAND STREET, MACON, GEORGIA

Legal Description:

All that tract or parcel of land lying and being in Bibb County, Georgia, in the City of Macon, and being known and distinguished as parts of Lot Nos. 1 and 2 in Block 7 of the Rutherford Addition, according to a plat thereof of record in Deed Book MM, Page 711, Clerk's Office, Bibb Superior Court, which plat by this reference thereto is incorporated herein for a more complete and accurate description of said property.

The property herein conveyed is more particularly described according to a plat thereof made by E.L. Gostin, C.E., dated May 18, 1929 and of record in Plat Book 5, Page 84, Clerk's Office, Bibb Superior Court, incorporated herein and made a part hereof, as follows: BEGINNING at a point at the intersection of the south right-of-way of Cleveland Street and the west right-of-way of Simmons Street, run thence 40.0 feet along the south right-of-way of Cleveland Steet to the TRUE POINT OF BEGINNING. Run thence in a westerly direction along the south right-of-way of Cleveland Street a distance of 50.0 feet to a point; thence run south 101.0 feet to a point, thence run east 50.0 feet to a point; thence run north 101.0 feet to a point back to the TRUE POINT OF BEGINNING.

This is the same property conveyed to Andrae King in deed dated June 17, 2002, recorded in Deed Book 5353, Page 65, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

6/2/2025

Andrae King
1760 Lakes Pkwy, Unit 2315, Lawrenceville, GA 30043-6190

RE: 564 Cleveland Street

Dear Andrae King

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 564 Cleveland Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 564 Cleveland Street was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use," Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the appraiser and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should

be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Macon- Bibb County Land Bank
Property Coordinator

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Andrae King, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 564 Cleveland Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself**.

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Andrae King

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

664 Cleveland St.
Andrae King
1760 Lakes Pkwy Unit 2315
Lawrenceville GA 30043-6190
Acquisition Actions
Amount
Date of Action
5.19.25
Letter of Interest Notice to Owner
6.2.25
Appraisal (if applicable)
$ 18,000
10.19.25
Review Appraisal (if applicable)
$ 15,000
Establishment of Just Compensation
$ 16,000
8.3.25
Offer Letter
Summary Statement Included
Yes - 1 No
Admin. Settlement (if applicable)
$
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
OFFICIAL USE
664 Cleveland St
Andrae King
1760 Lakes Pkwy Unit 2315
Lawrenceville, GA 30043-6190
SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
Andrae King
1760 Lakes Pkwy, Unit 2315
Lawrenceville, GA 30043-6190
9590 9402 4389 8190 4281 92
9589 0710 5270 1429 0774 27
7018 1830 0001 5250 0050
PS Form 3811, July 2015
Domestic Return Receipt
6.2.25
6.5.25
6.24.25
10.21.25
11.3.25
11.10.25
11.24.25

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | **Macon, Georgia 31201**

11/03/2025

Andrae King
1760 Lakes Pkwy, Unit 2315
Lawrenceville, GA 30043-6190

RE: 564 Cleveland Street

Dear Andrae King

As you are aware, a certified appraiser conducted an independent inspection of the property located at 564 Cleveland Street (hereinafter referred to as the "Property") on 10/14/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$10000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 564 Cleveland Street (hereinafter referred to as the "Property") as **$10000**.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$10000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in Bibb County, Georgia, in the City of Macon, and being known and distinguished as parts of Lot Nos. 1 and 2 in Block 7 of the Rutherford Addition, according to a plat thereof of record in Deed Book MM, Page 711, Clerk's Office, Bibb Superior Court, which plat by this reference thereto is incorporated herein for a more complete and accurate description of said property.

The property herein conveyed is more particularly described according to a plat thereof made by E.L. Gostin, C.E., dated May 18, 1929 and of record in Plat Book 5, Page 84, Clerk's Office, Bibb Superior Court, incorporated herein and made a part hereof, as follows: BEGINNING at a point at the intersection of the south right-of-way of Cleveland Street and the west right-of-way of Simmons Street, run thence 40.0 feet along the south right-of-way of Cleveland Steet to the TRUE POINT OF BEGINNING. Run thence in a westerly direction along the south right-of-way of Cleveland Street a distance of 50.0 feet to a point; thence run south 101.0 feet to a point, thence run east 50.0 feet to a point; thence run north 101.0 feet to a point back to the TRUE POINT OF BEGINNING.

This is the same property conveyed to Andrae King in deed dated June 17, 2002, recorded in Deed Book 5353, Page 65, Superior Court Clerk's Office, Bibb County, Georgia deed records

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/ Abandoned
- Overgrown Vegetation
- Property open (windows/roof/walls)
- Uninhabitable, unsafe, abandoned
- Inadequate provisions for ventilation, light, air, or sanitation

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $10000. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR (signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Property Address 644 Cleveland St
Property Owner Andrae King
Owner's Address 1760 Lakes Pkwy Unit 2315 Lawrenceville, GA 30043-6190
Acquisition Actions
Amount
Date of Action
Preliminary Title Opinion
Initial Contact With Owner
5/19/25
Letter of Interest Notice to Owner
6/2/25
Brochure information provided in Letter
[X] Yes - [ ] No
Invitation to Accompany Appraiser (check by appraiser)
Appraisal (if applicable) $ 18,000
10/14/25
Review Appraisal (if applicable) $ 18,000
10/31/25
Establishment of Just Compensation $ 18,000
11/3/25
4Offer Letter
Summary Statement Included
[X] Yes - [ ] No
Admin. Settlement (if applicable) $
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage and Fees
Total Postage and Fees
Sent To
Andrae King
1760 Lakes Pkwy, Unit 2315
Lawrenceville, GA 30043-6190
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions
SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
Andrae King
1760 Lakes Pkwy, Unit 2315
Lawrenceville, GA 30043-6190
9590 9402 4389 6190 4278 67
2. Article Number (Transfer from service label)
7016 1830 0001 5250 0050
PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
Re: 644 Cleveland St
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery
9589 0710 5270 1429 0774 27

EXHIBIT D

SERVICE ATTEMPT

AFFIDAVIT OF NON-SERVICE

State of Georgia **County of Macon-Bibb** **Board Of Commissioners**

Case Number: _____

Received by Kimberly Greenway Services, Inc. on the 20th day of March, 2026 at 12:24 pm to be served on **Andrae King, 1760 Lakes Parkway, Unit 2315, Lawrenceville, GA 30043**.

I, Alana Jane Cash, being duly sworn, depose and say that on the **22nd day of March, 2026** at **10:58 am, I:**

NON-SERVED the **RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers; Statement of Rights, Defendant's Motion Pursuant to O.C.G.A. § 22-1-11; Certificate of Service; Rule Nisi** for the reasons detailed in the comments below.

Additional Information pertaining to this Service:
3/22/2026 10:58 am The leasing office has stepped out however I was able to see on the call box. There is a code 611 for a King, A. I received no answer and was not able to gain entry into the gated apartment complex.

I certify that I am over the age of 18, have no interest in the above action.

Subscribed and Sworn to before me on the 23rd day of March, 2026 by the affiant who is personally known to me.

NOTARY PUBLIC

RICHARD BENITO
My Commission Expires
NOTARY PUBLIC
08/24/2029
HALL COUNTY, GEORGIA

Alana Jane Cash
CPS #607

Kimberly Greenway Services, Inc.
505 Lakeland Plaza
Suite 308
Cumming, GA 30040
(404) 487-6085

Our Job Serial Number: KGS-2026018559

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AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Hall, State of Georgia

I. **SERVER**. I, ALANA JANE CASH ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **Andrae** regarding **564 Cleveland Street, Macon, GA**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On _____, 20____ at ____:____ ☐ AM ☐ PM, I went to

Address: **1760 Lakes Parkway, Unit 2315, Lawrenceville, Georgia 30043**, and I

☐ **Attempted** service, but was unable to serve the LLC member directly; or

☐ **Delivered** via **Personal Service** the documents directly to the LLC member listed in

Section I, above, who is described as: _____

_____.

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: _____ Date: 3/24/24

Sworn to and subscribed before me
this 27 day of MARCH, 2024.

_____
Notary Public

My commission expires: 8-24-29.

RICHARD BENITO
My Commission Expires
NOTARY PUBLIC
08/24/2029
HALL COUNTY, GEORGIA

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

Andrae King
1760 Lakes Parkway, Unit 2315
Lawrenceville, Georgia 30043

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Andrae King:

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at 564 Cleveland Street, Macon, Georgia 31206 (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at **6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

CERTIFIED MAIL & RETURN RECEIPT

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 27, 2026

CERTIFIED MAIL NO.: 9589 0710 5270 3379 4390 03
RETURN RECEIPT: 9590 9402 9803 5266 5899 55
Andrae King
1760 Lakes Parkway, Unit 2315
Lawrenceville, Georgia 30043

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Andrae King:

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at 564 Cleveland Street, Macon, Georgia 31206 (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at **6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

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If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

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At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Andrae King
1760 Lakes Pkwy, Unit 2315
Lawrenceville, GA 30043

9590 9402 9803 5266 5899 55

2. Article Number *(Transfer from service label)*

9589 0710 5270 3379 4390 03

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [signature]

C. Date of Delivery 3/30/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 3379 4390 03

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

3/27/26
Postmark Here

56055:0026

Sent To Andrae King
Street and Apt. No., or PO Box No. 1760 Lakes Pkwy
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 564 Cleveland Street, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 12:29 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

My commission expires: 4/11/2026.

TAMARA JAMES NOTARY PUBLIC GEORGIA PUTNAM COUNTY EXPIRES Apr. 11, 2026

NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn the property described herein. The resolution will be considered at a meeting to be held at 9:00 a.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 564 Cleveland Street, Macon, GA. This property is more particularly described as follows:

All that tract or parcel of land lying and being in Bibb County, Georgia, in the City of Macon, and being known as Lots 1 and 2 in Block 7 of the Bonifay Addition to Macon, according to a plat thereof recorded in Deed Book 80A, Page 119, Bibb Superior Court, which plat is incorporated herein by this reference and made a part of this description for a more complete and accurate description of said property.

The property herein described is known as 564 Cleveland Street, Macon, Georgia, and is bounded as follows: On the North by Lots 3 and 4 of said Block 7, fronting on Poplar St. Circle, Macon, Georgia; on the East by Cleveland Street; on the South by Lots 5 and 6 of said Block 7, fronting on Poplar St. Circle; and on the West by Lots 7 and 8 of said Block 7, fronting on Poplar St. Circle. Said property is more particularly described as follows: Beginning at the intersection of the Southern right of way of Cleveland Street and the Western right of way of Poplar St. Circle, Macon, Georgia, and running thence South 89 degrees 30 minutes West along the Southern right of way of Poplar St. Circle, Macon, Georgia, a distance of 150 feet to a point; thence South 0 degrees 30 minutes East a distance of 100 feet to a point; thence North 89 degrees 30 minutes East a distance of 150 feet to the Western right of way of Cleveland Street; thence North 0 degrees 30 minutes West along the Western right of way of Cleveland Street a distance of 100 feet to the POINT OF BEGINNING.

This being the same property conveyed to Adrian King by deed dated June 17, 2020, recorded in Deed Book 5551, Page 65, Bibb County Clerk's Office, Bibb County, Georgia. There is no mortgage on this property.

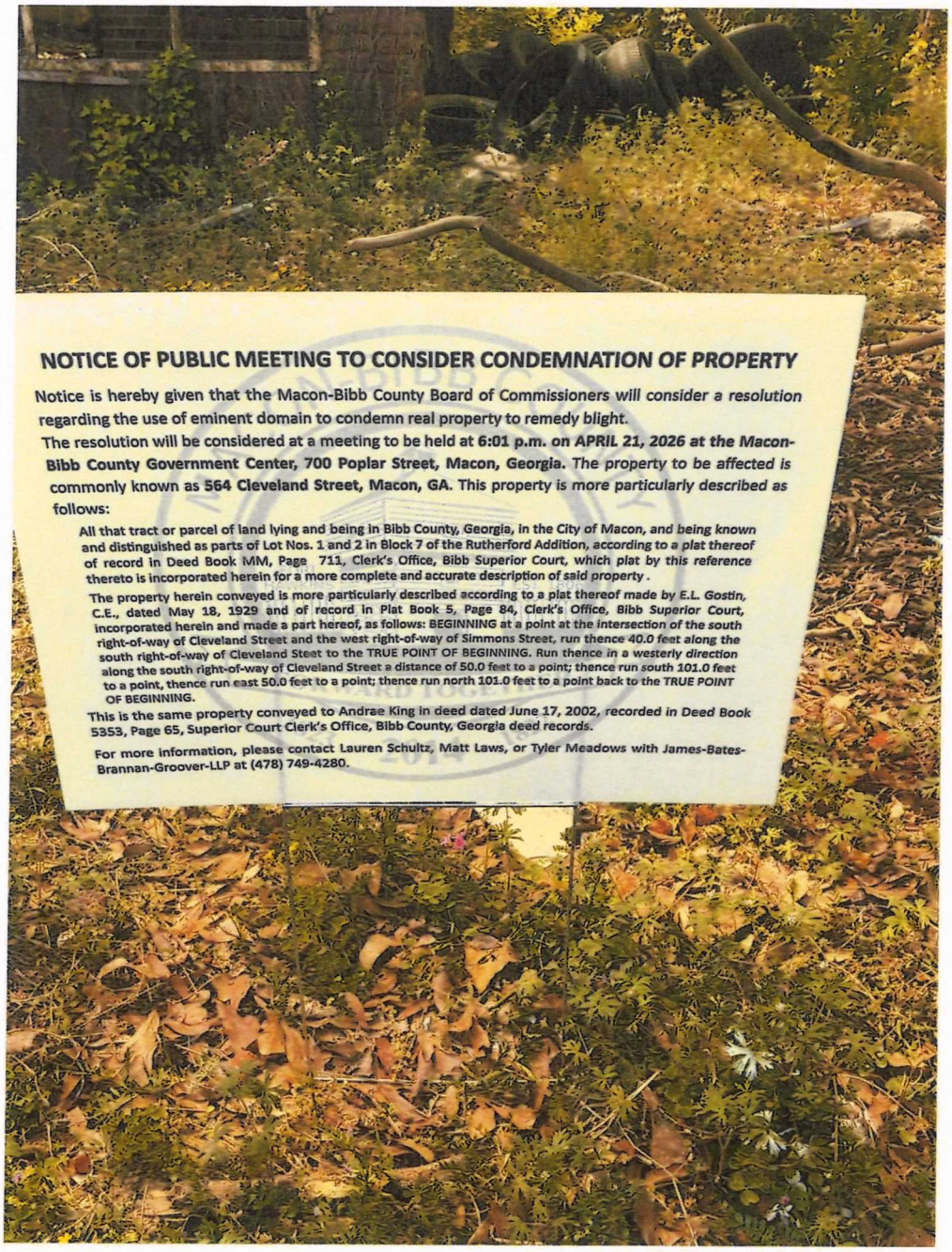
For more information, please contact Clerk's Office, Bibb County at (478) 749-6282.

Tristan Bonner GP at (478) 749-6282

Lauren Schuler, Mint Lane, or Thor Meadows, with James Bates, recorded in Deed Book

EXHIBIT

A



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

The resolution will be considered at a meeting to be held at **6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia.** The property to be affected is commonly known as **564 Cleveland Street, Macon, GA.** This property is more particularly described as follows:

All that tract or parcel of land lying and being in Bibb County, Georgia, in the City of Macon, and being known and distinguished as parts of Lot Nos. 1 and 2 in Block 7 of the Rutherford Addition, according to a plat thereof of record in Deed Book MM, Page 711, Clerk's Office, Bibb Superior Court, which plat by this reference thereto is incorporated herein for a more complete and accurate description of said property.

The property herein conveyed is more particularly described according to a plat thereof made by E.L. Gostin, C.E., dated May 18, 1929 and of record in Plat Book 5, Page 84, Clerk's Office, Bibb Superior Court, incorporated herein and made a part hereof, as follows: BEGINNING at a point at the intersection of the south right-of-way of Cleveland Street and the west right-of-way of Simmons Street, run thence 40.0 feet along the south right-of-way of Cleveland Steet to the TRUE POINT OF BEGINNING. Run thence in a westerly direction along the south right-of-way of Cleveland Street a distance of 50.0 feet to a point; thence run south 101.0 feet to a point, thence run east 50.0 feet to a point; thence run north 101.0 feet to a point back to the TRUE POINT OF BEGINNING.

This is the same property conveyed to Andrae King in deed dated June 17, 2002, recorded in Deed Book 5353, Page 65, Superior Court Clerk's Office, Bibb County, Georgia deed records.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT 15

EXHIBIT "15"

PROPERTY LOCATED AT
980 PATTERSON STREET, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **980 PATTERSON STREET, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **EDWIN G. SANCHEZ VASQUEZ** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **SIXTEEN THOUSAND DOLLARS ($16,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

980 PATTERSON STREET, MACON, GEORGIA

Legal Description:

All that tract or parcel of land lying and being in Bibb County, Georgia, and being known as part of the Sherman Lands, and more particularly described as follows: Lots 25 and 26 in Block 1, Pio Nono Place proper, plat of which is recorded in Clerk's Office, Bibb Superior Court, Plat Book 1, Folio 153, each of said lots fronting on the Eastern side of Fourth Street (Patterson Street) a distance of thirty feet and running back an equal width in an easterly direction a distance of one hundred and fifty feet.

This is the same property conveyed to Edwin G. Sanchez Vasquez from Wallace Adside in deed dated March 4, 2020, filed for record March 10, 2020, in Deed Book 10533, Page 341, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

10/01/2025

Edwin G. Sanchez Vasquez
249 Janis Drive
Marietta, GA 30066

RE: 980 Patterson Street

Dear Edwin G. Sanchez Vasquez:

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 980 Patterson Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 980 Patterson Street was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use," Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Edwin G. Sanchez Vasquez, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 980 Patterson Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself**.

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Edwin G. Sanchez Vasquez

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

Property Address: 980 Patterson St

Property Owner: Edwin G. Sanchez Vasquez Phone#: _____

Owner's Address: 249 Janis Drive
Marietta, GA 300666

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		9/23/25
Initial Contact With Owner		___/___/___
Letter of Interest/Notice to Owner		9/30/25
Brochure information provided w/Letter	[✓] Yes - [ ]No	
Invitation to Accompany Appraiser (done by appraiser)		___/___/___
Appraisal (if applicable)	$ 16,000	1/5/26
Review Appraisal (if applicable)	$_____	___/___/___
Establishment of Just Compensation	$ 16,000	1/13/26
Offer Letter	$_____	___/___/___
Summary Statement Included	[ ] Yes - [ ]No	
Admin. Settlement (if applicable)	$_____	___/___/___
Closed		
Closing/Settlement Statement		___/___/___
Title		___/___/___
Final Title Opinion		___/___/___
If Decision Not To Acquire,		___/___/___

Why _____

TES

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☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $3.00
Total Postage and Fees $12.70
Sent To
Edwin G. Sanchez Vasquez
Street and Apt. No., or PO Box No.
249 Janis Drive
City, State, ZIP+4®
Marietta, GA 30066
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
0100
01
USPS Postmark Here
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MACON, GA 31213
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☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $3.56
Total Postage and Fees $13.26
Sent To
Edwin G. Sanchez Vasquez
Street and Apt. No., or PO Box No.
249 Janis Drive
Marietta, GA 30066.
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
0100
09
Postmark Here
01/13/2026
Re: 980 Patterson St
9589 0710 5270 3737 4609 60

701429077168

to Informed Delivery

e

n delivered to the original sender at 9:57 am on
5 in MACON, GA 31213.

JSPS Tracking:

ıg Plus®

Delivered

Delivered, To Original Sender

MACON, GA 31213
November 20, 2025, 9:57 am

See All Tracking History

What Do USPS Tracking Statuses Mean?

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

1/13/2025

Edwin G. Sanchez Vasquez
249 Janis Drive
Marietta, GA 30066.

RE: 980 Patterson Street

Dear Edwin G. Sanchez Vasquez

As you were made aware, a certified appraiser conducted an independent inspection of the property located at 980 Patterson Street (hereinafter referred to as the "Property") on 12/4/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$16000**

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a

marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 980 Patterson Street (hereinafter referred to as the "Property") as $16000

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$16000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in Bibb County, Georgia, and being known as part of the Sherman Lands, and more particularly described as follows: Lots 25 and 26 in Block 1, Pio Nono Place proper, plat of which is recorded in Clerk's Office, Bibb Superior Court, Plat Book 1, Folio 153, each of said lots fronting on the Eastern side of Fourth Street (Patterson Street) a distance of thirty feet and running back an equal width in an easterly direction a distance of one hundred and fifty feet.

This is the same property conveyed to Edwin G. Sanchez Vasquez from Wallace Adside in deed dated March 4, 2020, filed for record March 10, 2020, in Deed Book 10533, Page 341, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/ Abandoned: Vacant and abandoned
- Overgrown Vegetation: High grass and other vegetation
- Property Open: Windows broken/ roof damaged
- Trash in yard: Litter and debris
- Other Exterior Violations: Rotting wood
- Uninhabitable/ Unsafe Structure
- Inadequate provisions for ventilation, light, air

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $16000. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Property Address: 980 Patterson St

Property Owner: Edwin G. Sanchez Vasquez Phone#: _____

Owner's Address: 249 Janis Drive
Marietta, GA 30066

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		9/23/25
Initial Contact With Owner		__/__/____
Letter of Interest/Notice to Owner		9/30/25
Brochure information provided w/Letter	[✓] Yes - [ ]No	
Invitation to Accompany Appraiser (done by appraiser)		__/__/____
Appraisal (if applicable)	$ 16,000	1/5/26
Review Appraisal (if applicable)	$_____	__/__/____
Establishment of Just Compensation	$ 16,000	1/13/26
Offer Letter	$_____	__/__/____
Summary Statement Included	[ ] Yes - [ ]No	
Admin. Settlement (if applicable)	$_____	__/__/____
Closed		
Closing/Settlement Statement		__/__/____
Title		__/__/____
Final Title Opinion		__/__/____
If Decision Not To Acquire,		__/__/____

Why _____

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☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $3.00
Total Postage and Fees $12.70
0100 01
USPS Postmark Here
09/30/2025
Re: 980 Patterson St
MACON, GA 31213
Sent To
Edwin G. Sanchez Vasquez
Street and Apt. No., or PO Box No.
249 Janis Drive
City, State, ZIP+4®
Marietta, GA 30066
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1429 0771 68

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Marietta, GA 30066
OFFICIAL USE
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $3.56
Total Postage and Fees $13.26
0100 09
Postmark Here
01/13/2026
Re: 980 Patterson St
Sent To
Edwin G. Sanchez Vasquez
Street and Apt. No., or PO Box No.
249 Janis Drive
City, State, ZIP+4®
Marietta, GA 30066.
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 3737 4609 60

EXHIBIT D

SERVICE ATTEMPT

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Cobb, State of Georgia

I. **SERVER**. I, GAVIN BARBAGELETA ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **EDWIN G. SANCHEZ VASQUEZ** regarding **980 Patterson Street, Macon, GA**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On March 24th, 2026 at 3:05 ☐ AM ☑ PM, I went to

Address: 249 Janis Dr NE Marietta GA 30066 and I

☑ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☐ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as: _____ or;

☐ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as: _____.

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: _____ Date: 3/26/2026

Sworn to and subscribed before me
this 26 day of March, 2026.

_____
Notary Public

My commission expires: 4/1/29.

FULTON COUNTY GEORGIA NOTARY PUBLIC AYANA LONG COMMISSION EXPIRES APRIL 1, 2029

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

Edwin G. Sanchez Vasquez
249 Janis Drive
Marietta, Georgia 30066

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Edwin Sanchez Vasquez:

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **980 Patterson Street, Macon, Georgia 31204** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at **6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

CERTIFIED MAIL & RETURN RECEIPT

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 25, 2026

CERTIFIED MAIL NO.: 9589 0710 5270 3379 4387 54
RETURN RECEIPT: 9590 9402 8345 3094 6861 85
Edwin G. Sanchez Vasquez
249 Janis Drive
Marietta, Georgia 30066

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Edwin Sanchez Vasquez:

Macon-Bibb County, seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **980 Patterson Street, Macon, Georgia 31204** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at **6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478)-742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

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- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____
Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Edwin Sanchez Vasquez
249 Janis Drive
Marietta, GA 30066

9590 9402 8345 3094 6861 85

2. Article Number *(Transfer from service label)*

9589 0710 5270 3379 4387 54

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery (over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

---

9589 0710 5270 3379 4387 54

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

3/25/24
Postmark Here

56055.0037

Sent To: Edwin S. Vasquez
Street and Apt. No., or PO Box No.: 249 Janis Drive
City, State, ZIP+4®:

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 980 Patterson Street, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 12:56 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

My commission expires: 4/11/2026.

TAMARA JAMES NOTARY PUBLIC GEORGIA EXPIRES Apr. 11, 2026 PUTNAM COUNTY

NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

The resolution will be considered at a meeting to be held at **6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia.** The property to be affected is commonly known as **980 Patterson Street, Macon, GA**. This property is more particularly described as follows:

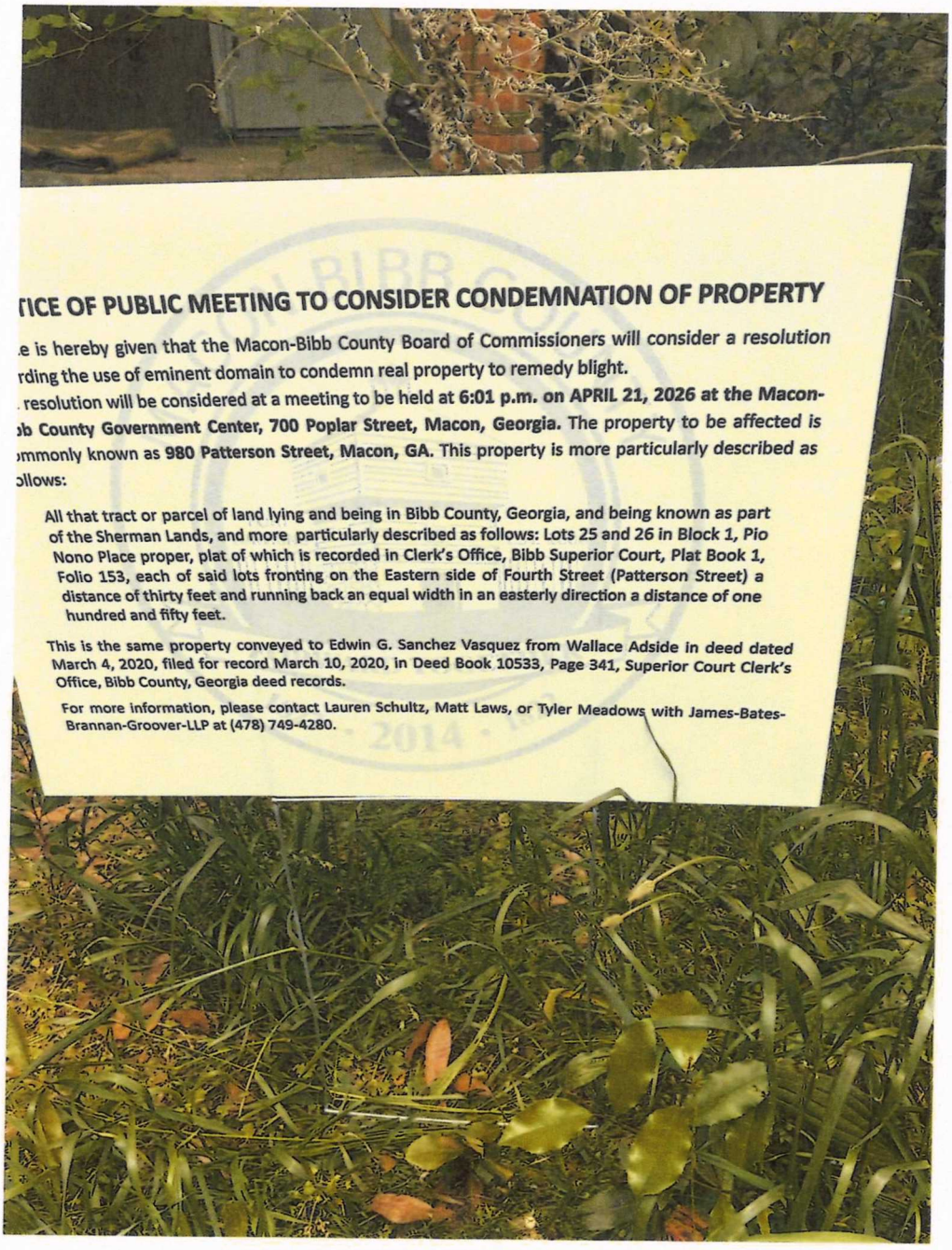
All that tract or parcel of land lying and being in Bibb County, Georgia, and being known as part of the Sherman Lands, and more particularly described as follows: Lots 25 and 26 in Block 1, Pio Nono Plats proper, plat of which is recorded in Clerk's Office, Bibb Superior Court, Plat Book 1, Folio 153, each of said lots fronting on the Eastern side of Fourth Street (Patterson Street) a distance of thirty feet and running back an equal width in an easterly direction a distance of one hundred and fifty feet.

This is the same property conveyed to Edwin G. Sanchez Vasquez from Wallace Adside in deed dated March 4, 2020, filed for record March 10, 2020, in Deed Book 10583, Page 341, Superior Court Clerk's Office, Bibb County, Georgia deed records.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-B... Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT

A



TICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

e is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution rding the use of eminent domain to condemn real property to remedy blight.

resolution will be considered at a meeting to be held at **6:01 p.m. on APRIL 21, 2026 at the Macon-ɔb County Government Center, 700 Poplar Street, Macon, Georgia.** The property to be affected is ɔmmonly known as **980 Patterson Street, Macon, GA.** This property is more particularly described as ɔllows:

All that tract or parcel of land lying and being in Bibb County, Georgia, and being known as part of the Sherman Lands, and more particularly described as follows: Lots 25 and 26 in Block 1, Pio Nono Place proper, plat of which is recorded in Clerk's Office, Bibb Superior Court, Plat Book 1, Folio 153, each of said lots fronting on the Eastern side of Fourth Street (Patterson Street) a distance of thirty feet and running back an equal width in an easterly direction a distance of one hundred and fifty feet.

This is the same property conveyed to Edwin G. Sanchez Vasquez from Wallace Adside in deed dated March 4, 2020, filed for record March 10, 2020, in Deed Book 10533, Page 341, Superior Court Clerk's Office, Bibb County, Georgia deed records.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT 16

EXHIBIT "16"

PROPERTY LOCATED AT
581 HANSON STREET, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **581 HANSON STREET, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **MARIO LOPEZ** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **ELEVEN THOUSAND DOLLARS ($11,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

581 HANSON STREET, MACON, GEORGIA

Legal Description:

All that tract or parcel of land lying and being in Bibb County, Georgia, and in the City of Macon, and being known and designated as Lot 11, Block 2 of the Rutherford Estate Addition, according to a plat recorded in Deed Book MM, Page 711, Clerk's Office, Bibb Superior Court. Said plat is incorporated herein for the purpose of a more complete and accurate description of the metes, bounds and dimensions of said property.

This is the same property conveyed to Mario Lopez in deed dated May 30, 2024, recorded in Deed Book 11874, Page 188, Superior Court Clerk's Office, Bibb County, Georgia deed records.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

6/2/2025

Mario Lopez
86 Ravenwood Way, Warner Robins, GA 31093

RE: 581 Hanson Street

Dear Mario Lopez

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 581 Hanson Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 581 Hanson Street was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use," Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the appraiser and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should

be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Macon- Bibb County Land Bank
Property Coordinator

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Mario Lopez, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 581 Hanson Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself.**

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

_____

Mario Lopez

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public

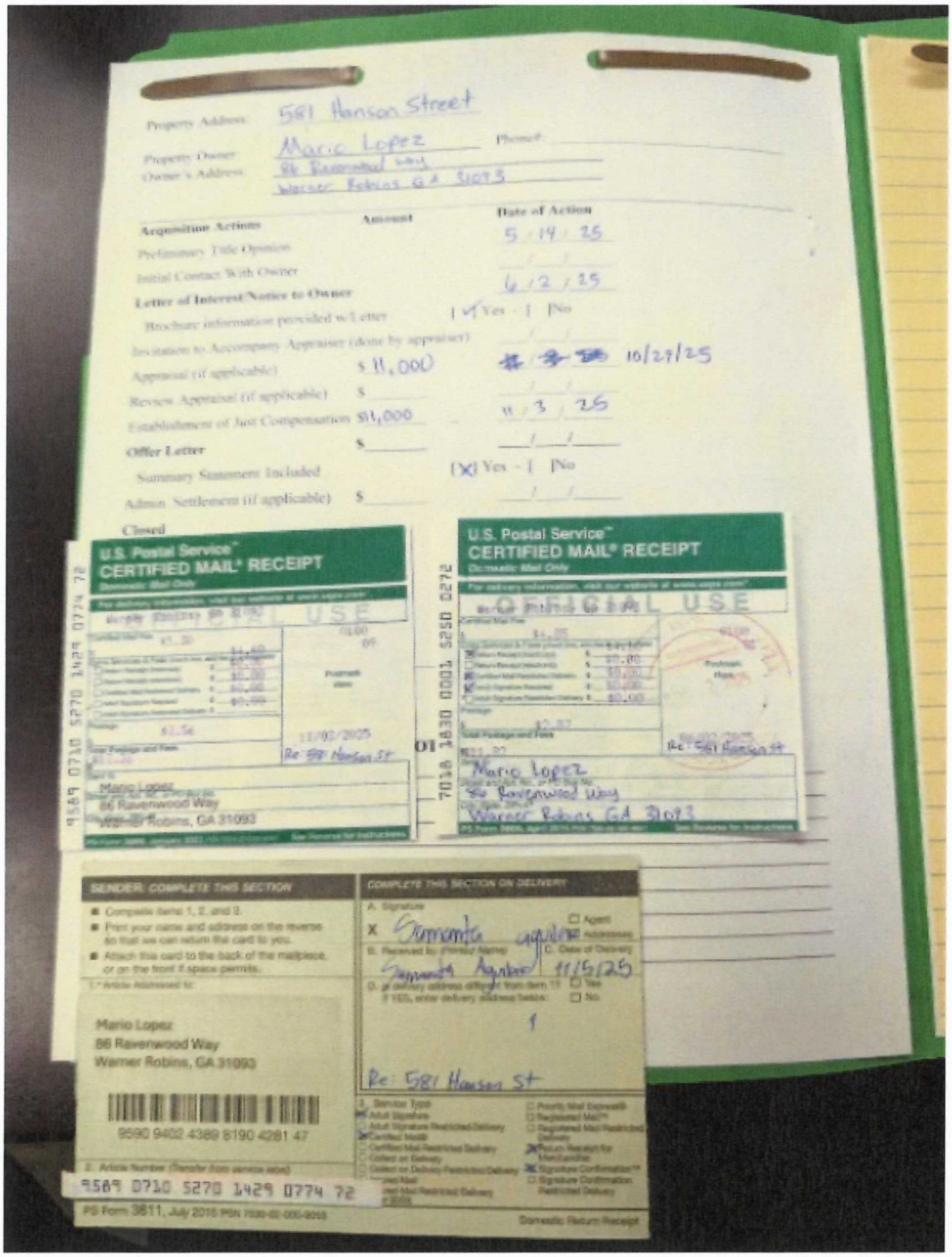

Property Address: 581 Hanson Street
Property Owner: Mario Lopez
Owner's Address: 86 Ravenwood Way
Warner Robins GA 31093
Acquisition Actions
Amount
Date of Action
Preliminary Title Opinion 5/14/25
Initial Contact With Owner
Letter of Interest/Notice to Owner 6/2/25
Brochure information provided w/Letter [X] Yes [ ] No
Invitation to Accompany Appraiser (done by appraiser)
Appraisal (if applicable) $ 11,000 10/29/25
Review Appraisal (if applicable) $
Establishment of Just Compensation $11,000 11/3/25
Offer Letter $
Summary Statement Included [X] Yes [ ] No
Admin. Settlement (if applicable) $
Closed
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
OFFICIAL USE
Postmark Here
11/03/2025
Re: 581 Hanson St
Mario Lopez
86 Ravenwood Way
Warner Robins, GA 31093
9589 0710 5270 1429 0774 72
7018 1830 0001 5250 0272
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
Article Addressed to:
Mario Lopez
86 Ravenwood Way
Warner Robins, GA 31093
9590 9402 4389 8190 4281 47
9589 0710 5270 1429 0774 72
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X Samantha Agular
Agent
Addressee
B. Received by (Printed Name) Samantha Agular
C. Date of Delivery 11/5/25
D. Delivery address different from item 1? Yes
If YES, enter delivery address below: No
1
Re: 581 Hanson St
3. Service Type
Adult Signature
Certified Mail®
Collect on Delivery
Return Receipt for Merchandise
Signature Confirmation™
PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

11/03/2025

Mario Lopez
86 Ravenwood Way
Warner Robins, GA 31093

RE: 581 Hanson Street

Dear Mario Lopez

As you are aware, a certified appraiser conducted an independent inspection of the property located at 581 Hanson Street (hereinafter referred to as the "Property") on 10/29/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$11000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 581 Hanson Street (hereinafter referred to as the "Property") as **$11000**.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$11000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in Bibb County, Georgia, and in the City of Macon, and being known and designated as Lot 11, Block 2 of the Rutherford Estate Addition, according to a plat recorded in Deed Book MM, Page 711, Clerk's Office, Bibb Superior Court. Said plat is incorporated herein for the purpose of a more complete and accurate description of the metes, bounds and dimensions of said property.

This is the same property conveyed to Mario Lopez in deed dated May 30, 2024, recorded in Deed Book 11874, Page 188, Superior Court Clerk's Office, Bibb County, Georgia deed records.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/ Abandoned: No signs of occupancy
- Overgrown Vegetation: The weeds and grass in the yard exceed 18''
- Property open (windows/ roof/ walls): Windows are broken and house not properly secured
- Other exterior violations: The roof has water damage. The siding and facia boards are starting to detach from the house

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

Declaration of Offer:

Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $11000. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR (signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

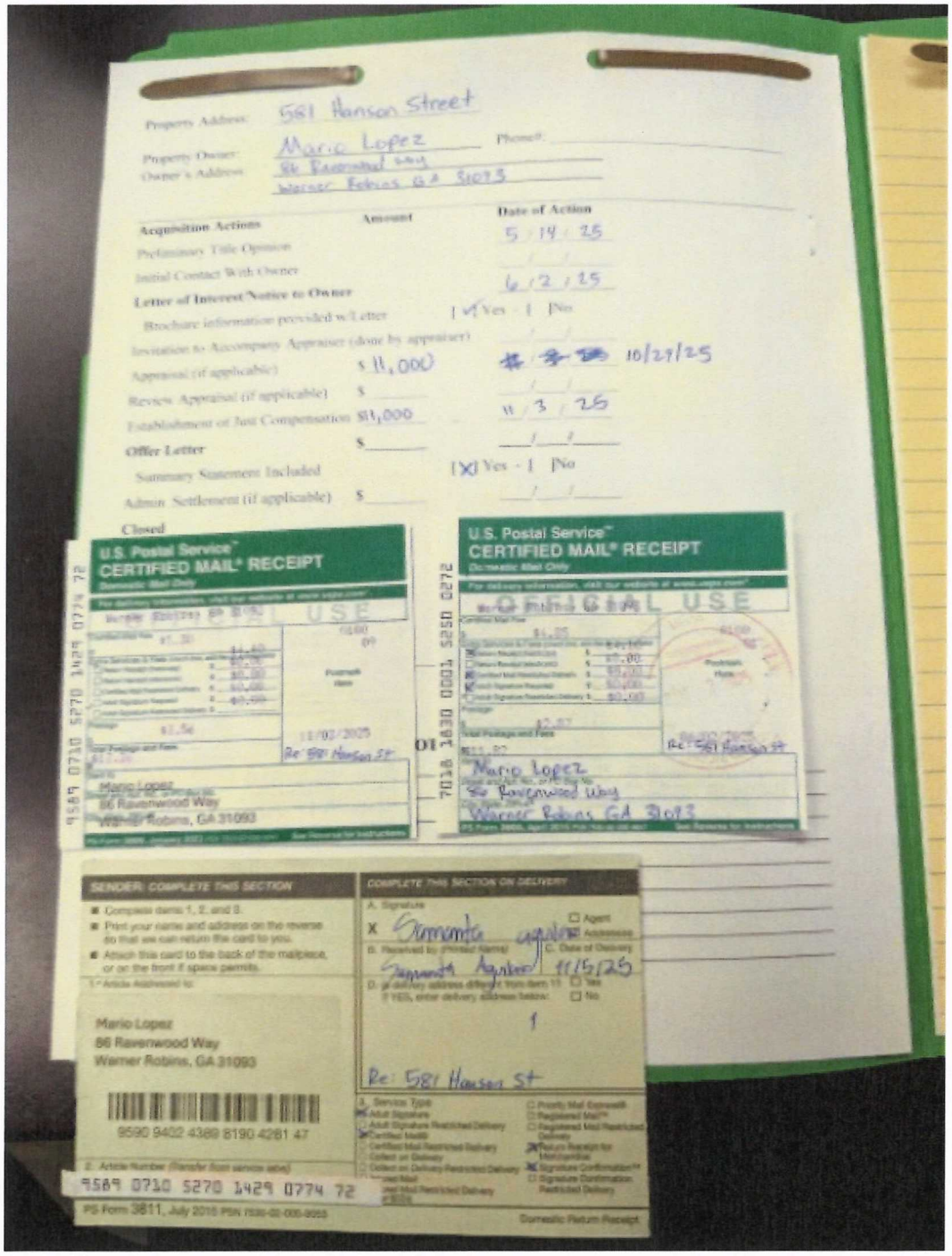

Property Address: 581 Hanson Street
Property Owner: Mario Lopez
Owner's Address: 86 Ravenwood Way Warner Robins GA 31093
Acquisition Actions
Amount
Date of Action
Preliminary Title Opinion 5/14/25
Initial Contact With Owner 6/2/25
Letter of Interest Notice to Owner
Brochure information provided w/Letter [X] Yes - 1 No
Invitation to Accompany Appraiser (done by appraiser)
Appraisal (if applicable) $11,000 10/29/25
Review Appraisal (if applicable) $
Establishment of Just Compensation $11,000 11/3/25
Offer Letter $
Summary Statement Included [X] Yes - 1 No
Admin Settlement (if applicable) $
Closed
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
OFFICIAL USE
Mario Lopez
86 Ravenwood Way
Warner Robins, GA 31093
Re: 581 Hanson St
9589 0710 5270 1429 0774 72
SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
Mario Lopez
86 Ravenwood Way
Warner Robins, GA 31093
9590 9402 4389 8190 4261 47
Re: 581 Hanson St
PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt

EXHIBIT D

SERVICE ATTEMPT

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Bibb, State of Georgia

I. SERVER. I, Barry Stapleton ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **Mario Lopez** regarding **581 Hanson Street, Macon, GA 31206**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On March 23rd, 2026 at 01:57 ☐ AM ☑ PM, I went to

Address: 86 Ravenwood Way, Warner Robins, GA 31093 and I

☑ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☐ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as:_____

_____ or;

☐ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as:_____

_____.

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: By [signature] Date: 03/23/26

Sworn to and subscribed before me
this 23 day of March, 2026

[signature]
Notary Public [SEAL]

My commission expires: 10/9/2027

(Official Seal)
NOTARY PUBLIC GEORGIA
NICOLE SIMMONS
COUNTY OF HOUSTON
My Commission Expires OCT 9, 2027

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

Mario Lopez
86 Ravenwood Way,
Warner Robins, GA 31093

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Mario Lopez:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **581 Hanson Street, Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the email addresses above.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

MAL
Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____
Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

CERTIFIED MAIL & RETURN RECEIPT

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 24, 2026

CERTIFIED MAIL NO.: 9589 07101 5270 3379 4387 23
RETURN RECEIPT: 9590 9402 9803 5266 5899 79
Mario Lopez
86 Ravenwood Way,
Warner Robins, GA 31093

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Mario Lopez:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **581 Hanson Street, Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026** at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records. Please contact us to discuss any questions, comments, or concerns you may have.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the email addresses above.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

MAL
Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

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- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

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appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____
Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____) _____,)		
Plaintiff,)	CIVIL ACTION	
v.)	FILE NO. _____	
_____) _____,)	In Rem Condemnation Proceeding	
Defendant.)		

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

ALERT: IMPACTS FROM SUPER TYPHOON SINLAKU IN THE MARIANA ISLANDS MAY DELAY F...

USPS Tracking®

FAQs >

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Tracking Number:

9589071052703379438723

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Latest Update

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Delivery Attempt

Reminder to Schedule Redelivery of your item
April 1, 2026

Notice Left (No Authorized Recipient Available)
WARNER ROBINS, GA 31093
March 27, 2026, 2:16 pm

Arrived at USPS Regional Facility
MACON GA DISTRIBUTION CENTER
March 26, 2026, 8:41 am

Arrived at USPS Regional Facility
ATLANTA GA DISTRIBUTION CENTER
March 25, 2026, 10:10 am

Hide Tracking History

What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 581 Hanson Street, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 12:33 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

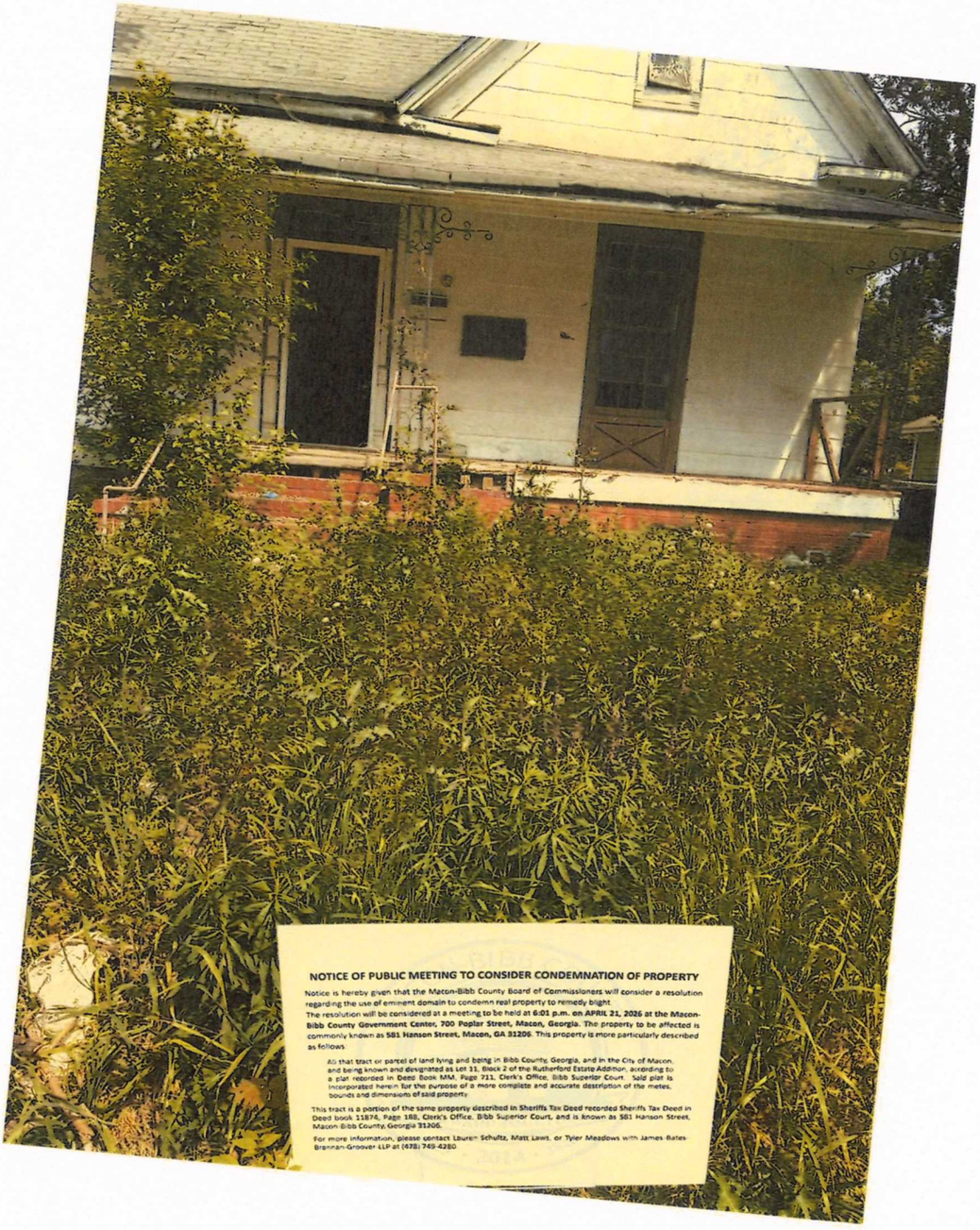
Lauren Landers
Paralegal
James Bates Brannon Groover LLP

Sworn to and subscribed before me
this 2nd day of April, 2026.

Notary Public

My commission expires: 4/11/2026.

TAMARA JAMES NOTARY PUBLIC PUTNAM COUNTY GEORGIA EXPIRES Apr. 11, 2026 [SEAL]



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

The resolution will be considered at a meeting to be held at **6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia**. The property to be affected is commonly known as **581 Hanson Street, Macon, GA 31206**. This property is more particularly described as follows:

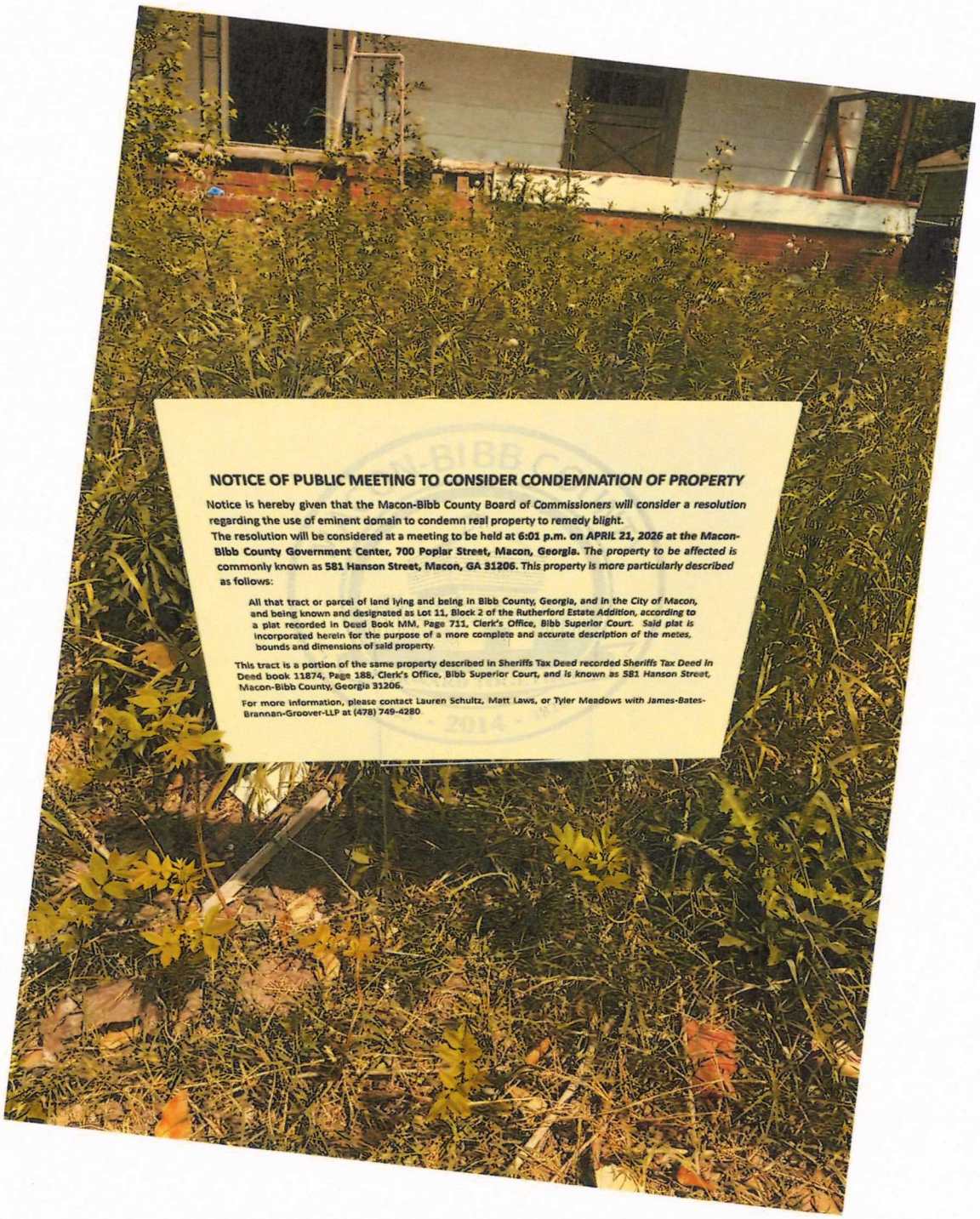
All that tract or parcel of land lying and being in Bibb County, Georgia, and in the City of Macon, and being known and designated as Lot 11, Block 2 of the Rutherford Estate Addition, according to a plat recorded in Deed Book MM, Page 721, Clerk's Office, Bibb Superior Court. Said plat is incorporated herein for the purpose of a more complete and accurate description of the metes, bounds and dimensions of said property.

This tract is a portion of the same property described in Sheriffs Tax Deed recorded Sheriffs Tax Deed in Deed book 11874, Page 188, Clerk's Office, Bibb Superior Court, and is known as 581 Hanson Street, Macon-Bibb County, Georgia 31206.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James Bates Brannan Groover LLP at (478) 749-4280.

EXHIBIT

A



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

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The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 581 Hanson Street, Macon, GA 31206. This property is more particularly described as follows:

All that tract or parcel of land lying and being in Bibb County, Georgia, and in the City of Macon, and being known and designated as Lot 11, Block 2 of the Rutherford Estate Addition, according to a plat recorded in Deed Book MM, Page 711, Clerk's Office, Bibb Superior Court. Said plat is incorporated herein for the purpose of a more complete and accurate description of the metes, bounds and dimensions of said property.

This tract is a portion of the same property described in Sheriffs Tax Deed recorded Sheriffs Tax Deed in Deed book 11874, Page 188, Clerk's Office, Bibb Superior Court, and is known as 581 Hanson Street, Macon-Bibb County, Georgia 31206.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.

EXHIBIT 17

EXHIBIT "17"

PROPERTY LOCATED AT
575 NELSON STREET, MACON, GEORGIA

FACTUAL FINDINGS REGARDING THE PROPERTY

1. The property located at **575 NELSON STREET, MACON, GEORGIA** and as more fully described in Exhibit A, which is attached and incorporated here by reference (the "Property"), is the subject of the County's acquisition efforts, and the County determined that acquisition of the fee simple interest in the Property is necessary to remedy blight.

2. In its exercise of due diligence, the County identified that **ROBERT LEE THOMAS** has a legal claim to or interest in the Property; however, there may be other parties, known or unknown, who may also have an interest in the Property.

3. The County determined that the Property and any associated rights must be acquired expeditiously in order to remedy blight.

4. The County made every reasonable, good faith effort to expeditiously acquire the Property by negotiation as provided by O.C.G.A. § 22-1-9. A true and correct copy of the County's Involuntary Acquisition letter to the property owner(s) is attached as Exhibit B and incorporated here by reference.

5. Those identified as having a potential legal claim to or interest in the Property did not respond to the County's prompt offer of just compensation nor attempt to negotiate a counteroffer to the County's prompt offer to acquire a fee simple interest in the Property.

6. An independent appraiser was employed to appraise the Property and estimated just and adequate compensation for the Property and any consequential damages or benefits considered in the amount of **TWELVE THOUSAND DOLLARS ($12,000.00)**.

7. The interested party(ies) referenced here have been given written notice of Macon-Bibb County's offer of payment and disagreed with Macon-Bibb County's offer of payment. A true and genuine copy of Macon-Bibb County's Just Compensation Letter is attached here as Exhibit C and incorporated by reference.

8. Macon-Bibb County, Georgia's efforts to negotiate with the property owner(s) were unsuccessful, and the County determined that acquisition of the Property must proceed through condemnation.

9. Macon-Bibb County, Georgia properly served or attempted service of the interested parties with Notice of the Board of Commissioners' meeting to discuss this Resolution. A true and genuine copy of the Notice and Affidavit of Service / USPS Certified Return Receipt are attached here as Exhibit D and incorporated by reference.

10. Notice of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution was published in the Macon Recorder on April 8, 2026 and April 15, 2026. A true and genuine copy of the Affidavit of Publication is attached here as Exhibit E and incorporated by reference.

11. Signs were posted on the Property stating the date, time, and place of the Macon-Bibb County Board of Commissioners' meeting to consider this Resolution, as required by O.C.G.A. § 22-1-10. A true and genuine copy of the Affidavit of Sign Postage is attached here as Exhibit F and incorporated by reference.

12. The County determined, based on the foregoing facts, that acquisition of the Property must proceed through blight condemnation proceedings in the Superior Court of Bibb County.

EXHIBIT A

575 NELSON STREET, MACON, GEORGIA

Legal Description:

All that tract or parcel of land lying and being in Bibb County, Georgia, in the City of Macon, in Land Lot 64, Macon Reserve West, Godfrey District, known and distinguished as Lot 23 and the west 25 feet to Lot 22 as per plat of the property of W.T. Nelson and Sons made by J.C. Wheeler in May, 1891, and recorded in Book AJ, Page 716, Clerk's Office, Bibb Superior Court, reference to said plat being made for purposes of a more complete description. Said property fronts 95 feet on the northerly line of Nelson Street and extends back in a northerly direction with an even width 105 feet.

Reference: Deed Book 4011, Page 258 and Deed Book 1316, Page 949.

EXHIBIT B

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

6/16/2025

Robert Lee Thomas
575 Nelson St
Macon, GA 31206

RE: 575 Nelson Street

Dear Robert Lee Thomas

The purpose of this letter is to inform you that the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, in interested in acquiring you property located at 575 Nelson Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. Within the meaning of O.C.G.A. § 22-1-15, "public use" is defined as "the remedy of blight when economic development is a secondary or ancillary public benefit of condemnation."

As it pertains here, the Agency believes that the Property is "blight" and must be condemned for a "public use" for the following reasons:

- The property located at 575 Nelson Street was identified to be "blighted property", as such term is defined in Section 26-458(a) of Macon-Bibb County Ordinances. See Exhibit "A" attached hereto and made a part hereof for a complete description of the property. The property was identified to be blighted on the date indicated in the attached Blight Inspection Report. See Exhibit "B" attached hereto and made a part hereof.

Accordingly, the Agency wishes to disclose to you the following:

1. For the Agency to condemn the Property as a "blighted property" for "public use,"

Georgia law requires that you receive just compensation in the amount of the Property's fair market value.

2. To establish the Property's fair market value, the Agency is required by Georgia law to hire and pay a certified appraiser to conduct an independent appraisal of the Property. You, or someone you designate, must be afforded the opportunity to accompany the appraiser during the inspection of the Property. You may, however, waive your presence at the independent appraisal and permit the Agency to proceed with the inspection of the Property without you present.

3. After the Property has been independently appraised by a certified appraiser, and before Macon-Bibb County can condemn and acquire possession and title to the Property, Georgia law requires that the Agency establish an amount that it believes to be just compensation. However, in no event shall such an amount be less than the fair market value established by the independent appraisal of the Property

4. Thereafter, the Agency must make a reasonable effort to negotiate the purchase of the Property with you through good-faith negotiations. The Agency is required by Georgia law to subsequently make a prompt offer to you to acquire the Property for the full amount so established.

5. Included with the Agency's offer, you will also receive a written statement of, and a summary of the basis for, the amount the Agency established for the Property as just compensation.

6. Should you disagree with the value established by the independent appraisal, then you have the right to contest that value and engage in good-faith negotiations with the Agency.

The Agency wishes to schedule the appraisal according to a time and date that is suitable for both the Agency and you. Please contact Michael Bill with the Agency at (478)-741-9005 to schedule the appraisal, as well as discuss the Agency's interest in acquiring the Property. Should you wish to not be of attendance at the appraisal, please complete the attached "Waiver of Right to Attend Appraisal for Blight Property" ("Waiver") and return via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

This letter, and all future correspondence you receive from the Agency, are important and should be kept in a place of safekeeping for your records and personal use. Please contact me to discuss any questions, comments, or concerns you may have.

Sincerely,

Michael Bill
Property Coordinator for the Agency

WAIVER OF RIGHT TO ATTEND APPRAISAL FOR BLIGHT PROPERTY

I, Robert Lee Thomas, have been informed by the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, that the Agency seeks to condemn the property (of which I hold an interest) located at 575 Nelson Street (hereinafter referred to as the "Property") for "public use" pursuant to O.C.G.A. § 22-1-15. The Agency has informed me that I am entitled to just compensation for the Property, but a certified appraiser must conduct an independent appraisal of the Property to first establish the Property's fair market value. The Agency has also informed me that I am entitled to be present at the Property when the independent appraisal occurs. However, **I do not wish to be present at the Property during the independent appraisal, but I will make the Property available to the Agency and the independent appraisal on a date and time agreed upon by the Agency and myself**.

I affirm that I have executed this *Waiver of Right to Attend Appraisal for Blight Property* voluntarily, without coercion, undue influence, or duress. This Waiver shall also not constitute a waiver of any other proceeding, whether or not similar.

[*SIGNATURE PAGE FOLLOWS*]

I understand that by signing this Waiver that I have waived by right to be present at the Property during the independent appraisal pursuant to O.C.G.A. § 22-1-9.

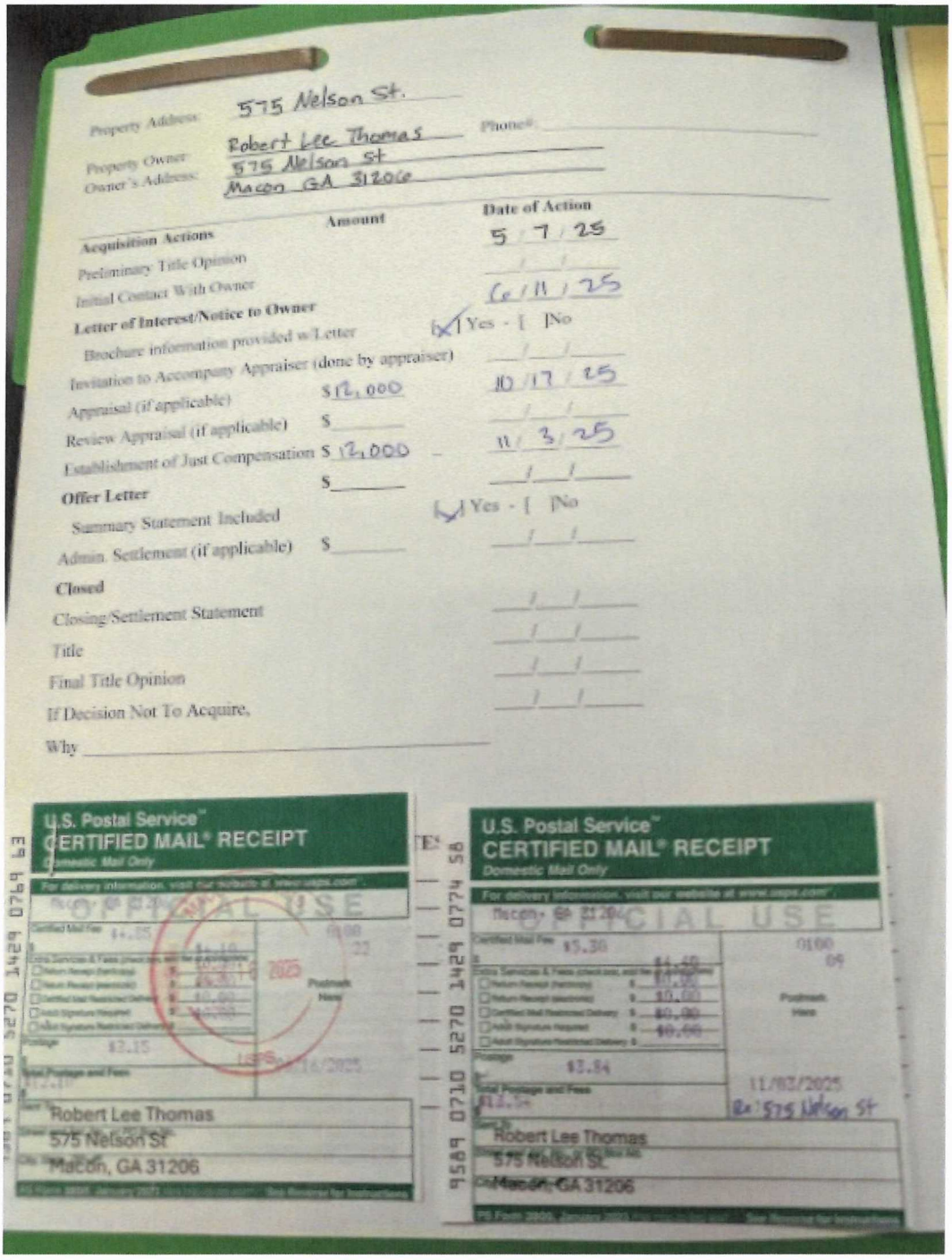
_____

Robert Lee Thomas

Sworn to and subscribed before me
this _____ day of _____, 2025.

_____

Notary Public



Property Address: 575 Nelson St.

Property Owner: Robert Lee Thomas Phone#:

Owner's Address: 575 Nelson St
Macon GA 31206

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		5 / 7 / 25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		6 / 11 / 25
Brochure information provided w/Letter		[X] Yes - [ ] No
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$12,000	10 / 17 / 25
Review Appraisal (if applicable)	$	/ /
Establishment of Just Compensation	$ 12,000	11 / 3 / 25
Offer Letter	$	/ /
Summary Statement Included		[X] Yes - [ ] No
Admin. Settlement (if applicable)	$	/ /
Closed		
Closing/Settlement Statement		/ /
Title		/ /
Final Title Opinion		/ /
If Decision Not To Acquire,		/ /

Why

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Return Receipt (electronic) $
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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $3.15
Total Postage and Fees $12.10
0100
22
Postmark Here
2025
USPS
11/16/2025
Sent To Robert Lee Thomas
Street and Apt. No., or PO Box No. 575 Nelson St
City, State, ZIP+4® Macon, GA 31206
PS Form 3800, January 2023 See Reverse for Instructions

9589 0710 5270 1429 0769 63

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Macon, GA 31206
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Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $3.84
Total Postage and Fees $13.54
0100
09
Postmark Here
11/03/2025
Re: 575 Nelson St
Sent To Robert Lee Thomas
Street and Apt. No., or PO Box No. 575 Nelson St.
City, State, ZIP+4® Macon, GA 31206
PS Form 3800, January 2023 See Reverse for Instructions

9589 0710 5270 1429 0774 58

EXHIBIT C

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

11/03/2025

Robert Lee Thomas
575 Nelson St.
Macon, GA 31206

RE: 575 Nelson Street

Dear Robert Lee Thomas

As you are aware, a certified appraiser conducted an independent inspection of the property located at 575 Nelson Street (hereinafter referred to as the "Property") on 10/14/2025. You were not present at the inspection. The purpose of this letter is to make an offer of just compensation to you for the Property.

The Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, has, based upon the findings of the independent appraisal, hereby makes you the following prompt offer of just compensation for the Agency to purchase the Property for **$12000**.

This offer amount is based upon the fair market value established by the independent appraisal and approved by a review appraiser (please find attached a complete copy of the independent appraisal). Attached to this letter is a *Summary Statement of the Basis for the Determination of Just Compensation*, which details how and why the Agency determined that its offer is considered just compensation to you. **This offer remains open for thirty (30) days after your receipt of this letter**.

This offer by the Agency to purchase the Property is contingent on the provision of a marketable fee simple title to the Property free and clear of all liens, restrictions, and encumbrances to be delivered at closing. This offer and your acceptance of this offer is subject to a written Sales Contract that shall be entered into within thirty (30) days after your acceptance of the offer. Pursuant to Georgia law, the written Sale Contract shall give you at least ninety (90) days for you to remove yourself and your belongings from the Property.

Should you disagree with the offer and value established by the independent appraisal, then you have the right to engage in good-faith negotiations and make a counteroffer to the Agency. **You have only thirty (30) days in which to make a counteroffer**. Should you wish to accept this offer or make a counteroffer, please contact Michael Bill with the Agency at (478)-741-9005 to discuss and/or deliver correspondence via mail or in-person to the following address:

Macon-Bibb County Land Bank Authority
Attn: Michael Bill
P.O. Box 6116
Macon, GA 31208

If you do not wish to accept the Agency's offer or if negotiations are unsuccessful, then the Agency will have no other option but to initiate blight condemnation proceedings, including Macon-Bibb County: (a) passing a Resolution approving its power to exercise eminent domain over the Property, (b) filing a Petition in Rem seeking a determination for the Property to be deemed "blighted," and (c) filing a Petition in Rem to determine the value of the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Please contact me to discuss any questions, comments, or concerns you may have. I look forward to hearing from you soon.

Sincerely,

Michael Bill
Property Coordinator for the Agency

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

WRITTEN STATEMENT OF JUST COMPENSATION

An independent appraisal prepared and submitted by Wilson & Associates indicates the fair market value of the property located at 575 Nelson Street (hereinafter referred to as the "Property") as **$12000**.

Based upon a review of the appraisal documents and estimate fair market value established by the appraisal, the Macon-Bibb County Land Bank Authority (hereinafter referred to as the "Agency"), on behalf of Macon-Bibb County, hereby establishes the following amount to be just compensation to you for the Property:

$12000

The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair
688 Walnut Street, Suite 102 | Macon, Georgia 31201

SUMMARY STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION

Description and Location of the Property:

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in Bibb County, Georgia, in the City of Macon, in Land Lot 64, Macon Reserve West, Godfrey District, known and distinguished as Lot 23 and the west 25 feet to Lot 22 as per plat of the property of W.T. Nelson and Sons made by J.C. Wheeler in May, 1891, and recorded in Book AJ, Page 716, Clerk's Office, Bibb Superior Court, reference to said plat being made for purposes of a more complete description. Said property fronts 95 feet on the northerly line of Nelson Street and extends back in a northerly direction with an even width 105 feet.
Reference: Deed Book 4011, Page 258 and Deed Book 1316, Page 949.

Purpose of Purchase:

The Agency, on behalf of Macon-Bibb County, has determined that the Property is a "blighted property" pursuant to O.C.G.A. § 22-1-1 as the Property "is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property," as well as presents the following conditions:

- Vacant/ Abandoned: Structure is vacant
- Overgrown Vegetation: The yard is overgrown with weeds and other uncultivated vegetation more than 12' in height
- Property open (windows, roof, walls): Busted window on the left side of the house
- Trash in Yard: Trash and debris in the yard
- Inoperable vehicles in yard
- Other exterior violations: No power active at residence/ fascia board rotting

Interest in the Property:

The Agency, on behalf of Macon-Bibb County, has a Fee Simple interest in the Property, which grants the Agency full and absolute control over and right to possess, use, and control the Property.

Macon-Bibb County
Land Bank Authority
Thomas Ellington, Chair

688 Walnut Street, Suite 102 | Macon, Georgia 31201

Declaration of Offer:

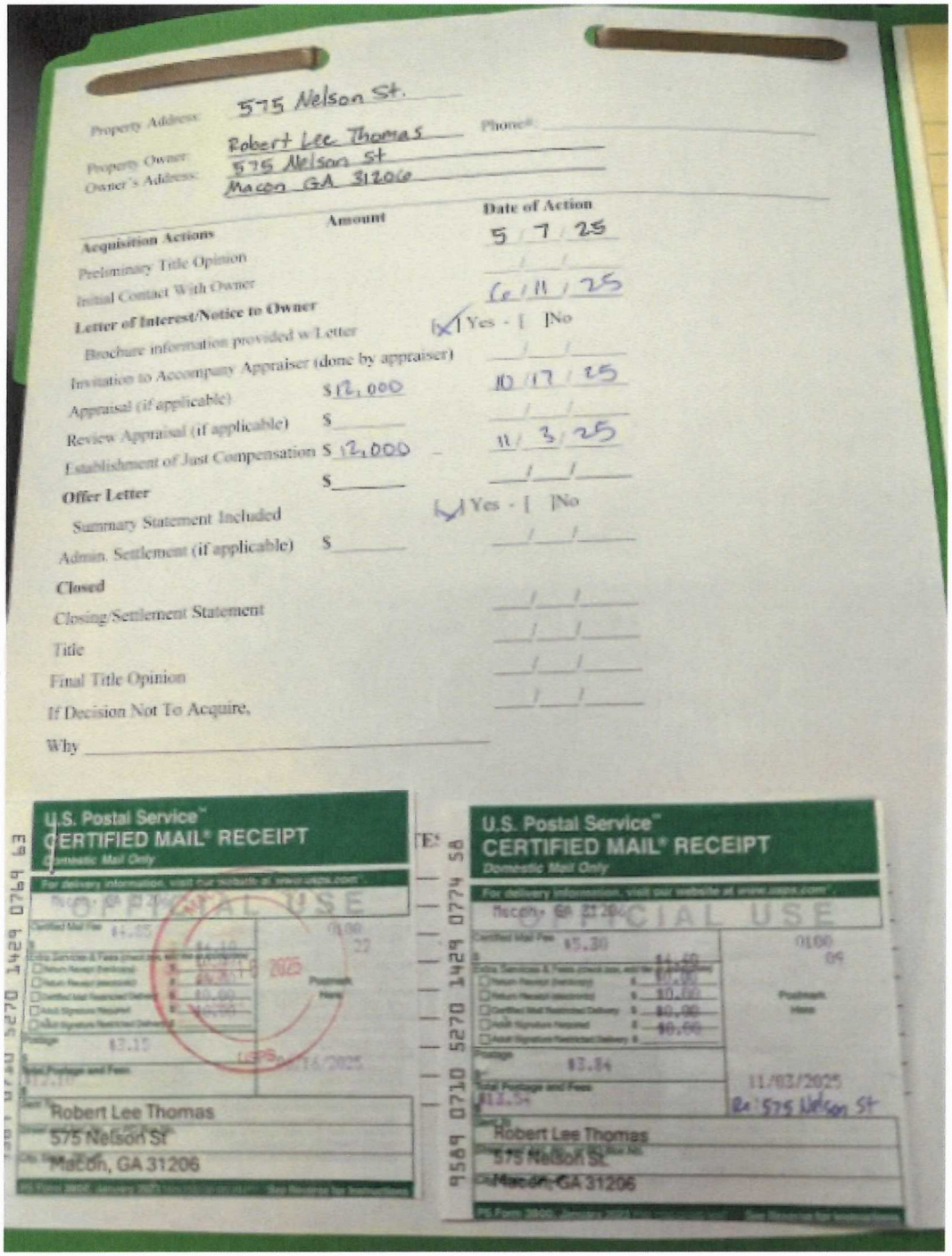
Based on the appraisal and the review appraisal prepared for the Property to be acquired, the Agency, on behalf of Macon-Bibb County, hereby makes you an offer to acquire your property in the amount of $12000. The Agency believes this amount to be the fair market value for the identified interest and for the improvements (if any) identified. This just compensation amount does not include any consideration of the decrease or increase in value attributable to a project, if any, for which the Property may be used. Relocation payments, if applicable, are not a part of this establishment of just compensation.

Should you have any questions concerning this *Summary Statement of the Basis for the Determination of Just Compensation* and the Agency's offer, please contact Everett Verner at the Macon–Bibb County Land Bank Authority, phone number (478)-741-9005.

_____ _____

EVERETT VERNER, EXECUTIVE DIRECTOR
(signature) DATE

Macon-Bibb County Land Bank Authority
P.O. Box 6116
Macon, GA 31208
(478)-741-9005



Property Address: 575 Nelson St.

Property Owner: Robert Lee Thomas Phone#:

Owner's Address: 575 Nelson St
Macon GA 31206

Acquisition Actions	Amount	Date of Action
Preliminary Title Opinion		5/7/25
Initial Contact With Owner		/ /
Letter of Interest/Notice to Owner		6/11/25
Brochure information provided w/Letter	[X] Yes - [ ] No	
Invitation to Accompany Appraiser (done by appraiser)		/ /
Appraisal (if applicable)	$12,000	10/17/25
Review Appraisal (if applicable)	$	/ /
Establishment of Just Compensation	$ 12,000	11/3/25
	$	/ /
Offer Letter		
Summary Statement Included	[X] Yes - [ ] No	
Admin. Settlement (if applicable)	$	/ /
Closed		
Closing/Settlement Statement		/ /
Title		/ /
Final Title Opinion		/ /
If Decision Not To Acquire,		/ /

Why _____

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Adult Signature Restricted Delivery $
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Total Postage and Fees $12.10

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Sent To: Robert Lee Thomas
Street and Apt. No., or PO Box No.: 575 Nelson St
City, State, ZIP+4®: Macon, GA 31206

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0774 63

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Macon GA 31206

OFFICIAL USE

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $4.60
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $3.84
Total Postage and Fees $13.74

0160
09

Postmark Here

11/03/2025
Re: 575 Nelson St

Sent To: Robert Lee Thomas
Street and Apt. No., or PO Box No.: 575 Nelson St
City, State, ZIP+4®: Macon, GA 31206

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1429 0774 58

EXHIBIT D

SERVICE ATTEMPT

AFFIDAVIT OF SERVICE

Macon-Bibb County Board of Commissioners Meeting on Resolution to Exercise Eminent Domain Powers

County of Bibb, State of Georgia

I. SERVER. I, Barry Stapleton ("Server"), declare under penalty of perjury that I was provided with the following documents to serve to **Robert Lee Thomas** regarding **575 Nelson Street, Macon, GA 31206**:

II. DOCUMENTS.

1) Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers
2) Statement of Rights
3) Sample Motion

III. SERVICE

On 03/20, 2026 at 12:25 ☐ AM ☑ PM, I went to

Address: 575 Nelson Street, Macon, GA 31206 and I

☑ **Attempted** service, but was unable to serve the individual directly or leave the documents with a resident of suitable age and discretion; or

☐ **Delivered** via **Personal Service** the documents directly to the individual listed in Section I, above, who is described as:_____

_____ or;

☐ **Delivered** via **Residential Service** at the dwelling house or usual place of abode of the individual listed in Section I, above, with a resident of suitable age and discretion, who is described as:_____

_____.

V. VERIFICATION. I declare under penalty of perjury that the foregoing is true and correct.

Server's Signature: Barry Stapleton Date: 03/23/2026

Sworn to and subscribed before me
this 23 day of MAR, 2026

Nicole Simmons [SEAL]
Notary Public

My commission expires: 10/9/27

(Official Seal)
NOTARY PUBLIC GEORGIA
NICOLE SIMMONS
COUNTY OF HOUSTON
My Commission Expires OCT 9, 2027

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

Robert Lee Thomas
575 Nelson Street
Macon, GA 31206

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Robert Lee Thomas:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **575 Nelson Street, Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

MAL
Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

Prior to Exercising the Power of Imminent Domain through Condemnation Proceedings

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

CERTIFIED MAIL & RETURN RECEIPT

JAMES BATES BRANNAN GROOVER

Lauren Schultz
lschultz@jamesbatesllp.com
Matt Laws
mlaws@jamesbatesllp.com
Tyler Meadows
tmeadows@jamesbatesllp.com

March 20, 2026

CERTIFIED MAIL NO.: 9589 0710 5270 3379 4387 30
RETURN RECEIPT: 9590 9402 9803 5266 5899 62
Robert Lee Thomas
575 Nelson Street
Macon, GA 31206

RE: Notice of Macon-Bibb County Board of Commissioners Meeting to Consider Resolution Regarding Exercise of Eminent Domain Powers

Dear Robert Lee Thomas:

Macon-Bibb County seeks to exercise its eminent domain powers and obtain a fee simple interest and title to the property located at **575 Nelson Street, Macon, GA 31206** (the "Property"), to which you may have a legal claim or interest, in order to remedy the blight posed by the Property.

Accordingly, consistent with O.C.G.A. § 22-1-10, you are notified that the Macon-Bibb County Board of Commissioners is meeting on **April 21, 2026 at 6:01 p.m.** in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201 at which the Board of Commissioners will consider and vote upon a Resolution to allow Macon-Bibb County to exercise its eminent domain powers to acquire the Property. Attached to this notice is a statement of the rights you have as an interested party in this matter.

This Notice, and all future correspondence you receive from Macon-Bibb County regarding the Property are important and should be kept in a safe place for your records.

If you have any questions, comments, or concerns, you may contact us at (478) 742-4280 or at the above email addresses.

Sincerely,

Lauren Schultz
Matt Laws
Tyler Meadows
Attorneys for Macon-Bibb County

MAL
Enclosures

STATEMENT OF RIGHTS

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

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Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

Condemnation

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a **hearing** in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more than 30 days after the condemnation petition has been filed with the court. When the judge

appoints a special master, the judge will then order that a **condemnation hearing** before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without **just and adequate compensation** being paid to you first. You are entitled to recover the **fair market value** of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover **consequential damages** for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to **relocation costs**.

Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an **appeal** for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a **motion** asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A **sample** of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____, Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____, Defendant.	)	In Rem Condemnation Proceeding

DEFENDANT'S MOTION PURSUANT TO O.C.G.A. § 22-1-11

Comes now _____, Defendant in the above-styled condemnation proceeding, and files this motion before the vesting of title and in accordance with O.C.G.A. § 22-1-11 to:

[*Check Where Appropriate*]

_____ Challenge whether the exercise of the power of eminent domain by Plaintiff is for a public use.

_____ Challenge whether Plaintiff has the legal authority to exercise the power of eminent domain.

Defendant requests that a hearing on this motion be set at the first possible instance and that a copy be served by mail on all parties to this action.

This _____ day of _____, 20___.

_____
Defendant
Address: _____
_____

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing motion on other parties to this action or their counsel by mailing a copy to each of the following:

_____

_____

_____

_____

_____

_____

This _____ day of _____, 20___.

_____

Defendant

SAMPLE

IN THE SUPERIOR COURT OF _____ COUNTY

STATE OF GEORGIA

_____ _____,	)	
Plaintiff,	)	CIVIL ACTION
v.	)	FILE NO. _____
_____ _____,	)	In Rem Condemnation Proceeding
Defendant.	)	

RULE NISI

Defendant has filed a motion pursuant to O.C.G.A. § 22-1-11 in this condemnation proceeding and has asked the Court to set a hearing on the motion. Notice is hereby given that the Court will hold a hearing on the motion on _____, 2006, at _____ ____.m. in Courtroom _____ of the _____ County Courthouse.

This _____ day of _____, 20___.

_____
Judge [or Clerk or Deputy Clerk]
Superior Court of _____ County

ALERT: IMPACTS FROM SUPER TYPHOON SINLAKU IN THE MARIANA ISLANDS MAY DELAY F...

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FAQs >

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USPS Tracking Plus®

Feedback

Moving Through Network

In Transit to Next Facility
April 13, 2026

Arrived at USPS Regional Facility
GAINESVILLE FL DISTRIBUTION CENTER
April 10, 2026, 12:33 am

Arrived at USPS Regional Facility
MACON GA DISTRIBUTION CENTER
April 6, 2026, 10:29 am

Arrived at USPS Regional Facility
GAINESVILLE FL DISTRIBUTION CENTER
April 1, 2026, 3:50 am

Vacant
MACON, GA 31206
March 27, 2026, 11:11 am

Arrived at USPS Regional Facility
MACON GA DISTRIBUTION CENTER
March 26, 2026, 8:44 am

Arrived at USPS Regional Facility
ATLANTA GA DISTRIBUTION CENTER
March 25, 2026, 10:15 am

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What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

EXHIBIT E

EXHIBIT F

AFFIDAVIT OF POSTING PUBLIC NOTICE REGARDING MEETING OF MACON-BIBB COUNTY BOARD OF COMMISSIONERS TO CONSIDER RESOLUTION FOR USE OF EMINENT DOMAIN POWERS

STATE OF GEORGIA
COUNTY OF BIBB

Personally appeared before the undersigned officer, duly authorized by law to administer oaths, Lauren Landers, who, being duly sworn, deposes and states as follows:

1. I am over the age of 18, under no legal disability, and the facts set forth below are true and correct and based on my personal knowledge.

2. I am a resident of Bibb County, Georgia, and I am currently employed by James Bates Brannon Groover LLP as a Paralegal.

3. As part of my employment, one of my assignments is to post notice of Macon-Bibb County Board of Commissioners Meetings at which the Commissioners consider resolutions regarding the County's use of its eminent domain powers to condemn blighted properties.

4. The property located at 575 Nelson Street, Macon, GA (the "Property") is one of the blighted properties under consideration for condemnation.

5. On April 1, 2026, at or around 12:40 p.m., I posted a sign in the right-of-way of the Property notifying the public and interested parties that the Macon-Bibb County Board of Commissioners is meeting on April 21, 2026 at 6:01 p.m. in the Commission Chambers at City Hall, 700 Poplar Street, Macon, GA 31201, to consider a Resolution approving the use of the County's eminent domain powers to condemn the Property. Photograph(s) showing a true

and accurate representation of the sign posted in the right-of-way by the Property is attached and incorporated here as "Exhibit A."

FURTHER AFFIANT SAYETH NOT.

Dated: April 1, 2026.

Lauren Landers
Paralegal
James Bates Brannon Groover LLP

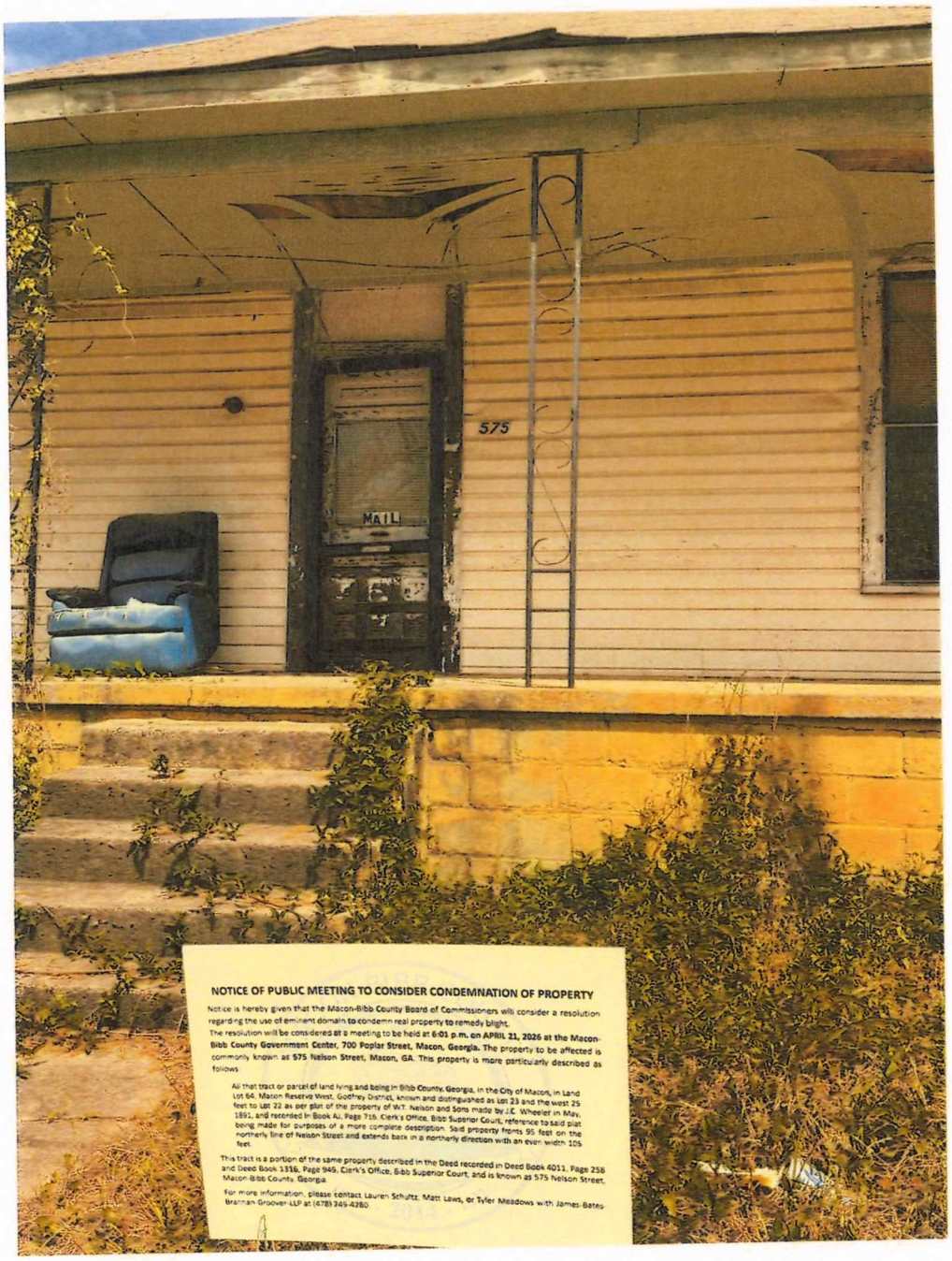
Sworn to and subscribed before me
this 2nd day of April, 2026.

Tamara James
Notary Public

My commission expires: 4/11/2026.

[SEAL]

TAMARA JAMES
NOTARY
EXPIRES
GEORGIA
Apr. 11, 2026
PUBLIC
PUTNAM COUNTY



NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY

Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.

The resolution will be considered at a meeting to be held at **6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia.** The property to be affected is commonly known as **575 Nelson Street, Macon, GA**. This property is more particularly described as follows:

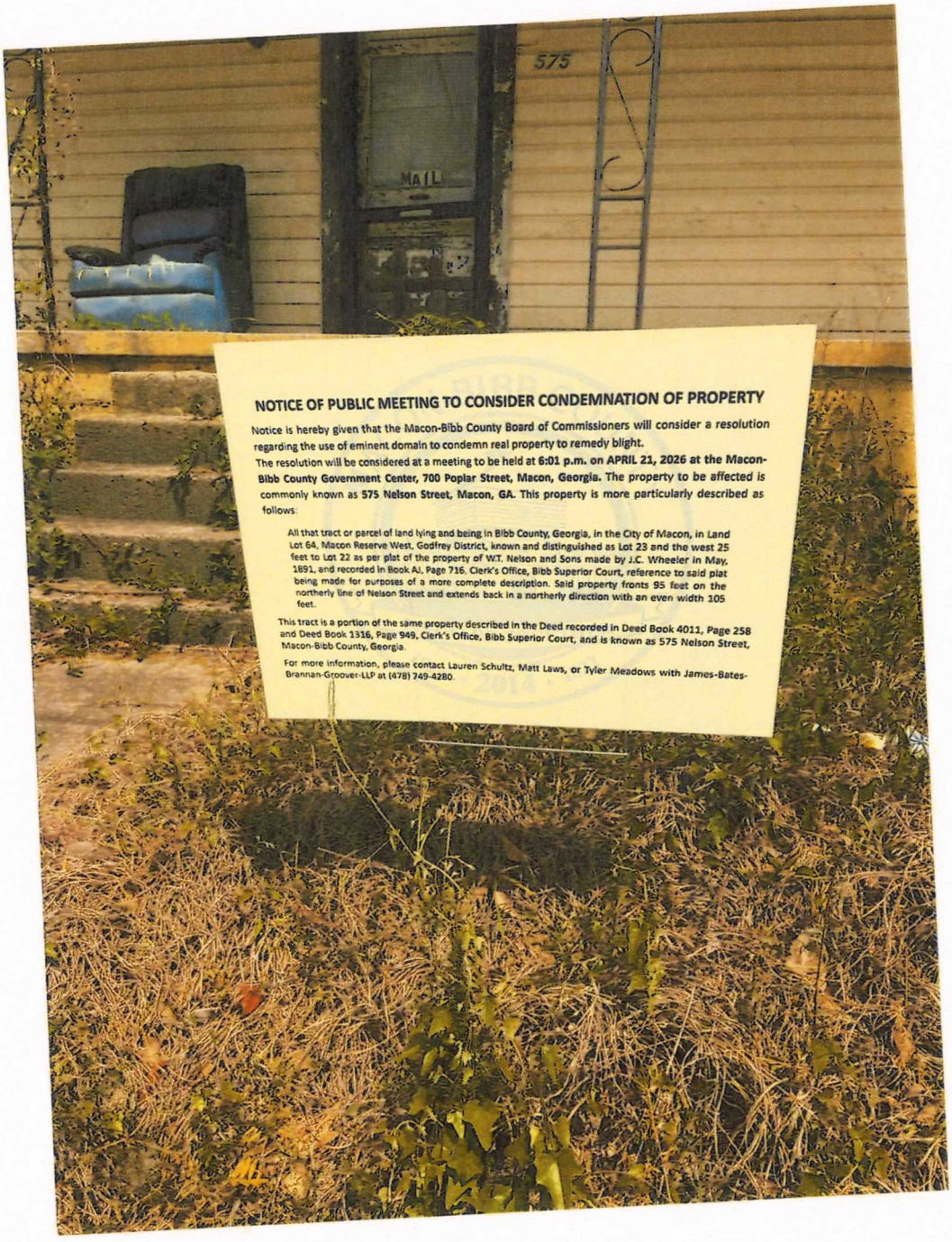
All that tract or parcel of land lying and being in Bibb County, Georgia, in the City of Macon, in Land Lot 64, Macon Reserve West, Godfrey District, known and distinguished as Lot 23 and the west 25 feet to Lot 22 as per plat of the property of W.T. Nelson and Sons made by J.C. Wheeler in May, 1891, and recorded in Book AJ, Page 716, Clerk's Office, Bibb Superior Court, reference to said plat being made for purposes of a more complete description. Said property fronts 95 feet on the northerly line of Nelson Street and extends back in a northerly direction with an even width 105 feet.

This tract is a portion of the same property described in the Deed recorded in Deed Book 4011, Page 258 and Deed Book 1316, Page 949, Clerk's Office, Bibb Superior Court, and is known as 575 Nelson Street, Macon-Bibb County, Georgia.

For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James Bates Brannan Groover LLP at (478) 749-4280.

EXHIBIT

A


575
MAIL
NOTICE OF PUBLIC MEETING TO CONSIDER CONDEMNATION OF PROPERTY
Notice is hereby given that the Macon-Bibb County Board of Commissioners will consider a resolution regarding the use of eminent domain to condemn real property to remedy blight.
The resolution will be considered at a meeting to be held at 6:01 p.m. on APRIL 21, 2026 at the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia. The property to be affected is commonly known as 575 Nelson Street, Macon, GA. This property is more particularly described as follows:
All that tract or parcel of land lying and being in Bibb County, Georgia, in the City of Macon, in Land Lot 64, Macon Reserve West, Godfrey District, known and distinguished as Lot 23 and the west 25 feet to Lot 22 as per plat of the property of W.T. Nelson and Sons made by J.C. Wheeler in May, 1891, and recorded in Book AJ, Page 716, Clerk's Office, Bibb Superior Court, reference to said plat being made for purposes of a more complete description. Said property fronts 95 feet on the northerly line of Nelson Street and extends back in a northerly direction with an even width 105 feet.
This tract is a portion of the same property described in the Deed recorded in Deed Book 4011, Page 258 and Deed Book 1316, Page 949, Clerk's Office, Bibb Superior Court, and is known as 575 Nelson Street, Macon-Bibb County, Georgia.
For more information, please contact Lauren Schultz, Matt Laws, or Tyler Meadows with James-Bates-Brannan-Groover-LLP at (478) 749-4280.