

10-0867
 (Do Not Write Above This Line)

AN ORDINANCE AUTHORIZING THE PURCHASE OF UNIMPROVED LAND LOCATED IN LAND LOT 127 OF THE 14TH DISTRICT OF FULTON COUNTY NEAR HARTSFIELD JACKSON ATLANTA INTERNATIONAL AIRPORT FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION FOR THE PURCHASE PRICE OF \$165,000.00 TO BE CHARGED TO AND PAID FROM FDOA 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA AVIATION CAPITAL PLANNING & DEVELOPMENT) 5411001 (LAND) 7563000 (AIRPORT) 0000000 (DEFAULT) 00000 (DEFAULT) 000000000 (DEFAULT); AND FOR OTHER PURPOSES.

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 05/17/10

Referred To: Transportation

Date Referred

Referred To:

Date Referred

First Reading
 Committee Transportation
 Date 5-12-10
 Chair
 Referred To Transportation

Committee Transportation
 Date 6/2/10
 Chair
 Action Fav, Adv, Hold (see rev. side)
 Other

Members
 Refer To

Committee
 Date
 Chair
 Action Fav, Adv, Hold (see rev. side)
 Other
 Members
 Refer To

Committee

Date

Chair

Action Fav, Adv, Hold (see rev. side)
 Other

Members

Refer To

Committee

Date

Chair

Action Fav, Adv, Hold (see rev. side)
 Other

Members

ADOPTED BY

JUN 07 2010

COUNCIL

Refer To

Refer To

- FINAL COUNCIL ACTION
- 2nd
 - 1st & 2nd Readings
 - Consent
 - V Voice
 - RC

CERTIFIED

CERTIFIED
 JUN 07 2010

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED
 JUN 07 2010

[Signature]
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUN 15 2010

[Signature]
 MAYOR



**AN ORDINANCE
BY TRANSPORTATION COMMITTEE**

AN ORDINANCE AUTHORIZING THE MAYOR TO PURCHASE APPROXIMATELY 2.6 ACRES OF UNIMPROVED LAND LOCATED IN LAND LOT 127 OF THE 14TH DISTRICT OF FULTON COUNTY NEAR HARTSFIELD JACKSON ATLANTA INTERNATIONAL AIRPORT FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION FOR THE PURCHASE PRICE OF \$165,000.00 TO BE CHARGED TO AND PAID FROM FDOA 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA AVIATION CAPITAL PLANNING & DEVELOPMENT) 5411001 (LAND) 7563000 (AIRPORT) 000000 (DEFAULT) 00000 (DEFAULT) 0000 (DEFAULT) 00000000 (DEFAULT) 00000000 (DEFAULT); AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta ("City") is the owner and operator of Hartsfield-Jackson Atlanta International Airport ("Airport"); and

WHEREAS, In the 1960s, the Georgia Department of Transportation ("GDOT") purchased approximately 2.6 acres of undeveloped land located in Land Lot 127 of the 14th District of Fulton County, Georgia ("Property") from the City; and

WHEREAS, the GDOT now desires to sell the Property back to the City for \$165,000.00 which is less than the current fair market value; and

WHEREAS, the City seeks to waive requirements in its Code of Ordinances, Sections 2-1541c and 2-1574 to complete the repurchase of the Property at less than fair market value.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, that the Mayor is authorized on behalf of the City of Atlanta to purchase approximately 2.6 acres of land as referenced above from the Georgia Department of Transportation for \$165,000.00 to be charged to and paid from FDOA 5502 (Airport Renewal and Extension Fund) 180201 (DOA Aviation Capital Planning & Development) 5411001 (Land) 7563000 (Airport) 000000 (Default) 00000 (Default) 0000 (Default) 00000000 (Default) 00000000 (Default).

BE IT FURTHER RESOLVED that the City Attorney is directed to prepare all necessary documentation for execution by the Mayor.

BE IT FINALLY RESOLVED that said purchase shall not become binding upon the City, and the City shall incur no obligation or liability until same has been signed by the Mayor and delivered to the Georgia Department of Transportation.

A true copy,

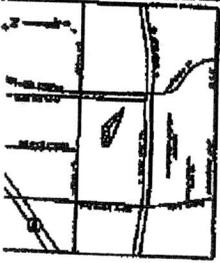
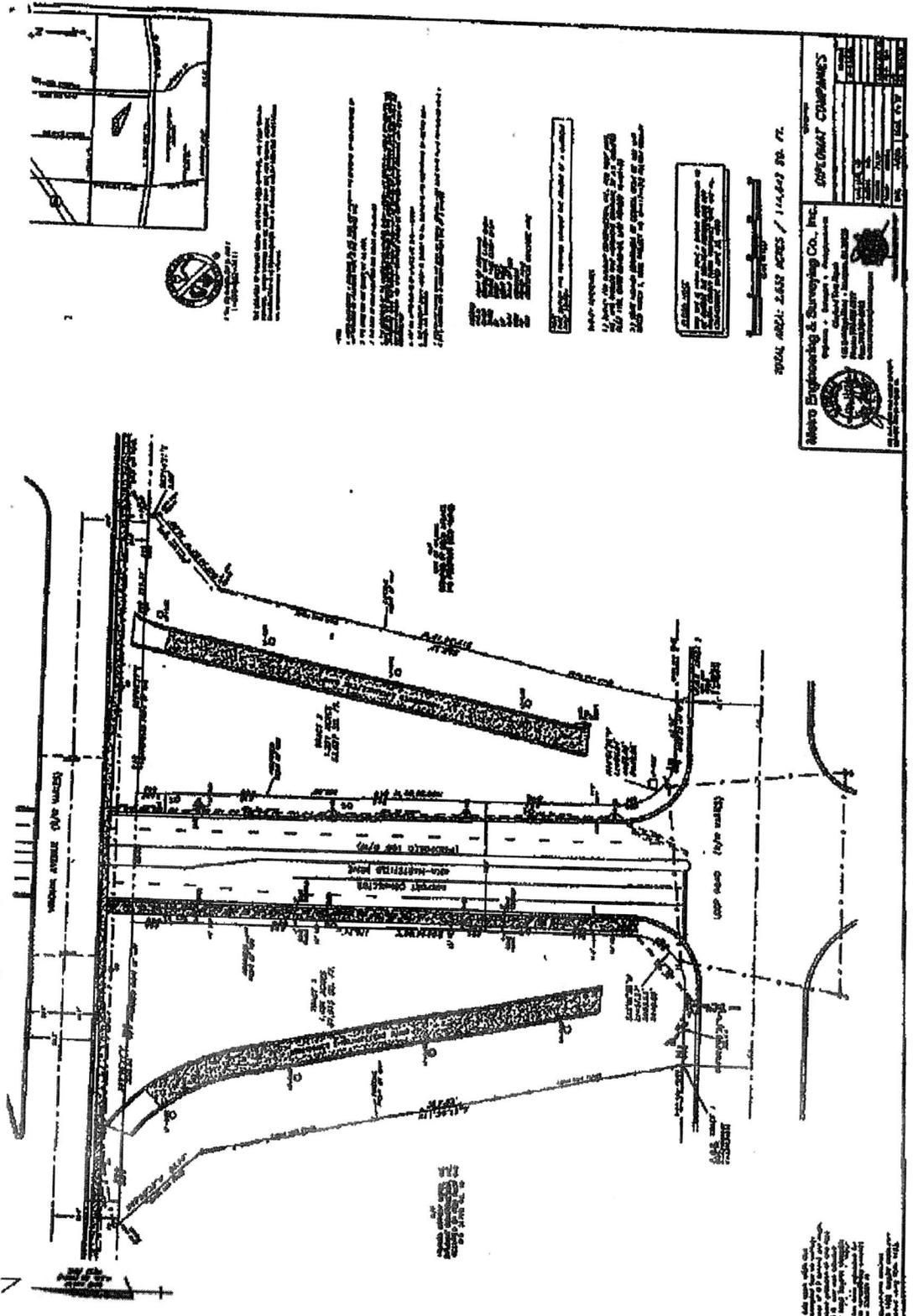
Rhonda Dauphin Johnson
Municipal Clerk

ADOPTED by the Atlanta City Council
APPROVED by Mayor Kasim Reed

JUN 07, 2010
JUN 15, 2010



EXHIBIT A – GDOT Airport Connector Road Parcels



THIS PLAN IS THE PROPERTY OF THE CITY OF CHICAGO AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY OF CHICAGO.

ALL DIMENSIONS AND BEARINGS ARE GIVEN IN FEET AND DECIMALS THEREOF. ALL CURVES ARE TO BE RUN BY THE METHOD OF SIGHT SIGHTS. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.

THE TOTAL AREA OF THIS PROJECT IS 2.838 ACRES / 124,643 SQ. FT.

DATE: 10/15/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SCALE: 1" = 40'



TOTAL AREA: 2.838 ACRES / 124,643 SQ. FT.

MEIRO ENGINEERING & SURVEYING CO., INC.
 ENGINEERS & SURVEYORS
 1155 N. LAKE STREET, SUITE 200
 CHICAGO, ILLINOIS 60610
 TEL: (773) 344-1111
 FAX: (773) 344-1112
 WWW.MEIROENGINEERING.COM

STATE OF ILLINOIS
 OFFICE OF THE CLERK OF THE CIRCUIT COURT
 COUNTY OF []

FILE NO.	10-00000000
DATE FILED	10/15/2010
FILED AT	CHICAGO

THIS PLAN IS THE PROPERTY OF THE CITY OF CHICAGO AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY OF CHICAGO.



EXHIBIT B – May 6, 2009 Letter from GDOT to DOA re: Project #U-113-1(1), West & East Side of Airport Connector, Tracts 1 & 2, Fulton County, PM #2239



HARTSFIELD ATLANTA
INT'L AIRPORT

OFFICE OF THE
GENERAL MANAGER

Gerald M. Ross, P.E., Chief Engineer



DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
Atlanta, Georgia 30308
Telephone (404) 631-1000

May 6, 2009

City of Atlanta/Department of Aviation
ATTN: Mr. Benjamin DeCosta
General Manager
P. O. Box 20509
Atlanta, Georgia 30320

CERTIFIED MAIL

RE: Project #U-113-1(1), West & East Side of Airport Connector, Tracts 1 & 2, Fulton County, PM #2239

Dear Mr. DeCosta:

The Department of Transportation has identified the above 1.401 and 1.231 acre tracts, having frontage on Airport Connector/Hartsfield Drive, as surplus and available for purchase (see attached plat).

The purpose of this letter is to provide you with the statutory notice as the previous owner to acquire this property from the Department. The purchase price for the 1.401 and 1.231 acre tracts is \$165,000.00. By law, this offer will remain open and exclusive for a period of sixty (60) days. Written notice of acceptance must be received by our office not later than the close of business on July 8, 2009. Once we have your acceptance, we will proceed with having the quitclaim deed executed and once executed, we will schedule the closing. At that time payment in the form of a cashier's check or money order will be accepted.

If you do or do not wish to acquire this property, please sign the bottom of this letter in the space provided and return the original letter to the address below. By signing in the space indicating you do not wish to acquire this property and returning this letter, you will be waiving your exclusive rights to purchase this property.

If you have any questions in this regard, please contact me or Dwonna Smith at (770) 484-3201.

Sincerely,

Michael E. Wilcom

State Property and Equipment Management
Georgia D.O.T. - Office of Property and Equipment
7565 Honeycreek Court
Lithonia, Georgia 30038

MEM/dds

Enclosure

I do elect to purchase:

Signed:

Benjamin DeCosta, General Manager

I do not elect to purchase:

Signed:

Benjamin DeCosta, General Manager

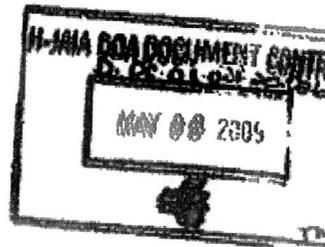




EXHIBIT C – December 2009 Appraisal Summary



**BUDGETEL INN AND GEORGIA DEPARTMENT
OF TRANSPORTATION PROPERTIES**

ATLANTA / HAPEVILLE, FULTON COUNTY, GEORGIA

AS OF

DECEMBER 2009

FILE # 3952.00

CARR, LAWSON, CANTRELL & ASSOCIATES, INC.

PHONE: 404-836-7919

FAX: 678-686-5595

dcarr@carratlanta.com

www.carratlanta.com

PREPARED BY

DENNIS H. CARR, MAI

CARR, LAWSON, CANTRELL & ASSOCIATES, INC.



SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Name: Budgetel Inn on its allocated acreage, excess land, and adjacent properties owned by the Georgia Department of Transportation.

Property Description -

- A:** 1.2-acre +/- parcel located at the southeast corner of Virginia Avenue and former airport access road.
- B:** 1.4-acre +/- parcel located at the southwest corner of Virginia Avenue and former airport access road.
- C-1:** 4.1-acre +/- site supporting the hotel.
- C-2:** 1.2 acres +/- of excess land adjacent to hotel.

Improvements:

Property C-1 is improved with a six-story, 192 room limited service hotel constructed in 1998.

Zoning -

- A:** C-1, Community Business, City of Atlanta.
- B:** C-2, General Commercial, City of Hapeville.
- C-1 & C-2:** C-2, General Commercial, City of Hapeville.

Highest and Best Use -

- A:** Commercial or office development.
- B:** Commercial or office development.
- C-1:** Continued hotel use.
- C-2:** Commercial or office development.
- C-2 / B (Combined):** Commercial or office development.

Rights Appraised -

- A:** Fee simple
- B:** Fee simple
- C:** Fee simple and leasehold

Exclusions:

None.



Value Conclusions -

A:	\$366,000 (\$7.00 per square foot)
B:	\$488,000 (\$8.00 per square foot)
C:	\$6,750,000
Allocated to Leased Fee:	\$2,580,000
Allocated to Leasehold:	\$4,170,000
C-2 / B (Combined):	\$1,360,000 (\$12.00 per square foot)

Date of Valuation:	December 29, 2009 (most recent date of inspection)
Date of Report:	December 31, 2009
Exposure Time:	12 to 24 months
Marketing Period:	12 to 24 months

Extraordinary Assumptions

We note that Property B is unencumbered with a lease, while Property C-2 is part of the ground lease that encumbers the Budgetel Inn complex. In the valuation of the fee simple interest in C-2 / B assuming joint ownership, we have been asked to assume the lease can be terminated, thus combining C-2 and B into one fee simple ownership interest. The assumption as to fee simple title and resolution of the lease requirements represents an extraordinary assumption.



IDENTIFICATION OF REAL ESTATE

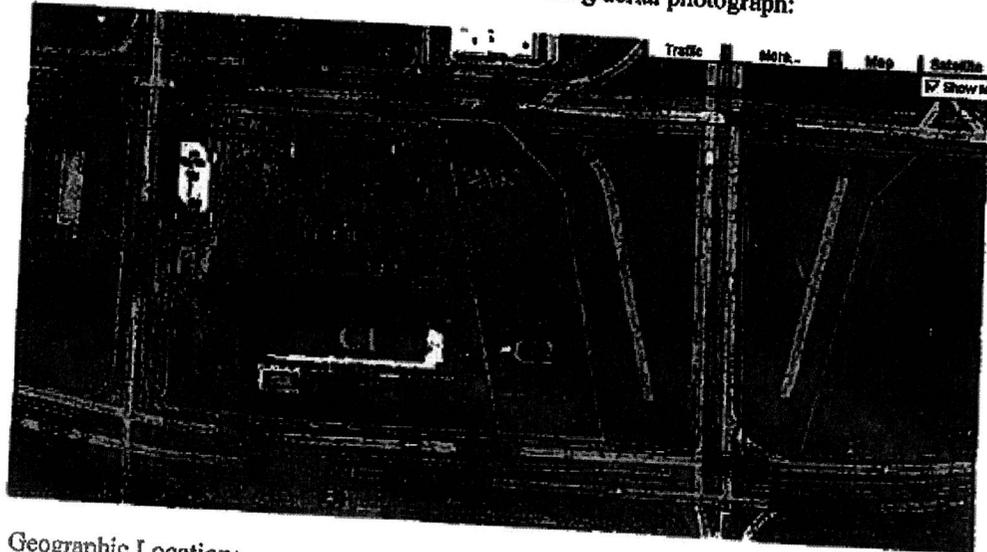
The property which is the subject of this report includes:

Property A An approximate 1.2-acre parcel owned by the Georgia Department of Transportation located at the southeast quadrant of Virginia Avenue and the former airport access road;

Property B An approximate 1.4-acre parcel owned by the Georgia Department of Transportation located at the southwest quadrant of Virginia Avenue and the former airport access road;

Property C Budgetel Inn facility which includes the 192 room hotel and adjacent excess land.

As subsequently discussed in the "Highest and Best Use" section of this report, the excess land of Property C could be independently developed with an office/commercial use. The components are illustrated in the following aerial photograph:



Geographic Location:

Southeast corner of Virginia Avenue and Toffie Terrace; Atlanta/Hapeville; Fulton County, Georgia.

Tax Identification Numbers -

- A: N/A
- B: N/A
- C: 14-0127-LL-087-7

**Site Size –**

A:	1.2 acres +/-
B:	1.4 acres +/-
C-1:	4.1 acres +/-
C-2:	1.2 acres +/-

Improvements (C-1): A 192 room six-story limited service hotel constructed in 1998.

Identifying Exhibits in Addenda:

Exhibit I:	Tax Plat
Exhibit II:	Aerial Photograph
Exhibit III:	Flood Plain Map
Exhibit IV:	Subject Photographs

IDENTIFICATION OF REAL PROPERTY**Current Ownership**

According to public records, the subject property is currently owned by:

- Property A. Georgia Department of Transportation
- Property B. Georgia Department of Transportation
- Property C. City of Atlanta owns the underlying leased fee position, and Atlanta Airport Motel, Inc., owns the leasehold according to Fulton County Tax records.

Rights Appraised

Fee Simple Interest: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Leased Fee Interest: The ownership interest held by the lessor, which includes the right to the contract rent specified in the lease plus the reversionary right when the lease expires.

Leasehold Interest: The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.¹

¹ *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, Published by the Appraisal Institute.



**EXHIBIT D – March 17, 2010 Letter from DOA to GDOT re:
Project #U-113-1(1), West & East Side of Airport
Connector, Tracts 1 & 2, Fulton County, PM #2239**

RCS# 282
6/07/10
3:18 PM

Atlanta City Council

REGULAR SESSION

CONSENT I EXCEPT 10-O-0877,10-O-0923,10-R-1000

ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 1
ABSENT 0

Y Smith	E Archibong	Y Moore	Y Bond
Y Hall	Y Wan	Y Martin	NV Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

CONSENT I

		06-07-10
ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT
1. 10-O-0628	43. 10-R-0969	69. 10-R-0995
2. 10-O-0629	44. 10-R-0970	70. 10-R-0996
3. 10-O-0631	45. 10-R-0971	71. 10-R-0997
4. 10-O-0634	46. 10-R-0972	72. 10-R-0998
5. 10-O-0635	47. 10-R-0973	73. 10-R-0999
6. 10-O-0734	48. 10-R-0974	74. 10-R-1001
7. 10-O-0864	49. 10-R-0975	75. 10-R-1002
8. 10-O-0865	50. 10-R-0976	76. 10-R-1003
9. 10-O-0866	51. 10-R-0977	77. 10-R-1004
10. 10-O-0867	52. 10-R-0978	78. 10-R-1005
11. 10-O-0807	53. 10-R-0979	79. 10-R-1006
12. 10-O-0879	54. 10-R-0980	80. 10-R-1007
13. 10-O-0901	55. 10-R-0981	81. 10-R-1008
14. 10-O-0902	56. 10-R-0982	82. 10-R-1009
15. 10-O-0927	57. 10-R-0983	83. 10-R-1010
16. 10-R-0935	58. 10-R-0984	84. 10-R-1011
17. 10-R-1038	59. 10-R-0985	85. 10-R-1013
18. 10-R-1039	60. 10-R-0986	86. 10-R-1014
19. 10-R-1040	61. 10-R-0987	87. 10-R-1015
20. 10-R-0643	62. 10-R-0988	88. 10-R-1016
21. 10-R-0645	63. 10-R-0989	89. 10-R-1017
22. 10-R-0954	64. 10-R-0990	90. 10-R-1018
23. 10-R-0955	65. 10-R-0991	91. 10-R-1019
24. 10-R-0956	66. 10-R-0992	92. 10-R-1020
25. 10-R-1037	67. 10-R-0993	93. 10-R-1021
26. 10-R-0951	68. 10-R-0994	94. 10-R-1022
27. 10-R-1048		95. 10-R-1023
28. 10-R-0937		96. 10-R-1024
29. 10-R-0943		97. 10-R-1025
30. 10-R-0941		98. 10-R-1026
31. 10-R-0942		99. 10-R-1027
32. 10-R-1042		100. 10-R-1028
33. 10-R-1043		101. 10-R-1029
34. 10-R-1044		102. 10-R-1031
35. 10-R-1045		103. 10-R-1032
36. 10-R-1049		104. 10-R-1033
37. 10-R-0963		105. 10-R-1034
38. 10-R-0964		106. 10-R-1035
39. 10-R-0965		107. 10-R-1036
40. 10-R-0966		
41. 10-R-0967		
42. 10-R-0968		