

**CITY OF GAUTIER  
MEMORANDUM**

**To:** Samantha Abell, City Manager  
**From:** Patty Huffman, Grants & Projects Manager  
**Through:** Chandra Nicholson, Director of Economic Development and Planning Dept.  
**Date:** November 22, 2013  
**Subject:** Acceptance of Donation of Real Property-0 Dolphin Drive  
(Parcel ID#82435240.012)

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**REQUEST:**

The Economic Development and Planning Department requests City Council authorization to accept a donation of real property (approximately 1.64 acres) on Dolphin Drive just south of Highway 90.

**BACKGROUND:**

The Economic Development and Planning Department has received an offer from a property owner to donate to the City approximately 1.64 acres of commercial property located just south of Highway 90 on Dolphin Drive. The property adjoins the Suburban Lodge and has approximately 138 feet of road frontage on Dolphin Drive. The property owner has requested that the property transfer be completed before year-end.

**DISCUSSION:**

According to the Office of the State Attorney General, “a municipality may accept a donation of real property, provided that it has made the requisite factual findings and has documented its formal acceptance in its minutes. With respect to owed taxes, a municipality does not have the authority to remit or release liability for taxes that are due and owing”. It is in the best interest of the City to accept this property contingent on clearance from an Environmental Assessment of future risk or liability to the City. While the City has not identified an immediate use for the project, it is in the City’s best interest to accept the donation based on the property value alone. The property owner will also be informed that any outstanding property taxes owed will not be forgiven.

**RECOMMENDATION:**

The Economic Development and Planning Department recommends that City Council accept the donation of real property as proposed above contingent on a Phase I Environmental Site Assessment clearance of future risk or liability to the City.

The City Council may:

1. Accept the donation of real property identified above contingent on the Environmental Site Assessment clearance; or
2. Decline the donation of real property identified above.

**ATTACHMENT(S):**

Parcel Information for Parcel #82435240.012

Map

# Property Feature Sheet

## Jackson County Tax

**Parcel ID:** 82435240.012  
**Owner:** AFCO GAUTIER LAND COMPANY LLC  
**Owner Address:** 4200 NORTHSIDE PKWY BLDG #12  
 ATLANTA GA 30327  
**Property Location:** 0 DOLPHIN  
**Legal Description:** COM 2640' S OF NE COR SECT 35 S 220.77' N 79 DEG W 3444' S 10 DEG W 83' TO S/M HWY 90 & DOLPHIN S 4 DEG W 150.72' S 10 DEG W 180.29' S 10 DEG W 221.47' TO POB S 10 DEG W 138.25' N 79 DEG W 515.87' N 10 DEG E 138.25' S 79°E 515.55' TO POB DB1489-241 (26.01 MAP777.35-03)

## Tax District Rate

<b>County:</b>		<b>Homestead Value:</b>	
<b>City:</b>		<b>Special Exemption:</b>	
<b>School:</b>		<b>Deed Book/Page:</b>	1489/241
<b>Cultivated Acres Value(C1):</b>		<b>Cultivated Acres:</b>	
<b>Cultivated Acres Value(C2):</b>		<b>Cultivated Acres:</b>	
<b>Uncultivated Acres Value(C1):</b>		<b>Uncultivated Acres:</b>	
<b>Uncultivated Acres Value(C2):</b>		<b>Uncultivated Acres:</b>	
<b>Improvement/Bldg Value(C1):</b>		<b>Forest Acres:</b>	0
<b>Improvement/Bldg Value(C2):</b>		<b>Date Recorded:</b>	
<b>Total Assessment:</b>	\$8,063	<b>Tax District:</b>	
<b>Appraised Impr Value:</b>	\$0	<b>Sale Date:</b>	
<b>Appraised Land Value:</b>	\$53,750	<b>Sale Price:</b>	
<b>Total Appraised Value:</b>	\$53,750	<b>Year Built:</b>	
<b>Acres:</b>	1.64	<b>Section/Township/Range:</b>	35/7S/7W
<b>Building SqFt:</b>	0	<b>Subdivision:</b>	

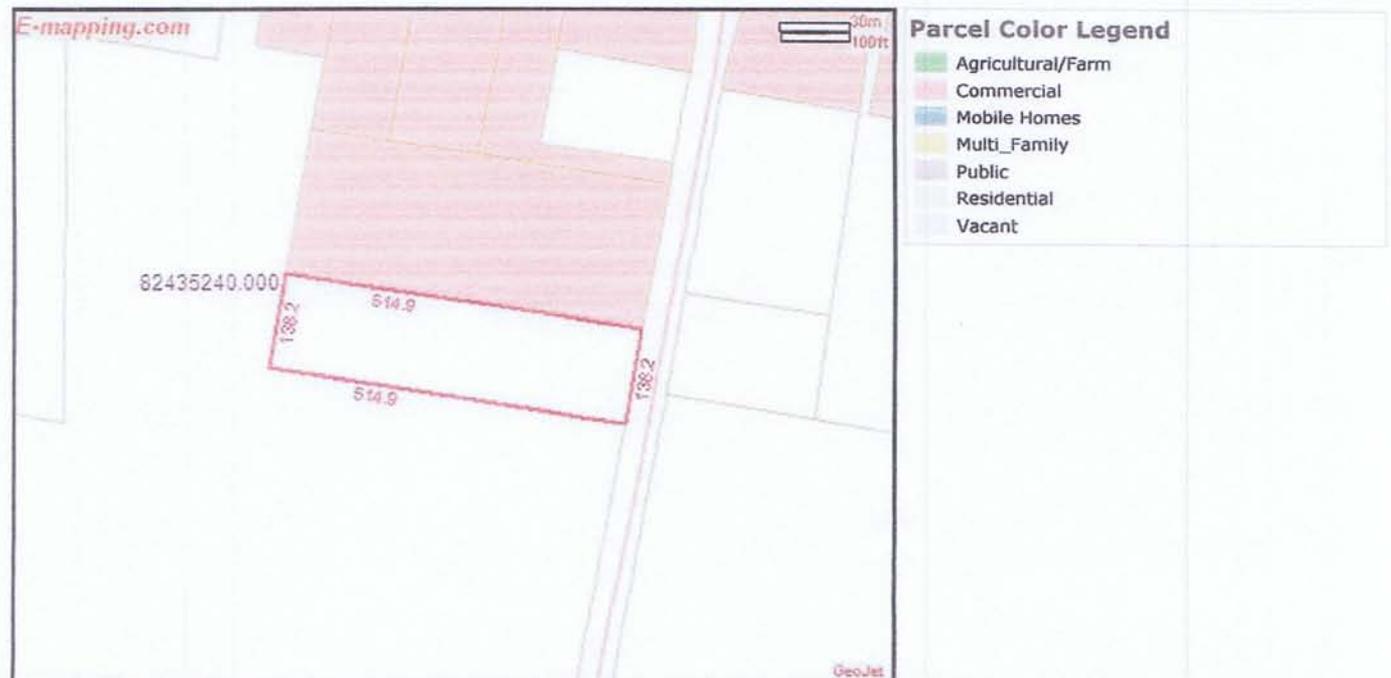
## Taxes Due

**County:**  
**City:**  
**School:**  
**Forest:**  
**Total Taxes:** \$1,047.05

## Less H.E. Credits

**County:**  
**City:**  
**School:**  
**:**  
**Roll Year:**

## Maps



## Lots/Acreage/Farms

**UL 248326 A**

Cumbest Realty, Inc. [#463]  
Cumbest, Mark [cumbmm115]

228-588-6213  
228-219-2376



Click On Photo For More Info

**List Price: \$ 79,500**  
**Days on Market:** 647 days  
**List Date:** 01/23/12  
**Excl. Agency:** N  
**Internet:** Y **IDX:** Y **Addr Public:** Y  
**Agency (A/B):** Y/N  
**Co-op (A/B):** 5.0/0.0 or

**Other Info:**

<b>Address:</b> 0 DOLPHIN	<b>Cross St:</b> HWY 90
<b>Area:</b> 22-Gautier	<b>City:</b> GAUTIER
<b>Lot Size:</b> 138.20 X 514.90 X 138.20 X 514.90	<b>Zip Code:</b> 39553
<b>Legal:</b> Sec 35,T7S,R7W	<b>Subdivision:</b> Non-Subdivision
<b>Acreage:</b> 1.640	<b>Parcel #:</b> 82435240.012
<b>County:</b> Jackson County	<b>Flood Ins Req:</b> SubjToSurvey
<b>Zoning:</b>	<b>Est Ann Taxes:</b> \$ 1,440
<b>Lots:</b>	<b>Map Coordinate:</b>
<b>Road Frontage:</b> 138	<b>Virtual Tour:</b> http://
<b>Water Frontage:</b>	<b>Condo/HO Assn Fee:</b>
<b>Potential Short Sale:</b> N	<b>Condo/HO Fee Frequency:</b>
<b>3rd Party/Bank Owned:</b> N	

**School District:** Gautier  
**Junior/Middle School:**  
**Elementary School:** Gautier  
**Senior High School:**

**Owner Name:**  
**Owner/Agent:** N

**Prop Desc:** GAUTIER- PRIME COMMERCIAL 1.64 acres, more or less, located just south of Hwy 90 on Dolphin St. Property adjoins the Suburban Lodge to the South. Road frontage of approx. 138 ft on Dolphin. High visibility. Just minutes to I-10. Close proximity to casinos,restaurants golf and other entertainment.

**Type:** Undev.Land/Water Ar  
**Acc Transport:** City Street, Paved Road  
**Waterfront:**  
**Amenities:** Near Golf Course, Near Entertainment, Other-See Remarks  
**Trees:** Heavily Wooded, Variety  
**Type Farm:**  
**Utilities Avail:** Water, Sewer, Electricity, Phone, Street Lights  
**Utilities OnSite:** None  
**Minerals:** No Minerals **Mobile Home:** Not Allowed  
**Fences:**  
**Bldg On Site:**  
**Livestock:**  
**Showing:** Vacant Property  
**Restrictions:**  
**Docs on File:** Aerial Map/Photo, Topography/Map, Demographics  
**Equip Included:**  
**Topography:** Level, Partially Wooded  
**Sale Options:** Will Not Divide  
**Acceptable Financing:** Conventional, Cash, FHA, VA  
**Directions:**

