#### Using Eminent Domain to Remedy Blight

#### From Blight to Bright – A Nine Step Summary

- 1. Identify properties of interest
- 2. Meet statutory definition of blight
- 3. Order title search and report
- 4. Notify ownership parties of City's interest in acquiring property
- 5. Special City Council meeting to request permission to proceed to Superior Court
- 6. Superior Court hearing #1 determines if the property is blighted
- 7. Superior Court hearing #2 determines property value and disbursement
- 8. Post eminent domain blight removal, sale and development options
- 9. Development and permanent funding scenario





## Step 1 Identify properties of interest

Of interest to the City of Savannah are . . .

- 1. Abandoned lots—often overgrown and encouraging illegal dumping, trespassing, rodents, snakes and mosquitoes
- 2. Abandoned, dilapidated, houses and structures
- 3. Properties that . . .
  - ☐ Have a history of property maintenance ordinance violations
  - Have a history of the City paying to correct code violations
  - ☐ Contribute to crime and criminal behavior
  - Negatively impact nearby residents, the street, a block or the neighborhood
  - Negatively impact property values
  - Have cloudy title

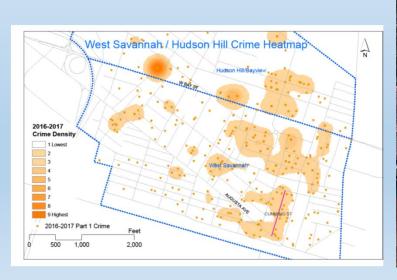




# Step 2 Meet statutory definition of blight

Properties must have 3 or more of the following conditions . . .

- 1. Include an uninhabitable, unsafe or abandoned structure.
- 2. Include repeated illegal activity on a property which the owner knew about or should have known about.
- 3. Be maintained below state, county or municipal property maintenance codes for at least one year.
- 4. Be conducive to ill health, transmission of disease, infant mortality, or crime in the immediate the property.







### Step 3 Order title search and report

Research and prepare a title report that reveals . . .

- 1. Parties with ownership or other interests in the property
- 2. Property title history and condition—clear or cloudy
  - ☐ Clear
    - ✓ No excuse for property being in violation of codes
  - Property tax sale acquisition
    - ✓ No excuse for property being in violation of codes 12 months after tax sale (2 months if In Rem tax sale)
  - ☐ Cloudy
    - Difficult for parties, including heirs, to maintain property because cloudy title prevents borrowing funds or selling property

TITLE SUMMARY  OWNER OF RECORD: JOSE HOLE HE TOWARD HOLES  SHORT LEGAL: LOT S.Y. M. HOLE WORLD AND ALLES  SHORT LEGAL: LOT S.Y. M. HOLE WORLD AND ALLES  PLATE  TYPE OF SEARCH: JUL!  PELING DOCKET DATE: 3/ 8/20/15 PUDGEMENT DATE: 3/ 8/20/15  DEFECTS:  DEST DEXTOR: LEGISLATING TOWARD (1. JAC. IN DR.B. 96 K. 15  RESTERCTIVE COVENANTS: NORL  EASEMENTS: NORL  OTHER DEPECTS: EXHISTION: 657-777, 634-465, 70/-449, 727-334-46/1-551  PEDGEMENTS NAMES CHECKED: JEST MAR HOLES  TAXABLE PROPERTY ON THE MAME OF JAS'S. MAR HOLES TOWARD AND ALE SET TOWARD WELLOW THE MAPPARCEL:  COUNTY TAXES: JEST TOWARD WELLOW THE MOMENTEAD EXEMPTION:  DELLAR CHECKED BY: LOS MAPPARCEL:  COUNTY TAXES: JEST TOWARD WELLOW THE MOMENTEAD EXEMPTION:  DELLAR CHECKED BY: LOS MAPPARCEL:  DELLAR CHECKED BY: LOS MAPPARC		East Coast Title and Research, Inc. Post Office Box 13 Savannah, Georgia 31402 (912) 655-2481	
SHORT LEGAL: LOT S.4 M. KAMIL WORL ASSISTED TO SHORT LEGAL: LOT S.4 M. R. J. J. J. 19-17-32  PLATS  TYPE OF SEARCH: JUST STATE: 3/8/2015 PROGENENT DATE: 3/8/2015  PRINCE OF SEARCH: JUST STATE IN DR.B. 1804 SEA IS  RESTRICTIVE COVENANTS: NORL  EASIMENTS: NORL  OTHER DEPECTS: EVALUATION: U.S. 2-887, 634-465, 701-449,  728-334 + 611-581  TAXABLE PALES  TAXABLE VALUE: COUNTY TAXES SECTION SEASON		TITLE SUMMARY	
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