

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

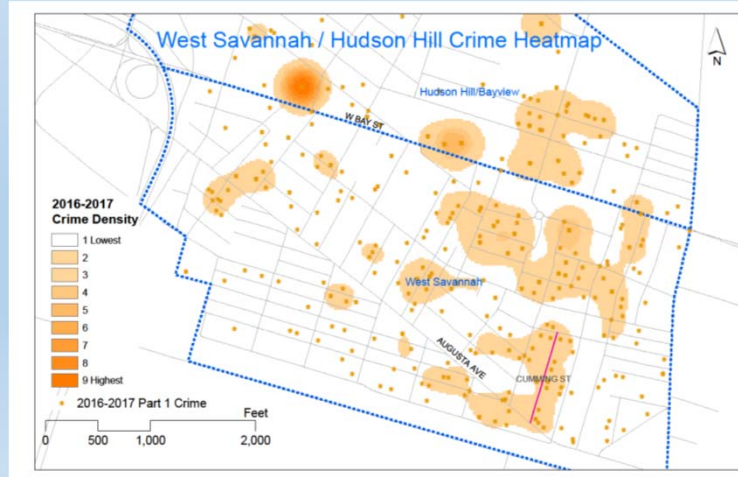


Step 2

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

East Coast Title and Research, Inc.
Post Office Box 13
Savannah, Georgia 31402
(912) 655-2481

TITLE SUMMARY

OWNER OF RECORD: Janie Mae + Juanita Holmes
SHORT LEGAL: Lot 54 Mitchell Wood #1111
226 Lanning St. P.I.H. 2-19-17-32

PLATS: _____
TYPE OF SEARCH: Full
FILING DOCKET DATE: 3/8/2018 JUDGEMENT DATE: 3/8/2018

DEFECTS:

DEBT DEEDS: Century Home Co. Inc. in DRB 96K15
Alliance Building Association in DRB 13011563

RESTRICTIVE COVENANTS: None

EASEMENTS: None

OTHER DEFECTS: Easements: 657-887, 634-465, 701-419,
728-334 + 611-551

JUDGEMENTS/NAMES CHECKED: Janie Mae + Juanita Holmes

TAXES RETURNED IN THE NAME OF: Janie Mae Holmes + Juanita Holmes

ACCOUNT#: _____ MAP/PARCEL: _____
BILL#: _____ COUNTY TAXES: See Tax Sheet
TAXABLE VALUE: _____ CITY TAXES: See Tax Sheet
HOMESTEAD EXEMPTION: _____ DELINQUENT TAXES: _____

TITLE CHECKED BY: Paul Allen

FE: 899.99 COPIES: 4 X25: 0 TOTAL DUE: 899.99