



Gordon County
Government

Annette Berry <aberry@gordoncounty.org>

Fwd: Knights Bottom property donation (parcel # 086 081)

1 message

Don Holley <dholley@gordoncounty.org>

Wed, Sep 14, 2016 at 2:13 PM

To: Annette Berry <aberry@gordoncounty.org>

Cc: John King <jking@gordoncounty.org>, Jim Ledbetter <jledbetter@gordoncounty.org>, Don Holley <dholley@gordoncounty.org>

Annette,

I have forwarded an email concerning the property donation on Knight Bottom Road. Hopefully the email will contain any information you may need in order to add this item to the BOC Agenda for next week. If possible, could you list it as the first item for discussion? We have a full slate of youth football games that night and I need to get back to the park as soon as I can.

Here is link to GIS page for this property;

<https://qpublic.schneidercorp.com/Application.aspx?AppID=629&LayerID=11198&PageTypeID=1&KeyValue=085%20%20%20%20%20%20%20062>

If you need additional information please let me know.

Thanks

Don Holley, CPRP, CYSA

Director

Gordon County Parks & Recreation

7494 Fairmount Highway SE

Calhoun, GA 30701

706-602-4435

----- Forwarded message -----

From: **Pamela Sunderland** <pam@cleanwaterland.com>

Date: Wed, Sep 7, 2016 at 2:00 PM

Subject: Knights Bottom property donation

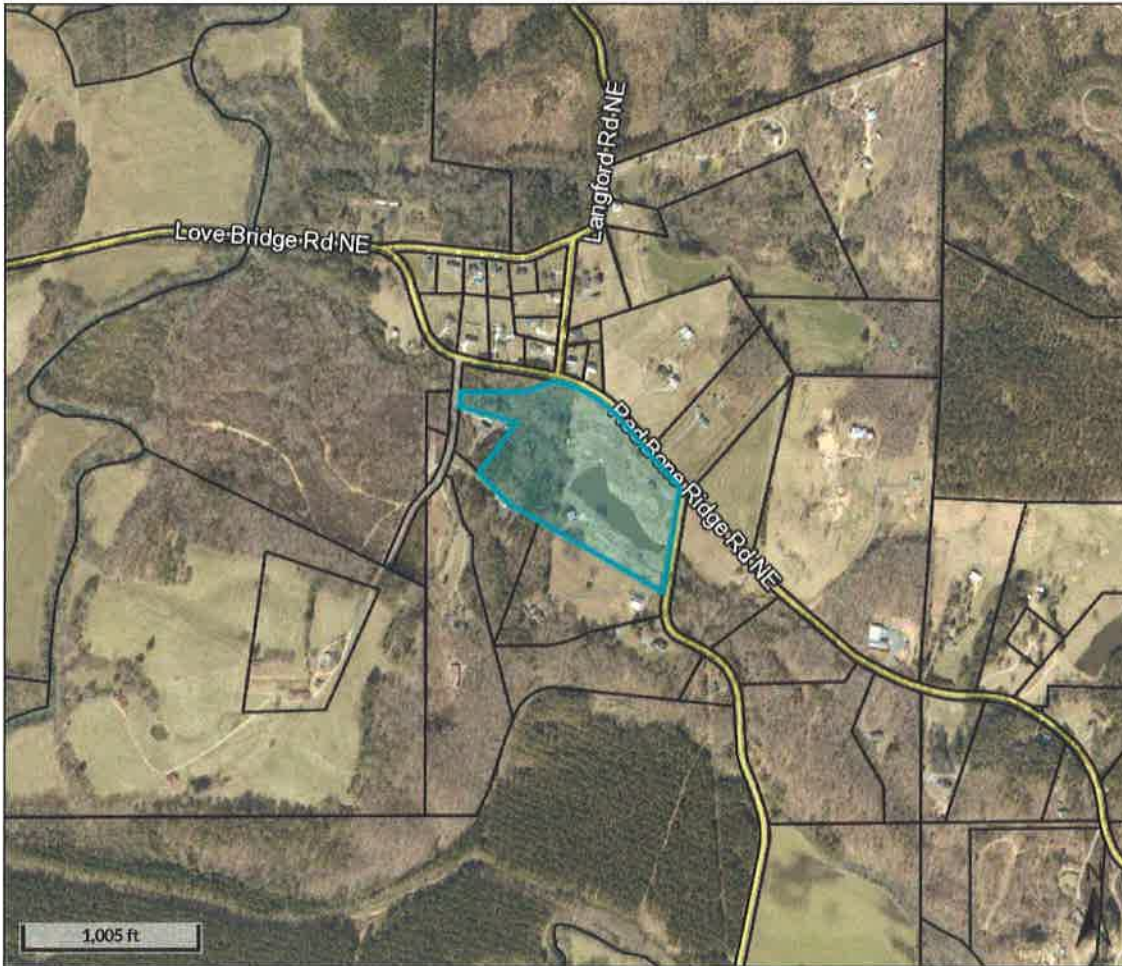
To: Don Holley <dholley@gordoncounty.org>

Cc: James Ledbetter <jledbetter@gordoncounty.org>

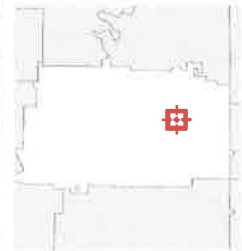
Afternoon Don and Jim –

It's my pleasure to inform you that Knights Bottom Holdings has selected Gordon County to receive the fee interest in the property on Knights Bottom Road. The partners appreciate your interest in receiving the donation, as well as your efforts to facilitate and accommodate the critical timeline for the transaction and recordation on a weekend and holiday.

Southeast Trust for Parks and Land (STPAL) will be the conservation easement holder, and the donors are excited about creating this opportunity for partnership between Gordon County and STPAL on a public park project. I will represent the donor's goals and coordinate this process with Gordon County and STPAL, as well as the donor's legal and tax advisors.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	085 062	Owner	HOLBERT RUSSELL	Last 2 Sales			
Class Code	Residential		101 KNIGHT BOTTOM ROAD SE	Date	Price	Reason	Qual
Taxing District	Countywide		FAIRMOUNT GA 30139	1/18/2008	\$0	2	U
	Countywide	Physical Address	101 KNIGHT BOTTOM RD	10/2/1995	\$62000	UK	U
Acres	18.33	Assessed Value	Value \$202390				

(Note: Not to be used on legal documents)

Date created: 9/14/2016



Developed by
The Schneider Corporation

I would like to schedule a call with Gordon County and STPAL to layout and coordinate the conservation easement plans. It will be important to layout any proposed building envelopes or other needs you may envision for the facility very early on in this process.

I noticed the RFQ that was released to for the Gordon County Greenway/Blue way project. I imagine this property will be a keystone part of the project design. I would appreciate your commenting on any contingencies for receiving this donation relative to the scope of work or timelines outlined in the RFQ.

Please let me know the next step on your end, as well as the process and timeline in detail for arriving at a final confirmation on receipt of the property. I assume this is determined by a vote from the Commissioners.

I look forward to working with you on this project.

Best,

Pam Sunderland

Pamela L. Sunderland, CEO

Clean Water Land

Conservation Real Estate

Consulting & Brokerage

www.cleanwaterland.com

pam@cleanwaterland.com

10405 Old Alabama Connector, Suite 201

Alpharetta, Georgia 30022

Direct: (770) 540-9557 FAX: (404) 393-4806

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From: Don Holley [mailto:dholley@gordoncounty.org]

Sent: Friday, August 26, 2016 1:58 PM

To: Pamela Sunderland <pam@cleanwaterland.com>

Subject: Re: possible county land donation

Pam,

The County Attorney is out of the office today. I will get with him Monday morning to see if a determination has been made.

Have a great weekend.

Don Holley, CPRP, CYSA

Director

Gordon County Parks & Recreation

7494 Fairmount Highway SE

Calhoun, GA 30701

706-602-4435

On Fri, Aug 26, 2016 at 8:28 AM, Pamela Sunderland <pam@cleanwaterland.com> wrote:

Hi Don – We’re getting down to the wire on reviewing options of this donation. Any official word yet from the Clerk of Court? Thanks.

Best,

Pam

Pamela L. Sunderland, CEO

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From: Don Holley [mailto:dholley@gordoncounty.org]

Sent: Friday, August 19, 2016 5:53 PM

To: Pamela Sunderland <pam@cleanwaterland.com>

Subject: Re: possible county land donation

Good afternoon Pam,

The County Attorney has reached out to the Clerk of Court to discuss the closing on Saturday, Dec 31.

I will let you know as soon as I hear something.

Have a great weekend.

On Aug 19, 2016, at 2:43 PM, Pamela Sunderland <pam@cleanwaterland.com> wrote:

Hi Don,

Just following up on the possible donation of the Knight's Bottom property.

In our last conversation I proposed the possibility of a donation in fee to Gordon County for use as a public park, with an easement in place to restrict the properties use for mitigation. We are contemplating a same day conveyance of the easement to a land trust, and the fee interest to Gordon County on Saturday December 31, 2016. Have you been able to confirm that the County Clerk's office could record the easement document on the morning of Saturday December 31?

Essentially, receipt of this property by Gordon County is contingent on that. Otherwise the donor's tax planning goals could not be achieved. Please let me know if the county can arrange for the recordation to absolutely happen on that date, and if so, provide your letter of interest outlining this, the intended use of the property, and any other special stipulations or requirements you may have.

Thank you.

Best,

Pam Sunderland

Pamela L. Sunderland, CEO

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From: Don Holley [mailto:dholley@gordoncounty.org]
Sent: Wednesday, July 13, 2016 5:13 PM
To: Pamela Sunderland <pam@cleanwaterland.com>
Subject: Re: possible county land donation

We will be in the same office. If it is ok, we will call you at this number; (770) 540-9557

Don Holley, CPRP, CYSA

Director

Gordon County Parks & Recreation

7494 Fairmount Highway SE

Calhoun, GA 30701

706-602-4435

On Wed, Jul 13, 2016 at 4:49 PM, Pamela Sunderland <pam@cleanwaterland.com> wrote:

Yes that's great. Do you have a conference line? If not I'll check to see if ours is available at that time.

Sent from my iPhone

On Jul 13, 2016, at 4:47 PM, Don Holley <dholley@gordoncounty.org> wrote:

Pam,

I have verified the County Administrator, John King, and the County Attorney, Jim Ledbetter, are available Friday morning at 10:00am if that works for you.

Let me know.

Thanks

Don Holley, CPRP, CYSA
Director
Gordon County Parks & Recreation
7494 Fairmount Highway SE
Calhoun, GA 30701
706-602-4435

On Wed, Jul 13, 2016 at 4:19 PM, Don Holley <dholley@gordoncounty.org> wrote:

Let me check their schedules. I will try to set something up and let you know.

Thanks Pam.

Don Holley, CPRP, CYSA
Director
Gordon County Parks & Recreation
7494 Fairmount Highway SE
Calhoun, GA 30701
706-602-4435

On Wed, Jul 13, 2016 at 2:48 PM, Pamela Sunderland <pam@cleanwaterland.com> wrote:

Would a conference call work? I'm based quite a distance away from you. I'm free on Friday morning anytime. Thank you

Sent from my iPhone

On Jul 13, 2016, at 2:22 PM, Don Holley <dholley@gordoncounty.org> wrote:

Good afternoon Pam,

I have received your email. I have spoken with the County Commission Chair, County Administrator and County Attorney. All are in favor of discussing this potential donation in greater detail and are available to meet at your convenience.

Thanks

Don Holley, CPRP, CYSA
Director
Gordon County Parks & Recreation
7494 Fairmount Highway SE
Calhoun, GA 30701

706-602-4435

On Wed, Jul 13, 2016 at 1:47 PM, Pamela Sunderland
<pam@cleanwaterland.com> wrote:

Hello Don,

Thank you for speaking with me about this potential real estate donation.

Please find attached the Google Earth file for the property we discussed and a summary report of the conservation values. As I mentioned, I'm checking with several non-profits as well as the county to gauge interest in either a fee or conservation easement donation or both. I would like to know the County's interest in receiving it either under easement or in fee, and what costs if any the donor would have to incur for the donation.

This is an ideal property to meet the goals of the County Comprehensive plan for protection of floodplains and wetlands and for increasing green space and recreational areas. The county may qualify for Forest Legacy funding in order to manage the timber sustainably and receive income from the timber.

Thanks so much and please let me know a timeline for an indication of interest.

Please verify receipt as I sometimes have SPAM issues when sending attachments.

Best,

Pam Sunderland

Pamela L. Sunderland, CEO

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From: Pamela Sunderland [mailto:pam@cleanwaterland.com]
Sent: Tuesday, June 28, 2016 8:19 PM
To: 'Bill Jones' <bill.jones@stpal.org>
Subject: possible CE or fee donation

Hi Bill,

Things have been pretty hectic around here with several deadlines and now this week preparing to go out of town all of next week. I'm sure you've been busy as well. Hopefully we can find the time to sit down for coffee soon.

Quick update on the Douglasville County property – the owners have deferred the donation to next year. We will swing back around with you on it then.

In the meantime, I have a property in Gordon County that I wanted you to take a look at. This may not be within your geographical area, and I'm not sure how well you might view pine plantations, but please take a minute when you can and let me know if you would have interest. I have not yet been on this site, but completed a quick desk top assessment of possible conservation values (attached). The owners have a preliminary valuation for a mitigation HBU.

One complication is that the owners want to make a 2016 donation, and this was closed on December 30, 2015. That would put them into a Saturday Dec 31 recordation date in order to claim a long term capital gain deduction for a CE. The owner's seem to think they may be able to get Gordon County to cooperate on that. I'm not so confident.

Please let me know if STPAL may have an interest in holding an easement on this tract or receiving it in fee. If so, I'll send you an RFP, with more details.

If so I would send you a formal RFP.

Thanks.

Best,

Pam

Pamela L. Sunderland, CEO

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