



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (10/21/24)

REPORT TO: Voting Meeting (10/24/24)

ITEM NO: 540/2024

SUBJECT: Approval and authorization for the Chairman to execute a Settlement Agreement with DANJI, LLC and Phoenix Financial Holdings, Inc. to acquire a portion of White Sulphur Road Realignment Project Parcels 1, 3, and 7 in the amount of \$1,350,000.00; and authorization to execute any and all additional documents necessary to effectuate the transaction, subject to review and approval by the County Attorney. Commission District 3.

Meetings:

Work Session Date: 10/21/24

Voting Meeting Date: 10/24/24

Executive Summary:

Presenter: BN
Recommendation: Approval.

Purpose of Request: Approval and authorization for the Chairman to execute a Settlement Agreement with DANJI, LLC and Phoenix Financial Holdings, Inc. to acquire a portion of White Sulphur Road Realignment Project Parcels 1, 3, and 7 in the amount of \$1,350,000.00; and authorization to execute any and all additional documents necessary to effectuate the transaction, subject to review and approval by the County Attorney. Commission District 3.

History: County representatives negotiated a settlement after condemnation to resolve the litigated issue of damages as a result of the condemnation of Parcels 1, 3, and 7 for the Project.

Facts and Issues:

Options:

The County needed portions of Parcels 1, 3, and 7 for road improvements project known as White Sulphur Road Realignment Project (P.I. #1162100). The County authorized condemnation of the required property for the Project. The necessary property for the Project was condemned and negotiations continued in an effort to resolve the matter of damages as a result of the taking. The County agrees to pay DANJI, LLC \$1,350,000.00 as just and adequate compensation for all property and rights taken by condemnation. \$1,023,300.00 has been paid to the Court Registry pursuant to the condemnation proceedings. This Agenda Item requests authority for the Chairman to execute a Settlement Agreement, authorizing an additional \$326,700.00 to settle this litigated matter.

Funding Requested \$ 326,700.00
Are funds within current budget? Yes
Source of Funds SPLOST VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? Yes
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
BN	BN	JM	TS
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

- Financial Supplement
- Final Settlement - DANJI
- Consent Order and Final Judgement



**HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT**

AGENDA ITEM 540/2024

Funds Requested: \$ 326,700.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

SPLOST VIII

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	324-SPLOST VIII	4971-ENGINEERING	541100-LAND	\$326,700.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions:

Phone: