



# Hall County Government

## BOARD OF COMMISSIONERS

August 14, 2025

Romar Properties, LLC  
c/o Robert Blalock  
2829 Browns Bridge Road  
Gainesville, GA 30504

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8288

RE: 1033 Tax-Deferred Exchange & Condemnation Transaction  
2802 Florence Drive, SW, Gainesville, GA 30504

CHAIRMAN  
**David Gibbs**

Dear Mr. Blalock,

**Kathy L. Cooper**, District 1  
**Billy Powell**, District 2  
**Gregg Poole**, District 3  
**Jeff Stowe**, District 4

I hope this letter finds you well. The purpose of this letter is to serve as documentation of the details of the real estate transaction involving 2802 Florence Drive, SW, Gainesville, GA 30504, further identified as Hall County Tax Parcel No. 08015 005034 respectively (the "Property"), and to confirm the facts regarding the sale of the Property which may be required as part of any future proposed Section 1033 tax-deferred exchange by the Seller.

COUNTY ADMINISTRATOR  
**Zachary T. Propes**

Per our previous discussions, it has been determined that the Property is required by Hall County, Georgia for additional space as part of the expansion of the Hall County Government Center campus, which use is a public use for which Hall County is authorized to condemn the Property.

ASSISTANT  
COUNTY ADMINISTRATOR  
**Casey Ramsey**

ASSISTANT  
COUNTY ADMINISTRATOR  
**John T. Gentry, Jr.**

Pursuant to the contract dated July 28, 2025, between Hall County, Georgia, (the "County") and Romar Properties, LLC ("Seller"), it is acknowledged that this transaction is being closed on \_\_\_\_\_, 2025 (the "Closing Date") in lieu of condemnation proceedings. It is further acknowledged by the County that such closing is considered involuntary, as failure to close would have necessitated instituting condemnation proceedings. This letter further confirms that prior to and as of the Closing Date, the Property was being put to a productive business use.

COUNTY CLERK  
**Jennifer Rivera**

Please review this letter carefully and feel free to reach out to me with any questions or concerns you may have.

Sincerely,

David Gibbs  
Chairman  
Hall County Board of Commissioners