STATE OF GEORGIA
COUNTY OF HALL

A RESOLUTION TO ACCEPT THE CONVEYANCE OF CERTAIN REAL PROPERTY TO HALL COUNTY, GEORGIA; TO RATIFY PRIOR ACTIONS INCLUDING ACQUISITION THROUGH A NOMINEE PURCHASER; TO AUTHORIZE EXECUTION AND RECORDING OF DOCUMENTS; AND FOR OTHER PURPOSES.

WITNESSETH

WHEREAS, Hall County, Georgia (the "County") is a political subdivision of the State of Georgia authorized to acquire, hold, and use real property for public purposes; and

WHEREAS, the Official Code of Georgia Annotated § 36-9-2 and Hall County Code Section 200.20.015 provide the Hall County Board of Commissioners (the "Board") with the authority to govern and control all property belonging to the County; and

WHEREAS, the County identified certain real property located at 3111 and 3121 Gould Road, Gainesville, Georgia, consisting of approximately 2.73 acres and identified as Hall County Tax Parcel Nos. 08022 000026 and 08022 000025 (the "Property") to be purchased for public purposes; and

WHEREAS, the County obtained an independent appraisal of the Property prepared by Metro Appraisals, dated January 15, 2026, which concluded that the fee simple market value of the Property as of January 8, 2026, is $350,000; and

WHEREAS, the acquisition of the Property was structured such that Poseidon Investments, LLC ("Poseidon") acted as nominee for the benefit of the County pursuant to a Purchase and Sale Agreement entered on or about January 9, 2026, with the intent that title would ultimately be conveyed to the County; and

WHEREAS, on or about April 23, 2026, Poseidon acquired title to the Property from Eddie H. Mimbs and Sandra E. Mimbs by Limited Warranty Deed; and

WHEREAS, the County provided funds in the approximate amount of $349,038.24 to facilitate the acquisition of the Property by Poseidon, representing the purchase price and associated closing adjustments; and

WHEREAS, Poseidon has conveyed or will convey all of its rights, title, and interest in the Property to the County by Quitclaim Deed dated April 23, 2026; and

WHEREAS, the Property is more particularly described as follows:
All that tract or parcel of land lying and being in Land Lot 22, of the 8th Land District, City of Gainesville, Hall County, Georgia, containing 2.73 acres and being more particularly described as Tract I and Tract II on a plat of survey for Mimbs Drug Company, prepared by Henry Grady Jarrard, Registered Land Surveyor, dated June 14, 1989, recorded in Plat Book 136, Page 224,

Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby incorporated for a more complete description of subject property; subject to easements and restrictions of record; and

WHEREAS, the Board finds that the purchase price for the Property is consistent with or below the appraised market value, thereby supporting the reasonableness of the acquisition; and

WHEREAS, the Board finds that the acquisition of the Property is necessary and desirable for a valid public purpose, specifically for the development and operation of a relocated fire station and related public safety facilities, and that the acquisition is in the best interests of the County and its citizens;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Hall County, Georgia, and it is hereby resolved as follows:

SECTION 1.
Acceptance of Conveyance

The County hereby accepts the conveyance of the Property from Poseidon Investments, LLC, as nominee, pursuant to the Quitclaim Deed referenced above, and confirms that title to the Property shall be vested in Hall County, Georgia.

SECTION 2.
Ratification of Prior Actions

The Board hereby ratifies, confirms, and approves all prior actions taken by County officials, employees, agents, and representatives in connection with the acquisition of the Property, including but not limited to:

(a) the structuring of the acquisition through Poseidon Investments, LLC as nominee purchaser;
(b) the negotiation and execution of the Purchase and Sale Agreement;
(c) the reliance upon an independent appraisal in evaluating the acquisition;
(d) the provision and disbursement of County funds for acquisition of the Property;
(e) the completion of due diligence and closing activities; and
(f) the conveyance of the Property to the County.

SECTION 3.
Authorization to Execute and Record

The Chairman of the Board of Commissioners is hereby authorized and directed to execute any and all documents necessary or appropriate to effectuate the acceptance of the Property and to finalize the transaction, including affidavits, acknowledgments, and related instruments, and to cause the Quitclaim Deed and any other appropriate documents to be recorded in the land records of Hall County, Georgia, subject to the review and approval of the County Attorney.

SECTION 4.
Public Purpose and Use

The Property shall be held, maintained, and used by the County for public purposes, as may be determined by the Board of Commissioners.

SECITON 5.
Effective Date

This Resolution shall become effective immediately upon adoption.

SO RESOLVED this the 14th day of May, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney