



MEETING AGENDA



District 1
Matthew Wilson
Chairperson

District 2
Raevan Howard
Vice Chairperson

District 3
Norman Crow
Member

District 4
Lee Busby

District 5
Kip Tyner
Alternate

District 6
John Faile

District 7
Cassius Lanier

Council Properties Committee Meeting Agenda

Tuesday, October 4, 2022 Council Chamber 5:00 p.m.

TOPIC	PRESENTER	SUPPORTING MATERIAL
Approval of Minutes		
NEW BUSINESS		
1. Request by William Brown to purchase lots 39 and 40 of the Moton Court Subdivision on 20 th Street	Jimbo Woodson	2-5
2. Request by Joel Hastings to purchase 3425 29 th Street	Jimbo Woodson	2, 6-8
3. Request for City of Tuscaloosa to purchase interest in property at 3263 18 th Street Lot 4 from LCT Holdings	Jimbo Woodson	2, 9-10
4. Request by S.J. Holdings, LLC (Jeff Sealy) to purchase property at 1708 T.Y. Rogers Avenue (27 th Avenue), Lot 39 and Lot 40 Block B Moton Court on 20 th Street, and 3012 22 nd Street to build rental housing	Jimbo Woodson	11-18
5. Request by O & J Properties, LLC (Oliver Sealy, Jr.) to purchase property located at 3311 Short 15 th Street, 2921 22 nd Street, 2645 16 th Street, 3702 9 th Street, and 2708 25 th Street to build rental housing	Jimbo Woodson	11, 19-28
6. Request by Herbert Getty to purchase property located at Lot 40 East Lake, Lot 67 East Lake, Lot 86 East Lake, and Lot 87 East Lake to build houses to sell or rent	Jimbo Woodson	11, 29-36
7. Approval of proposed hangar location and authorization for the Mayor to negotiate airport improvements at the Tuscaloosa National Airport	Jeff Powell	37
ADJOURN		

Jimbo Woodson

From: Jimbo Woodson
Sent: Wednesday, September 14, 2022 11:03 AM
To: Vickie Gilliland
Subject: FW: October 4th Properties Committee - Updated

- 1.) William Brown request to purchase lots 39 & 40 of the Moton Court Subdivision on 20th Street for \$3,303.62. The City acquired this property at the 2011 foreclosure sale after the original owner did not pay for the cost of demolition and there was no bidder.
A22-1048

- 2) Joel Hastings request to purchase 3425 29th street. The City acquired this property at the 2016 foreclosure sale when the original owner did not pay for the cost of demolition and there was no bidder. The County did not recognize the City deed and it was never placed in the name of the City. The County then sold it for taxes in 2019 to Joel Hasting for \$600.00. Mr. Hastings is requesting the City purchase his interest in the property for \$1,300 which would give the City of Tuscaloosa complete title to the property. The other option would be for Mr. Hastings to purchase the City's interest and the City has \$3,984.75 in the cost of demolition. Mr. Hastings would rather sell his interest than pay that amount.
A22-1049

- 3.) 3263 18th Street lot 4. The City acquired this property in 2016 after the original owner failed to pay the cost of demolition and there were no bidders at the foreclosure sale. The County sold the property for taxes in 2016 to LCT holdings for \$600.00 who acquired the tax deed to the property. LCT holdings is willing to sell the City their interest in lot 4 for \$1,000. LCT Holdings will maintain full ownership of Lot 5.
A22-1050

James P. Woodson, III
Deputy City Attorney
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jwoodson@tuscaloosa.com

<The views and opinions expressed herein are mine and not necessarily those of the City of Tuscaloosa. This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited >

To Whom it may concern,

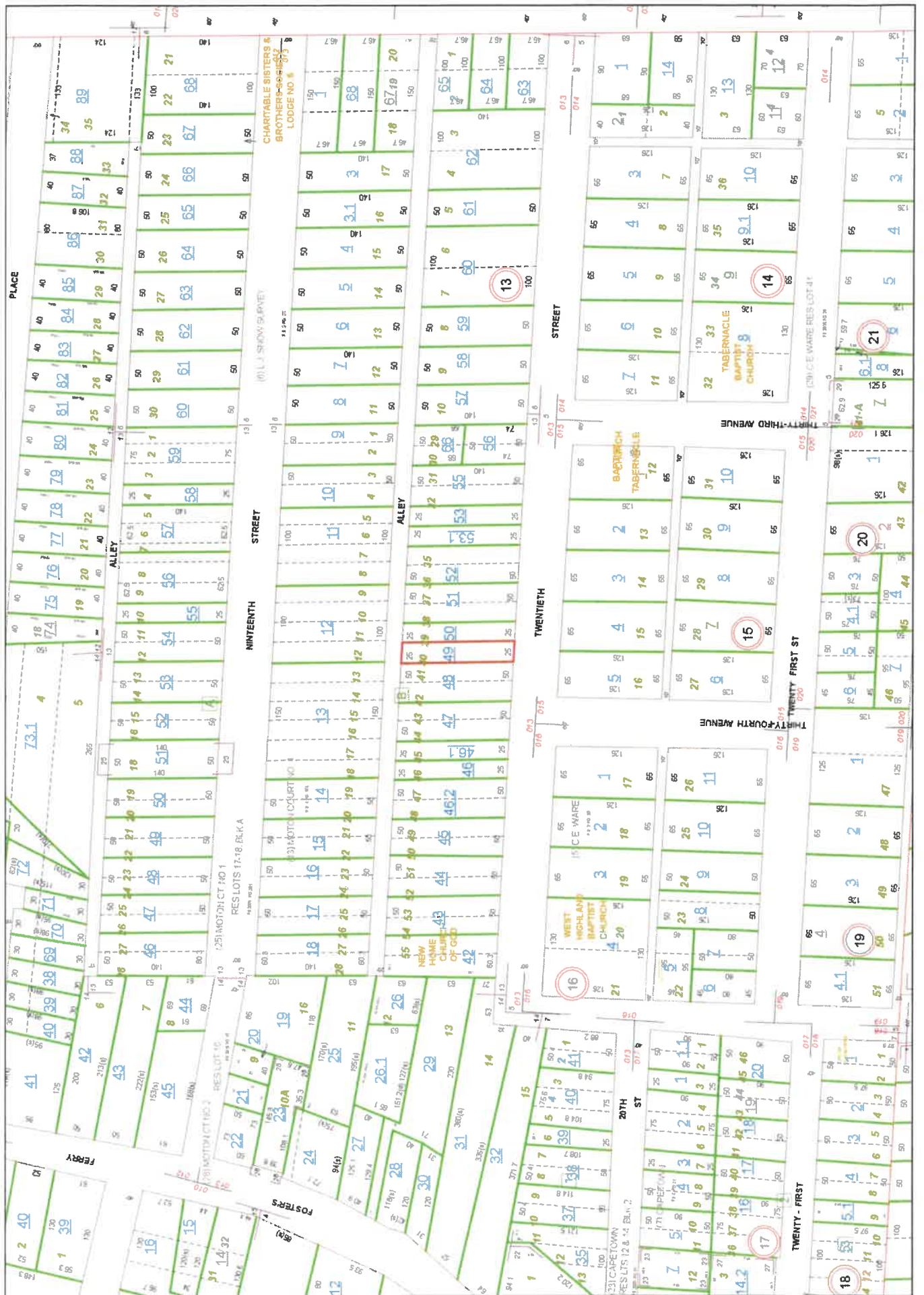
August 4, 2022

Dear Properties Committee,

I'm interested in purchasing the property in Moton Court Subdivision lots 39 & 40 20th street Tuscaloosa Al, partial number 31-08-28-1-013-049.000 and partial number 31-08-28-1-013-050.000. I am prepared to bring a cashier's check in the amount of \$3302.63, please contact me at (205)299-6675 or brownwill72@yahoo.com. Looking forward to hearing from you soon.

Sincerely,

William Brown



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Parcel Info		Account #	PPin	Exempt
Parcel Number	63 31 08 28 1 013 049.000	1264	48705	Not Exempt
Physical Addr	20TH ST			
Plat Info:	Book- 0004 Page 0164			
Sub Info:	Sub Block: B Lot 40			
Subdivision	MOTON CT			
Neighborhood	CENTRAL			
District	City	S-T-R	Deed Acres	Calc Acres
04 - Tuscaloosa	TUSCALOOSA	28-21S-10W	0	0.09
Legal	LOT 40 IN BLK B IN MOTON COURT SUBD			
AMENITIES				
				Last Deed B/P/D
				B-2011 P-18096 D-11/15/2011

Owner	
Name	CITY OF TUSCALOOSA
Mailing Addr	PO BOX 2090 TUSCALOOSA, AL 35403

2021 Values	
Land Total:	\$2,100.00
Building Total:	\$0.00
Appraised Value:	\$2,100.00
Yrly Tax:	\$0 for 2021

Land Elements			
CalcType	Location	Units	IsHome
05-Front Foot		25 (ft)	Yes HomeStd

Jimbo Woodson

From: Joel Hastings <joelhastings45@gmail.com>
Sent: Friday, August 19, 2022 4:46 PM
To: Jimbo Woodson
Subject: 3425 29th st Tuscaloosa AL

CAUTION: External email.

Jimbo, It was nice speaking with you. \$1,300 is what I would like to sell the City of Tuscaloosa for the above lot. The lot has both Our interests in it, my name on deed , you all owed for Past demo of the property.

Selling price -\$1,300

Here is what I have in it.

Purchase price- \$600

Taxes for 3 years- approximately \$240

Property upkeep- \$85

Appreciation- \$375


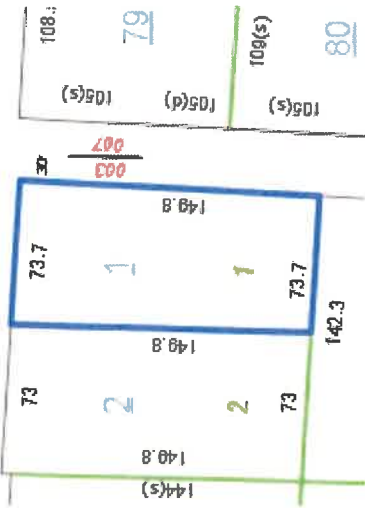
The county has it appraised at \$6,900, I believe.

Please let me know if you will accept?

Thank you,
Joel Hastings
205-792-1438

Sent from my iPhone

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Parcel Info			
Parcel Number	Account #	PPin	Exempt
63 31 08 33 1 003 001.000	61898	30086	Not Exempt
Physical Addr 3425 29TH ST			
Plat Info: Book- 0005 Page 0148			
Sub Info: Sub Block: Lot 1			
Subdivision GRESHAM ADD			
Neighborhood MARTIN LUTHER KING			
District	City	S-T-R	Deed Acres
04 - Tuscaloosa	TUSCALOOSA	33-21S-10W	0
Legal	Last Deed B/P/D		
LOT 1 IN GRESHAM ADDN. SUBD	B-2022 P-15145 D-06/09/2022		

AMENITIES

Owner	
Name	Mailing Addr
HASTINGS JOEL	4104 EAST LAKE DR TUSCALOOSA, AL 35405

2021 Values	
Land Total:	\$5,900.00
Building Total:	\$0.00
Appraised Value:	\$5,900.00
Yrly Tax:	\$60.77 for 2021

Land Elements			
CalcType	Location	Units	IsHome
05-Front Foot		73 (ft)	Not HomeStd



56

19 AC(C)

WESTLAWN JUNIOR HIGH SCHOOL

RES LOT 13-18
RES LOT 2
19 AC(C) SEC

OAK RIDGE

TWENTY-NINTH

TWENTY-NINTH STREET

AVENUE

GRESHAM ROAD

STREET

THIRTY-THIRD COURT

THIRTIETH STREET

(3) HONEYHILLS

(2) GRESHAM ADOTTEN

TUSC CITY LIMIT

Tuscaloosa County Alabama Public GIS

Web19 - f13.5-Tusc - TuscaloosaAL - 09-12-2022
Parcel Details

[FavLink](#) [PRC](#) [NewSrch](#) [Back](#) [Print](#)

Account P/in STR	1264	:	:	28-21S-10W
Parcel No:	63 31 08 28 1 012 013.000			
Prop Addr:	3263 18TH ST			
Tax Dist:	04 - Tuscaloosa	Exemption:	Not Exempt	
Deeded Acres:	0.00ac	Calc't:	0.12ac	

TuscaloosaAL - PARCEL SUMMARY - 1 Records

Row	Info Links	Account	PPin	Parcel Number	Owner's Name	Parcel Address	S-T-R	Tax District	Land Val
1	 	1264		63 31 08 28 1 012 013.000	CITY OF TUSCALOOSA	3263 18TH ST	28-21S-10W	04 - Tuscaloosa	\$6,70

[Easy Print](#) [Big Results](#)

County Overlays

Map interface showing overlays and controls:

- Legend
- Paper size: Letter (8.50x11.00)
- Orientation: Landscape Orientation
- Map navigation tools (Scale, Zoom, etc.)

Jimbo Woodson

From: Jimbo Woodson
Sent: Thursday, September 29, 2022 1:39 PM
To: Vickie Gilliland
Subject: Request to Purchase Property

S.J. Holdings, LLC desires to purchase the following properties to build rental housing.

1708 T.Y. Rogers Avenue (27th Avenue) \$1,757.08 A06-0348
Lot 39 and 40 Block B Moton Court on 20th Street \$3,302.65 A08-0869
3012 22nd Street \$3,836.14 A18-1639

O & J Properties LLC desires to purchase the following properties to build rental housing.

3311 Short 15th Street \$3,130.54 A08-0993
2921 22nd Street \$3,463.74 A08-0587
2645 16th Street \$3148.98 A03-0866
3702 9th Street \$8732.25 A17-0411
2708 25th Street \$5,353.14 A14-0590

Herbert Getty desires to purchase the following properties to build houses to sell or rent.

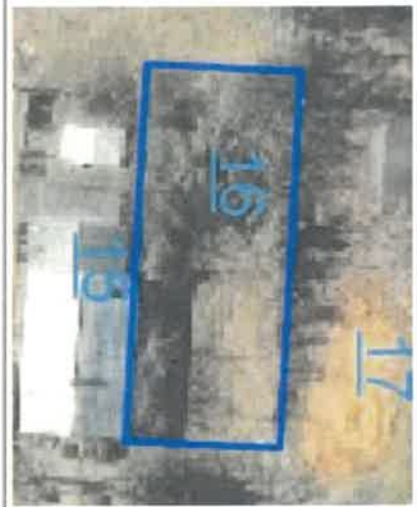
Lot 40 East Lake \$2,500 A04-1123
Lot 67 East Lake \$2,500 A04-1118
Lot 86 East Lake \$2,500 A04-1117
Lot 87 East Lake \$2,500 A04-1127

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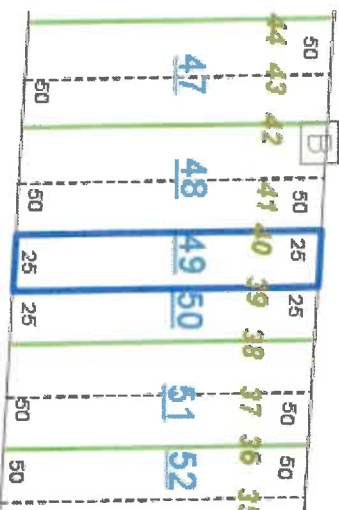
Parcel Info				
Parcel Number	Account #	PPin	Exempt	
63 31 08 27 2 013 016.000	1264	89577	Not Exempt	
Physical Addr	1708 T Y ROGERS JR AVE			
Plat Info:	Book- 0002 Page 0033			
Sub Info:	Sub Block: 352 Lot 1			
Subdivision	VAN DE GRAAFFS			
Neighborhood	STAFFORD			
District	City	S-T-R	Deed Acres	Calc Acres
04 - Tuscaloosa	TUSCALOOSA	27-21S-10W	0	0.10
Legal	N1/2 OF S1/2 LOTS 1&2 BLK 352 T.C.I.&L.			
AMENITIES				
Last Deed B/P/D				
B-2015 P-02668 D-02/09/2015				

Owner	
Name	CITY OF TUSCALOOSA
Mailing Addr	PO BOX 2090 TUSCALOOSA, AL 35403

2021 Values	
Land Total:	\$2,900.00
Building Total:	\$0.00
Appraised Value:	\$2,900.00
Yrly Tax:	\$0 for 2021

2022 Property Record Card

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Parcel Info

Parcel Number	Account #	PPin	Exempt
63 31 08 28 1 013 049,000	1264	48705	Not Exempt

Physical Addr: 20TH ST

Plat Info: Book- 0004 Page 0164

Sub Info: Sub Block: B Lot 40

Subdivision: MOTON CT

Neighborhood: CENTRAL

District

04 - Tuscaloosa

Legal

LOT 40 IN BLK B IN MOTON COURT SUBD

S-T-R
TUSCALOOSA
28-21S-10W
0
0.09
B-2011 P-18096 D-11/15/2011

AMENITIES

Owner

Name: CITY OF TUSCALOOSA

Mailing Addr: PO BOX 2090
TUSCALOOSA, AL 35403

2021 Values

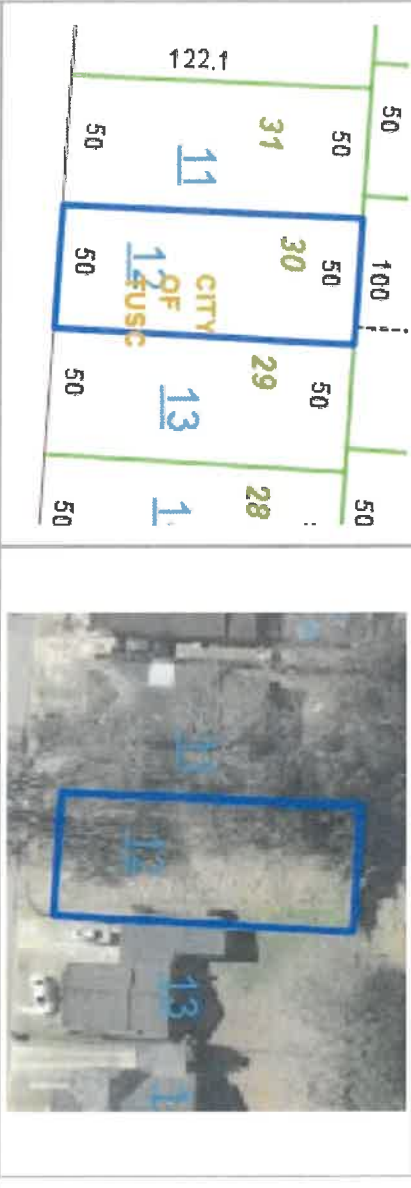
Land Total:	\$2,100.00
Building Total:	\$0.00
Appraised Value:	\$2,100.00
Yrly Tax:	\$0 for 2022

Land Elements

CalcType	Location	Units	IsHome
05-Front Foot		25 (ft)	Yes HomeStd

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Parcel Info		Parcel Number	Account #	PPin	Exempt
63 31 08 27 3 005 012.000		1264	41546	Not Exempt	
Physical Addr		3012 22ND ST			
Plat Info:		Book- 0005 Page 0100			
Sub Info:		Sub Block: Lot 30			
Subdivision		PECK DR			
Neighborhood		CENTRAL			
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
04 - Tuscaloosa	TUSCALOOSA	27-21S-10W	0	0.13	B-2019 P-12363 D-05/14/2019
Legal	LOT 30 IN PECK DRIVE SUBD				

Owner	
Name	CITY OF TUSCALOOSA
Mailing Addr	PO BOX 2090 TUSCALOOSA, AL 35403

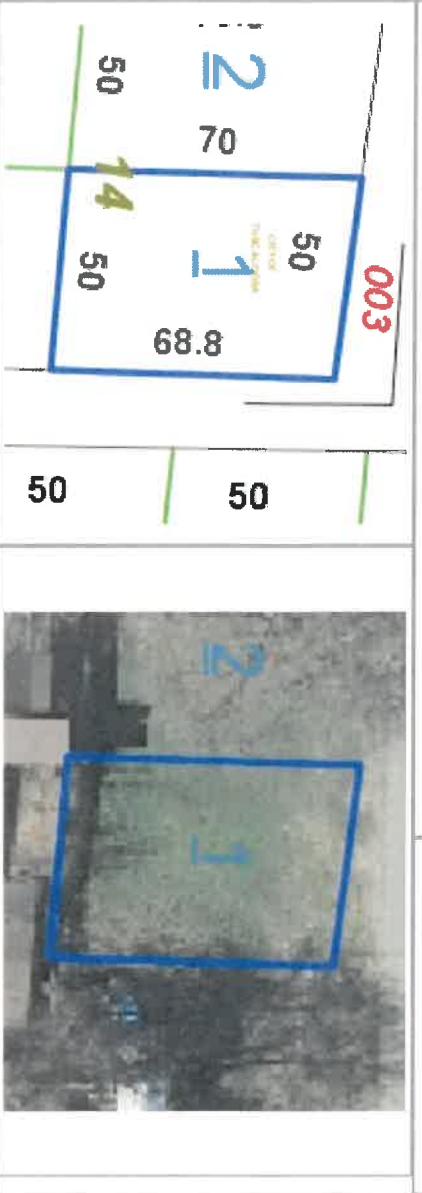
2021 Values	
Land Total:	\$3,700.00
Building Total:	\$0.00
Appraised Value:	\$3,700.00
Yrly Tax:	\$0 for 2022

Land Elements			
CalcType	Location	Units	IsHome
05-Front Foot		50 (ft)	Yes HomeStd



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Parcel Info			
Parcel Number	63 31 08 28 1 003 001.000	Account #	1264
		PPin	36543
		Exempt	Not Exempt
Physical Addr	3311 SHORT 15TH ST		
Plat Info:	Book- 0001 Page 0070		
Sub Info:	Sub Block: Lot 14		
Subdivision	EDMONDSON-MURRELL		
Neighborhood	CENTRAL		
District	City	S-T-R	Deed Acres
04 - Tuscaloosa	TUSCALOOSA	28-21S-10W	0
Legal	LOT N 1/2 14 IN EDMUNDSON & MURRELL SUBD		
	Calc Acres	0.08	Last Deed B/P/D
			B-2010 P-18563 D-1/1/16/2010

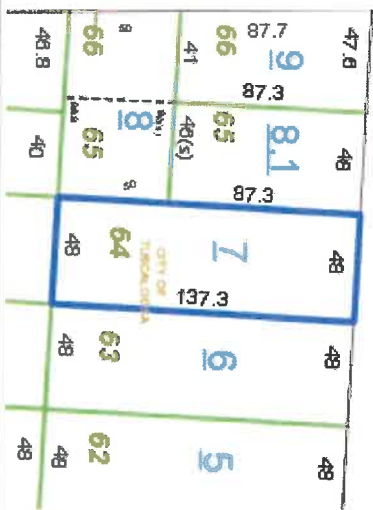
Owner	
Name	CITY OF TUSCALOOSA
Mailing Addr	PO BOX 2090 TUSCALOOSA, AL 35403

2021 Values	
Land Total:	\$2,200.00
Building Total:	\$0.00
Appraised Value:	\$2,200.00
Yrly Tax:	\$0 for 2022

Land Elements			
CalcType	Location	Units	IsHome
05-Front Foot		50 (ft)	Yes HomeStd

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Parcel Info

Parcel Number	63 31 08 27 3 007 007.000	Account #	1264	Ppin	85268	Exempt	Not Exempt
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Physical Addr: **2921 22ND ST**

Plat Info: Book- 0005 Page 0099

Sub Info: Sub Block: Lot 64

Subdivision: 22ND STREET

Neighborhood: CENTRAL

District

04 - Tuscaloosa

Legal

LOT 64 IN 22ND ST. SURVEY SUBD

City

TUSCALOOSA

S-T-R

27-21S-10W

0

0.16

Calc Acres

Deed Acres

0.16

Last Deed B/P/D

B-2009 P-19694 D-11/17/2009

AMENITIES

Owner

Name: CITY OF TUSCALOOSA

Mailing Addr: PO BOX 2090
TUSCALOOSA, AL 35403

2021 Values

Land Total: \$3,700.00

Building Total: \$0.00

Appraised Value: \$3,700.00

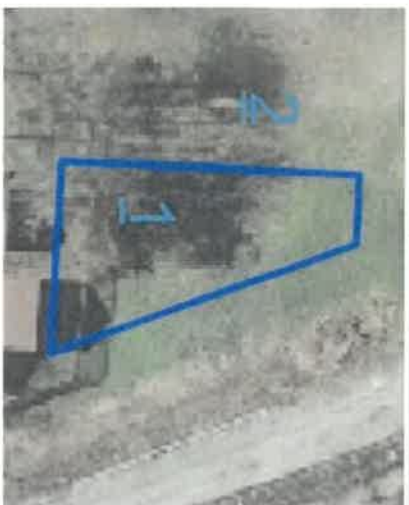
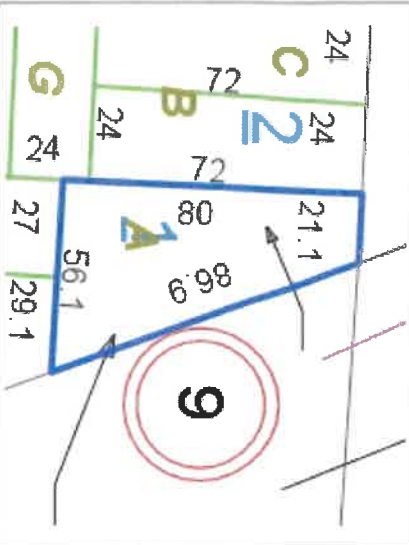
Yrly Tax: \$0 for 2022

Land Elements

CalcType	Location	Units	IsHome
05-Front Foot		48 (ft)	Yes HomeStd

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Parcel Info

Parcel Number	63 31 08 27 1 009 001.000	Account #	1264	PPin	67918	Exempt	Not Exempt
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Physical Addr: **2645 16TH ST**

Plat Info: Book- 0006 Page 0019

Sub Info: Sub Block: Lot A

Subdivision: J F ALSTON

Neighborhood: STAFFORD

District: City

04 - Tuscaloosa

Legal: LOT A JAMES F ALSTON RES LTS 1,2,3, & 19 BLK 1 OF A S VAN DE GRAFF SURVEY

AMENITIES

Owner

Name	CITY OF TUSCALOOSA
Mailing Addr	PO BOX 2090 TUSCALOOSA, AL 35403

2021 Values

Land Total:	\$2,000.00
Building Total:	\$0.00
Appraised Value:	\$2,000.00
Yrly Tax:	\$0 for 2022

Land Elements

CalcType	Location	Units	IsHome
05-Front Foot		21 (ft)	Yes HomeStd

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Parcel Info

Parcel Number	63 31 05 21 4 023 010.000	Account #	1264	PPin	11179	Exempt	Not Exempt
Physical Addr	3702 9TH ST						
Plat Info:	Book- 0001 Page 0005		AMENITIES				
Sub Info:	Sub Block: Lot 14						
Subdivision	VAN HOOSE						
Neighborhood	VERNER TIER 4						
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D		
04 - Tuscaloosa	TUSCALOOSA	21-21S-10W	0	0.06	B-2019 P-28766 D-12/18/2019		
Legal	LOT PT. 14 IN VAN HOOSE SURV SUBD DESC. AS: BEG. NW COR LOT 14 VAN HOOSE 11 5/6 TH. E. 50' TO P.O.B. TH. E. 45' TH. S. 54' TO 9TH ST. TH. W. WITH ST. 75', TH. N. 54' TO P.O.B.						

Owner

Name	CITY OF TUSCALOOSA
Mailing Addr	PO BOX 2090 TUSCALOOSA, AL 35403

2021 Values

Land Total:	\$2,600.00
Building Total:	\$44,200.00
Appraised Value:	\$46,800.00
Yrly Tax:	\$0 for 2022

Building

Bldg No	Type Abbr	Yr Built	Base SF	Upr SF	Rms	Story	Class	CondPct



2022 Property Record Card

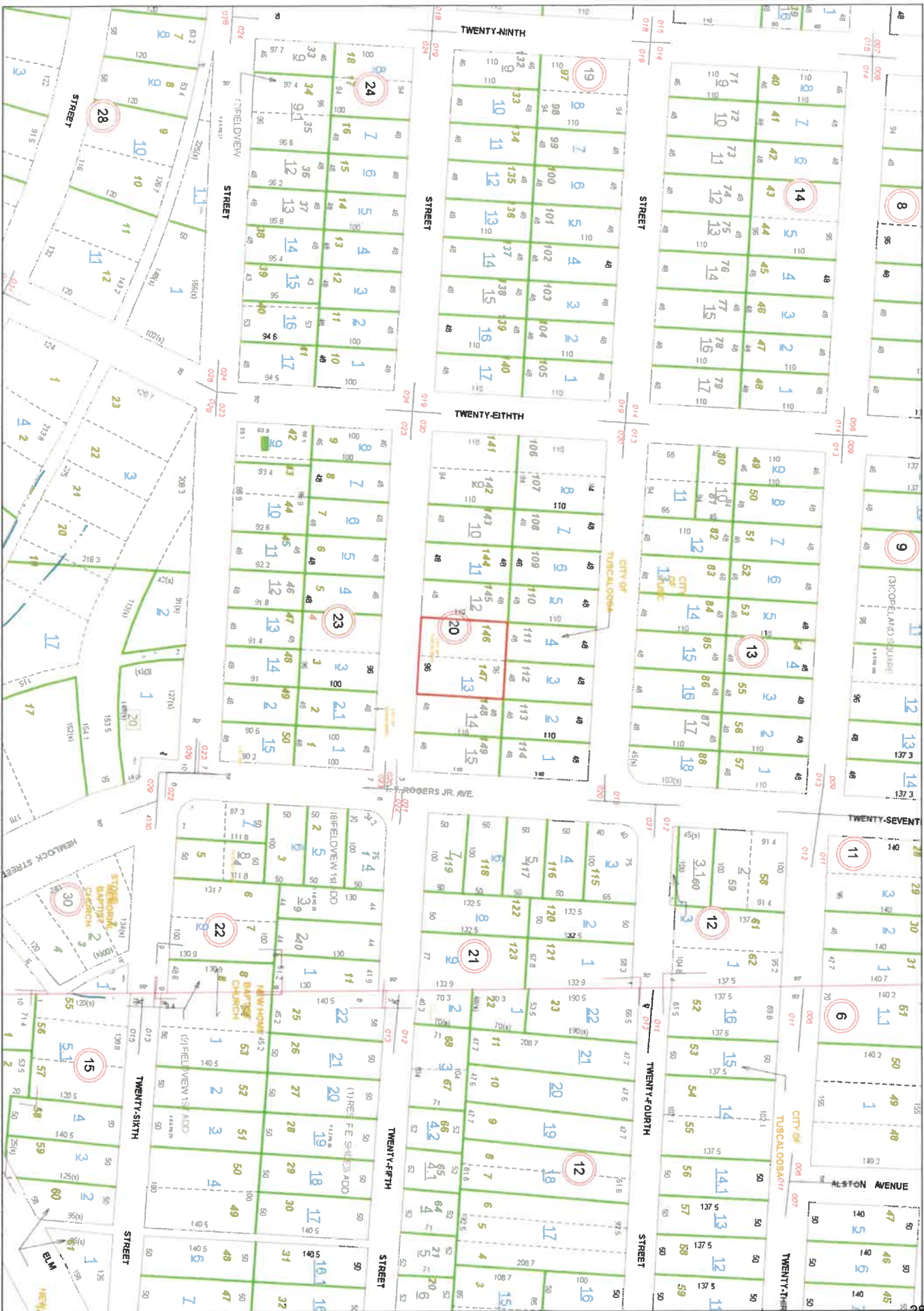
[Print Close](#)



Parcel Info		Account #	PPin	Exempt	
Parcel Number	63 31 08 27 3 020 013.000	1264	15343	Not Exempt	
Physical Addr	2708 25TH ST				
Plat Info:	Book- 0005 Page 0158			AMENITIES	
Sub Info:	Sub Block: Lot 146				
Subdivision	COPELAND SQ				
Neighborhood	MARTIN LUTHER KING				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
04 - Tuscaloosa	TUSCALOOSA	27-21S-10W	0	0.24	B-2022 P-06655 D-11/18/2021
Legal	LOT 146 & 147 IN COPELAND SQUARE SUBD				

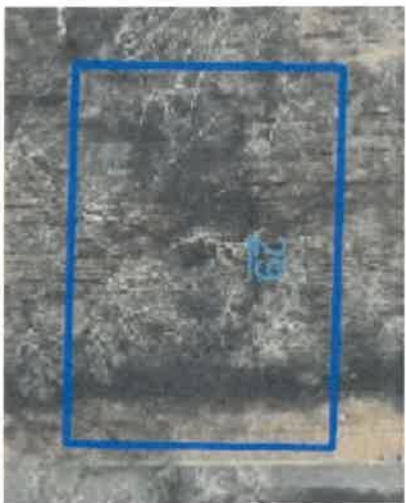
Owner	
Name	CITY OF TUSCALOOSA
Mailing Addr	PO BOX 2090 TUSCALOOSA, AL 35403

2021 Values	
Land Total:	\$6,800.00
Building Total:	\$0.00
Appraised Value:	\$6,800.00
Yrly Tax:	\$70.04 for 2021



2022 Property Record Card

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Parcel Info

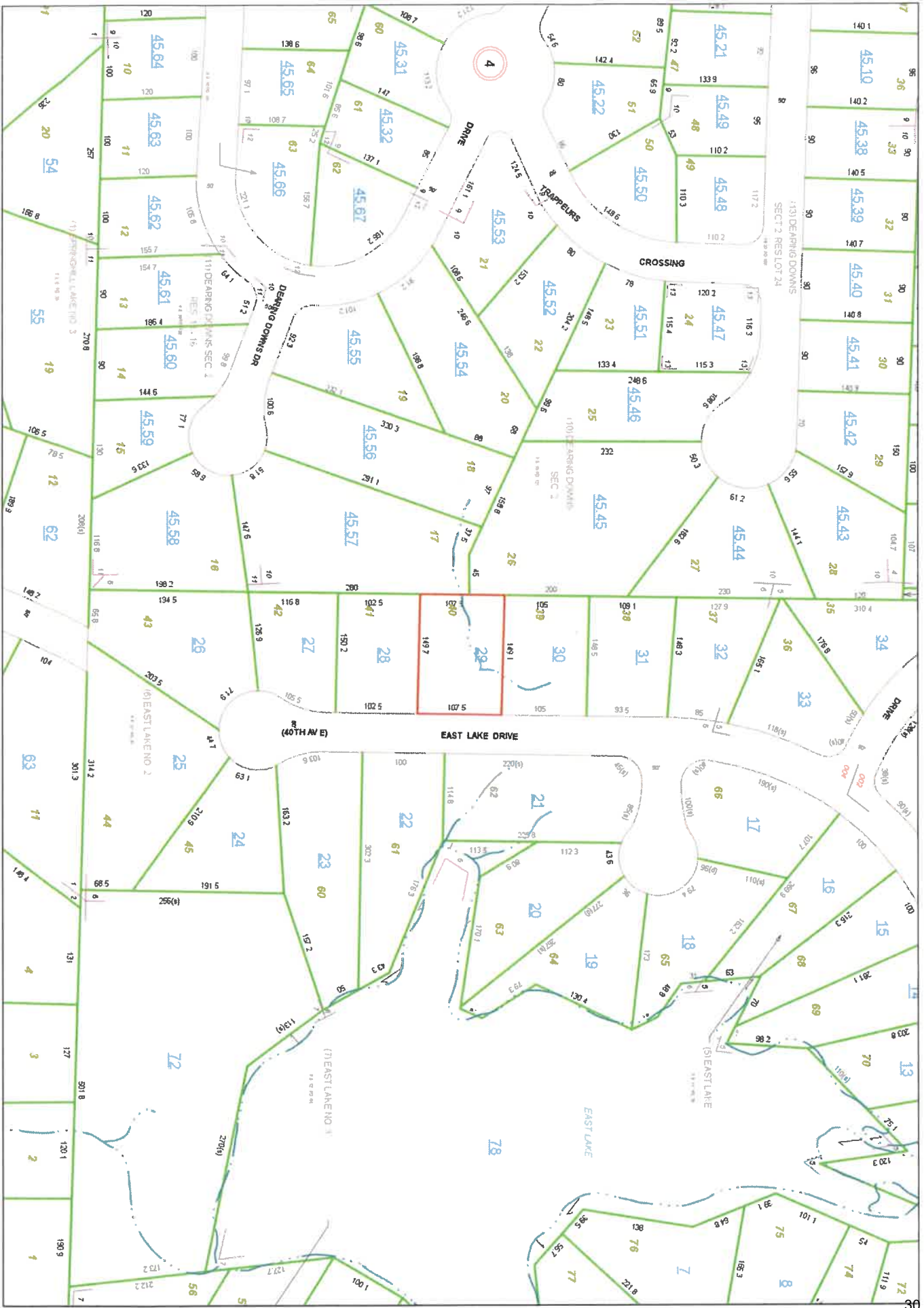
Parcel Number	63 37 02 04 2 004 029.000	Account #	1264	Ppin	29589	Exempt	Not Exempt
Physical Addr	EAST LAKE DR						
Plat Info:	Book- 0012 Page 0061						
Sub Info:	Sub Block: Lot 40						
Subdivision	EAST LK 2						
Neighborhood	WOODLAND FOREST						
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/PID		
04 - Tuscaloosa	TUSCALOOSA	04-22S-09W	0	0.37	B-2004 P-26024 D-11/16/2004		
Legal	LOT 40 EAST LAKE NO.2						

Owner

Name	CITY OF TUSCALOOSA
Mailing Addr	PO BOX 2090 TUSCALOOSA, AL 35403

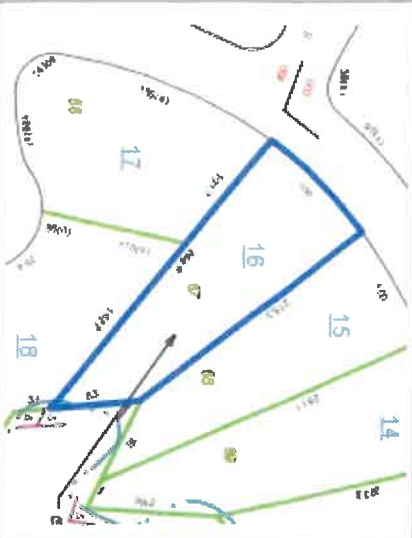
2021 Values

Land Total:	\$5,000.00
Building Total:	\$0.00
Appraised Value:	\$5,000.00
Yrly Tax:	\$0 for 2021



2022 Property Record Card

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Parcel Info

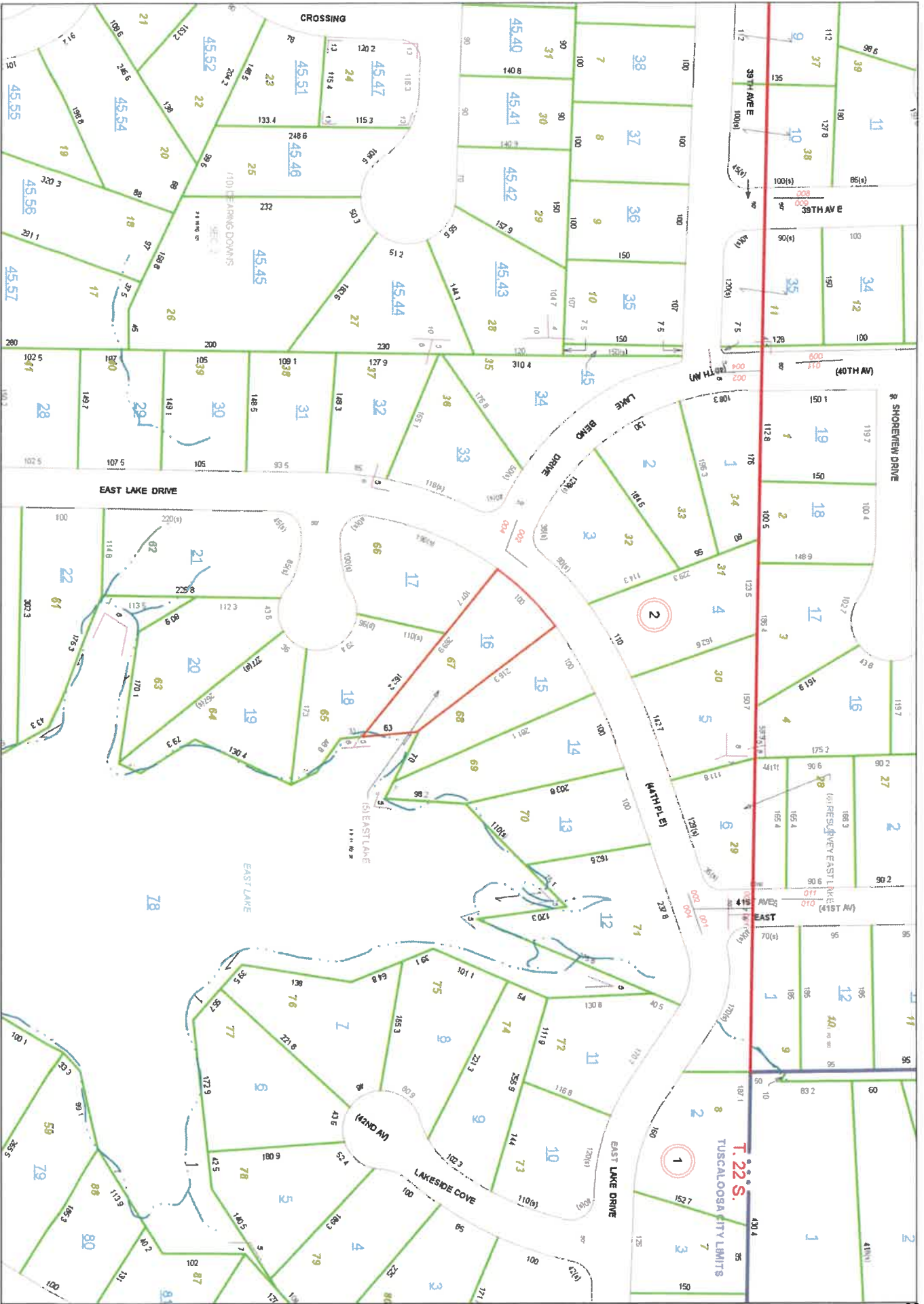
Parcel Number	63 37 02 04 2 004 016.000	Account #	1264	PPin	34611	Exempt	Not Exempt
Physical Addr	EAST LAKE DR						
Plat Info:	Book- 0011	Page	0038	AMENITIES			
Sub Info:	Sub Block:	Lot 67					
Subdivision	EAST LK						
Neighborhood	WOODLAND FOREST						
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D		
04 - Tuscaloosa	TUSCALOOSA	04-22S-09W	0	0.42	B-2004 P-26028 D-11/16/2004		
Legal	LOT 67 EAST LAKE						

Owner

Name	CITY OF TUSCALOOSA
Mailing Addr	PO BOX 2090 TUSCALOOSA, AL 35403

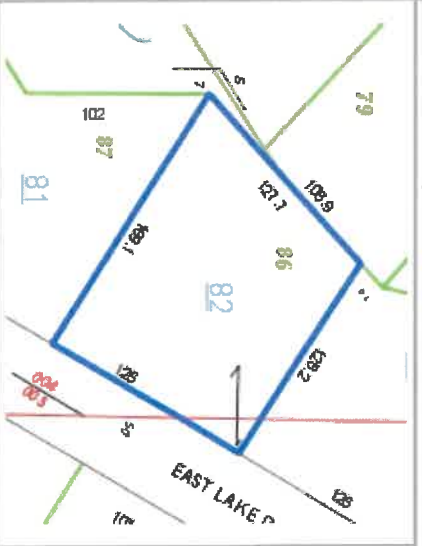
2021 Values

Land Total:	\$5,000.00
Building Total:	\$0.00
Appraised Value:	\$5,000.00
Yrly Tax:	\$0 for 2021



2022 Property Record Card

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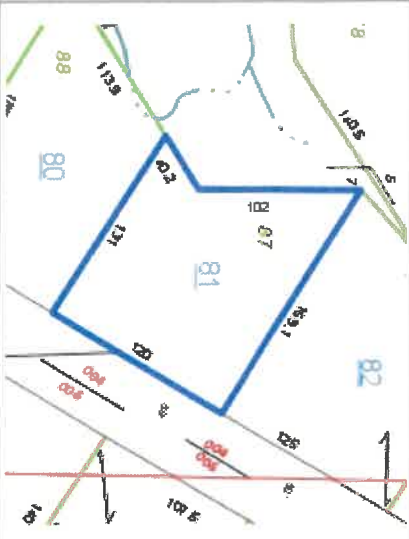
Parcel Info					
Parcel Number	63 37 02 04 2 004 082.000	Account #	1264		
Physical Addr	EAST LAKE DR	PPin	36326		
Plat Info:	Book- 0012 Page 0064	Exempt	Not Exempt		
Sub Info:	Sub Block: Lot 86	AMENITIES			
Subdivision	EAST LK 3				
Neighborhood	WOODLAND FOREST				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
04 - Tuscaloosa	TUSCALOOSA	04-22S-09W	0	0.42	B-2004 P-26117 D-11/16/2004
Legal	LOT 86 EAST LAKE NO 3				

Owner	
Name	CITY OF TUSCALOOSA
Mailing Addr	PO BOX 2090 TUSCALOOSA, AL 35403

2021 Values	
Land Total:	\$1,000.00
Building Total:	\$0.00
Appraised Value:	\$1,000.00
Yrly Tax:	\$0 for 2021

2022 Property Record Card

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Parcel Info

Parcel Number	63 37 02 04 2 004 081.000	Account #	1264	PPin	72499	Exempt	Not Exempt
Physical Addr	EAST LAKE DR						
Plat Info:	Book- 0012 Page 0064						
Sub Info:	Sub Block: Lot 87						
Subdivision	EAST LK 3						
Neighborhood	WOODLAND FOREST						
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D		
04 - Tuscaloosa	TUSCALOOSA	04-22S-09W	0	0.39	B-2004 P-26018 D-11/16/2004		
Legal	LOT 87 EAST LAKE						

AMENITIES

Owner	
Name	CITY OF TUSCALOOSA
Mailing Addr	PO BOX 2090 TUSCALOOSA, AL 35403

2021 Values	
Land Total:	\$1,000.00
Building Total:	\$0.00
Appraised Value:	\$1,000.00
Yrly Tax:	\$0 for 2021



Memorandum

September 30, 2022

To: Properties Committee

From: Jeff Powell
Tuscaloosa National Airport

RE: Request approval of the proposed hangar location and authorization for the Mayor to negotiate airport improvements at the Tuscaloosa National Airport

Request:

The Tuscaloosa National Airport recommends the site selection and design associated with the proposed hangar improvements. This request is to confirm the site location and layout on airport property while authorizing the Mayor to negotiate a lease agreement for the airport improvements with the lessee.

Project Background:

The Tuscaloosa National Airport has various locations available for future development and has worked with a new lessee to construct a new hangar. The lessee has been very accommodating to meet FAA design standards and the proposed development is within compliance of the Airport Master Plan.

Funding:

N/A

District:

District 1