



AGENDA
Mobile City Council

Auditorium
Government Plaza
205 Government Street
Mobile, AL 36644

Wednesday, October 9, 2024, 10:30 AM

1. CALL TO ORDER

2. INVOCATION

Public Safety Chaplain Thomas Heard

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. STATEMENT OF RULES BY COUNCIL PRESIDENT

6. APPROVAL OF MINUTES

October 1, 2024

7. COMMUNICATIONS FROM THE MAYOR

8. ADOPTION OF THE AGENDA

9. APPEALS

Request of Tyler Thull for a waiver of the Noise Ordinance at 16 Semmes Avenue on

October 26, 2024, from 7:30 p.m. - 10:00 p.m. (District 2).

Request of Dr. Jennifer Wilder for a waiver of the Noise Ordinance at 57 N. Claiborne Street on October 27, 2024, from 2:00 p.m. - 8:00 p.m. (District 2).

Request of Andrew and Heather Humphries for a waiver of the Noise Ordinance at 2068 Venetia Road on October 26, 2024, from 6:00 p.m. - 11:00 p.m. (District 4).

Request of Tauric Reed for a waiver of the Noise Ordinance at 4901 Zeigler Boulevard on October 12, 2024, from 8:00 a.m. - 4:00 p.m. (District 7).

Request of Pet Fest of the Gulf Coast for a waiver of the Noise Ordinance at Langan Park on October 19, 2024, from 10:00 a.m. - 2:00 p.m. (District 7).

10. PUBLIC HEARINGS

Public hearing to fix costs for demolition of the structure at 1254 Eslava Lane, f/k/a Drive; \$2,974.00 (District 3).

Public hearing to consider assenting to the vacation of a portion of right-of-way located on Ellis Avenue (District 2).

11. PRESENTATION OF PETITIONS AND OTHER COMMUNICATIONS TO THE COUNCIL

Dexter Sutton - Promote boxing event at Abba Shrine Center on November 2, 2024.

Apostle Valenia Green - Tall weeds, grass, and bushes at the apartments on 600 Bayou Street. Asking the City to enter into contracts with the landlords to ensure that properties are maintained.

David Preston - Invite the Council and citizens to attend the Oakleigh Literary Lawn Party on October 12, 2024.

Reggie Hill - Continue subjects from last week, a petition regarding ARP, municipal voting precincts, and employee sentiments about the Port of Mobile.

12. CIP RESOLUTIONS HELD OVER

01-936 Authorize agreement with J. Hunt Enterprise General Contractors, LLC for field improvements at Mims Park; \$294,650.00 (sponsored by Councilmember Reynolds and Mayor Stimpson) (submitted by Cassie Boatwright, REAM Dept.).

01-937 Authorize agreement with PL Russell, LLC for structural retaining wall and grading improvements at Langan Park; \$241,405.00 (sponsored by Councilmember Gregory and Mayor Stimpson) (submitted by Cassie Boatwright, REAM Dept.).

13. RESOLUTIONS HELD OVER

08-938 Approve purchase order to Dana Safety Supply, Inc. for upfitting Chevrolet Tahoes and Ford Pickup Trucks for MPD; \$150,874.30 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-940 Approve purchase order to Long Lewis Ford of the Shoals, Inc. for 2025 Ford Escape for Build Mobile; \$28,784.50 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-941 Approve purchase order to Vulcan Contruction Materials, LP for limestone base for Hurtel Street parking; Facility Maintenance; \$55,200.00 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

09-942 Transfer funds from Capital Project Gulf Coast Tech Ctr-Intelligence to Project MCPS-Student Safety Analyst to be used to support a student safety analyst; \$90,000.00 (Sponsored by Mayor Stimpson) (Submitted by Robert Lasky, Public Safety Dept.).

13-943 Authorize change order No.1 with John G. Walton Construction Company, Inc. for 2018 PAYGO N. McGregor Ave. Reconstruction; \$80,122.84 increase (sponsored by Councilmember Gregory and Mayor Stimpson) (submitted by Nick Amberger, Engineering Dept.).

21-944 Authorize contract with McCrory & Williams, Inc. for Shipyard Road boat launch; \$195,090.00; (sponsored by Councilman Reynolds and Mayor Stimpson) (submitted by Nick Amberger, Engineering Dept.).

21-945 Correct resolution 21-748-2024 to reflect the cost share is between the City and the Federal Highway Administration (sponsored by Councilmember Gregory and Mayor Stimpson) (submitted by Nick Amberger, Engineering Dept.).

31-946 Authorize the Mayor to apply, accept, and receive a grant from the South Alabama Regional Planning Commission for the FY2025 Transportation Alternative Grant Program (\$100,000.00 local match) (sponsored by Mayor Stimpson) (submitted by Jennifer Greene, Programs and Project Mgmt.).

14. CONSENT RESOLUTIONS BEING INTRODUCED

37-949 Recommend approval to the ABC Board for issuance of a Restaurant Retail Liquor License to Dave and Busters; 1757 E. I65 Service Rd., S. (sponsored by Councilmember Reynolds).

37-950 Recommend approval to the ABC Board for issuance of a Retail Beer/Table Wine (Off Premises Only) License to LG Quick Stop; 1424 Azalea Road (sponsored by Councilmember Reynolds).

37-951 Recommend approval to the ABC Board for issuance of a Retail Beer/Table Wine (Off Premises Only) License to University Chevron; 5454 Zeigler Boulevard (sponsored by Councilmember Gregory).

40-952 Fix costs for demolition of the structure at 1254 Eslava Lane, f/k/a Drive (sponsored by Councilmember Small).

58-953 Assess costs for removal of weeds, Repeat Weed Lien Group 77.

58-954 Assess costs for removal of weeds, Weed Lien Group 1658.

15. RESOLUTIONS BEING INTRODUCED

08-955 Approve bid for promotional items (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-956 Approve purchase order to Alabama Poolworks, LLC for pool chemicals for Parks Dept.; \$77,291.88 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-957 Approve purchase order to Dana Safety Supply, Inc. for transporting of vehicles to Municipal Garage; \$28,925.00 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-958 Approve purchase order to Meltwater News US, Inc. for subscription to social media management and broadcast data monitoring services for Communications Dept.; \$28,880.00 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-959 Approve purchase order to Nexgen Asset Management for consulting services for implementation of software; \$26,880.00 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

23-960 Accept Right-of-Way Deed for a public road, Spring Hill Ct. Retaining Wall

Improvements (sponsored by Councilmember Gregory and Mayor Stimpson) (submitted by Nick Amberger, Eng. & Infrastructure, and Carleen Stout-Clark, REAM).

25-961 Accept the Release of Permanent Sewer Easement from, and grant a Permanent Sewer Easement to, the Board of Water and Sewer Commissioners (sponsored by Councilmember Penn and Mayor Stimpson) (submitted by Nick Amberger, Eng. & Infrastructure, and Carleen Stout-Clark, REAM).

47-962 Consider assenting to the vacation of a portion of right-of-way located on Ellis Avenue (sponsored by Councilmember Carroll) (submitted by Lisa C. Lambert, City Clerk).

47-963 Waive the fee for the vacation of a portion of right-of-way located on Ellis Avenue (sponsored by Councilmember Carroll) (submitted by Lisa C. Lambert, City Clerk).

60-964 Authorize Settlement Agreement and Release of Claims; Abston (sponsored by Mayor Stimpson) (submitted by Ricardo Woods, City Attorney).

16. CALL FOR PUBLIC HEARINGS

41-965 Call for public hearing to consider the modification of previously approved Planning Approval for property located at 1 Hardwood Lane (scheduled for November 12, 2024) (District 2).

41-966 Call for public hearing to consider modification of a previously approved Planned Unit Development for property located at 1 Hardwood Lane (scheduled for November 12, 2024) (District 2).

41-967 Call for public hearing to consider rezoning property located at 6950 Moffett Road from LB-2 to R-1 (scheduled for November 12, 2024) (District 7).

41-968 Call for public hearing to determine whether the Downtown Mobile Business Improvement District should be continued, modified, or terminated (scheduled for October 29, 2024).

17. ANNOUNCEMENTS



APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96-1(c) of the Mobile City Code: Noise in Residential Areas Restricted [2/18/15]:

(a) Use, operate, or permit to be used or operated, any device, radio, musical instrument, television, phonography, drum, sound amplifying equipment or device which produces or reproduces sound, either stationary or mobile, in such a manner that, during the hours from 6:00 am. to 10:00 p.m.:

(i) It is plainly audible at a distance of 50 feet or more from any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City; or

(ii) It creates any noise which exceeds 85 db(a) at any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City.

NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

Please submit your request at least two (2) weeks prior to your event. The City Council meets every Tuesday and applications have to be received before **2:00 p.m. the previous Thursday** in order to be placed on their next agenda.

Name of Applicant: Tyler Thull

PLEASE PRINT ALL INFORMATION

Home Phone Number: 251-348-3643 Cell Number: _____

Organization (if applicable) _____

Mailing Address of Applicant 16 Semmes Avenue, Mobile, AL 36604

Telephone No. _____ E-mail address graciethull@gmail.com

Location or address of event where amplification will be used:

16 Semmes Avenue, Mobile, AL 36604

Date of Event: 10/26/2024 Starting Time: 7:30 pm Ending Time 10:00 pm

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of Event: Halloween Party

Do you plan to sell alcohol at this event? _____ YES ☒ NO

Music containing obscene language or profanity is prohibited

Send form/letter to: Lisa C. Lambert, City Clerk

P. O. Box 1827 Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: cityclerk@cityofmobile.org

2024 SEP 31 AM 7:45

2024 SEP 31 AM 7:45

Handwritten signature



2024 SEP 32 AM 7:40

APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96-1(c) of the Mobile City Code: Noise in Residential Areas Restricted [2/18/15]:

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Name of Applicant: Dr. Jennifer Wilder

PLEASE PRINT ALL INFORMATION

Home Phone Number: 251-342-2956 Cell Number: 603-828-6607

Organization (if applicable) Delta Dogs

Mailing Address of Applicant 3625 Springhill Memorial Dr S, Mobile, AL 36608

Telephone No. 251-342-2956 E-mail address arkanimalclinic@yahoo.com

Location or address of event where amplification will be used:

The Blind Mule 57 N Claiborne Street Mobile AL 36602

Date of Event: 10/27/24 Starting Time: 2pm Ending Time 8pm

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of Event: Charity Bike Ride - 8th Annual Mobile Witches Ride

Do you plan to sell alcohol at this event? YES ☒ NO

Music containing obscene language or profanity is prohibited

Send form/letter to: Lisa C. Lambert, City Clerk

P. O. Box 1827 Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: cityclerk@cityofmobile.org

2024 OCT -2 AM 8:55

DD



APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96-1(c) of the Mobile City Code: Noise in Residential Areas Restricted [2/18/15]:

(a) Use, operate, or permit to be used or operated, any device, radio, musical instrument, television, phonography, drum, sound amplifying equipment or device which produces or reproduces sound, either stationary or mobile, in such a manner that, during the hours from 6:00 am. to 10:00 p.m.:

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NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

Please submit your request at least two (2) weeks prior to your event. The City Council meets every Tuesday and applications have to be received before **2:00 p.m. the previous Thursday** in order to be placed on their next agenda.

Name of Applicant:

Andrew + Heather Humphries

PLEASE PRINT ALL INFORMATION

Home Phone Number

(251) 209-6114

Cell Number

(251) 643-2877

Organization (if applicable)

Mailing Address of Applicant

2068 Venetia Rd. Mobile, AL 36605

Telephone No

(251) 209-6114

E-mail address

onsiteautosolutions@gmail.com

Location or address of event where amplification will be used:

2068 Venetia Rd. Mobile AL 36605

Date of Event:

October 26

Starting Time:

6:00

Ending Time

11:00

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of Event:

50th Birthday

Do you plan to sell alcohol at this event?

YES

☒ NO

Music containing obscene language or profanity is prohibited

Send form/letter to: Lisa C. Lambert, City Clerk

P. O. Box 1827 Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: cityclerk@cityofmobile.org

24

2024 OCT -2 AM 8:55

APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96-1(c) of the Mobile City Code: Noise in Residential Areas Restricted [2/18/15]:

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(i) It is plainly audible at a distance of 50 feet or more from any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City; or

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NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

Please submit your request at least two (2) weeks prior to your event. The City Council meets every Tuesday and applications have to be received before **2:00 p.m. the previous Thursday** in order to be placed on their next agenda.

Name of Applicant: Tauric Reed

PLEASE PRINT ALL INFORMATION

Home Phone Number: _____ Cell Number: 251-422-0892

Organization (if applicable) Safe Haven Church Ministries

Mailing Address of Applicant 3330 Western Woods Dr., Mobile, AL 36618

Telephone No. _____ E-mail address Safehavencm@yahoo.com

Location or address of event where amplification will be used:

4901 Zeigler Blvd., Mobile, AL 36608

Date of Event: 10/12/2024 Starting Time: 8:00am Ending Time 4:00pm

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of Event: Christian - Family and Friends Day

Do you plan to sell alcohol at this event? _____ YES _____ ☒ NO

Music containing obscene language or profanity is prohibited

Send form/letter to: Lisa C. Lambert, City Clerk

P. O. Box 1827 Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: cityclerk@cityofmobile.org

CITY CLERK'S OFFICE

MOBILE, AL

FR, SEP 27, PM12:23 RCV

27



APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96-1(c) of the Mobile City Code: Noise in Residential Areas Restricted [2/18/15]:

(a) Use, operate, or permit to be used or operated, any device, radio, musical instrument, television, phonography, drum, sound amplifying equipment or device which produces or reproduces sound, either stationary or mobile, in such a manner that, during the hours from 6:00 am. to 10:00 p.m.:

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NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

Please submit your request at least two (2) weeks prior to your event. The City Council meets every Tuesday and applications have to be received before **2:00 p.m. the previous Thursday** in order to be placed on their next agenda.

Name of Applicant: Pet Fest of the Gulf Coast
PLEASE PRINT ALL INFORMATION

Home Phone Number: (304) 673-3635 Cell Number: (304) 673-3635

Organization (if applicable) Cumulus Media

Mailing Address of Applicant 2800 Dauphin St. Ste 104

Telephone No. (304) 673-3635 E-mail address Cami@cumulus.com

Location or address of event where amplification will be used:

Municipal (Changan) Park 4901 Zeigler Blvd.

Date of Event: 10/19/24 Starting Time: 10 Am Ending Time 2 pm

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of Event: Pet Festival

Do you plan to sell alcohol at this event? YES ☒ NO

CITY CLERK'S OFFICE

Music containing obscene language or profanity is prohibited

Send form/letter to: Lisa C. Lambert, City Clerk

P. O. Box 1827 Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: cityclerk@cityofmobile.org

MOBILE, AL

TU, OCT 1, PM2:04 RCVD



Outlook

CityofMobile.org: Addressing City Council Submission

From City Clerk <cityclerk@cityofmobile.org>

Date Thu 9/26/2024 2:41 PM

To contact@dextersfitnesscenter.com <contact@dextersfitnesscenter.com>; Leverette, Tiereney <tiereney.leverette@cityofmobile.org>

Good afternoon,

Your request has been received. Please note that the Council meeting will be held on **October 9** instead of October 8.

Thank you,

Lana Pafenbach
Assistant City Clerk
City Clerk's Office
City of Mobile
(251) 208-7474

From: cityofmobile@forms.dwdgo.net <cityofmobile@forms.dwdgo.net>

Sent: Thursday, September 26, 2024 2:02 PM

To: City Clerk <cityclerk@cityofmobile.org>

Subject: CityofMobile.org: Addressing City Council Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name: Dexter A Sutton

Date To Address Council: 2024-10-08

Address: 1900 Government St

Email: contact@dextersfitnesscenter.com

Phone: 2517092654

Subject And Specific Questions: Boxing Promotion

Pertain To City Business: Boxing Returns to Mobile, Alabama! A percentage of proceeds from this event will go to Hope Boxing Academy. Weâ€™re not just bringing fights to the ring; weâ€™re igniting a

movement. This is about creating an undeniable presence that will reverberate through the sport, from Mobile to the rest of the world. This event will tap into the raw emotion, passion, and relentless drive that boxing embodies. This isn't just a promotion—it's an experience. When you step into the arena, you'll feel the intensity of every punch, every victory, and every challenge. We're building a community around motivation, triumph, and resilience, where fighters and fans alike come together to celebrate the warrior spirit. Don't miss out—be a part of the resurgence. Be a part of history. Mobile is ready to rumble once again! Abba Shrine Center the event date is November 2nd, and the location is 7701 Hitt Road, Mobile, AL 36695

Signature: Dexter A Sutton

Signature Verify: X

Agree: X

Date Submitted: 2024-09-26 14:01:48

This submission was recieved from your website <https://www.cityofmobile.org/>

Gauthier, Lana

From: valenia green <valeniagreen@gmail.com>
Sent: Tuesday, October 1, 2024 4:22 PM
To: Gauthier, Lana
Subject: Re: CityofMobile.org: Addressing City Council Submission

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Madam Clerk,
Please call me concerning this matter; so i can address the matter.
Thanks you for caring

On Tue, Oct 1, 2024 at 3:43 PM Gauthier, Lana <lane.gauthier@cityofmobile.org> wrote:

Good afternoon,

Please be more specific about the subject matter of your request. We must receive a response from you by 2:00 p.m. on Thursday, October 3, 2024 or your request will be denied.

Thank you,

*Apartment@ 600 Bayou St.
All weeds, grass, & bushes.*

Lana Pafenbach

Assistant City Clerk

City Clerk's Office

City of Mobile

(251) 208-7474

• COM could enter into contracts with landlords to ensure properties are maintained.

From: City Clerk <cityclerk@cityofmobile.org>
Sent: Tuesday, October 1, 2024 3:19 PM
To: Gauthier, Lana <lane.gauthier@cityofmobile.org>
Subject: Fw: CityofMobile.org: Addressing City Council Submission

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: cityofmobile@forms.dwdgo.net <cityofmobile@forms.dwdgo.net>
Sent: Tuesday, October 1, 2024 3:18:27 PM
To: City Clerk <cityclerk@cityofmobile.org>
Subject: CityofMobile.org: Addressing City Council Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name: Apostle Valenia Green

Date To Address Council: 2024-10-08

Address: 603 Delaware St.

Email: valeniagreen@gmail.com

Phone: 2513228540

Subject And Specific Questions: Abuse of Power and Neglect

Pertain To City Business: The abuse of power and neglect in the community.

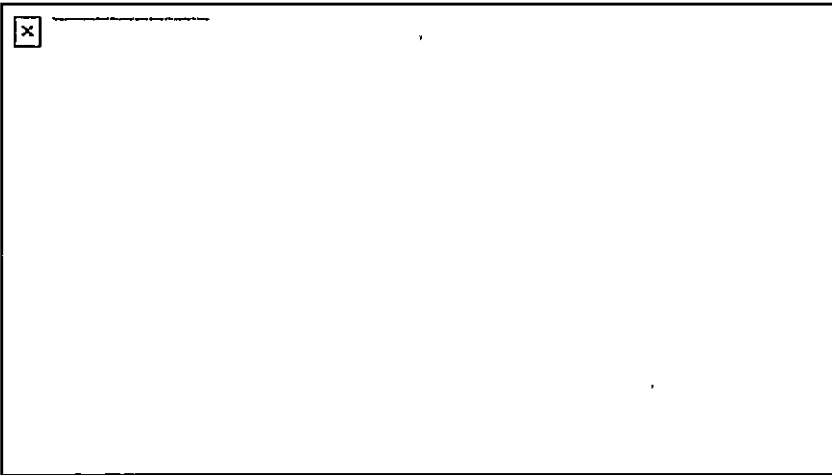
Signature: Apostle Valenia Green

Signature Verify: X

Agree: X

Date Submitted: 2024-10-01 15:18:26

This submission was recieved from your website <https://www.cityofmobile.org/>





Outlook

Re: CityofMobile.org: Addressing City Council Submission

From City Clerk <cityclerk@cityofmobile.org>**Date** Thu 10/3/2024 12:30 PM**To** david@bdcventures.com <david@bdcventures.com>

Your request to address the Council has been received.

The meeting will be held on Wednesday, October 9th next week.

Kindly,

From: cityofmobile@forms.dwdgo.net <cityofmobile@forms.dwdgo.net>**Sent:** Thursday, October 3, 2024 12:27 PM**To:** City Clerk <cityclerk@cityofmobile.org>**Subject:** CityofMobile.org: Addressing City Council Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name: David Leonard Preston**Date To Address Council:** 2024-10-08**Address:** 4161 WINCHESTER DRIVE, Mobile Alabama 36693**Email:** david@bdcventures.com**Phone:** 2513212270**Subject And Specific Questions:** Oakliegh Literary Lawn Party invitation to the council and the citizens to attend the literary festival on October 12th**Pertain To City Business:** Oakliegh is a city-owned property, and the historic mobile preservation society is a non-profit organization dedicated to historical preservation**Signature:** David Leonard Preston**Signature Verify:** X**Agree:** X**Date Submitted:** 2024-10-03 12:27:52

This submission was recieved from your website <https://www.cityofmobile.org/>

From: [RJHILL II](#)
To: [Gauthier, Lana](#)
Subject: 10/8 Agenda
Date: Thursday, October 3, 2024 1:52:33 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Madam Asst. City Clerk,

Greetings! Sending you well wishes today. This is a formal request to be added to the upcoming Agenda:

I shall continue my presentation from last week, along with a petition regarding ARP, Municipal Voting Precincts (City's GIS Department), and say so needed...I shall offer Employee sentiments shared with me in reference to The Port of Mobile.

I appreciate the work of the Clerk's Office and your attention to this matter. Have a good one.

Kindest Regards,

Reginald J. Hill, II - M. Ed.
Founder/Executive Director (Chairman)
"Success 4 the Future"
P. O. Box 395
Mobile, AL 36601
www.s4tf.org
rhills4tf@gmail.com
256.665.6748



R E S O L U T I O N

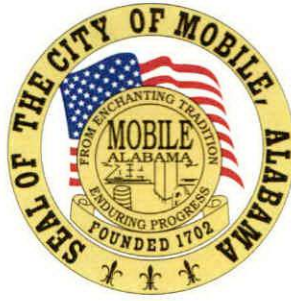
Sponsored by: Councilmember Ben Reynolds

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the following application to the Alabama Alcoholic Beverage Control Board of the State of Alabama, is hereby recommended for grant of such license by said Board.

Type of application: Restaurant Retail Liquor License
Submitted by: Dave and Busters of Alabama, LLC
Location: Dave and Busters
1757 East I65 Service Road South
Mobile, AL 36606

Adopted:

City Clerk



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL
PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
CORY PENN
DISTRICT 1
WILLIAM CARROLL
DISTRICT 2
BEN REYNOLDS
DISTRICT 4
JOEL DAVES
DISTRICT 5
JOSH WOODS
DISTRICT 6

CITY CLERK

Application Date	Application Type	Application Number	License Account #	Council District	Council General Clerk
09/25/2024	NEW APPLICATION	2024 - 5688	130001	4	October 9, 2024

NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board

Alabama Alcoholic Beverage Control Board
PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

020 - RESTAURANT RETAIL LIQUOR

Legal Business Name

DAVE AND BUSTERS OF ALABAMA LLC

Trade Name (DBA)

DAVE AND BUSTERS

Location Address

1757 EAST I65 SERVICE ROAD SOUTH

City, State, Zip Code

MOBILE AL 36606

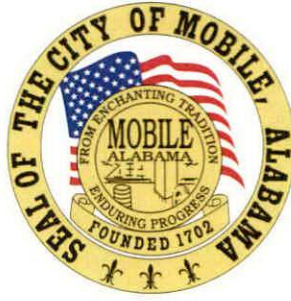
Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL
PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
CORY PENN
DISTRICT 1
WILLIAM CARROLL
DISTRICT 2
BEN REYNOLDS
DISTRICT 4
JOEL DAVES
DISTRICT 5
JOSH WOODS
DISTRICT 6

CITY CLERK

LISA E. LAMBERT
COUNCIL AGENDA DATE

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
09/25/2024	NEW APPLICATION	2024 - 5688	130001	4	October 9, 2024

**NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board**

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

020 - RESTAURANT RETAIL LIQUOR

Legal Business Name

DAVE AND BUSTERS OF ALABAMA LLC

Trade Name (DBA)

DAVE AND BUSTERS

Location Address

1757 EAST I65 SERVICE ROAD SOUTH

City, State, Zip Code

MOBILE AL 36606

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL

PRESIDENT - DISTRICT 3

GINA GREGORY

VICE PRESIDENT - DISTRICT 7

CORY PENN

DISTRICT 1

WILLIAM CARROLL

DISTRICT 2

BEN REYNOLDS

DISTRICT 4

JOEL DAVES

DISTRICT 5

JOSH WOODS

DISTRICT 6

CITY CLERK

LISA C. LAMBERT

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
09/25/2024	NEW APPLICATION	2024 - 5688	130001	4	October 9, 2024

**NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board**

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

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Location Address

1757 EAST I65 SERVICE ROAD SOUTH

City, State, Zip Code

MOBILE AL 36606

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date

City of Mobile Alcoholic Beverage License Application

TO: City of Mobile City Council

FROM: City of Mobile Revenue Department

RE: Alcoholic Beverage License Request

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
09/25/2024	NEW APPLICATION	2024 - 5688	130001	4	October 9, 2024

The applicant referenced below has filed an application and provided the required documentation with the City of Mobile Revenue Department for an alcoholic beverage license and is applying to the City of Mobile requesting City Council approval for a state ABC license for sales of alcoholic beverages within the city limits at the physical location address below.

License Type(s)

020 - RESTAURANT RETAIL LIQUOR

Legal Business Name

DAVE AND BUSTERS OF ALABAMA LLC

Trade Name (DBA)

DAVE AND BUSTERS

Location Address

1757 EAST I65 SERVICE ROAD SOUTH

City, State, Zip Code

MOBILE AL 36606

Contact Person Information				
Name	Title	POA	Phone	Email
JON C ARCHER	ATTORNEY IN FACT	YES		JARCHER@JBPLAW.COM

Has any outstanding license and tax issues been addressed and corrected with this business? N/A

What is/was the start date of this business? 12/01/2024

The alcohol license will not be issued until two (2) letters of approval, signed by City Council, and a copy of the resolution passed by the City Council are received by the City of Mobile Revenue Department.

R Shawn Skinner

Revenue Department Representative

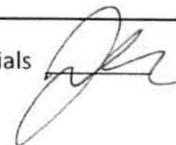
Letter to City Council

City of Mobile Alcoholic Beverage License Application

Application Date 09/25/2024	Application Type NEW APPLICATION	Application Number 2024 - 5688	License Account # 130001	Council District 4	Council Agenda Date October 9, 2024
License Type Applied for with Alabama ABC Board 020 - RESTAURANT RETAIL LIQUOR			2nd License Type Applied for with Alabama ABC Board		
Business Information					
Legal Business Name DAVE AND BUSTERS OF ALABAMA LLC			Trade Name (DBA) DAVE AND BUSTERS		
Business Structure Type LLC - LIMITED LIABILITY COMPANY		Incorporation Date 07/12/2024	SOS Entity ID 000-372-535	State AL	County
Federal Tax ID (FEIN) 81-3053739	Alabama State Sales Tax ID R010134429	Business Phone Number (425) 313-6922			
Physical Address (Street Address, Suite #) 1757 EAST I65 SERVICE ROAD SOUTH		City MOBILE	State AL	Zip Code 36606	
Mailing Address (Street Address, Suite #, PO Box)		City	State	Zip Code	
Primary Business Activity at the Location Explain (other) OTHER ENTERTAINMENT & RESTAURANT		If Location Transfer, Previous Street Address and Zip Code N/A			
Contact Person Information					
Name JON C ARCHER	Title ATTORNEY IN FACT	POA YES	Phone	Email JARCHER@JBPLAW.COM	
If Transfer of ABC License, Previous Licensee Information					
Legal Business Name N/A		Trade Name (DBA)			
ABC License Type		License Number		Any ABC Pending Actions	
Land/Building Information					
Do you (the applicant) own or lease the property? OWN BUILDING - WARRANTY DEED ATTACHED					
Property Owner Name and/or Contact Person Name DAVE AND BUSTERS OF ALABAMA LLC			Property Owner Phone Number (425) 313-6922		Property Owner Email
Property Owner Mailing Address (Street Address, Suite #, PO Box) 1221 SOUTH BELT LINE ROAD			City COPPELL	State TX	Zip Code 75019
Bldg Square Footage 30,221	Bldg Seating Capacity 453	Restroom Facilities YES	Patio Area NO	Structure Type SINGLE STRUCTURE	License Covers ENTIRE STRUCTURE
Do the premises have a fully equipped/operational kitchen? YES Is the business used to habitually and principally provide food to the public? YES Is the business equipped with services and facilities for on premises consumption? YES Will the business be operated primarily as a package store? NO					

ABC Application 1

Applicant/POA Initials

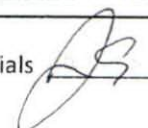


City of Mobile Alcoholic Beverage License Application

Owner(s), Partner(s) or Officer(s) Information				Copy of Driver's License Must Be Provided for each Person	
Full Name (Last, First, Middle)		Title		Driver's License (State, Number)	
MCCRORY, BRYAN DOUGLAS		PRESIDENT/TREASURER			
Home Address (Street Address, Apt/Unit #)		City		State	Zip Code
Date of Birth	Place of Birth (City, State, Nation)	Social Security Number		Mobile/Phone Number	
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
NO	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
YES	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
	DAVE & BUSTERS OF ALABAMA LLC	DAVE & BUSTERS	2700 RIVERCHASE GALLERIA STE 110 BIRMINGHAM 35244		
	DAVE & BUSTERS OF ALABAMA LLC	DAVE & BUSTERS	950 MAKERS WAY NW HUNTSVILLE 35806		
Full Name (Last, First, Middle)		Title		Driver's License (State, Number)	
ROSUCK, SCOTT ADAM		VP/SECRETARY			
Home Address (Street Address, Apt/Unit #)		City		State	Zip Code
Date of Birth	Place of Birth (City, State, Nation)	Social Security Number		Mobile/Phone Number	
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
NO	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
YES	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
	DAVE & BUSTERS OF ALABAMA LLC	DAVE & BUSTERS	700 RIVERCHASE GALLERIA STE 110 BIRMINGHAM 35244		
	DAVE & BUSTERS OF ALABAMA LLC	DAVE & BUSTERS	950 MAKERS WAY NW HUNTSVILLE 35806		
Power of Attorney (POA) Information			Copy of Driver's License Must Be Provided for each Person		
Full Name (Last, First, Middle)		Title	Date of Birth	Driver's License (State, Number)	
ARCHER II, JON CHARLES		ATTORNEY IN FACT			
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	Phone Number
Has anyone, including manager or applicant, had a City of Mobile, Federal/State license suspended, revoked or declined? NO					
Has a liquor, wine, malt or brewed beverage license for these premises ever been denied, suspended, surrendered or revoked? NO					
Are the applicants named in this application, the only person(s), in any manner, interested in the business sought to be licensed? YES					

ABC Application 2

Applicant/POA Initials



City of Mobile Alcoholic Beverage License Application

CERTIFICATION and SIGNATURE



The undersigned agree, if a license is used as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in the Code of Alabama, Title 28, and all laws of the State of Alabama and the Codes/Ordinances of the City of Mobile relative to the handling of alcoholic beverages.



The undersigned agree, if a license is used as herein requested, further agrees to obey all rules and regulations promulgated by the Board and the Code/Ordinances of the City of Mobile relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officers of the State, County or Municipality in which the licensed premises are located to enter and search with a warrant the licensed premises or any building owned or occupied by him/her in connection with, adjoining, or adjacent thereto, whether connected or not, and whether used by him/her as his/her private dwelling.



The undersigned understands that should he or she violate any of the provisions of the Code of Alabama, Title 28, or any of the rules and regulations of the Alcoholic Beverage Control Board, his/her license shall be subject to revocation.



The undersigned understands that the City of Mobile reserves the right to file for suspension, revocation or an objection with the Alabama Alcoholic Beverage Control Board to a license renewal for failure to follow the Alcoholic Beverage Control Laws of the State of Alabama and the Codes/Ordinances of the City of Mobile or the creation of a nuisance. The undersigned further understands and agrees that no changes in the manner of operation, nature of owner and no deletion or discontinuance of any services or facilities as described in this application will be allowed with prior written approval of the City of Mobile and the Alabama Alcoholic Beverage Control Board.



Applicant for the Alcoholic Beverage license, requested by the forgoing applicant hereby swears or affirms that he/she has read said application and all the statements and facts set forth therein or in supporting documents are true and correct, and that, except as otherwise indicated therein, the applicant is the only person interested in the business for which license is requested.



In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

Applicant understands that approval from the State of Alabama Alcoholic Beverage Control Board and the City of Mobile is owner and location specific. If the owner(s) named in the application and/or approval change and/or business is relocated to another location from what was applied for, then they must contact the Alabama Alcoholic Beverage Control Board and the City of Mobile for a new approval.

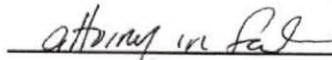
Owner/Applicant/POA Printed Name

Date of Application Signature

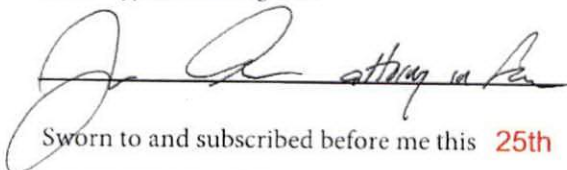
9/25/24



Owner/Applicant/POA Signature



Title of Person Signing this Application



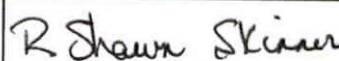
Sworn to and subscribed before me this **25th** day of **September** 20 **24**

Notary Person Printed Name

Notary Person Signature

My Notary Commission Expires

R Shawn Skinner



November 19 2025

Signature Page



CITY OF MOBILE
REVENUE DEPARTMENT

September 25, 2024



DAVE AND BUSTERS

1757 EAST I 65 SERVICE ROAD SOUTH

MOBILE, AL 36606 USA

ACCOUNT NUMBER: 130001 TERRITORY 4

INVOICE

<u>BILL #</u>	<u>MTH/YR</u>	<u>DESCRIPTION</u>	<u>AMOUNT BILLED</u>	<u>PENALTY DUE</u>	<u>INTEREST DUE</u>	<u>AMOUNT PAID</u>
560	12/2024	ALCOHOL APPLICATION FEE APPLICATION FEE	\$50.00	\$0.0	\$0.00	\$0.00

TOTAL AMOUNT DUE WITHIN 10 DAYS OF INVOICE DATE:

\$50.00*

*Additional penalties may apply when payment is rendered

To avoid further collection efforts, or the assessment of additional interest and penalties, complete your payment online at:

<http://mobileselfservice.tylertech.com>

or mail your payment to:

CITY OF MOBILE REVENUE DEPARTMENT

PO BOX 3065

MOBILE, AL 36652-3065

CITY OF MOBILE
REVENUE DEPARTMENT
205 Government St
Mobile, AL 36602

09/25/2024 10:39AM SHAWN S.
042590-0009

BUSINESS LICENSE

DAVE AND BUSTERS OF ALABAMA LLC
130001

2024 Item: 560

ALCOHOL APPLICATION
FEE

\$50.00

\$50.00

Subtotal \$50.00

Total \$50.00

CHECK \$50.00

Check Number 9294

Change due \$0.00

Paid by: DAVE AND BUSTERS OF ALABAMA LLC



Comments: ABC APPLICATION FEE

Thank you for your payment

CUSTOMER COPY

City of Mobile Alcoholic Beverage License Application

Notice of Public Hearing

Section 30-79 is hereby added to of the Mobile City Code, 1991, as follows:

Section 30-79 - Notice of Public Hearing for Alcoholic Beverage License

- a) In every case where application is made for any type of alcohol beverage license, in addition to other advertising requirements that may be required by law, notice of said application shall be published on a website approved for such notice by the City's Department of Revenue. Such notice shall read substantially as follows:

DAVE AND BUSTERS OF ALABAMA LLC

dba

DAVE AND BUSTERS

has made application to the City Council of the City of Mobile for a

020 - RESTAURANT RETAIL LIQUOR

for the premises located at

1757 EAST I65 SERVICE ROAD SOUTH, Mobile, Alabama.

A public hearing will be held by the City Council in the Council's chambers at the Government Plaza Auditorium located at 205 Government Street at 1030am on **October 9, 2024** for application number **2024 - 5688**

- b) In addition to the published notice required, the applicant shall post on the premises where the business or sale is to be conducted, continuously for a period of not less than SEVEN (7) days prior to the consideration of the application by the City Council, a posted notice of the pending application and public hearing concerning the granting thereof in the manner and form to be supplied by the City of Mobile Revenue Department, at the time applicant is first made to the City for such license. Such notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto. The published notice shall be published for THREE (3) consecutive days.
- c) Applicant shall take such steps as may be necessary to meet all requirements of ordinances, regulations, and statutes applicable thereto. When the application for a license is made and all requirements have been met, a day for the hearing shall be set, the day shall be supplied to the applicant to be inserted in the newspaper ad and in the posted notice.


Applicant/POA Signature

Notice of Public Hearing

R Shawn Skinner

Revenue Department Representative



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20240828124655985

Type License: 020 - RESTAURANT RETAIL LIQUOR State: \$300.00 County: \$300.00
Type License: State: County:
Trade Name: DAVE AND BUSTERS Filing Fee: \$50.00
Applicant: DAVE AND BUSTERS OF ALABAMA LLC Transfer Fee:
Location Address: 1757 E I65 SERVICE RD S MOBILE, AL 36606
Mailing Address: 1221 S BELT LINE RD COPPELL, TX 75019
County: MOBILE Tobacco sales: NO Tobacco Vending Machines:
Product Type: Type Ownership: LLC
Book, Page, or Document info: 6078299
Do you sell Draft Beer?:
Date Incorporated: 06/24/2016 State incorporated: DE County Incorporated: KENT
Date of Authority: 07/14/2024
Federal Tax ID: 81-3053739 Alabama State Sales Tax ID: R010134429

Name:	Title:	Date and Place of Birth:	Residence Address:
SCOTT ADAM ROSUCK	MEMBER		
BRYAN DOUGLAS MCCRORY	MEMBER		

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES
Does ABC have any actions pending against the current licensee? NO
Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO
Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO
Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES
Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO
Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO
Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: JON ARCHER
Business Phone: 251-626-7704
Fax:

Home Phone: 251-626-7704
Cell Phone: 251-626-7704
E-mail: JON@JPBLAW.COM

PREVIOUS LICENSE INFORMATION:

Trade Name:
Applicant:

Previous License Number(s)
License 1:
License 2:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20240828124655985

If applicant is leasing the property, is a copy of the lease agreement attached?

Name of Property owner/lessor and phone number: BAVE AND BUSTERS OF ALABAMA INC 214-357-9588

What is lessors primary business? RESTAURANTS

Is lessor involved in any way with the alcoholic beverage business? YES

Is there any further interest, or connection with, the licensee's business by the lessor? YES

Does the premise have a fully equipped kitchen? YES

Is the business used to habitually and principally provide food to the public? YES

Does the establishment have restroom facilities? YES

Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? YES

Will the business be operated primarily as a package store? NO

Building Dimensions Square Footage: 30221 Display Square Footage:

Building seating capacity: 453 Does Licensed premises include a patio area? NO

License Structure: SINGLE STRUCTURE License covers: ENTIRE STRUCTURE

Number of licenses in the vicinity: 1 Nearest: 1

Nearest school: Nearest church: Nearest residence: 1 blocks

Location is within: CITY LIMITS Police protection: CITY

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? NO

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20240828124655985



Private Clubs / Special Retail / Special Events / Wine Festival or Wine Festival
Participants licenses ONLY

Private Club

Does the club charge and collect dues from elected members?

Number of paid up members:

Are meetings regularly held?

How often?

Is business conducted through officers regularly elected?

Are members admitted by written application, investigation, and ballot?

Has Agent verified membership applications for each member listed?

Has at least 10% of members listed been confirmed and highlighted?

Agent's Initials:

For what purpose is the club organized?

Does the property used, as well as the advantages, belong to all the members?

Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership?

Special Retail

Is it for 30 days or less?

More than 30 days?

Franchisee or Concessionaire of above?

Other valid responsible organization:

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Wine Festival / Wine Festival Participant licenses (5 Days or Less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

Is the lessor involved in any way with the alcohol beverage business?: OTHER DAVE AND BUSTER'S RESTAURANTS

Is ther any further interest in, or connection with, the licensee's business by the lessor?: APPLICANT AND LANDLORD ARE THE SAME PERSON



STATE OF ALABAMA

ALCOHOLIC BEVERAGE CONTROL BOARD

ALCOHOL LICENSE APPLICATION

Confirmation Number: 20240828124655985



Initial each

Signature page

☒ [Signature]

In reference to law violations, I attest to the truthfulness of the responses given within the application.

☒ [Signature]

In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

☒ [Signature]

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

☒ [Signature]

In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

☒ [Signature]

In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.

☒ [Signature]

In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

☒ [Signature]

In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

☒ [Signature]

The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.

The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

☒ [Signature]

I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): Jon Archer

Signature of Applicant: [Signature] Attorney in fact

Notary Name (print): Shauna B. Mosley

Notary Signature: Shauna B Mosley Commission expires: 5/21/28

Application Taken:

App. Inv. Completed:

Submitted to Local Government:

Received in District Office:

Reviewed by Supervisor:

Forwarded to District Office:

Received from Local Government:

Forwarded to Central Office:





Criminal History Conviction Name Search

Search Results

Printed: 7/28/2023 12:12:13 PM (O:2926882, U:2976156)



For best experience, switch your mobile browser to desktop mode.

Viewing Results

Your search entitles you to view one detailed record. An additional search credit will be used when viewing each additional public criminal history record match. A search credit will be used even if there are "no matching records" or if you do not view a matching record. Access to Public Sex Offender Registry (SOR) records have no additional charge.

☒ Show me a preview of records when I open them.

Search Criteria

Search #30499701

Searched for 'MCCRORY,BRYAN DOUGLAS [1960-06-25]'

Searched on 7/28/2023 12:12:10 PM

Search Results

No search results found.

Databases Searched

- CCH (Computerized Criminal History Database) A database of records supported by fingerprints.
 - Computerized Criminal History (CCH) Specifications | Department of Public Safety (texas.gov)
 - CCH - Offense Codes | Department of Public Safety (texas.gov)
- SOR (Sex Offender Registry) The Public Sex Offender Registry.

Field Descriptions

<https://publicsite.dps.texas.gov/ConvictionNameSearch/Application/Search/Results?batchId=6387138&searchId=30499701>

1/2



STEVEN C. McCRAW
DIRECTOR
FREEMAN F. MARTIN
DWMIGHT D. MATHIS
JEFF WILLIAMS
DEPUTY DIRECTORS

TEXAS DEPARTMENT OF PUBLIC SAFETY

5805 N LAMAR BLVD • BOX 4087 • AUSTIN, TEXAS 78773-0001

www.dps.texas.gov
DRIVER LICENSE DIVISION
512-424-2600
EN ESPAÑOL 512-424-7181



COMMISSION
STEVEN P. MACH, CHAIRMAN
NELDA L. BLAIR
LARRY B. LONG
STEVE H. STODGHILL
DALE WAINWRIGHT

3 YEAR HISTORY RECORD: 07/28/2023

- THIS TYPE OF RECORD WILL NOT REFLECT COMPLETION OF A DRIVING SAFETY COURSE.
- THIS RECORD REFLECTS CONVICTIONS AND CRASH INVOLVEMENTS THAT ARE ALLOWED TO BE DISPLAYED BY LAW.

REQUESTED BY:

MCCRORY, BRYAN
1221 S. Belt Line Road Suite 500
Coppell, TX 75019

MCCRORY, BRYAN DOUGLAS

Date of Birth: _____
Sex: MALE
Eye Color: BLUE

DRIVER LICENSE INFORMATION

Driver License Number: _____ License Type: DL License Class: CM
Date Originally Issued: _____ Date Last Issued: 08/19/2019 Date of Expiration: 06/25/2025
Restrictions: NONE
Endorsements: NONE

STATUS INFORMATION

*Driver eligibility reflects a person's eligibility to drive at the time this document was requested.
Administrative Status details additional notes related to the person's record that do not affect driving eligibility.*

Driver Eligibility: ELIGIBLE
Administrative Status: NONE

EVENT HISTORY

This section displays information relating to convictions and crash involvement.

THE RECORD CONTAINS NO HISTORY OF EVENTS

End of Record



STEVEN C. McCRAW
DIRECTOR
FREEMAN F. MARTIN
DWAYNE D. MATHIS
JEFF WILLIAMS
DEPUTY DIRECTORS

TEXAS DEPARTMENT OF PUBLIC SAFETY

5805 N LAMAR BLVD • BOX 4087 • AUSTIN, TEXAS 78773-0001

www.dps.texas.gov
DRIVER LICENSE DIVISION
512-424-2600
EN ESPAÑOL 512-424-7181



COMMISSION
STEVEN P. MACH, CHAIRMAN
NELDA L. BLAIR
LARRY B. LONG
STEVE H. STODGHILL
DALE WAINWRIGHT

3 YEAR HISTORY RECORD: 07/28/2023

- THIS TYPE OF RECORD WILL NOT REFLECT COMPLETION OF A DRIVING SAFETY COURSE.
- THIS RECORD REFLECTS CONVICTIONS AND CRASH INVOLVEMENTS THAT ARE ALLOWED TO BE DISPLAYED BY LAW.

REQUESTED BY:

ROSUCK, SCOTT
1221 S. Belt Line Road Suite 500
Coppell, TX 75019

ROSUCK, SCOTT ADAM

Date of Birth:
Sex: MALE
Eye Color: GREEN

DRIVER LICENSE INFORMATION

Driver License Number:	08137637	License Type:	DL	License Class:	C
Date Originally Issued:	05/24/1989	Date Last Issued:	04/07/2022	Date of Expiration:	04/29/2030
Restrictions:	NONE				
Endorsements:	NONE				

STATUS INFORMATION

*Driver eligibility reflects a person's eligibility to drive at the time this document was requested.
Administrative Status details additional notes related to the person's record that do not affect driving eligibility.*

Driver Eligibility: ELIGIBLE
Administrative Status: NONE

EVENT HISTORY

This section displays information relating to convictions and crash involvement.

THE RECORD CONTAINS NO HISTORY OF EVENTS

End of Record



Criminal History Conviction Name Search

Search Results

Printed: 7/28/2023 12:07:46 PM (O:2926882, U:2976156)



For best experience, switch your mobile browser to desktop mode.

Viewing Results

Your search entitles you to view one detailed record. An additional search credit will be used when viewing each additional public criminal history record match. A search credit will be used even if there are "no matching records" or if you do not view a matching record. Access to Public Sex Offender Registry (SOR) records have no additional charge.

☒ Show me a preview of records when I open them.

Search Criteria

Search #30499642

Searched for 'ROSUCK,SCOTT ADAM [1964-04-29]'

Searched on 7/28/2023 12:07:40 PM

Search Results

No search results found.

Databases Searched

- CCH (Computerized Criminal History Database) A database of records supported by fingerprints.
 - Computerized Criminal History (CCH) Specifications | Department of Public Safety (texas.gov)
 - CCH - Offense Codes | Department of Public Safety (texas.gov)
- SOR (Sex Offender Registry) The Public Sex Offender Registry.

Field Descriptions

<https://publicsfa.dps.texas.gov/ConvictionNameSearch/Application/Search/Results?batchId=6387138&searchId=30499642>

1/2

- Match Type - Indicates how the record matched.
- Match - Name / Birthdate that matched your criteria.

Match Type Descriptions

- 'EXACT' - Matched on Last, First and Middle names.
- 'SOUNDEX' - Matched on Last, First and Middle names using Soundex.
- 'PARTIAL DOB' - Matched on Birth Month & Day or Birth Year only.
- 'YEAR +/-' - Matched on Birth Month, Day & +/- One Year.

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Privacy Policy · dps.texas.gov · texas.gov

LIMITED POWER OF ATTORNEY

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS, that DAVE & BUSTER'S OF ALABAMA, LLC (hereinafter "D&B"), organized and existing under the laws of the State of Delaware, constitutes and appoints the law firm of James B. Pittman, Jr., P.C., James B. Pittman, Jr., Jon C. Archer II, and John Milledge, as true and lawful agent(s) and Attorney(s)-in-Fact (herein called my "Attorney") with full power of substitution, for D&B in its name, place and stead to do every act of every kind with respect to the transfer, application or renewal of Alabama Beverage Control liquor licenses for the manufacture, wholesale, warehousing and/or retail sale of alcoholic beverages applied for or in the name of D&B and to act on its behalf in any and all counties and/or cities in the State of Alabama, with all the powers the undersigned would possess if personally present for the transaction of business with regard to the transfer, application or renewal of said liquor licenses and application and registration for a sales tax account, including signing documents with respect to the above-described matters.

Pursuant hereto, my said Attorney may take any and all such actions on behalf of D&B as its Attorney-in-Fact. No person dealing with D&B's said Attorney shall be required to see to the application of any funds or property paid or given for my account and the receipt given by, or any other juristic acts performed by D&B's said Attorney shall be as final and binding upon D&B's interest in the transfer as if performed by D&B.

This Special Power of Attorney may be revoked by D&B in whole or in part at any time by delivering or causing to be delivered to my said Attorney written notice of such revocation, provided, however, that no such revocation shall vitiate, invalidate, or impair any action taken prior to receipt of such written notice. Unless sooner terminated, this Power of Attorney shall remain in full force and effect for one year from the date of execution below.

Any and every person or entity dealing with or accepting and relying on instruments executed or any act taken by D&B's Attorney under the provisions of this Power of Attorney prior to actual receipt of any written notice from D&B that the powers conferred herein or any of them have been revoked, amended or restricted, shall be fully protected against any claims or contention by D&B, its successors, or assigns with respect to their right to rely upon the existence and continuing effect of this Power of Attorney and all provisions herein regardless of any lapse of time from and after the date of execution hereof. A copy of this Limited Power of Attorney shall be as valid and enforceable as the original.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of August, 2024.

DAVE & BUSTER'S OF ALABAMA, LLC

By: Bryan McCrory

As Its: President

STATE OF TEXAS
COUNTY OF DALLAS

I, Sherri M. Smith, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Bryan McCrory, whose name as President of DAVE & BUSTER'S OF ALABAMA, LLC, a Delaware limited liability company, is signed to the foregoing assignment and who is known to me, acknowledged before me on this day, that being informed of the contents of said assignment, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official notarial seal this the 6 day of August, 2024.



Sherri M. Smith
Notary Public
My Commission Expires: 8-30-2024

STATE OF ALABAMA

**FOREIGN CONVERSION FILING:
AMENDMENT OF FOREIGN ENTITY FILING TYPE**

PURPOSE: In order to change the registration of a foreign entity (any entity formed outside of Alabama) to reflect a conversion or change of entity filing type, the entity must deliver the documentation in this form to the Alabama Secretary of State for filing pursuant to Sections 10A-1-7.01 et seq., *Code of Alabama 1975*. **THE FILING SHOULD BE FILED AS SOON AS POSSIBLE BUT NOT LATER THAN 90 DAYS AFTER THE CHANGE (10A-1-7.06).**

INSTRUCTIONS: Mail 2 copies of this completed form along with a self-addressed, stamped envelope to:

~~Secretary of State, Business Services, P.O. Box 5616, Montgomery, Alabama 36103.~~

*Include a check, money order, or credit card payment for the \$100.00 processing fee.

*You may email the filing to foreign.entities@sos.alabama.gov

*Your filing will not be indexed if the credit/debit card does not authorize and will be removed from the index if the check is dishonored (\$30 fee).

This form must be typed or the request will be rejected without review.

1. Information on the ~~converting~~ entity [entity will become the converted entity named in item 2]:

The name of the converting entity as currently registered with the Alabama Secretary of State:

Dave & Buster's of Alabama, Inc.

Legal name of foreign entity if entity is authorized in Alabama under a fictitious name:

Alabama Entity ID Number (Format: 000-000-000): 000 - 372 - 535 **TO OBTAIN ID NUMBER,** go to our website at www.sos.alabama.gov, click on Business Services (below picture), click on Business Entity and Name Search, click on Entity Name, enter the name of the entity in the appropriate box, and enter. Click on the number and verify that this is the correct entity. This step is strongly recommended.

Jurisdiction of formation/authority: Delaware

Date of formation in jurisdiction of formation/authority: 06 / 24 / 2016 (MM/DD/YYYY)

This form was prepared by: (type name and full address)

Sheri Smith
Dave & Buster's
1221 S. Belt Line Rd., Suite 500
Coppell, TX 75019

Conversion-Amendment of Foreign filing type 1/2022

Page 1 of 3

(For SOS Use Only)

Alabama
Sec. Of State
Entity Change
000-372-535 F/C
Date 7/12/2024
Time 15:43
240712 3 Pg

File \$100.00
County \$.00
Total \$100.00
03/009

FOREIGN CONVERSION FILING: AMENDMENT OF FOREIGN ENTITY FILING TYPE

2. Information on the converted entity (formed/created by conversion) – this entity will continue registration under the existing AL Entity ID Number:

The legal name of the new entity resulting from this conversion (A foreign name registration from the Alabama Secretary of State is required if more than the entity identifier in the name is being changed – Inc, LLC, LP, LLP, etc.). The entity identifier must change. If only the entity identifier is changing, no name reservation is required:

Dave & Buster's of Alabama, LLC

Fictitious name in Alabama if still required (a fictitious name may only be used if the legal name is not available or if adding an entity identifier required by 10A-1-5 to the end of the legal name):

Jurisdiction of formation/authority: Delaware

State/country should change only if the entity has changed jurisdictions during the conversion process.

3. Type of entity formed/created by conversion:

- | | |
|--|---|
| ☐ Business Corporation (Inc or Corp) | ☐ Limited Partnership (LP) |
| ☐ Nonprofit Corporation | ☐ Limited Liability Partnership (LLP) |
| ☐ Professional Corporation (PC) | ☐ Professional Limited Liability Partnership (PLLLP) |
| ☒ Limited Liability Company (LLC) | ☐ Limited Liability Limited Partnership (LLLP) |
| ☐ Series Limited Liability Company (SLLC) | ☐ Employee Cooperative Corporation |
| ☐ Professional Limited Liability Company (PLLC) | ☐ Real Estate Investment Trust |

4. Street (No PO Boxes) address of principal office: 1221 S. Belt Line Rd., Suite 500, Coppell, TX 75019

Mailing address (if different) _____

5. Name of registered agent for service of process (MUST be physically located in Alabama and organizations must have AL Entity ID Number):

Individual: _____ **OR**

Organization/Entity: Capital Corporate Services

6. Street (No PO Boxes) address of initial registered office in Alabama (MUST be physically located in Alabama and the registered agent must maintain a business office at the address):

2 North Jackson Street, Suite 605, Montgomery, AL 36104

Mailing address of registered office in Alabama (if different) _____

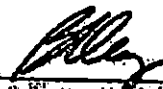
FOREIGN CONVERSION FILING: AMENDMENT OF FOREIGN ENTITY FILING TYPE

Additional Documentation Requirements/Certifications/Signatures

7. ☒ The undersigned certifies that the Conversion was certified by the jurisdiction of formation/authority showing that the conversion was effectuated prior to the file/effective date of this filing.
8. **Limited Partnerships or Limited Liability Limited Partnerships:** If the converted entity is an LP or LLLP, the name, street, and mailing addresses of each of the general partners must be listed and attached.
9. **Professional Services Entity:** If the converted entity is designated a professional services entity a copy of the Alabama license for the designated member/director/partner must be attached.
10. The undersigned certifies familiarity with grounds for revocation of a foreign entity under 10A-1-7.12. The Secretary of State may commence a proceeding under Section 10A-1-7.13 to revoke the registration of a foreign entity authorized to transact business in this state if for reasons of: non-payment of annual fees or filing of annual reports, if required for the entity type; non-payment of taxes, interest or penalties; failure to maintain a registered agent in the State of Alabama or failure to notify the Secretary of State of a change of registered agent within 60 days of a change; false information intentionally filed; or certification by the jurisdiction of origin that the entity no longer exist in that jurisdiction.
11. The undersigned certifies that the conversion is permitted by the law of the state or country under whose law the converting foreign entity was formed and the converting foreign entity has complied with that law in effecting this conversion.
12. The application for amendment must be filed promptly on the discovery that any statement in the application for registration or statement of foreign limited liability partnership, as applicable, was false when made, but not later than 60 days after the discovery. 10A-1-7.06(c).

07 / 10 / 2024
Date (MM/DD/YYYY)

Bryan D. McCrory, President
Typed name and title of signature below


Signature of person authorized to sign per 10A-1-4.01

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF INCORPORATION OF "DAVE & BUSTER'S OF ALABAMA, INC.", FILED IN THIS OFFICE ON THE TWENTY-FOURTH DAY OF JUNE, A.D. 2016, AT 12:36 O'CLOCK P.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE KENT COUNTY RECORDER OF DEEDS.



6078299 8100
SR# 20164632139

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Jeffrey W. Bullock, Secretary of State

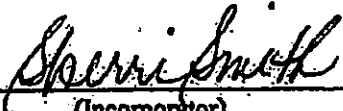
Authentication: 202556392
Date: 06-24-16

STATE of DELAWARE
CERTIFICATE of INCORPORATION
A STOCK CORPORATION

- **First:** The name of this Corporation is Dave & Buster's of Alabama, Inc.
- **Second:** Its registered office in the State of Delaware is to be located at 1675 South State St., Ste B Street, in the City of Dover County of Kent Zip Code 19901. The registered agent in charge thereof is Capitol Services, Inc.

Third: The purpose of the corporation is to engage in any lawful act or activity for which corporations may be organized under the General Corporation Law of Delaware.

- **Fourth:** The amount of the total stock of this corporation is authorized to issue is 10,000 shares (number of authorized shares) with a par value of \$0.01 per share.
- **Fifth:** The name and mailing address of the incorporator are as follows:
Name Sherri Smith
Mailing Address 2481 Manana Drive
Dallas, Texas Zip Code 75220
- **I, The Undersigned,** for the purpose of forming a corporation under the laws of the State of Delaware, do make, file and record this Certificate, and do certify that the facts herein stated are true, and I have accordingly hereunto set my hand this 24th day of June, A.D. 20 16.

BY: 
(Incorporator)

NAME: Sherri Smith
(type or print)

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF A DELAWARE CORPORATION UNDER THE NAME OF "DAVE & BUSTER'S OF ALABAMA, INC." TO A DELAWARE LIMITED LIABILITY COMPANY, CHANGING ITS NAME FROM "DAVE & BUSTER'S OF ALABAMA, INC." TO "DAVE & BUSTER'S OF ALABAMA, LLC", FILED IN THIS OFFICE ON THE TENTH DAY OF JULY, A.D. 2024, AT 6:16 O'CLOCK P.M.



6078299 8100V
SR# 20243108456

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 203906595
Date: 07-11-24

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND
CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "DAVE &
BUSTER'S OF ALABAMA, LLC" FILED IN THIS OFFICE ON THE TENTH
DAY OF JULY, A.D. 2024, AT 6:16 O'CLOCK P.M.



6078299 8100V
SR# 20243108456

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line.

Jeffrey W. Bullock, Secretary of State

Authentication: 203906595
Date: 07-11-24

**STATE OF DELAWARE
CERTIFICATE OF CONVERSION
FROM A CORPORATION TO A
LIMITED LIABILITY COMPANY PURSUANT TO
SECTION 18-214 OF THE DELAWARE LIMITED LIABILITY COMPANY ACT**

1. The jurisdiction where the Corporation was first formed is Delaware.
2. The jurisdiction immediately prior to filing this Certificate is Delaware.
3. The date the Corporation was first formed is June 24, 2016.
4. The name of the Corporation immediately prior to filing this Certificate is Dave & Buster's of Alabama, Inc.
5. The name of the Limited Liability Company as set forth in the Certificate of Formation is Dave & Buster's of Alabama, LLC.

The undersigned has executed this Certificate on the 10 day of July, 2024.

DAVE & BUSTER'S OF ALABAMA, INC.
a Delaware corporation

By: _____

Bryan D. McCrory

Its: _____

President

State of Delaware
Secretary of State
Division of Corporations
Delivered 06:16 PM 07/10/2024
FILED 06:16 PM 07/10/2024
SR 20243108456 - File Number 6078299

State of Delaware
Secretary of State
Division of Corporations
Delivered 06:16 PM 07/10/2024
FILED 06:16 PM 07/10/2024
SR 20243108456 - FileNumber 6078299

**STATE OF DELAWARE
CERTIFICATE OF FORMATION OF
DAVE & BUSTER'S OF ALABAMA, LLC**

I, the undersigned natural person of the age of eighteen (18) years or more, acting as organizer of a limited liability company under the Delaware Limited Liability Company Act, 6 Delaware Code, Chapter 18-201 et. seq. (the "Act"), adopt the following Certificate of Formation for such limited liability company:

ARTICLE I

The name of the limited liability company is Dave & Buster's of Alabama, LLC.

ARTICLE II

The address of its initial registered office is 108 Lakeland Avenue, Dover, Delaware 19901, Kent County, and the name of its initial registered agent at such address is Capitol Services, Inc.

ARTICLE III

The period of its duration is perpetual.

This certificate was executed this 10 day of July, 2024.



Sherri M. Smith

Date of this notice: 06-27-2016

Employer Identification Number:
81-3053739

Form: SS-4

Number of this notice: CP 575 A

DAVE & BUSTERS OF ALABAMA INC
DAVE & BUSTERS
† LEGAL DEPARTMENT
2481 MANANA DR
DALLAS, TX 75220

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 81-3053739. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1120

04/15/2017

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.



2024

SALES TAX LICENSE

State of Alabama

Alabama Department of Revenue

ISSUED TO:

DAVE & BUSTERS OF ALABAMA LLC

ACCOUNT TYPE	ACCOUNT NUMBER	EFFECTIVE DATE	EXPIRATION DATE
SLS	R010134429	01/1/2024	12/31/2024

TO ENGAGE IN BUSINESS FOR WHICH TAX IS IMPOSED BY SECTIONS 40-23-1/39 CODE OF ALABAMA 1975,
AS AMENDED, SALES TAX LAW

NON-TRANSFERABLE

THIS ACCOUNT ISSUED TO PERSON OR BUSINESS WHOSE NAME APPEARS ABOVE IS NOT TRANSFERABLE.
THE LICENSEE MAY PURCHASE ITEMS TAX EXEMPT FOR THE PURPOSE OF RESALE AT RETAIL IN THE REGULAR COURSE OF
BUSINESS.

NAICS CODE: 722511

STATE OF ALABAMA
DEPARTMENT OF REVENUE

Derrick Coleman
Deputy Commissioner

THIS LICENSE APPLIES TO THE FOLLOWING LOCATION(S):

1221 S BELT LINE RD STE 500 COPPELL TX 75019-4957
1757 E I65 SERVICE RD S MOBILE AL 36606-2740
2700 RIVERCHASE GALLERIA SPC 110 HOOVER AL 35244-2314
950 MAKERS WAY NW HUNTSVILLE AL 35806-3587



CITY of MOBILE ALCOHOLIC BEVERAGE
LICENSE APPLICATION

LEASE PROPERTY OWNERSHIP & SIGN AGREEMENT

This is to certify that I am the property owner, or that I have legal control of the property described herein located inside the City of Mobile and State of Alabama.

LEGAL DESCRIPTION OF PROPERTY

REQUIRED - contact the Map & Plat Room located at Mobile County Revenue 251.574.8535 or this should be included on your deed and/or lease paperwork

See Attached

Ownership Type

Company Name

The above described property is ☒ Owned ☐ Leased to/by

Dave & Buster's of Alabama, LLC

Who has applied for an ALABAMA ALCOHOLIC BEVERAGE LICENSE at the above described location.

I hereby agree to allow the applicant to post a NOTICE sign at the location notifying the general public that an application for sale of alcohol is being considered for this location.

The applicant agrees that the NOTICE sign will be posted and will NOT be removed/discarded and will be required to remain posted until this application is approved by the City of Mobile City Council.

Sworn to and subscribed before me this 27th day of August 202024

Notary Printed Name <u>Shauna B. Mosley</u>	Notary Signature <u>Shauna B Mosley</u>	My (Notary) Commission Expires <u>5/27/28</u>
--	--	--

Notary Stamp

Owner of Property (Print Name)

Applicant Name (Print Name)

Dave & Buster's of Alabama, LLC

Dave & Buster's of Alabama, LLC

Owner of Property (Signature)

Applicant Name (Signature)

Street Address

Street Address

1221 S. Belt Line Rd.

1757 E I-65 Service Road

City, State, Zip

City, State, Zip

Coppell TX 75019

Mobile AL 36606

Date Agreement Signed

Date Agreement Signed



| Application Property Ownership

My Place

City of Mobile Home | GIS Data

Information for Address: 1757 E I-65 Service Rd S

[Search for New Address](#)

Parcel Owner / Mailing Address:

Mccrary Management Llc, An Alabama C/o Dave &
Busters Of Alabama Inc
1221 S Belt Line Rd Ste 500
Coppell, Tx 75019

Parcel Information:

Parcel: R022909510012003.000 / 900270

Parcel Subdivision:

Unknown

Parcel Jurisdiction:

Mobile City Limits

Neighborhood Renewal District:

Address is not within a Neighborhood Renewal District

Historic District:

Address is not within a Historic District

PLS Section:

4S1W31

Census Tract:

002900

Zipcode:

36606

--- Public Services ---

Garbage Pickup:

(Thursday East / Route A)

Trash Pickup:

(Wednesday South / 8-TD-5)

Fire District:

(Fire Station 19 Mccoske)

Police Precinct/Beat:

(Precinct 1 Beat 10)

--- Political ---

City Council District:

District: (4)

Ben Reynolds - (251) 208-7441

County Commissioner District:

District: (3)

State House District:

District: (103)

State Senate District:



+

-



Data Source: Property data is from the Mobile County Revenue Commission, Address Information from the City of Mobile.
Disclaimer: All information in this application is provided "as is", with no guarantee of completeness, accuracy, timeliness or of the results obtained from the use of this information, and without warranty of any kind, express or implied, including, but not limited to warranties of

[Application Support](#)

Copyright: City of Mobile

Mobile County Property Search

Key Number: 900270 For Year 2024

Property Details

Account

Key Number: 900270

Legal Description: PART OF LOT 1 DEAN MCCRARY SUBDIVISION RE-PLAT INSTRUMENT NUMBER 2023061141 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 THEN RUN SOUTHWESTERLY 28.17 FT THEN NORTHWESTERLY 6 FT THEN SOUTHWESTERLY ALONG A CURVE TO THE RIGHT 243.77 FT THEN NORTHWESTERLY 353.64 FT THEN ALONG A CURVE TO THE RIGHT 39.27 FT THEN NORTHEASTERLY 15 FT(S) THEN EAST 530 FT(S) THEN SOUTHWESTERLY 125 FT(S) THEN SOUTHEASTERLY 180 FT TO THE POINT OF BEGINNING.

Parcel Number: 2909510012003XXX

Type: Real

Property Class: 2

Location

Address: 1757 E I65 SERVICE RD S MOBILE, AL 36606-2740

Owner

Name: MCCRARY MANAGEMENT LLC, AN ALABAMA

Mailing Address: 1221 S BELT LINE RD STE 500

COPPELL, TX 75019-4957

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Value: \$58,100

Land Value: \$405,800

Appraised Value: \$463,900

Taxable Value: \$463,900

Assessed Value: \$92,780

VALUES DISPLAYED ARE 2024 VALUES..

Exhibit A

THE PROPERTY

Parcel # 2909510012003XXX

(PART OF LOT 1 DEAN MCCRARY SUBDIVISION MBK 129/87 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 THEN RUN SOUTHWESTERLY 28.17 FT THEN NORTHWESTERLY 6 FT THEN SOUTHWESTERLY ALONG A CURVE TO THE RIGHT 243.77 FT THEN NORTHWESTERLY 353.64 FT THEN ALONG A CURVE TO THE RIGHT 38.27 FT THEN NORTHEASTERLY 15 FT(S) THEN EAST 530 FT(S) THEN SOUTHWESTERLY 125 FT(S) THEN SOUTHEASTERLY 180 FT TO THE POINT OF BEGINNING.

Parcel# 2909510005160XXX

(PART OF LOT 1 DEAN MCCRARY SUBDIVISION MBK 129/87 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 1 THEN RUN SOUTHEASTERLY 542.46 FT THEN SOUTHWESTERLY 25 FT(S) THEN WEST 530 FT(S) THEN NORTHEASTERLY 480 FT(S) TO THE POINT OF BEGINNING.)

**PREPARED BY AND AFTER
RECORDING RETURN TO:**

Hartman Simons & Wood LLP
400 Interstate North Parkway
Suite 600
Atlanta, Georgia 30339
Attn: Abbye M. Dalton, Esq.

SEND TAX NOTICES TO:

Dave & Buster's of Alabama, Inc.
1221 S. Belt Line Road, Suite 500
Coppell, Texas 75019
Attn: Accounting Department

STATE OF ALABAMA)

COUNTY OF MOBILE)

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made this 16TH day of December, 2023, by and between **MCCRARY MANAGEMENT, L.L.C.**, an Alabama limited liability company, whose address is 1739 E. I-65 Service Road S., Mobile, Alabama 36606 ("Grantor"), and **DAVE & BUSTER'S OF ALABAMA, INC.**, a Delaware corporation, whose address is 1221 S. Belt Line Road, Suite 500, Coppell, Texas 75019 ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey to Grantee, its successors and assigns, those certain lands situate, lying and being in the County of Mobile, State of Alabama and described as follows:

SEE Exhibit A ATTACHED HERETO AND MADE A PART HEREOF (the "Land").

Together with (i) all rights, privileges, easements, tenements, hereditaments, rights of way, and

appurtenances that belong or appertain to the Land and are owned by Grantor, including, without limitation, rights to all minerals, oil, gas, and other hydrocarbon substances on and under the Land, as well as all development rights, air rights, water, water rights and water stock, if any, that pertain to the Land; (ii) all buildings, structures, utility infrastructure (including that located underground) and other improvements located on the Land; and (iii) all the tenements, easements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof (collectively with the Land, the "Property").

This Special Warranty Deed is made and accepted subject to all matters of record set forth on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunder in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part by, through or under the Grantor, but not otherwise.

[Remainder of Page Intentionally Left Blank]

[Signature Appears on the Following Page]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has signed and sealed this Special Warranty Deed, the day and year first written above.

GRANTOR:

MCCRARY MANAGEMENT, L.L.C.,
an Alabama limited liability company

By: Dean D. McCrary (SEAL)
Dean D. McCrary, Sole Member

STATE OF ALABAMA

COUNTY OF MOBILE

I, Paula Daugherty Kennon, Notary Public for the aforesaid State and County, do hereby certify that Dean D. McCrary, the Sole Member of MCCRARY MANAGEMENT, L.L.C., an Alabama limited liability company, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she, as such Sole Member, and with full authority, executed the same voluntarily as an act of said company, acting in his/her capacity as aforesaid, on the day the same bears date.

Given under my hand and official seal this 6TH day of December, 2023.

Paula Daugherty Kennon
Notary Public

My commission expires: 8/15/2026

(Notary Seal)

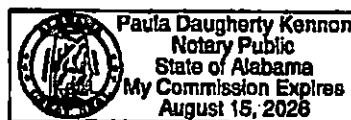


Exhibit A

THE PROPERTY

Parcel # 2909510012003XXX

(PART OF LOT 1 DEAN MCCRARY SUBDIVISION MBK 129/87 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 THEN RUN SOUTHWESTERLY 28.17 FT THEN NORTHWESTERLY 6 FT THEN SOUTHWESTERLY ALONG A CURVE TO THE RIGHT 243.77 FT THEN NORTHWESTERLY 353.64 FT THEN ALONG A CURVE TO THE RIGHT 39.27 FT THEN NORTHEASTERLY 15 FT(S) THEN EAST 530 FT(S) THEN SOUTHWESTERLY 125 FT(S) THEN SOUTHEASTERLY 180 FT TO THE POINT OF BEGINNING.

Parcel# 2909510005160XXX

(PART OF LOT 1 DEAN MCCRARY SUBDIVISION MBK 129/87 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 1 THEN RUN SOUTHEASTERLY 542.46 FT THEN SOUTHWESTERLY 25 FT(S) THEN WEST 530 FT(S) THEN NORTHEASTERLY 480 FT(S) TO THE POINT OF BEGINNING.)

Exhibit B

PERMITTED EXCEPTIONS

1. All taxes for the year 2024, and subsequent years, not yet due and payable.
2. Such state of facts as shown on the plat of Dean McCrary Subdivision, as recorded in Plat Book 129, Page 87, of the Public Records of Mobile County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name MCCRARY MANAGEMENT, L.L.C
 Mailing Address 1739 E I-65 SERVICE RD. S.
MOBILE, AL 36606

Grantee's Name DAVE AND BUSTER'S OF ALABAMA, INC
 Mailing Address 1221 S BELT LINE RD. SUITE 500
COPPELL, TX 75019

Property Address 3132 Government Boulevard
Mobile, AL 36606

Date of Sale December 7, 2023

Total Purchase Price \$ 4,200,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☒ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-21-23

Print Michelle Wallace

Unattested _____

Sign Michelle Wallace

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



NOTICE!

Notice is hereby given that application has been made to the City Council of the City of Mobile, for approval of a Liquor License for the sale of Alcohol Beverages at the physical location below

License Type(s)

020 - RESTAURANT RETAIL LIQUOR

Legal Business Name

DAVE AND BUSTERS OF ALABAMA LLC

Trade Name (DBA)

DAVE AND BUSTERS

Location Address

Zip Code

1757 EAST I65 SERVICE ROAD SOUTH 36606

Application Number

Notice Post Date @ Location

2024 - 5688

09/25/2024

That public hearing on said application has been set before the City Council in the Government Plaza Auditorium (1st floor) located at 205 Government Street @ 1030am on Tuesday

October 9, 2024

Date

Anyone desiring to be heard either for or against said application may appear in person at said time or may indicate his or her wishes in writing by communication to the City of Mobile City Clerk Office


Applicant/POA Signature

R Shawn Skinner

Revenue Department Representative

In accordance to the City of Mobile codes/ordinances, the applicant shall post on the premises where the business is to be conducted, continuously for a period of not less than seven (7) days prior to the consideration of the application by the governing body. Said notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto.



CITY of MOBILE ALCOHOLIC BEVERAGE LICENSE APPLICATION

PLANNING & ZONING DEPARTMENT APPROVAL

Request for zoning permission to process an alcoholic beverage application, subject to approval by the City of Mobile City Council and issuance of the Zoning Approval Certificate

Business Structure ☐ Sole Proprietorship ☒ Limited Liability Company (LLC) ☐ Corporation		Application Type ☒ New Business ☐ New Owner ☐ Location Change		Transfer - License? ☒ No ☐ Yes Relocation Date		Description/Type ☐ Convenience/Grocery Store ☐ Hotel ☐ Lounge/Bar ☐ Package Store ☒ Restaurant ☐ Other	
License Type Applied for with AL ABC Board (MUST match with ABC Board) - check ALL that apply ☐ 010 - Lounge Retail Liquor (Class I) ☐ 011 - Lounge Retail Liquor (Class II) - Package Store ☒ 020 - Restaurant Retail Liquor ☐ 040 - Retail Beer (On/Off Premises) ☐ 050 - Retail Beer (Off Premises Only) ☐ 060 - Retail Table Wine (On/Off Premises) ☐ 070 - Retail Wine (Off Premises Only) ☐ 090 - Wholesale - Beer ☐ 100 - Wholesale - Wine ☐ 110 - Wholesale - Beer & Wine ☐ 140 - Special Events Retail ☐ 160 - Special Events - More than 30 Days ☐ 200 Manufacturer ☐ 220 BrewPub							
Legal Business Name Dave & Buster's of Alabama, LLC				Trade Name (DBA) Dave & Buster's			
Company Physical Address (Street Address, Suite #) 1757 E I-65 Service Road				City Mobile	State AL	Zip Code 36606	
Business Contact Person Information Name Jon Archer		Title Attorney in Fact	Phone (251) 626-7704	Email jarcher@jbplaw.com			
URBAN DEVELOPMENT DEPARTMENT USE ONLY							
Building Sq. Footage 33,021	Parking Provided 110+	Parking Required 110	Compliance ☒	Zoning B-3	Approved ☒		
Comments 							
Print Name CALDWELL C. WHISTLER		Signature 			Date 9.26.2024		

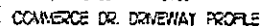
| Planning and Zoning

[illegible][illegible]

TRUCK LOADING	GOODS FLOOR AREA	MIN. NUMBER OF BICYCLE SPACES	PARKING GROUPED	PARKING RANDOM
ONE (1) BAY GOOD IN	GOOD BAY REF	1	1	1
	FOR EACH ADDITIONAL GOOD P. AREA UP REF GOOD P	1 PER GOOD BAY REF OF PLANT GROUP	1	1
VA			1	1

[illegible]

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R E S O L U T I O N

Sponsored by: Councilmember Ben Reynolds

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the following application to the Alabama Alcoholic Beverage Control Board of the State of Alabama, is hereby recommended for grant of such license by said Board.

Type of application: Retail Beer/Table Wine (Off Premises Only) License

Submitted by: VO Oil Company, LLC

Location: LG Quick Stop
1424 Azalea Road
Mobile, AL 36693

Adopted:

City Clerk



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL

PRESIDENT - DISTRICT 3

GINA GREGORY

VICE PRESIDENT - DISTRICT 7

CORY PENN

DISTRICT 1

WILLIAM CARROLL

DISTRICT 2

BEN REYNOLDS

DISTRICT 4

JOEL DAVES

DISTRICT 5

JOSH WOODS

DISTRICT 6

CITY CLERK

LISA C. LAMBERT

Council Agenda Date

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
09/27/2024	TRANSFER - OWNERSHIP	2024 - 5693	129979	4	October 9, 2024

**NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board**

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

VO OIL COMPANY LLC

Trade Name (DBA)

LG QUICK STOP

Location Address

1424 AZALEA ROAD

City, State, Zip Code

MOBILE AL 36693

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL

PRESIDENT - DISTRICT 3

GINA GREGORY

VICE PRESIDENT - DISTRICT 7

CORY PENN

DISTRICT 1

WILLIAM CARROLL

DISTRICT 2

BEN REYNOLDS

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JOEL DAVES

DISTRICT 5

JOSH WOODS

DISTRICT 6

CITY CLERK

LISA G. LAMBERT

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
09/27/2024	TRANSFER - OWNERSHIP	2024 - 5693	129979	4	October 9, 2024

**NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board**

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

VO OIL COMPANY LLC

Trade Name (DBA)

LG QUICK STOP

Location Address

1424 AZALEA ROAD

City, State, Zip Code

MOBILE AL 36693

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL
PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
CORY PENN
DISTRICT 1
WILLIAM CARROLL
DISTRICT 2
BEN REYNOLDS
DISTRICT 4
JOEL DAVES
DISTRICT 5
JOSH WOODS
DISTRICT 6

CITY CLERK

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
09/27/2024	TRANSFER - OWNERSHIP	2024 - 5693	129979	4	October 9, 2024

NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board

Alabama Alcoholic Beverage Control Board
PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

VO OIL COMPANY LLC

Trade Name (DBA)

LG QUICK STOP

Location Address

1424 AZALEA ROAD

City, State, Zip Code

MOBILE AL 36693

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature _____

Date _____

City of Mobile Alcoholic Beverage License Application

TO: City of Mobile City Council

FROM: City of Mobile Revenue Department

RE: Alcoholic Beverage License Request

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
09/27/2024	TRANSFER - OWNERSHIP	2024 - 5693	129979	4	October 9, 2024

The applicant referenced below has filed an application and provided the required documentation with the City of Mobile Revenue Department for an alcoholic beverage license and is applying to the City of Mobile requesting City Council approval for a state ABC license for sales of alcoholic beverages within the city limits at the physical location address below.

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

VO OIL COMPANY LLC

Trade Name (DBA)

LG QUICK STOP

Location Address

1424 AZALEA ROAD

City, State, Zip Code

MOBILE AL 36693

Contact Person Information				
Name	Title	POA	Phone	Email
BHUPENDRA AWASTHI	OWNER	NO		BESTMODELHOME@GMAIL.COM

Has any outstanding license and tax issues been addressed and corrected with this business? YES

What is/was the start date of this business? 09/10/2024

The alcohol license will not be issued until two (2) letters of approval, signed by City Council, and a copy of the resolution passed by the City Council are received by the City of Mobile Revenue Department.

R Shawn Skinner

Revenue Department Representative

Letter to City Council

City of Mobile Alcoholic Beverage License Application

Application Date 09/27/2024	Application Type TRANSFER - OWNERSHIP	Application Number 2024 - 5693	License Account # 129979	Council District 4	Council Agenda Date October 9, 2024
License Type Applied for with Alabama ABC Board 050 - RETAIL BEER (OFF PREMISES ONLY)			2nd License Type Applied for with Alabama ABC Board 070 - RETAIL TABLE WINE (OFF PREMISES ONLY)		
Business Information					
Legal Business Name VO OIL COMPANY LLC			Trade Name (DBA) LG QUICK STOP		
Business Structure Type LLC - LIMITED LIABILITY COMPANY		Incorporation Date 10/12/2001	SOS Entity ID 013-730	State AL	County MOBILE
Federal Tax ID (FEIN) 45-2372115	Alabama State Sales Tax ID R007897062		Business Phone Number (251) 767-7706		
Physical Address (Street Address, Suite #) 1424 AZALEA ROAD			City MOBILE	State AL	Zip Code 36693
Mailing Address (Street Address, Suite #, PO Box)			City	State	Zip Code
Primary Business Activity at the Location Explain (other) CONVENIENCE STORE			If Location Transfer, Previous Street Address and Zip Code N/A		
Contact Person Information					
Name BHUPENDRA AWASTHI	Title OWNER	POA NO	Phone	Email BESTMODELHOME@GMAIL.COM	
If Transfer of ABC License, Previous Licensee Information					
Legal Business Name MINIT SHOP 1 LLC			Trade Name (DBA) MINIT SHOP 1		
ABC License Type 050/070 - RETAIL BEER/WINE (OFF PREMISES ONLY)			License Number 010390649	Any ABC Pending Actions NO	
Land/Building Information					
Do you (the applicant) own or lease the property? RENT/LEASE - SIGNED and NOTARIZED LEASE ATTACHED					
Property Owner Name and/or Contact Person Name BHUPENDRA AWASTHI			Property Owner Phone Number (251) 767-7706	Property Owner Email BESTMODELHOME@GMAIL.COM	
Property Owner Mailing Address (Street Address, Suite #, PO Box)			City	State	Zip Code
Bldg Square Footage 2,000	Bldg Seating Capacity 0	Restroom Facilities YES	Patio Area NO	Structure Type SINGLE STRUCTURE	License Covers ENTIRE STRUCTURE
Do the premises have a fully equipped/operational kitchen? NO Is the business used to habitually and principally provide food to the public? NO Is the business equipped with services and facilities for on premises consumption? NO Will the business be operated primarily as a package store? NO					

ABC Application 1

Applicant/POA Initials B.A.

City of Mobile Alcoholic Beverage License Application

Owner(s), Partner(s) or Officer(s) Information				Copy of Driver's License Must Be Provided for each Person	
Full Name (Last, First, Middle) AWASTHI, BHUPENDRA			Title OWNER	Driver's License (State, Number)	
Home Address (Street Address, Apt/Unit #)			City	State	Zip Code
Date of Birth	Place of Birth (City, State, Nation)		Social Security Number	Mobile/Phone Number	
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
NO	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
YES	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
	VO OIL COMPANY LLC	DIP MARKET	3804 DAUPHIN ISLAND PKWY MOBILE 36605		
Full Name (Last, First, Middle) N/A			Title	Driver's License (State, Number)	
Home Address (Street Address, Apt/Unit #)			City	State	Zip Code
Date of Birth	Place of Birth (City, State, Nation)		Social Security Number	Mobile/Phone Number	
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
Power of Attorney (POA) Information			Copy of Driver's License Must Be Provided for each Person		
Full Name (Last, First, Middle) N/A		Title	Date of Birth	Driver's License (State, Number)	
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	Phone Number
Has anyone, including manager or applicant, had a City of Mobile, Federal/State license suspended, revoked or declined? NO					
Has a liquor, wine, malt or brewed beverage license for these premises ever been denied, suspended, surrendered or revoked? NO					
Are the applicants named in this application, the only person(s), in any manner, interested in the business sought to be licensed? YES					

ABC Application 2

Applicant/POA Initials B.A.

City of Mobile Alcoholic Beverage License Application

CERTIFICATION and SIGNATURE

B.A.

The undersigned agree, if a license is used as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in the Code of Alabama, Title 28, and all laws of the State of Alabama and the Codes/Ordinances of the City of Mobile relative to the handling of alcoholic beverages.

B.A.

The undersigned agree, if a license is used as herein requested, further agrees to obey all rules and regulations promulgated by the Board and the Code/Ordinances of the City of Mobile relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officers of the State, County or Municipality in which the licensed premises are located to enter and search with a warrant the licensed premises or any building owned or occupied by him/her in connection with, adjoining, or adjacent thereto, whether connected or not, and whether used by him/her as his/her private dwelling.

B.A.

The undersigned understands that should he or she violate any of the provisions of the Code of Alabama, Title 28, or any of the rules and regulations of the Alcoholic Beverage Control Board, his/her license shall be subject to revocation.

B.A.

The undersigned understands that the City of Mobile reserves the right to file for suspension, revocation or an objection with the Alabama Alcoholic Beverage Control Board to a license renewal for failure to follow the Alcoholic Beverage Control Laws of the State of Alabama and the Codes/Ordinances of the City of Mobile or the creation of a nuisance. The undersigned further understands and agrees that no changes in the manner of operation, nature of owner and no deletion or discontinuance of any services or facilities as described in this application will be allowed with prior written approval of the City of Mobile and the Alabama Alcoholic Beverage Control Board.

B.A.

Applicant for the Alcoholic Beverage license, requested by the forgoing applicant hereby swears or affirms that he/she has read said application and all the statements and facts set forth therein or in supporting documents are true and correct, and that, except as otherwise indicated therein, the applicant is the only person interested in the business for which license is requested.

B.A.

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

B.A.

Applicant understands that approval from the State of Alabama Alcoholic Beverage Control Board and the City of Mobile is owner and location specific. If the owner(s) named in the application and/or approval change and/or business is relocated to another location from what was applied for, then they must contact the Alabama Alcoholic Beverage Control Board and the City of Mobile for a new approval.

Owner/Applicant/POA Printed Name

BHUPENDRA AWASTHI

Date of Application Signature

09/27/24

Owner/Applicant/POA Signature

[Signature]

Title of Person Signing this Application

member

Sworn to and subscribed before me this 27th day of September 20 24

Notary Person Printed Name

Notary Person Signature

My Notary Commission Expires

R Shawn Skinner

R Shawn Skinner

November 19 2025

Signature Page



CITY OF MOBILE
REVENUE DEPARTMENT

September 20, 2024



LG QUICK STOP

1424 AZALEA ROAD

MOBILE, AL 36693 USA

ACCOUNT NUMBER: 129979 TERRITORY 4

INVOICE

<u>BILL #</u>	<u>MTH/YR</u>	<u>DESCRIPTION</u>	<u>AMOUNT BILLED</u>	<u>PENALTY DUE</u>	<u>INTEREST DUE</u>	<u>AMOUNT PAID</u>
1878513	12/2024	ALCOHOL APPLICATION FEE APPLICATION FEE	\$50.00	\$0.0	\$0.00	\$0.00

TOTAL AMOUNT DUE WITHIN 10 DAYS OF INVOICE DATE:

\$50.00*

*Additional penalties may apply when payment is rendered

To avoid further collection efforts, or the assessment of additional interest and penalties, complete your payment online at:

<http://mobileselfservice.tylertech.com>

or mail your payment to:

CITY OF MOBILE REVENUE DEPARTMENT

PO BOX 3065

MOBILE, AL 36652-3065

CITY OF MOBILE
REVENUE DEPARTMENT
205 Government St
Mobile, AL 36602

09/27/2024 11:07AM NICKOL H.
042707-0002

BUSINESS LICENSE

VO OIL COMPANY LLC
129979

2024 Item: 1878513

ALCOHOL APPLICATION

FEE \$50.00

\$50.00

Subtotal \$50.00

TP CC FEE \$2.50

Total \$52.50

REVENUE CC \$52.50

Visa *****5750

Ref=342476e1-1559-4520-a174-9752e85bf7ea

Auth=06324C

Change due \$0.00

Paid by: AWASTHI/BHUPENDRA



Thank you for your payment

CUSTOMER COPY

This confirms that you have authorized Tyler Technologies to collect a service fee to complete this transaction. If you have any questions regarding this fee, contact Tyler Technologies' customer service department at TPCustomerService@TylerTech.com for assistance.

Tyler Technologies, Inc

City of Mobile Alcoholic Beverage License Application Notice of Public Hearing

Section 30-79 is hereby added to of the Mobile City Code, 1991, as follows:

Section 30-79 - Notice of Public Hearing for Alcoholic Beverage License

- a) In every case where application is made for any type of alcohol beverage license, in addition to other advertizing requirements that may be required by law, notice of said application shall be published on a website approved for such notice by the City's Department of Revenue. Such notice shall read substantially as follows:

VO OIL COMPANY LLC

dba

LG QUICK STOP

has made application to the City Council of the City of Mobile for a

050 - RETAIL BEER (OFF PREMISES ONLY) and 070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

for the premises located at

1424 AZALEA ROAD

, Mobile, Alabama.

A public hearing will be held by the City Council in the Council's chambers at the Government Plaza Auditorium located at 205 Government Street at 1030am on **October 9, 2024** for application number **2024 - 5693**

- b) In addition to the published notice required, the applicant shall post on the premises where the business or sale is to be conducted, continuously for a period of not less than SEVEN (7) days prior to the consideration of the application by the City Council, a posted notice of the pending application and public hearing concerning the granting thereof in the manner and form to be supplied by the City of Mobile Revenue Department, at the time applicant is first made to the City for such license. Such notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto. The published notice shall be published for THREE (3) consecutive days.
- c) Applicant shall take such steps as may be necessary to meet all requirements of ordinances, regulations, and statutes applicable thereto. When the application for a license is made and all requirements have been met, a day for the hearing shall be set, the day shall be supplied to the applicant to be inserted in the newspaper ad and in the posted notice.

Applicant/POA Signature

R Shawn Skinner

Revenue Department Representative



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20240909150158416

Type License: 050 - RETAIL BEER (OFF PREMISES ONLY) State: County:
Type License: 070 - RETAIL TABLE WINE (OFF PREMISES ONLY) State: County:
Trade Name: **LG QUICK STOP** Filing Fee:
Applicant: **VO OIL COMPANY LLC** Transfer Fee: \$100.00

Location Address: 1424 AZALEA RD MOBILE, AL 36693

Mailing Address:

County: MOBILE Tobacco sales: YES Tobacco Vending Machines: 0
Product Type: 03 Type Ownership: LLC

Book, Page, or Document info: 013-730

Do you sell Draft Beer?:

Date Incorporated: 10/12/2021 State incorporated: AL County Incorporated: MOBILE

Date of Authority: 10/12/2021

Federal Tax ID: 45-2372115

Alabama State Sales Tax ID: R007897062

Name:	Title:	Date and Place of Birth:	Residence Address:
BHUPENDRA AWASTHI	MEMBER		

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES

Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: BHUPENDRA AWASTHI

Business Phone: 251-767-7706

Fax:

Home Phone: 251-767-7706

Cell Phone: 251-767-7706

E-mail: BESTMODELHOME@GMAIL.COM

PREVIOUS LICENSE INFORMATION:

Trade Name: MINIT SHOP 1

Applicant: MINIT SHOP 1 LLC

Previous License Number(s)

License 1: 050-010390649

License 2: 070-010390649



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
Confirmation Number: 20240909150158416



NOTICE OF TRANSFER OF ABC LICENSED BUSINESS

NOTE: A Copy of Operating Agreement Must be Attached To Application

CURRENT LICENSEE:
MINIT SHOP 1 LLC
Address: 1424 AZALEA RD
MOBILE, AL 36693
Telephone: 251-463-0407

NEW APPLICANT:
VO OIL COMPANY LLC
Address: 3918 PIERSON DR W
MOBILE, AL 36619
Telephone: 251-767-7706

Current License No: 050-010390649
070-010390649

LICENSED PREMISES ADDRESS: 1424 AZALEA RD MOBILE, AL 36693

THE AFORENAMED HEREBY SERVE NOTICE TO THE ABC BOARD OF THE ATTACHED CONTRACTUAL AGREEMENT GOVERNING THE CONTINUATION OF SALES OF ALCOHOLIC BEVERAGES ON THE LICENSED PREMISES.

The Parties to this agreement hereby acknowledge and affirm that the New (Applicant) Licensee will, at all times, act as the AGENT for the Current (Named) Licensee, and the Current Licensee shall act as PRINCIPAL for the purposes of the attached Agreement. The Principal shall be bound by all acts and/or omissions of the Agent in the operation of the licensed premises.

The Current Licensee is now and shall remain liable for any violations of ABC Rules and Regulations or other Alabama Law for the duration of the attached Agreement; and, further, that the Current Licensee has the right and authority, under Alabama Law, to surrender the ABC License to the ABC Board at any time.

The parties acknowledge that the operation of the licensed premises shall remain subject to inspection by ABC Enforcement, and must comply with all State and Local regulations and Laws, and that the local ABC Enforcement District Office must be immediately notified of any change in the attached Agreement.

THE CURRENT LICENSE WILL NOT BE RENEWED.

WITNESS our hands and seals on this the 9th day of September, 2024.

CURRENT LICENSEE (NAMED ON LICENSE)

NEW LICENSEE (APPLICANT)

Print Name:

Print Name: BHUPENDRA AWASTHI

Member Title: Moham A. Haif

Title: member

WITNESS: (By ABC Enforcement)
Revised 9/08



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20240909150158416

If applicant is leasing the property, is a copy of the lease agreement attached? **YES**
Name of Property owner/lessor and phone number: **BHUPENDRA AWASTHI 251-767-7706**
What is lessors primary business? **CONVENIENCE STORES**
Is lessor involved in any way with the alcoholic beverage business? **YES**
Is there any further interest, or connection with, the licensee's business by the lessor? **YES**

Does the premise have a fully equipped kitchen? **NO**
Is the business used to habitually and principally provide food to the public? **NO**
Does the establishment have restroom facilities? **YES**
Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? **NO**

Will the business be operated primarily as a package store? **NO**
Building Dimensions Square Footage: **2000** Display Square Footage:
Building seating capacity: **0** Does Licensed premises include a patio area? **NO**
License Structure: **SINGLE STRUCTURE** License covers: **ENTIRE STRUCTURE**
Number of licenses in the vicinity: **1** Nearest: **1**
Nearest school: Nearest church: Nearest residence: **1 blocks**
Location is within: **CITY LIMITS** Police protection: **CITY**

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? **NO**

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA

ALCOHOLIC BEVERAGE CONTROL BOARD

ALCOHOL LICENSE APPLICATION



Confirmation Number: 20240909150158416

Initial each

B.A.

B.A.

B.A.

XX

XX

B.A.

B.A.

B.A.

Signature page

In reference to law violations, I attest to the truthfulness of the responses given within the application.

In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.

In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.

The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

B.A.

I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print):

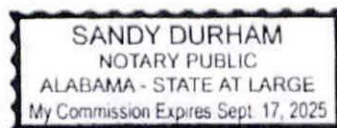
Shenita Awash

Signature of Applicant:

Shenita Awash

Notary Name (print):

Notary Signature:



Commission expires:

Application Taken:

Submitted to Local Government:

Received in District Office:

App. Inv. Completed:

Reviewed by Supervisor:

Forwarded to District Office:

Received from Local Government:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20240909150158416

Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club

Does the club charge and collect dues from elected members?

Number of paid up members:

Are meetings regularly held?

How often?

Is business conducted through officers regularly elected?

Are members admitted by written application, investigation, and ballot?

Has Agent verified membership applications for each member listed?

Has at least 10% of members listed been confirmed and highlighted?

Agent's Initials:

For what purpose is the club organized?

Does the property used, as well as the advantages, belong to all the members?

Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership?

Special Retail

Is it for 30 days or less?

More than 30 days?

Franchisee or Concessionaire of above?

Other valid responsible organization:

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

Is the lessor involved in any way with the alcohol beverage business?: OTHER
CONVENIENCE STORES

Is there any further interest in, or connection with, the licensee's business by the
lessor?: APPLICANT AND LANDLORD ARE THE SAME PERSON

FORM A

Name: _____

Business Name: _____

Business Location and Tax ID No.: _____

For Official Use Only

FORM A

Citizenship status confirmed by _____ Date _____

Proof of Citizenship Demonstration and Declaration

In order for an individual, including an individual who is a sole proprietor or a partner in a partnership, who is a U.S. Citizen to conduct a public records transaction with the City of Mobile, Alabama, each such individual/citizen must declare his or her U.S. citizenship by executing the declaration at the bottom of this form, and must demonstrate his or her U.S. citizenship by presenting a legible copy of one of the following items.

Note: If the presented item does not show the person's current legal name, please also provide a copy of supporting document to verify the legal name change.

Please check which of the listed items has been provided.

- ☒ A driver's license or non-driver's identification card issued by the Alabama Department of Public Safety or the equivalent governmental agency of another state within the United States, provided that the governmental agency of another state within the United States requires proof of lawful presence in the United States as a condition of issuance of the driver's license or non-driver's identification card.
- ☐ A birth certificate indicating birth in the United States or one of its territories.
- ☒ Pertinent pages of a United States valid or expired passport identifying the person and the person's passport number or the person's United States passport.
- ☐ United States naturalization documents or the number of the certificate of naturalization.
- ☐ Other documents or methods of proof of United States citizenship issued by the federal government pursuant to the Immigration and Nationality Act of 1952, as amended.
- ☐ Bureau of Indian Affairs card number, tribal treaty card number, or tribal enrollment number.
- ☐ A consular report of birth abroad of a citizen of the United States of America.
- ☐ A certificate of citizenship issued by the United States Citizenship and Immigration Services.
- ☐ A certification of report of birth issued by the United States Department of State.
- ☐ An American Indian card, with KIC classification, issued by the United States Department of Homeland Security.
- ☐ Final adoption decree showing the person's name and United States birthplace.
- ☐ An official United States military record of service showing the applicant's place of birth in the United States.
- ☐ An extract from a United States hospital record of birth created at the time of the person's birth indicating the place of birth in the United States.
- ☐ AL-verify.
- ☐ A valid Uniformed Services Privileges and Identification Card.
- ☐ Any other form of identification that the Alabama Department of Revenue authorizes, through an administrative rule promulgated pursuant to the Alabama Administrative Procedure Act, to be used to demonstrate or confirm a person's United States citizenship or lawful presence in the United States, provided that the identification requires proof of lawful presence in the United States as a condition of issuance.

CITIZENSHIP DECLARATION

Under penalty of perjury, I, Bhupendra Awasthi, (print name of undersigned)
the undersigned do hereby declare that I am a citizen of the United States of America.

Date 09/10/24

Bhupendra
Declarant's Signature

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY
CERTIFICATE OF AMENDMENT

PURPOSE: In order to amend a Limited Liability Company's (LLC) Certificate of Formation under Section 10A-SA-2.02 of the Code of Alabama 1975 this Amendment and the appropriate filing fees must be filed with the Secretary of State's office.

INSTRUCTIONS: Mail one (1) signed original and one (1) copy of this completed form along with a self-addressed, stamped envelope with the filing fee of \$100.00 (credit card, check, or money order) to the Secretary of State, Business Services, P.O. Box 5616, Montgomery, Alabama 36103-5616. If the credit card does not authorize or if the check is dishonored, the filing will be removed from the index and of no legal effect. In the case of a dishonored check, a \$30 fee will be charged.

This form must be typed.

1. The name of the Limited Liability Company from the Certificate of Formation:

VO OIL COMPANY LLC

2. The date the Certificate of Formation was filed: 05 / 23 / 2011 (MM/DD/YYYY)

3. Alabama Entity ID Number (Format: 000-000): 013 - 730 TO OBTAIN ID NUMBER Go to our website at www.sos.alabama.gov click on Business Services (below picture), click on Business Entity and Name Search, click on Entity Name, enter the name of the entity in the appropriate box, and enter. Click on the number and verify that this is the correct entity. This step is strongly recommended.

4. The titles, dates, and places of filing of any previous Amendments: _____

Attach a listing if necessary.

[Instruction on Amendment completion: Be very specific about what must be changed if you are amending existing information. If the amendment includes a name change, a copy of the Name Reservation form issued by the Office of Secretary of State must be attached.

Registered agents and registered agent addresses are changed by filing a Change Of Registered Agent Or Registered Office By Entity form directly with the Office of the Secretary of State (the new agent's signature is required agreeing to accept responsibility). You may file the information as an Amendment also, but the change form must be on file with the Secretary of State per 10A-1-3.12(a)(2) to effect the change in the public records database.]

(For SOS Use Only)

This form was prepared by: (type name and full address)

BHUPENDRA AWASTHI
3804 DAUPHIN ISLAND PKWY
MOBILE, AL, 36605

Alabama
Sec. Of State
Entity Change
013-730 DLL
Date 10/12/2021
Time 17:00
211013 2 Pg

File \$100.00
County 1.00
Total \$100.00
01/016

DLCC Amendment - 01/2021

page 1 of 2

Secretary of State Credit Card or Prepaid Payment Option/Return/Hold Sheet: If you do not send an acknowledgement copy and a pre-addressed postage paid envelope with the filing you will not receive a receipt from the Secretary of State's Office. Hold for pickup request will have the receipt attached. The document of record will be stamped showing the receipt of the filing fee but will not show convenience fees (generally these fees are between 2% and 5% of the total charge).

Information MUST be typed or filing will be returned without review.

Entity Name: VO OIL COMPANY LLC

AL Entity ID #, required for all filings other than formation/registration: 013 - 730 (ex: 000-000)

Service Requested: ☒ \$100.00 Amendment filing fee

Hold at Front Desk for Pick-up by: _____

There is no notification service/call for pick-up. (Service providers who run couriers for pick-up)

Choose one of the following:

☐ Check/money order is attached-Please make one check payable for each filing to the Alabama Secretary of State. Do not use one check for multiple filings.

☐ Charge fees to prepaid account: Account Number _____
and Account Name _____

Typed Name & Signature of Authorized Individual on Account

☒ Credit Card Type: VISA (Visa, MC, Discover & AmEx)

Card Number: 4284753262458663 Expiration Mo/Yr.: 05 / 2022 (MM/YY)

Card Holder Name: BRIJESH PATEL

Complete Billing Address: 1300 GOVERNMENT ST
Street or PO

MOBILE AL 38604
City State Zip

Signature of Card Holder: _____

Brijesh Patel
MUST be Signature of Card Holder

Domestic Amendment Credit Card/Prepaid Account Payment Slip - 1/2021

DOMESTIC LIMITED LIABILITY COMPANY AMENDMENT

5. The following amendment was adopted on 10 / 20 / 2021 (MM/DD/YYYY):

Bhupendra Awasthi is the sole member of VO Oil Company LLC and Sanh Vo has been removed.

☐ Additional Amendments and the dates on which they were adopted are attached.

6. The undersigned authorized signature certifies that the amendment or amendments have been approved in the manner required by Title 10A of the *Code of Alabama of 1975* and the governing documents of this entity.

10 / 20 / 2021
Date (MM/DD/YYYY)

Bhupendra
Signature as required by 10A-SA-2.04

BHUPENDRA AWASTHI
Typed Name of Above Signature

MEMBER
Typed Title/Capacity to Sign under 10A-SA-2.04

Sanhvo38@yahoo.com

VO OIL COMPANY LLC
CITY MARKET CHEVRON
% SANH M VO SOLE MBR
1300 GOVERNMENT ST
MOBILE, AL 36604

Date of this notice: 05-23-2011

(Employer Identification Number:
45-2372115)

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 45-2372115. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.
- Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub. Thank you for your cooperation.

2024



SALES TAX LICENSE
State of Alabama
Alabama Department of Revenue

ISSUED TO:

VO OIL COMPANY LLC

ACCOUNT TYPE	ACCOUNT NUMBER	EFFECTIVE DATE	EXPIRATION DATE
SLS	R007897062	01/1/2024	12/31/2024

TO ENGAGE IN BUSINESS FOR WHICH TAX IS IMPOSED BY SECTIONS 40-23-1/39 CODE OF ALABAMA 1975,
AS AMENDED. SALES TAX LAW

NON-TRANSFERABLE

THIS ACCOUNT ISSUED TO PERSON OR BUSINESS WHOSE NAME APPEARS ABOVE IS NOT TRANSFERABLE.
THE LICENSEE MAY PURCHASE ITEMS TAX EXEMPT FOR THE PURPOSE OF RESALE AT RETAIL IN THE REGULAR COURSE OF
BUSINESS.

NAICS CODE: 457110

STATE OF ALABAMA
DEPARTMENT OF REVENUE

Derrick Coleman
Deputy Commissioner

THIS LICENSE APPLIES TO THE FOLLOWING LOCATION(S):

1424 AZALEA RD MOBILE AL 36693-4707
3804 DAUPHIN ISLAND PKWY MOBILE AL 36605-3806



CITY of MOBILE ALCOHOLIC BEVERAGE
LICENSE APPLICATION

LEASE PROPERTY OWNERSHIP & SIGN AGREEMENT

This is to certify that I am the property owner, or that I have legal control of the property described herein located inside the City of Mobile and State of Alabama.

LEGAL DESCRIPTION OF PROPERTY

REQUIRED - contact the Map & Plat Room located at Mobile County Revenue 251.574.8535 or this should be included on your deed and/or lease paperwork

BEG AT INT S R/W AZALEA RD & W R/W ALABAMA HWY 90
THEN SW 492.39 FT NW 14.56 FT NE 488 FT SE 117.37 FT
TO PT OF BEG # SEC 12 T5S R2W # MP 330122 2 000

Ownership Type

Company Name

The above described property is ☒ Owned ☐ Leased to/by Bhupendra Awasthi

Who has applied for an ALABAMA ALCOHOLIC BEVERAGE LICENSE at the above described location.

I hereby agree to allow the applicant to post a NOTICE sign at the location notifying the general public that an application for sale of alcohol is being considered for this location.

The applicant agrees that the NOTICE sign will be posted and will NOT be removed/discarded and will be required to remain posted until this application is approved by the City of Mobile City Council.

Sworn to and subscribed before me this 18th day of September 20 24

Notary Printed Name

Notary Signature

My (Notary) Commission Expires

Jaleisa Patrice Davis

Jaleisa Patrice Davis

04/05/2026

Notary Stamp

Owner of Property (Print Name)

Applicant Name (Print Name)

BHUPENDRA AWASTHI

BHUPENDRA AWASTHI

Owner of Property (Signature)

Applicant Name (Signature)

Bhupendra

Bhupendra

Street Address

1424 Azalea Road

City, State, Zip

MOBILE, AL, 36693

Date Agreement Signed

09/18/24

Date Agreement Signed

09/18/24



My Place

City of Mobile Home GIS Data

Information for Address: 1424 Azalea Rd

[Search for New Address](#)

Parcel Owner / Mailing Address:

Haifa Mohamad A
1424 Azalea Rd
Mobile, AL 36693

Parcel Information:

Parcel: R023301122000043.000 / 1071100

Parcel Subdivision:

Unknown

Parcel Jurisdiction:

Mobile City Limits

Neighborhood Renewal District:

Address is not within a Neighborhood Renewal District

Historic District:

Address is not within a Historic District

PLS Section:

5S2W12

Census Tract:

003000

Zipcode:

36693

--- Public Services ---

Garbage Pickup:

(Friday West / Route J)

Trash Pickup:

(Wednesday South / 8-TD-11)

Fire District:

(Fire Station 19 Mccoske)

Police Precinct/Beat:

(Precinct 2 Beat 20A)

--- Political ---

City Council District:

District: (4)

Ben Reynolds - (251) 208-7441

County Commissioner District:

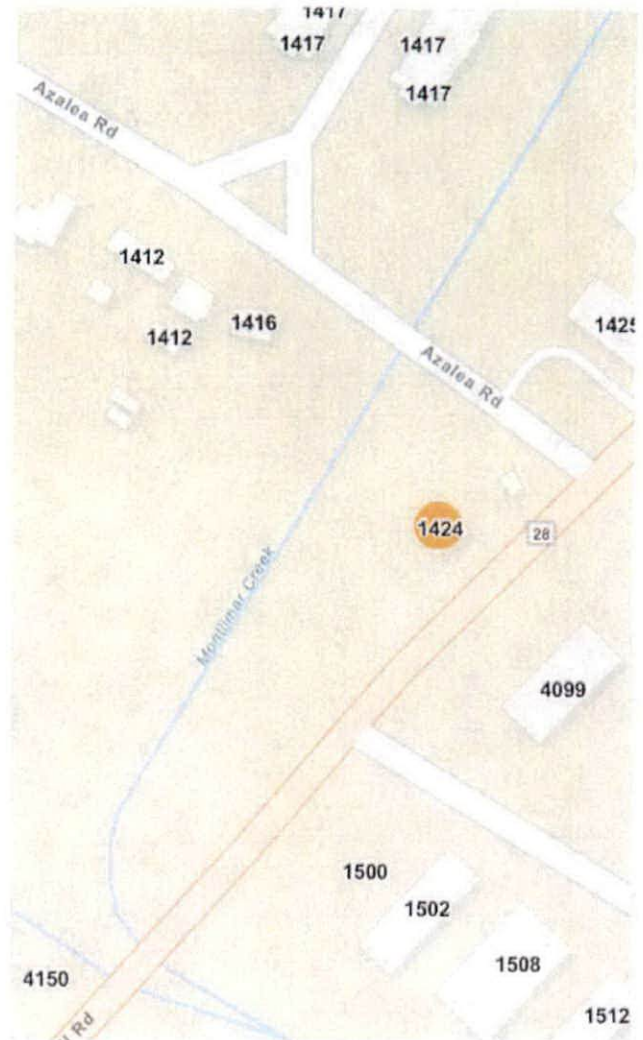
District: (3)

State House District:

District: (103)

State Senate District:

District: (35)



Data Source: Property data is from the Mobile County Revenue Commission, Address Information from the City of Mobile.
Disclaimer: All information in this application is provided "as is", with no guarantee of completeness, accuracy, timeliness or of the results obtained from the use of this information, and without warranty of any kind, express or implied, including, but not limited to warranties of

[Application Support](#)

Copyright: City of Mobile
2024

Mobile County Property Search

Key Number: 1071100 For Year 2024

Property Details

Account

Key Number: 1071100

Legal Description: BEG AT INT S R/W AZALEA RD & W R/W ALABAMA HWY 90 THEN SW 492.39 FT NW 14.56 FT NE 488 FT SE 117.37 FT TO PT OF BEG #SEC 12 T5S R2W #MP33 01 12 2 000

Parcel Number: 3301122000043XXX

Type: Real

Property Class: 2

Location

Address: 1424 AZALEA RD MOBILE, AL 36693-4707

Owner

Name: HAIFA MOHAMAD A

Mailing Address: 1424 AZALEA RD

MOBILE, AL 36693-4707

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Value: \$183,700

Land Value: \$64,900

Appraised Value: \$248,600

Taxable Value: \$248,600

Assessed Value: \$49,720

VALUES DISPLAYED ARE 2024 VALUES..

Property record and appraisal information are for appraisal use only and should not be used for any legal purpose or conveyance. Please contact Mobile County Revenue Commission to verify all information for accuracy.

Property Taxing Jurisdiction



NOTICE!

Notice is hereby given that application has been made to the City Council of the City of Mobile, for approval of a Liquor License for the sale of Alcohol Beverages at the physical location below

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

VO OIL COMPANY LLC

Trade Name (DBA)

LG QUICK STOP

Location Address

1424 AZALEA ROAD

Zip Code

36693

Application Number

2024 - 5693

Notice Post Date @ Location

09/27/2024

That public hearing on said application has been set before the City Council in the Government Plaza Auditorium (1st floor) located at 205 Government Street @ 1030am on Tuesday

October 9, 2024

Date

Anyone desiring to be heard either for or against said application may appear in person at said time or may indicate his or her wishes in writing by communication to the City of Mobile City Clerk Office

Applicant/POA Signature

R Shawn Skinner

Revenue Department Representative

In accordance to the City of Mobile codes/ordinances, the applicant shall post on the premises where the business is to be conducted, continuously for a period of not less than seven (7) days prior to the consideration of the application by the governing body. Said notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto.

COMMERCIAL LEASE AGREEMENT

This Lease Agreement made the 28th day of August, 2024, by and between BHUPENDRA AWASTHI, of 3918 Pierson Dr W, Mobile, AL 36619, hereinafter referred to as "Lessor", and VO OIL COMPANY LLC, of 1300 Government St, Mobile, AL 36604, hereinafter referred to as "Lessee", collectively referred to herein as the "Parties", agree as follows:

1. **DESCRIPTION OF LEASED PREMISES:** The Lessor agrees to lease to the Lessee the following described 2,000 square feet (SF) of commercial building located at 1424 Azalea rd, Mobile, Alabama 36693.

Additional Description: Known as LG quick stop. Herein after known as the "Premises".

2. **USE OF LEASED PREMISES:** The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for the following use and purpose: Gas station with convenience store.

Any change in use or purpose the Premises other than as described above shall be upon prior written consent of Lessor only.

3. **TERM OF LEASE:** The term of this Lease shall be for a period of twenty five (25) years commencing on the 28th day of August, 2024 and expiring at Midnight on the 28th day of August, 2034.

4. **BASE RENT:** The net monthly payment shall be seven thousand dollars (\$7,000.00), payable monthly with the first payment due upon the commencement of the Lease and each monthly installment payable thereafter on the 1st day of each month. Said net monthly payment is-hereafter referred to as the "Base Rent". Rent for any period during the term hereon, which is for less than 1 month shall be a pro-rata portion of the monthly rent.

21. **WAIVER:** Waiver by Lessor of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

22. **GOVERNING LAW:** This Lease shall be governed by the laws of the State of Alabama.

23. **NOTICES:** Payments and notices shall be addressed to the following:

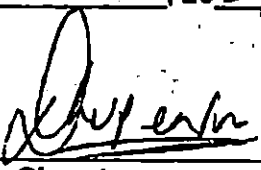
Lessor: BHUPENDRA AWASTHI, 3918 Pierson Dr W, Mobile, AL 36619.

Lessee: VO Oil Company LLC, 1300 Government St, Mobile, AL 36604.

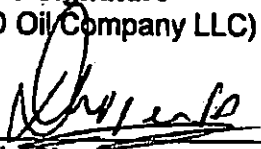
24. **AMENDMENT:** No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

25. **BINDING EFFECT:** This Lease and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors and administrators.

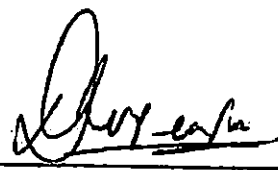
IN WITNESS WHEREOF, the parties hereto set their hands and seal this 28th day of August, 2024.



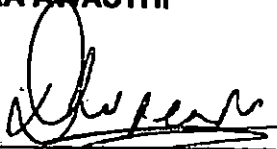
Lessee's Signature
(For VO Oil Company LLC)



Lessor's Signature



BHUPENDRA AWASTHI



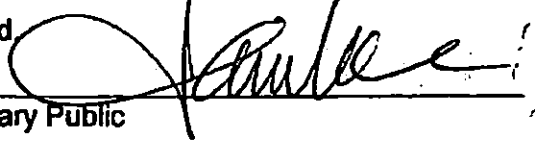
BHUPENDRA AWASTHI

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF ALABAMA

COUNTY OF MOBILE

On this 28 day of August, 2024, before me appeared Bhupendra Ananth as LESSOR of this Commercial Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.


Notary Public

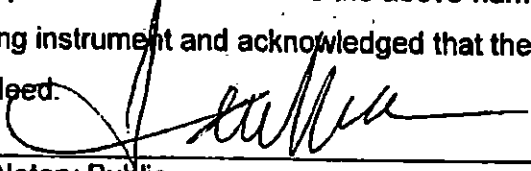
My commission expires: 1/12/2026

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF ALABAMA

COUNTY OF MOBILE

On this 28 day of August, 2024, before me appeared Bhupendra Ananth as LESSEE of this Commercial Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.


Notary Public

My commission expires: 1/12/2026



CITY of MOBILE ALCOHOLIC BEVERAGE
LICENSE APPLICATION

PLANNING & ZONING DEPARTMENT APPROVAL

Request for zoning permission to process an alcoholic beverage application, subject to approval by the City of Mobile City Council and issuance of the Zoning Approval Certificate

Business Structure ☐ Sole Proprietorship ☒ Limited Liability Company (LLC) ☐ Corporation		Application Type ☐ New Business ☒ New Owner ☐ Location Change		Transfer - License? ☒ No ☐ Yes Relocation Date		Description/Type ☒ Convenience/Grocery Store ☐ Hotel ☐ Lounge/Bar ☐ Package Store ☐ Restaurant ☐ Other	
License Type Applied for with AL ABC Board (MUST match with ABC Board) - check ALL that apply ☐ 010 - Lounge Retail Liquor (Class I) ☐ 011 - Lounge Retail Liquor (Class II) - Package Store ☐ 020 - Restaurant Retail Liquor ☐ 040 - Retail Beer (On/Off Premises) ☒ 050 - Retail Beer (Off Premises Only) ☐ 060 Retail Table Wine (On/Off Premises) ☒ 070 - Retail Wine (Off Premises Only) ☐ 090 - Wholesale - Beer ☐ 100 - Wholesale - Wine ☐ 110 - Wholesale - Beer & Wine ☐ 140 - Special Events Retail ☐ 160 - Special Events - More than 30 Days ☐ 200 Manufacturer ☐ 220 BrewPub							
Legal Business Name VO oil company LLC				Trade Name (DBA) LG quick stop			
Company Physical Address (Street Address, Suite #) 1424 Azalea Rd				City Mobile	State AL	Zip Code 36693	
Business Contact Person Information							
Name Bhupendra Awasthi		Title owner	Phone 251	Email lgquickstop@gmail.com			
URBAN DEVELOPMENT DEPARTMENT USE ONLY							
Building Sq Footage 2000	Parking Provided 10+	Parking Required 7	Compliance yes	Zoning B-2	Approved yes		
Comments							
Print Name Payton Rogers		Signature 		Date 9/27/2024		Digitally signed by Payton W. Rogers Location: Mobile, AL Contact Info: 251-208-5895 Date: 2024.09.27 12:04:49-05'00'	

Skinner, Shawn

From: Planning
Sent: Friday, September 27, 2024 12:11 PM
To: Skinner, Shawn
Subject: ZC Request Status Updated- VO OIL COMPANY LLC dba LG QUICK STOP;
ZC-142196-2024

Importance: High

Status: Approved

Business Name: VO OIL COMPANY LLC dba LG QUICK STOP

ZC Case Number: ZC-142196-2024

Planner Comments:

Skinner, Shawn,

The status of the above mentioned ZC request has been updated by Rogers, Payton. You may click the link below to open the *New Zoning Clearance Requests List*.

[NEW ZONING CLEARANCE REQUESTS LIST](#)

****This is an automated email for notification purposes only. Please do not reply to this email.****



Planning & Zoning Department

City of Mobile
205 Government Street, Third Floor, South Tower
Mobile, AL 36644

PERMIT NUMBER

ZC-142196-2024

Issue Date: 09/27/2024

ZONING CERTIFICATION

Parcel Number	Street Address	Suite Number
R023301122000043.	1424 Azalea Rd	

Business Name	Issued To	Zoning Districts
LG QUICK STOP	Name: Bhupendra Awasthi Company: Address: 1524 Azalea Rd MOBILE, AL 36693 Phone: (251) 767-7706	B-2

This Zoning Classification Allows the property to be used for:

CONVENIENCE STORE
GASOLINE SALES

Conditions of Use

CERTIFICATION IS NOT TRANSFERABLE TO ANOTHER PARTY OR LOCATION. THE CERTIFICATION MUST BE POSTED WITH BUSINESS LICENSE. The Applicant/Agent/Owner agrees to comply with all requirements of the Unified Development Code, including signage regulations, as well as with any other applicable Codes and Ordinances.

Issued By: Payton Rogers

City of Mobile
PO Box, 1827
Mobile, AL 36633-1827

Telephone: 251.208.5895

Fax: 251.208.5896

R E S O L U T I O N

Sponsored by: Councilmember Gina Gregory

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the following application to the Alabama Alcoholic Beverage Control Board of the State of Alabama, is hereby recommended for grant of such license by said Board.

Type of application: Retail Beer/Table Wine (Off Premises Only) License

Submitted by: Rishi 9, LLC

Location: University Chevron
5454 Zeigler Boulevard
Mobile, AL 36608

Adopted:

City Clerk



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL
PRESIDENT - DISTRICT 3

GINA GREGORY
VICE PRESIDENT - DISTRICT 7

CORY PENN
DISTRICT 1

WILLIAM CARROLL
DISTRICT 2

BEN REYNOLDS
DISTRICT 4

JOEL DAVES
DISTRICT 5

JOSH WOODS
DISTRICT 6

CITY CLERK

LISA C. LAMBERT

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
09/23/2024	TRANSFER - OWNERSHIP	2024 - 5687	129954	7	October 9, 2024

NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

RISHI 9 LLC

Trade Name (DBA)

UNIVERSITY CHEVRON

Location Address

5454 ZEIGLER BLVD

City, State, Zip Code

MOBILE AL 36608

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL

PRESIDENT - DISTRICT 3

GINA GREGORY

VICE PRESIDENT - DISTRICT 7

CORY PENN

DISTRICT 1

WILLIAM CARROLL

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DISTRICT 5

JOSH WOODS

DISTRICT 6

CITY CLERK

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Item
09/23/2024	TRANSFER - OWNERSHIP	2024 - 5687	129954	7	October 9, 2024

**NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board**

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

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070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

RISHI 9 LLC

Trade Name (DBA)

UNIVERSITY CHEVRON

Location Address

5454 ZEIGLER BLVD

City, State, Zip Code

MOBILE AL 36608

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date



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COUNCIL MEMBERS

C.J. SMALL

PRESIDENT - DISTRICT 3

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DISTRICT 1

WILLIAM CARROLL

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DISTRICT 4

JOEL DAVES

DISTRICT 5

JOSH WOODS

DISTRICT 6

CITY CLERK

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Item
09/23/2024	TRANSFER - OWNERSHIP	2024 - 5687	129954	7	October 9, 2024

NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

RISHI 9 LLC

Trade Name (DBA)

UNIVERSITY CHEVRON

Location Address

5454 ZEIGLER BLVD

City, State, Zip Code

MOBILE AL 36608

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date

City of Mobile Alcoholic Beverage License Application

TO: City of Mobile City Council

FROM: City of Mobile Revenue Department

RE: Alcoholic Beverage License Request

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
09/23/2024	TRANSFER - OWNERSHIP	2024 - 5687	129954	7	October 9, 2024

The applicant referenced below has filed an application and provided the required documentation with the City of Mobile Revenue Department for an alcoholic beverage license and is applying to the City of Mobile requesting City Council approval for a state ABC license for sales of alcoholic beverages within the city limits at the physical location address below.

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

RISHI 9 LLC

Trade Name (DBA)

UNIVERSITY CHEVRON

Location Address

5454 ZEIGLER BLVD

City, State, Zip Code

MOBILE AL 36608

Contact Person Information				
Name	Title	POA	Phone	Email
VIRAJ H PATEL	OWNER	NO		RISHI9LLC@GMAIL.COM

Has any outstanding license and tax issues been addressed and corrected with this business? N/A

What is/was the start date of this business? 10/03/2024

The alcohol license will not be issued until two (2) letters of approval, signed by City Council, and a copy of the resolution passed by the City Council are received by the City of Mobile Revenue Department.

R Shawn Skinner

Revenue Department Representative

Letter to City Council

City of Mobile Alcoholic Beverage License Application

Application Date 09/23/2024	Application Type TRANSFER - OWNERSHIP	Application Number 2024 - 5687	License Account # 129954	Council District 7	Council Agenda Date October 9, 2024
License Type Applied for with Alabama ABC Board 050 - RETAIL BEER (OFF PREMISES ONLY)			2nd License Type Applied for with Alabama ABC Board 070 - RETAIL TABLE WINE (OFF PREMISES ONLY)		
Business Information					
Legal Business Name RISHI 9 LLC			Trade Name (DBA) UNIVERSITY CHEVRON		
Business Structure Type LLC - LIMITED LIABILITY COMPANY		Incorporation Date 08/05/2024	SOS Entity ID 001-148-182	State AL	County MOBILE
Federal Tax ID (FEIN) 99-4293040	Alabama State Sales Tax ID R012232451	Business Phone Number (251) 348-9171			
Physical Address (Street Address, Suite #) 5454 ZEIGLER BLVD		City MOBILE	State AL	Zip Code 36608	
Mailing Address (Street Address, Suite #, PO Box) 5454 ZEIGLER BLVD		City MOBILE	State AL	Zip Code 36608	
Primary Business Activity at the Location Explain (other) CONVENIENCE STORE		If Location Transfer, Previous Street Address and Zip Code N/A			
Contact Person Information					
Name VIRAJ H PATEL	Title OWNER	POA NO	Phone (251) 348-9171	Email RISHI9LLC@GMAIL.COM	
If Transfer of ABC License, Previous Licensee Information					
Legal Business Name A AND AH LLC		Trade Name (DBA) ZEIGLER CHEVRON			
ABC License Type 050/070 - RETAIL BEER/WINE (OFF PREMISES ONLY)		License Number 011111849	Any ABC Pending Actions NO		
Land/Building Information					
Do you (the applicant) own or lease the property? RENT/LEASE - SIGNED and NOTARIZED LEASE ATTACHED					
Property Owner Name and/or Contact Person Name SANH M VO		Property Owner Phone Number (504) 920-3160		Property Owner Email	
Property Owner Mailing Address (Street Address, Suite #, PO Box)		City	State	Zip Code	
Bldg Square Footage 3,500	Bldg Seating Capacity 0	Restroom Facilities YES	Patio Area NO	Structure Type SINGLE STRUCTURE	License Covers ENTIRE STRUCTURE
Do the premises have a fully equipped/operational kitchen? NO Is the business used to habitually and principally provide food to the public? NO Is the business equipped with services and facilities for on premises consumption? NO Will the business be operated primarily as a package store? NO					

ABC Application 1

Applicant/POA Initials JP (POA)

City of Mobile Alcoholic Beverage License Application

Owner(s), Partner(s) or Officer(s) Information				Copy of Driver's License Must Be Provided for each Person	
Full Name (Last, First, Middle) PATEL, VIRAJ HASMUKH		Title OWNER		Driver's License (State, Number)	
Home Address (Street Address, Apt/Unit #)		City		State	Zip Code
Date of Birth	Place of Birth (City, State, Nation)	Social Security Number		Mobile/Phone Number	
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
NO	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
YES	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
	TILAK02 LLC	FAIRGROUND CHEVRON	7107 ZEIGLER BLVD UNT A MOBILE 36608		
	TILAK02 LLC	FAIRGROUND LIQUOR	7107 ZEIGLER BLVD UNT B MOBILE 36608		
Full Name (Last, First, Middle) N/A		Title		Driver's License (State, Number)	
Home Address (Street Address, Apt/Unit #)		City		State	Zip Code
Date of Birth	Place of Birth (City, State, Nation)	Social Security Number		Mobile/Phone Number	
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
Power of Attorney (POA) Information			Copy of Driver's License Must Be Provided for each Person		
Full Name (Last, First, Middle) PATEL, KAUSHAL ROHITKUMAR		Title MANAGER	Date of Birth 04/11/2000	Driver's License (State, Number)	
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	Phone Number
Has anyone, including manager or applicant, had a City of Mobile, Federal/State license suspended, revoked or declined? NO					
Has a liquor, wine, malt or brewed beverage license for these premises ever been denied, suspended, surrendered or revoked? NO					
Are the applicants named in this application, the only person(s), in any manner, interested in the business sought to be licensed? YES					

ABC Application 2

Applicant/POA Initials KP (PoA)

City of Mobile Alcoholic Beverage License Application

CERTIFICATION and SIGNATURE

KP

The undersigned agree, if a license is used as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in the Code of Alabama, Title 28, and all laws of the State of Alabama and the Codes/Ordinances of the City of Mobile relative to the handling of alcoholic beverages.

KP

The undersigned agree, if a license is used as herein requested, further agrees to obey all rules and regulations promulgated by the Board and the Code/Ordinances of the City of Mobile relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officers of the State, County or Municipality in which the licensed premises are located to enter and search with a warrant the licensed premises or any building owned or occupied by him/her in connection with, adjoining, or adjacent thereto, whether connected or not, and whether used by him/her as his/her private dwelling.

KP

The undersigned understands that should he or she violate any of the provisions of the Code of Alabama, Title 28, or any of the rules and regulations of the Alcoholic Beverage Control Board, his/her license shall be subject to revocation.

KP

The undersigned understands that the City of Mobile reserves the right to file for suspension, revocation or an objection with the Alabama Alcoholic Beverage Control Board to a license renewal for failure to follow the Alcoholic Beverage Control Laws of the State of Alabama and the Codes/Ordinances of the City of Mobile or the creation of a nuisance. The undersigned further understands and agrees that no changes in the manner of operation, nature of owner and no deletion or discontinuance of any services or facilities as described in this application will be allowed with prior written approval of the City of Mobile and the Alabama Alcoholic Beverage Control Board.

KP

Applicant for the Alcoholic Beverage license, requested by the forgoing applicant hereby swears or affirms that he/she has read said application and all the statements and facts set forth therein or in supporting documents are true and correct, and that, except as otherwise indicated therein, the applicant is the only person interested in the business for which license is requested.

KP

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

KP

Applicant understands that approval from the State of Alabama Alcoholic Beverage Control Board and the City of Mobile is owner and location specific. If the owner(s) named in the application and/or approval change and/or business is relocated to another location from what was applied for, then they must contact the Alabama Alcoholic Beverage Control Board and the City of Mobile for a new approval.

Owner/Applicant/POA Printed Name

Date of Application Signature

Kaushal Patel

9/23/24

Owner/Applicant/POA Signature

Title of Person Signing this Application

Kaushal Patel

Manager (POA)

Sworn to and subscribed before me this 23rd day of September 20 24

Notary Person Printed Name

Notary Person Signature

My Notary Commission Expires

R Shawn Skinner

R Shawn Skinner

November 19 2025

Signature Page



CITY OF MOBILE
REVENUE DEPARTMENT

September 23, 2024



UNIVERSITY CHEVRON

5454 ZEIGLER BOULEVARD

MOBILE, AL 36608 USA

ACCOUNT NUMBER: 129954 TERRITORY 7

INVOICE

<u>BILL #</u>	<u>MTH/YR</u>	<u>DESCRIPTION</u>	<u>AMOUNT BILLED</u>	<u>PENALTY DUE</u>	<u>INTEREST DUE</u>	<u>AMOUNT PAID</u>
1888460	12/2024	ALCOHOL APPLICATION FEE APPLICATION FEE	\$50.00	\$0.0	\$0.00	\$0.00

TOTAL AMOUNT DUE WITHIN 10 DAYS OF INVOICE DATE:

\$50.00*

*Additional penalties may apply when payment is rendered

To avoid further collection efforts, or the assessment of additional interest and penalties, complete your payment online at:

<http://mobileselfservice.tylertech.com>

or mail your payment to:

CITY OF MOBILE REVENUE DEPARTMENT

PO BOX 3065

MOBILE, AL 36652-3065

CITY OF MOBILE
APPLICATION FOR BUSINESS LICENSE
AND/OR TAX ACCOUNT

ACCT#: 129954 LAST 4 FEIN/SSN: 3040
OWNERSHIP: LLC STATE ID: R012232451
ZONING CERT: ZC--2024
LEGAL BUSINESS NAME: UNIVERSITY CHEVRON
PHYSICAL ADDRESS: 5454 ZEIGLER BLVD MOBILE, AL 36608
MAILING ADDRESS: 5454 ZEIGLER BOULEVARD MOBILE, AL 36608
BUSINESS PHONE: 251-348-9171 CELL PHONE:
BUSINESS FAX: START DATE: 10/03/2024
JURISDICTION: C TAX CODES:
TERRITORY: T7 ACCOUNT TYPE: L

OWNER INFORMATION

<u>NAME</u>	<u>ROLE</u>	<u>OWNER ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
RISHI 9 LLC	LLC	5454 ZEIGLER BOULEVARD	MOBILE	AL	36608

LICENSE INFORMATION

<u>CODE</u>	<u>CODE TITLE</u>	<u>YEAR</u>
447110	GASOLINE-SELLING GAS AT RETAIL	2024
452990	GENERAL MERCHANDISE - MISC	2024

TEMPORARY BUSINESS LICENSE
CITY OF MOBILE

EXPIRES 12/15/2024

SIXTY (60) DAY AFFIDAVIT DUE 12/04/2024

☐ NOT
REQUIRED

PAID

I CERTIFY I HAVE REVIEWED ALL OF THE INFORMATION CONTAINED HEREIN AS TRUE AND CORRECT AND UNDERSTAND MY LICENSE CAN BE REVOKED FOR ANY FALSE STATEMENT MADE HEREIN.

APPLICANT NAME: VIRAJ H PATEL ID: SC 107026365

DATE: 9/23/2024

Viraj H Patel (PoA)

SIGNATURE

CITY OF MOBILE REVENUE DEPARTMENT - PO BOX 3065 - MOBILE, AL, 36652-3052

TEMPORARY BUSINESS LICENSE

CITY OF MOBILE
APPLICATION FOR BUSINESS LICENSE
AND/OR TAX ACCOUNT

ACCT#: 129954 LAST 4 FEIN/SSN: 3040
OWNERSHIP: LLC STATE ID: R012232451
ZONING CERT: ZC--2024 EMPLOYEE ID: 910518706RS
LEGAL BUSINESS NAME: UNIVERSITY CHEVRON
PHYSICAL ADDRESS: 5454 ZEIGLER BLVD MOBILE, AL 36608
MAILING ADDRESS: 5454 ZEIGLER BOULEVARD MOBILE, AL 36608
BUSINESS PHONE: 251-348-9171 CELL PHONE:
BUSINESS FAX: START DATE: 10/03/2024
JURISDICTION: C TAX CODES:
TERRITORY: T7 ACCOUNT TYPE: L
EMAIL: RISHI9LLC@GMAIL.COM #VENDING: VEND OWN:

OWNER INFORMATION

<u>NAME</u>	<u>ROLE</u>	<u>ADDRESS</u>	<u>DL #</u>	<u>SSN</u>	<u>PHONE</u>	<u>DOB</u>
RISHI 9 LLC	LLC	5454 ZEIGLER BOULEVARD MOBILE, AL 36608			251-348-9171	

LICENSE INFORMATION

<u>CODE</u>	<u>TITLE</u>	<u>YEAR</u>		<u>AMT DUE</u>	<u>AMT PAID</u>
447110	RETAIL - GASOLINE CITY	2024	SUB TOTAL:	\$170.00	\$50.00
452990	RETAIL - MISC GEN MERCHANDISE CTY	2024	ISSUE FEE:	\$14.00	\$0.00
ALCOHOL	APPLICATION FEE	2024	ZONING FEE:	\$8.00	\$0.00
			GRAND TOTAL:	\$192.00	\$50.00
			OUTSTANDING BALANCE DUE:	\$142.00	

GROSS RECEIPTS: YES

I CERTIFY I HAVE REVIEWED ALL OF THE INFORMATION CONTAINED HEREIN AS TRUE AND CORRECT AND UNDERSTAND MY LICENSE CAN BE REVOKED FOR ANY FALSE STATEMENT MADE HEREIN.

APPLICANT NAME: VIRAJ H PATEL

ID: SC 107026365

DATE: 9/23/2024

SIGNATURE

CITY OF MOBILE REVENUE DEPARTMENT - PO BOX 3065 - MOBILE, AL, 36652-3052

TEMPORARY BUSINESS LICENSE

CITY OF MOBILE
REVENUE DEPARTMENT

September 23, 2024



UNIVERSITY CHEVRON
5454 ZEIGLER BOULEVARD
MOBILE, AL 36608 USA
ACCOUNT NUMBER: 129954 TERRITORY 7

INVOICE

<u>BILL #</u>	<u>MTH/YR</u>	<u>DESCRIPTION</u>	<u>AMOUNT BILLED</u>	<u>PENALTY DUE</u>	<u>INTEREST DUE</u>	<u>AMOUNT PAID</u>
1888463	12/2024	RETAIL - MISC GENERAL MERCHANDISE SALES (STORE) RETAIL TRADE	\$82.00	\$0.0	\$0.00	\$0.00

TOTAL AMOUNT DUE WITHIN 10 DAYS OF INVOICE DATE:

\$82.00*

*Additional penalties may apply when payment is rendered

To avoid further collection efforts, or the assessment of additional interest and penalties, complete your payment online at:

<http://mobileselfservice.tylertech.com>

or mail your payment to:

CITY OF MOBILE REVENUE DEPARTMENT

PO BOX 3065

MOBILE, AL 36652-3065

City of Mobile Revenue Department | P.O. Box 3065 Mobile, Alabama 36652 | www.cityofmobile.org

CITY OF MOBILE
REVENUE DEPARTMENT

September 23, 2024



UNIVERSITY CHEVRON

5454 ZEIGLER BOULEVARD

MOBILE, AL 36608 USA

ACCOUNT NUMBER: 129954 TERRITORY 7

INVOICE

<u>BILL #</u>	<u>MTH/YR</u>	<u>DESCRIPTION</u>	<u>AMOUNT BILLED</u>	<u>PENALTY DUE</u>	<u>INTEREST DUE</u>	<u>AMOUNT PAID</u>
1888464	12/2024	RETAIL - GASOLINE (RETAIL) RETAIL TRADE	\$60.00	\$0.0	\$0.00	\$0.00

TOTAL AMOUNT DUE WITHIN 10 DAYS OF INVOICE DATE:

\$60.00*

*Additional penalties may apply when payment is rendered

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<http://mobileselfservice.tylertech.com>

or mail your payment to:

CITY OF MOBILE REVENUE DEPARTMENT

PO BOX 3065

MOBILE, AL 36652-3065

City of Mobile Revenue Department | P.O. Box 3065 Mobile, Alabama 36652 | www.cityofmobile.org

CITY OF MOBILE
REVENUE DEPARTMENT
205 Government St
Mobile, AL 36602

09/23/2024 11:58AM MARCELYN
042604-0001

BUSINESS LICENSE

RISHI 9 LLC

129954

2024 Item: 1888463

ISSUANCE FEE \$14.00

452990 RETAIL - MISC
GEN MERCHANDISE CTY \$60.00

ZONING FEE \$8.00

RISHI 9 LLC

129954

2024 Item: 1888464

447110 RETAIL -
GASOLINE CITY \$60.00

\$142.00

Subtotal \$142.00

TP CC FEE \$4.26

Total \$146.26

REVENUE CC \$146.26

Visa *****6778

Ref=1bf0e257-e7fc-4e8b-8b19-2b87eb680e73

Auth=100503

Change due \$0.00

Paid by: PATEL/KAUSHAL



Thank you for your payment

CUSTOMER COPY

This confirms that you have authorized
Tyler Technologies to collect a service
fee to complete this transaction. If
you have any questions regarding this
fee, contact Tyler Technologies'
customer service department at
TPCustomerService@TylerTech.com for
assistance.

Tyler Technologies, Inc



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
Confirmation Number: 20240916102442591



NOTICE OF TRANSFER OF ABC LICENSED BUSINESS

NOTE: A Copy of Operating Agreement Must be Attached To Application

CURRENT LICENSEE:
A AND A H LLC
Address: 5454 ZEIGLER BLVD
MOBILE, AL 36608
Telephone: 919-473-3417

NEW APPLICANT:
RISHI 9 LLC
Address: 5454 ZEIGLER BLVD
MOBILE, AL 36608
Telephone: 251-348-9171

Current License No: 050-011111849
070-011111849

LICENSED PREMISES ADDRESS: 5454 ZEIGLER BLVD MOBILE, AL 36608

THE AFORENAMED HEREBY SERVE NOTICE TO THE ABC BOARD OF THE ATTACHED CONTRACTUAL AGREEMENT GOVERNING THE CONTINUATION OF SALES OF ALCOHOLIC BEVERAGES ON THE LICENSED PREMISES.

The Parties to this agreement hereby acknowledge and affirm that the New (Applicant) Licensee will, at all times, act as the AGENT for the Current (Named) Licensee, and the Current Licensee shall act as PRINCIPAL for the purposes of the attached Agreement. The Principal shall be bound by all acts and/or omissions of the Agent in the operation of the licensed premises.

The Current Licensee is now and shall remain liable for any violations of ABC Rules and Regulations or other Alabama Law for the duration of the attached Agreement; and, further, that the Current Licensee has the right and authority, under Alabama Law, to surrender the ABC License to the ABC Board at any time.

The parties acknowledge that the operation of the licensed premises shall remain subject to inspection by ABC Enforcement, and must comply with all State and Local regulations and Laws, and that the local ABC Enforcement District Office must be immediately notified of any change in the attached Agreement.

THE CURRENT LICENSE WILL NOT BE RENEWED.

WITNESS our hands and seals on this the 16 day of September, 20 24.

CURRENT LICENSEE (NAMED ON LICENSE)

NEW LICENSEE (APPLICANT)

Kaushal Patel
Print Name: Kaushal Patel
Title: POA

Kaushal Patel
Print Name: Kaushal Patel
Title: POA

WITNESS: (By ABC Enforcement)
Revised 9/08

Danby Durhan



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20240916102442591

Type License: 050 - RETAIL BEER (OFF PREMISES ONLY) State: County:
Type License: 070 - RETAIL TABLE WINE (OFF PREMISES ONLY) State: County:
Trade Name: UNIVERSITY CHEVRON Filing Fee:
Applicant: RISHI 9 LLC Transfer Fee: \$100.00
Location Address: 5454 ZEIGLER BLVD MOBILE, AL 36608
Mailing Address: 5454 ZEIGLER BLVD MOBILE, AL 36608
County: MOBILE Tobacco sales: YES Tobacco Vending Machines: 0
Product Type: 03 Type Ownership: LLC
Book, Page, or Document info: 001-148-182
Do you sell Draft Beer?:

Date Incorporated: 08/05/2024 State incorporated: AL County Incorporated: MOBILE

Date of Authority: 08/05/2024

Federal Tax ID: 99-4293040

Alabama State Sales Tax ID: R012232451

Name:	Title:	Date and Place of Birth:	Residence Address:
VIRAJ HASMUKH PATEL	MEMBER		

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES

Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: VIRAJ PATEL

Business Phone: 251-348-9171

Fax:

Home Phone: 440-558-8588

Cell Phone: 440-558-8588

E-mail: RISHI9LLC@GMAIL.COM

PREVIOUS LICENSE INFORMATION:

Trade Name: ZEIGLER CHEVRON

Applicant: A AND A H LLC

Previous License Number(s)

License 1: 050-011111849

License 2: 070-011111849



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20240916102442591

If applicant is leasing the property, is a copy of the lease agreement attached? YES
Name of Property owner/lessor and phone number: SANH M VO 504-920-3160
What is lessors primary business? PROPERTY RENTALS
Is lessor involved in any way with the alcoholic beverage business? NO
Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? NO
Is the business used to habitually and principally provide food to the public? NO
Does the establishment have restroom facilities? YES
Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? NO

Will the business be operated primarily as a package store? NO
Building Dimensions Square Footage: 3500 Display Square Footage:
Building seating capacity: 0 Does Licensed premises include a patio area? NO
License Structure: SINGLE STRUCTURE License covers: ENTIRE STRUCTURE
Number of licenses in the vicinity: 1 Nearest: 1
Nearest school: Nearest church: Nearest residence: 1 blocks
Location is within: CITY LIMITS Police protection: CITY

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? NO

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA

ALCOHOLIC BEVERAGE CONTROL BOARD

ALCOHOL LICENSE APPLICATION



Confirmation Number: 20240916102442591

Initial each

KP
KP

KP

XX

XX

KP

KP

KP

KP

Signature page

In reference to law violations, I attest to the truthfulness of the responses given within the application.

In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.

In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.

The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

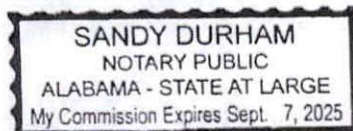
I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): Kaushal Patel

Signature of Applicant: *Kaushal Patel*

Notary Name (print):

Notary Signature:



Commission expires:

Application Taken:

Submitted to Local Government:

Received in District Office:

App. Inv. Completed:

Reviewed by Supervisor:

Forwarded to District Office:

Received from Local Government:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
MONTGOMERY, ALABAMA

2024-2025

LICENSE EXPIRES SEPTEMBER 30, 2025
RENEW LICENSE(S) BEFORE AUGUST 1, 2025

Confirmation Number: 20240908000010814

Renewal Period: June 1, 2025 Through July 31, 2025

License Number: 011111849



County: MOBILE Tobacco Business Type: 41 Vending Machines: 0

Effective Date: 10/01/2024 Printed Date: 09/08/2024

Trade Name: ZEIGLER CHEVRON

Licensee: A AND A H LLC

Location: 5454 ZEIGLER BLVD

MOBILE

AL

36606

Mailing Address: 5454 ZEIGLER BLVD

MOBILE

AL

36608

050 RETAIL BEER (OFF PREMISES ONLY)

070 RETAIL TABLE WINE (OFF PREMISES ONLY)

990 TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS
Product type: 3

These privileges have been issued under the provisions of Title 28, Code of Alabama (1975) effective on the date as shown above and continuing until expiration date set forth above unless sooner surrendered, suspended or revoked by the Board.

These privileges are not assignable and are valid for use only by the licensee named hereon at the location hereon designated. Witness the hand and seal of the ABC Board.

For questions or assistance go to our website www.alabcboard.gov click license and find the division contact number that services the county for this license.

107597

Curtis E. Stewart

ADMINISTRATOR



License Renewal Receipt

Receipt Confirmation Number: 20240908000010814

Payment Summary			
Payment Item	County Fee	State Fee	Total Fee
ZEIGLER CHEVRON License: 050-011111849 050 - RETAIL BEER (OFF PREMISES ONLY)	\$75.00	\$150.00	\$225.00
ZEIGLER CHEVRON License: 070-011111849 070 - RETAIL TABLE WINE (OFF PREMISES ONLY)	\$75.00	\$150.00	\$225.00
ZEIGLER CHEVRON License: 990-011111849 990 - TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS	\$0.00	\$0.00	\$0.00
Total Amount to be Charged	\$150.00	\$300.00	\$450.00

Vendor/Licensee List	
Trade Name	Business Location Address
ZEIGLER CHEVRON	5454 ZEIGLER BLVD MOBILE, AL 36606
Type of Business: Convenience Store	
Tobacco Vending Machines: 0	
RVP Certification: N	

Liquor Liability Insurance in the amount of at least \$100,000.00:			
Insurance Company:	The Braynyon Agency	Insurance Policy Number:	CE1EII-005086-01
Insurance Coverage Begin:	08/29/2024	Insurance Coverage End:	08/29/2025

Renew License	License Number	License Type	County	County Fee	State Fee
RENEW	050-011111849	050 - RETAIL BEER (OFF PREMISES ONLY)	MOBILE	\$75.00	\$150.00
RENEW	070-011111849	070 - RETAIL TABLE WINE (OFF PREMISES ONLY)	MOBILE	\$75.00	\$150.00
RENEW	990-011111849	990 - TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS	MOBILE	\$0.00	\$0.00

Business Information	
Business/Applicant Name:	A AND A H LLC
Business Mailing Address:	5454 ZEIGLER BLVD MOBILE, AL 36606
Business Phone:	916-473-3417
Business Type:	The business is a corporation, partnership, LLC or LLP
Point of contact name:	Email
Point of contact phone:	916-473-3417
Point of contact email:	zegchevron@gmail.com

Member Information		
Member Info	Member DOB	Member Address
Aysha Kanwal		

Affidavit	
I (Aysha Kanwal) hereby certify that all other material facts set forth in my original application and subsequent renewal applications are true and correct. By checking the boxes above, I certify that I acknowledge and confirm the affirmations contained in each statement. If currently certified in the ABC Board Responsible Vendor Program (RVP), I attest that this location is in compliance with the ABC Board RVP Requirements.	



U.S. Department of Justice
Federal Bureau of Investigation
Criminal Justice Information Services Division
Clarksburg, WV 26306

VIRAJ H PATEL
4847 TATERSALL CT
COLUMBUS, OH 43230

Date: 11-22-2022

The Criminal Justice Information Services (CJIS) Division of the Federal Bureau of Investigation (FBI) has completed the following fingerprint submission:

Subject Name

VIRAJ H PATEL

Search Completed Result

11-22-2022 E2022326000000194160

A SEARCH OF THE FINGERPRINTS PROVIDED BY THIS INDIVIDUAL HAS REVEALED NO PRIOR ARREST DATA AT THE FBI. THIS DOES NOT PRECLUDE FURTHER CRIMINAL HISTORY AT THE STATE OR LOCAL LEVEL.

Date of Birth: 05/25/1998

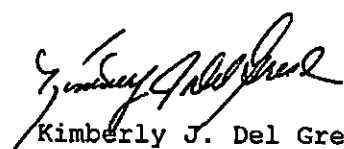
Social Security number: XXX-XX-6769

The result of the above response is only effective for the date the submission was originally completed. For more updated information, please submit new fingerprints of the Subject.

In order to protect Personally Identifiable Information, as of August 17, 2009, FBI policy has changed to no longer return the fingerprint cards. This form will serve as the FBI's official response.

This Identity History Summary (IdHS) is provided pursuant to 28 CFR 16.30-16.34 solely for you to conduct a personal review and/or obtain a change, correction, or updating of your record. This IdHS is not provided for the purpose of licensing or employment or any other purpose enumerated in 28 CFR 20.33.

Any questions may be addressed to the Customer Service Group at 304-625-5590. You may also visit the website at www.fbi.gov/checks for further instructions.


Kimberly J. Del Greco
Deputy Assistant Director
Information Services Branch
Criminal Justice Information
Services Division

FORM A

Name: VIRAJ H PATEL

Business Name: RISHI 9 LLC

Business Location and Tax ID No.: 5454 ZEIGLER BLVD MOBILE AL 36608

For Official Use Only

FORM A

Citizenship status confirmed by _____ Date _____

Proof of Citizenship Demonstration and Declaration

In order for an individual, including an individual who is a sole proprietor or a partner in a partnership, who is a U.S. Citizen to conduct a public records transaction with the City of Mobile, Alabama, each such individual/citizen must declare his or her U.S. citizenship by executing the declaration at the bottom of this form, and must demonstrate his or her U.S. citizenship by presenting a legible copy of one of the following items.

Note: If the presented item does not show the person's current legal name, please also provide a copy of supporting document to verify the legal name change.

Please check which of the listed items has been provided.

- ☒ A driver's license or non-driver's identification card issued by the Alabama Department of Public Safety or the equivalent governmental agency of another state within the United States, provided that the governmental agency of another state within the United States requires proof of lawful presence in the United States as a condition of issuance of the driver's license or non-driver's identification card.
- ☐ A birth certificate indicating birth in the United States or one of its territories.
- ☐ Pertinent pages of a United States valid or expired passport identifying the person and the person's passport number or the person's United States passport.
- ☐ United States naturalization documents or the number of the certificate of naturalization.
- ☐ Other documents or methods of proof of United States citizenship issued by the federal government pursuant to the Immigration and Nationality Act of 1952, as amended.
- ☐ Bureau of Indian Affairs card number, tribal treaty card number, or tribal enrollment number.
- ☐ A consular report of birth abroad of a citizen of the United States of America.
- ☐ A certificate of citizenship issued by the United States Citizenship and Immigration Services.
- ☐ A certification of report of birth issued by the United States Department of State.
- ☐ An American Indian card, with KIC classification, issued by the United States Department of Homeland Security.
- ☐ Final adoption decree showing the person's name and United States birthplace.
- ☐ An official United States military record of service showing the applicant's place of birth in the United States.
- ☐ An extract from a United States hospital record of birth created at the time of the person's birth indicating the place of birth in the United States.
- ☐ AL-verify.
- ☐ A valid Uniformed Services Privileges and Identification Card.
- ☐ Any other form of identification that the Alabama Department of Revenue authorizes, through an administrative rule promulgated pursuant to the Alabama Administrative Procedure Act, to be used to demonstrate or confirm a person's United States citizenship or lawful presence in the United States, provided that the identification requires proof of lawful presence in the United States as a condition of issuance.

CITIZENSHIP DECLARATION

Under penalty of perjury, I, Viraj Patel, (print name of undersigned)
the undersigned do hereby declare that I am a citizen of the United States of America.

Date 08-29-24

Viraj Patel
Declarant's Signature

Special Power of Attorney

I, Virey Patel hereby appoint Kaushal Rishikumar Patel as my attorney in fact to act in my capacity to do the following:

To sign and execute forms/documents relating to Alabama Alcoholic Beverage Control Board and the local governing body concerning Rishi 9 LLC
Sole proprietor/corporation/association/LLC/LLP

The rights, powers, and authority of my attorney in fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on 09-16-24, and shall remain in full force and effect until 09-16-34 or unless specifically extended or rescinded earlier by either party.
(Date) (Date)

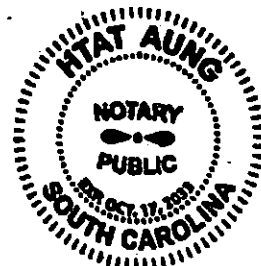
09-16-24
Date
Virey Patel
Signature

STATE OF ALABAMA
COUNTY OF MOBILE

BEFORE ME, the undersigned authority, on this 9/16/2024, personally appeared Virey Patel to me well known to be the person described in and who signed the foregoing, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

[Signature] NOTARY PUBLIC
My Commission Expires: 10/17/2033



DURABLE GENERAL POWER OF ATTORNEY

NOTE: THIS DURABLE GENERAL POWER OF ATTORNEY IS INTENDED TO AND HEREBY DOES REVOKE ALL OTHER POWERS OF ATTORNEY HERETOFORE EXECUTED BY THE UNDERSIGNED GRANTOR PRASIT NIMITTYONGSKUL.

KNOW ALL MEN BY THESE PRESENTS, that I, Vijai Patel, a resident of the United States, and over the age of twenty one (21) years, have nominated, constituted and appointed, and by these presents does hereby nominate, constitute and appoint Kaushal Patel, as my true and lawful agent and attorney-in-fact (herein called my "Attorney") with full power of substitution, for me and in my name, place and stead to purchase, sell, exchange, borrow, mortgage and otherwise manage all of my properties, real, personal and mixed, giving and granting unto my Attorney full power and authority to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as I might do if then and there present and acting in my own behalf. Pursuant hereto my Attorney may take all such actions either in my name or in my Attorney's name as my attorney-in-fact, and my Attorney may delegate in writing the performance of any such acts (including discretionary acts) to others deemed competent by my Attorney. No person dealing with my Attorney shall be required to see to the application of any funds or property paid or given for my account, and the receipt given by my Attorney, or any other juristic acts performed by my Attorney, shall be as final and binding upon me, my rights, my property, business and estate as if performed by me. By way of exemplifying and not by way of limiting the generality of the foregoing, I particularly authorize and empower my Attorney to do and perform on my behalf all of the following, viz:

(1) To exercise, do or perform any act, right, power, duty or obligation whatsoever that I now have or may acquire the legal right, power or capacity to exercise, do or perform in connection with, arising out of or relating to any person, item, thing, transaction, business, property (whether real or personal, tangible or intangible) or matter whatsoever.

(2) To take possession of, hold and manage all of my property and assets, both real and personal and whatsoever situated, and whether principal or income, whenever and in such a manner as my Attorney shall deem necessary or appropriate; and, in further connection therewith, to ask, demand, sue for, recover, collect, receive and hold and possess all sums of money, income, debts, rents, dues, goods, wares, merchandise, chattels, effects, bonds, notes, checks, drafts, accounts, discounts, deposits, safe deposit boxes, legacies, bequests, devises, interest, dividends, stock certificates, certificates of deposit, annuities, pension and retirement benefits, stock bonus plan and profit sharing plan benefits, stock options, insurance benefits and proceeds, documents of title, choses in action, personal and real property, tangible and intangible property and property rights and demands whatsoever, liquidated or unliquidated, and things of whatsoever nature or description which now are or hereafter shall be or become due, owing, payable or belonging to me in or by any right, title, ways or means howsoever, and upon receipt thereof or of any part thereof to make, sign, execute and deliver such receipts, releases or other discharges for the same as my Attorney shall think fit or be advised.

(3) To commence, prosecute, discontinue or defend all actions or other legal proceedings touching my estate or any part thereof or touching any matter in which I or my estate may be in any way concerned; and to have, sue and take all lawful ways and means and legal and equitable remedies, procedures and writs in my name for the collection or recovery of any item or matter in which I have or may acquire an interest, and to compromise, settle and agree for the same and to make, execute and deliver for me and in my name all endorsements, acquittances, releases, receipts or other sufficient discharges for the same.

(4) To lease, purchase, exchange and acquire, and to bargain, contract and agree for the lease, purchase, exchange and acquisition of, and to take, receive and possess any real or personal property whatsoever, tangible or intangible, or any interest therein, on such terms and conditions and under such covenants as my Attorney shall deem proper.

(5) To enter into and upon all and each of my real properties, and to let, manage and improve the same or any part thereof, and to repair or otherwise improve or alter, and to insure, any buildings or structures thereon.

(6) To sell, either at public or private sale, to exchange, to dedicate or convey for public or private purposes, to subdivide, to create or grant easements or to establish boundary lines, in connection with or with respect to any part or parts of my real estate or

□
SIGNATURE

Vijai Patel

interests therein or personal property for such consideration and upon such terms as my Attorney shall think fit, and to execute and deliver good and sufficient deeds or other instruments for the conveyance or transfer of the same, with such covenants, warranties, or otherwise as my Attorney shall see fit, and to give receipts for all or any part of the purchase price or other consideration.

(7) To engage in and actively transact any and all lawful business of whatever nature, kind, or form, to commence, continue, terminate or liquidate any business, to form partnerships (general and/or limited) or corporations with any persons or entities, to subscribe for stock or other securities, to contribute any property to any partnership or corporation for an interest therein, and to amend any partnership agreement and/or certificate of partnership, whether limited or general.

(8) To enter into mineral transactions (including the execution of oil, gas and mineral leases, pooling agreements, unitization agreements, community leases, division orders and transfer orders), to contract for mineral processing plants, to make "dry hole" or "bottom hole" contributions, and to undertake any act in connection with prospecting for, developing, producing, processing, transporting or marketing any minerals, even though not now or hereafter recognized as customary or proper practices by those engaged in such matters.

(9) To sign, endorse, execute, acknowledge, deliver, receipt for, and possess such applications, contracts, agreements, options, covenants, deeds, conveyances, trust deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of exchange, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts, and deposit instruments relating to accounts or deposits in, or certificates of deposit of, banks, savings and loan associations, or other institutions or associations, proofs of loss, evidences of debts, releases, and satisfaction of mortgages, judgments, liens, security agreements, and other debts and obligations, and other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted.

(10) To deposit any monies which may come to my Attorney (as such attorney in fact) with any bank or banker or other person either in my name or my Attorney's own name, and to employ or expend as my Attorney shall think fit any of such money or any other money to which I am entitled which now is or shall be so deposited; to withdraw, in the payment of any debts or interest payable by me, or taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real and personal estate, or in or about any of the purposes herein mentioned, or otherwise for my use and benefit, or to invest, in my Attorney's own name or any nominee, in any stocks, shares, bonds, securities or other property, real or personal, as my Attorney may think

☐ SIGNATURE

Ving Shue

proper, and to receive and give receipts for any income or dividend arising from such investments, and to vary or dispose of such investments.

(11) To purchase, sell, exchange, borrow, mortgage, invest, and reinvest with respect to and otherwise manage all of my properties, real, personal (tangible and intangible), and mixed, including, but not limited to, common and preferred stocks, common trust funds, mutual funds, bonds, debentures, U. S. Treasury Bonds, U. S. Treasury Notes, U. S. Treasury Bills, and other securities of the United States, of any type, kind, class or denomination, whether bearer or registered.

(12) To borrow any sum or sums of money on such terms and with such security, whether real or personal property, as my Attorney may think fit, and for that purpose to execute all promissory notes, bonds, mortgages, deeds of trust, security agreements, and other instruments which may be necessary or proper.

(13) To engage, employ, compensate, and dismiss any agents, clerks, servants, attorneys at law, accountants, investment advisors, custodians, or other persons in and about the performance of these presents as my Attorney shall think fit.

(14) To vote at the meetings of stockholders or other meetings of any corporation or company, or otherwise to act as my attorney in fact or proxy in respect of any stocks, shares, or other instruments now or hereafter held by me therein, and for that purpose to execute any

SIGNATURE

[Signature]

(18) To have access to and to enter any and all safe deposit boxes or other places of deposit held or possessed in my name, and to deposit therein or remove therefrom any or

(17) To deposit to or draw upon any or all checking, commercial, or savings accounts wherever situated now standing in my name or hereafter opened in my name by my Attorney, whenever, in the opinion of my Attorney, it is necessary or appropriate so to do.

(16) To contract for or dispense with all personal, professional, and other services, including, but not by way of limitation, medical, hospital, nursing, legal, household, business, clerical, and other services, which, in the opinion of my Attorney, should be performed or dispensed with in the furtherance of my interests or my estate, and to pay for any or all such services performed out of my assets.

(15) To exercise any powers and any duties vested in me, whether solely or jointly, with any other or others as executor, administrator, or trustee or in any other fiduciary capacity, so far as such power or duty is capable of validly being delegated, and to execute any instruments which may be necessary to accomplish my resignation from any such fiduciary capacity.

provides or other instruments.

SIGNATURE

[Signature]

This power of attorney shall not be affected by any disability, incompetency, or incapacity. If he should become disabled, incompetent or incapacitated and it becomes necessary or desirable for me to have a guardian, conservator, or other fiduciary, or if proceedings to appoint a guardian, conservator, or other fiduciary for me are thereafter commenced, I hereby nominate the Judge of Probate Court,

(22) To make such gifts or other conveyances of any property whatsoever and wherever situated, be it real, personal, or mixed, as may be necessary or appropriate for the maintenance of federal estate tax and/or for a proper estate plan, including but not limited to any gift of such property which qualifies for the Internal Revenue Code Section 2503, 2522 or 2523 exclusions from federal gift tax or which may be protected from federal gift tax by the Internal Revenue Code Section 2505 United Federal Credit Against Federal Gift Tax, and this power is intended regardless of whether I may have or have had an established gift giving program or pattern of making gifts.

(21) To hold harmless and indemnify any third party from and against any and all loss or liability of every kind and nature which the third party may assume or incur by reason of accepting and acting under this power of attorney.

(20) To assign and convey all or any part of the assets of my estate (consisting of any property, real, personal, or mixed, of whatsoever kind, whatsoever located, and whatsoever acquired) into such trust or trusts as my Attorney shall deem proper, irrespective of whether said trust is now in existence or is hereafter established. My Attorney is and shall be authorized to establish any such trust on such terms as my Attorney shall deem to be in my best interests.

(19) To execute and to file tax returns of any nature (e.g., income tax, gift tax, or estate tax), and declarations of estimated income tax required by the Internal Revenue Code to be made by me, and to settle with the Internal Revenue Service and its agents and representatives any questions concerning my liability for and the collection, refund, or payment of said taxes, and to possess all of the authorities and all of the powers set forth in Form 2848 of the Department of the Treasury, Internal Revenue Service (or any analogous state form), as amended or revised hereafter, including the power to receive refund checks due to me.

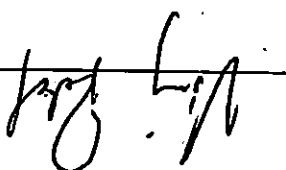
all securities, documents, or other items of personal property whatsoever, whenever my Attorney shall deem it necessary or proper so to do.

or other court which shall then have jurisdiction of such proceedings, shall make such appointment in accordance with this nomination except for good cause or disqualification. The Judge of Probate Court, or other court which shall then have jurisdiction of such proceedings, shall make such appointment in accordance with this nomination except for good cause or disqualification. Whichever herein used the single shall include the plural and the masculine gender shall include also the feminine gender.

I hereby expressly revoke all powers of attorney which may have been at any time heretofore made by me. This general power of attorney may be revoked by me in whole or in part at any time by delivering or causing to be delivered to my said Attorney written notice of such revocation, provided, however, that no such revocation shall vitiate, invalidate or impair any action taken prior to receipt of such written notice.

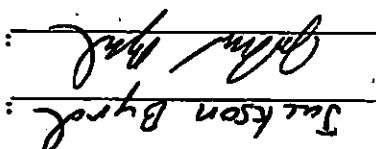
Any and every person dealing with or accepting and relying upon any instrument executed or written notice from me that the powers conferred herein or any of them have been revoked, amended or restricted, shall be fully protected against any claims or contention by me or by my personal representatives, heirs, next of kin and assigns with respect to their right to rely upon the existence and continuing effect of this power of attorney and all provisions herein regardless of any lapse of time from and after the date of execution hereof. And further, if this power of attorney should be recorded in the Probate Courts of any County in the State of Alabama, then any person or party may rely upon the authority of my Attorney herein set forth as continuing to be in full force and effect unless and until a revocation of said power of attorney shall be recorded in said Probate Court.

WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of August, 2024.



Viraj Patel

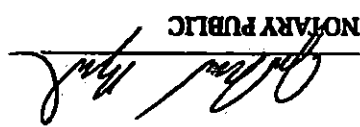
Lexington County, SC 29072

Jackson Byrd


Notary:

I, the undersigned Notary Public, under authority designated by Lexington County Courthouse, do hereby certify that Viraj Patel, whose name is signed to the foregoing Durable General Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said Durable General Power of Attorney, she executed the same voluntarily on the day the same bears date.

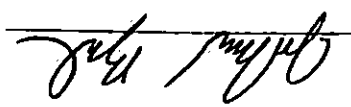
Given under my hand and official seal on this 5 day of August, 2024.



NOTARY PUBLIC

My Commission Expires: July 29, 2034



 SIGNATURE

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF FORMATION

PURPOSE: In order to form a Limited Liability Company (LLC) under Section 10A-5A-2.01 of the Code of Alabama 1975, this Certificate of Formation and the appropriate filing fees must be filed with the Office of the Secretary of State. **The information required in this form is required by Title 10A.**

1. The name of the limited liability company (must contain the words "Limited Liability Company" or the abbreviation "L.L.C." or "LLC," and comply with Code of Alabama, Section 10A-1-5.06. You may use Professional or Series before Limited Liability Company or LLC (or PLLC or SLLC) if they apply:

Rishi 9 LLC

2. **A copy of the Name Reservation Certificate from the Office of the Secretary of State must be attached.**

3. The name of the registered agent (only one agent): Viraj H Patel

Street (**no PO Boxes**) address of registered office (**must be located in Alabama**): _____

***COUNTY** of above address: MOBILE

Mailing address **in Alabama** of registered office (if different from street address): _____

4. The undersigned certify that there is at least one member of the limited liability company.

(For SOS Office Use Only)

Alabama	
Sec. Of State	
001-148-182	DLL
Date	08/05/2024
Time	11:37:00
File	\$100.00
County	\$100.00

Total	\$200.00

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

5. Check only if the type applies to the Limited Liability Company being formed:

☐ Series LLC complying with Title 10A, Chapter 5A, Article 11

☐ Professional LLC complying with Title 10A, Chapter 5A, Article 8

☐ Non-Profit LLC complying with Section 10A-5A-1.04(c)

6. The filing of the limited liability company is effective immediately on the date received by the office of the Secretary of State, Business Services Division or at the delayed filing date (cannot be prior to the filing date) specified in this filing complying with Section 10A-1-4.12

The undersigned specify 8 / 5 / 2024 as the effective date (must be on or after the date filed in the office of the Secretary of State, but no later than the 90th day after the date this instrument was signed) and the time of filing to be 11 : 37 ☒ AM or ☐ PM. (cannot be noon or midnight – 12:00)

☒ Attached are any other matters the members determine to include herein (if this item is checked there must be attachments with the filing).

8 / 5 / 2024
Date (MM/DD/YYYY)

Saty Putcha

Signature as required by 10A-5A-2.04

Organizer

Typed title (organizer or attorney-in-fact)

*County of Registered Agent is requested in order to determine distribution of County filing fees.

Additional Details

Organizers

Organizer

Street Address

Mailing Address

Saty Putcha

Wes Allen
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

Rishi 9 LLC

This name reservation is for the exclusive use of SATY PUTCHA, 1521 Dawes
Rd, Mobile, AL 36695 for a period of one year beginning August 05, 2024 and
expiring August 05, 2025



RES170489

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

August 05, 2024

Date

A handwritten signature in black ink, appearing to read 'Wes Allen', written over a horizontal line.

Wes Allen

Secretary of State

Membership of RISHI 9 LLC

Viraj H Patel, 8871 Spring Grove S, Mobile, AL 36695	100%
---	-------------

STATE OF ALABAMA

**DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF AMENDMENT**

PURPOSE: In order to amend a Limited Liability Company's (LLC) Certificate of Formation under Section 10A-5A-2.02 of the Code of Alabama 1975, this Certificate of Amendment and the appropriate filing fees must be filed with the Office of the Secretary of State.

1. The current recorded name of the Limited Liability Company:

Rishi 9 LLC

2. The date the Certificate of Formation was filed: 08 / 05 / 2024 (MM/DD/YYYY)

3. Alabama Entity ID Number (Format: 000-000-000): 001 - 148 - 182 **TO OBTAIN ID NUMBER,** website at www.sos.alabama.gov click on Business Services (below picture), click on Business Entity and Name Search, click on Entity Name, enter the name of the entity in the appropriate box, and enter. Click on the number and verify that this is the correct entity. This step is strongly recommended.

(For SOS Use Only)

Alabama	
Sec. Of State	
001-148-182	DLL
Date	08/07/2024
Time	10:57:06
File	\$100.00
County	-----
Total	\$100.00

DOMESTIC LIMITED LIABILITY COMPANY AMENDMENT

4. The following amendment was adopted on 08 / 07 / 2024 (MM/DD/YYYY):

See attached.

☐ Additional Amendments and the dates on which they were adopted are attached.

***Be very specific about what must be changed if you are amending existing information.**

***If the amendment includes a name change, a copy of the Name Reservation Certificate issued by the Office of Secretary of State must be attached.**

***Registered agents and registered agent addresses are changed by filing a Change Of Registered Agent Or Registered Office By Entity form directly with the Office of the Secretary of State (the new agent's signature is required agreeing to accept responsibility). Agent information will NOT be changed with an amendment.**

5. The undersigned authorized signature certifies that the amendment or amendments have been approved in the manner required by Title 10A of the *Code of Alabama of 1975* and the governing documents of this entity.

08 / 07 / 2024

Date (MM/DD/YYYY)

Saty Putcha

Signature as required by 10A-5A-2.04

Organizer

Title/capacity to sign under 10A-5A-2.04

Amendment Details

Entity Info

Current Entity Name
Rishi 9 LLC

Entity ID
001-148-182

Type
Limited Liability Company (LLC)

Formation Date
2024-08-05

Principal Address

Original

Amended

Physical Address

Physical Address
5454 Zeigler Blvd
Mobile, AL 36608

Mailing Address

Mailing Address
5454 Zeigler Blvd
Mobile, AL 36608

Members and Addresses

Original

Member

Street Address

Mailing Address

Amended

Member

Street Address

Mailing Address

Viraj H Patel

5454 Zeigler Blvd
Mobile, AL 36608

5454 Zeigler Blvd
Mobile, AL 36608

(Edited)



**Department of the Treasury
Internal Revenue Service
130 South Elmwood
Buffalo, NY, 14202-2464**

**In reply refer to: 0253136401
8/20/2024 LTR 147C**

**RISHI 9 LLC
VIRAJ H PATEL SOLE MBR
5454 ZIEGLER BLVD
MOBILE, AL 36608**

Employer Identification Number: 99-4293040

Dear Taxpayer:

Thank you for your inquiry of 8/20/2024.

**Your Employer Identification Number (EIN) is 99-4293040.
Please keep this letter in your permanent records. Enter your name and your EIN on
all business federal tax forms and on related correspondence.**

**If you have any questions regarding this letter, you can call 800-829-0115. If you
prefer, you may write to us at the address shown at the top of the first page of this
letter. When you write, please include a telephone number where you may be
reached and the best time to call.**

**Sincerely,
Ms. Pennick
1001871160
CSR**



2024
SALES TAX LICENSE
State of Alabama
Alabama Department of Revenue

ISSUED TO:

RISHI 9 LLC
5454 ZEIGLER BLVD
MOBILE, AL 36608-4336

ACCOUNT TYPE	ACCOUNT NUMBER	EFFECTIVE DATE	EXPIRATION DATE
SLS	R012232451	08/26/2024	12/31/2024

TO ENGAGE IN BUSINESS FOR WHICH TAX IS IMPOSED BY SECTIONS 40-23-1/39 CODE OF ALABAMA 1975,
AS AMENDED. SALES TAX LAW

NON-TRANSFERABLE
THIS ACCOUNT ISSUED TO PERSON OR BUSINESS WHOSE NAME APPEARS ABOVE IS NOT TRANSFERABLE.
THE LICENSEE MAY PURCHASE ITEMS TAX EXEMPT FOR THE PURPOSE OF RESALE AT RETAIL IN THE REGULAR COURSE OF
BUSINESS.

NAICS CODE: 457110

STATE OF ALABAMA
DEPARTMENT OF REVENUE

Derrick Coleman
Deputy Commissioner

My Place

City of Mobile Home | GIS Data

Information for Address: 5454 Zeigler Blvd

[Search for New Address](#)

Parcel Owner / Mailing Address:

Vo San Minh C/o San Minh Vo
19597 Highway 21 N
Bagalusa, La 70427

Parcel Information:

Parcel: R022802103000006.000 / 469905

Parcel Subdivision:

Unknown

Parcel Jurisdiction:

Mobile City Limits

Neighborhood Renewal District:

Address is not within a Neighborhood Renewal District

Historic District:

Address is not within a Historic District

PLS Section:

4S2W10

Census Tract:

003501

Zipcode:

36608

--- Public Services ---

Garbage Pickup:

(Wednesday West / Route B)

Trash Pickup:

(Thursday North / 4-TD-7)

Fire District:

(Fire Station 18 Springhill)

Police Precinct/Beat:

(Precinct 4 Beat 41)

--- Political ---

City Council District:

District: (7)

Gina Gregory - (251) 208-7441

County Commissioner District:

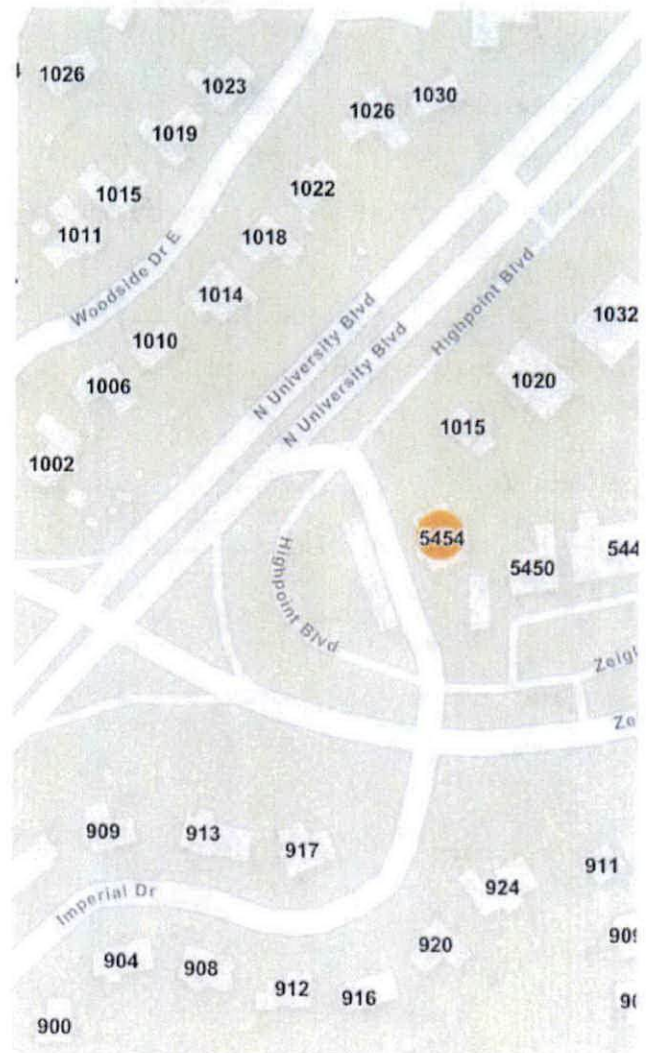
District: (2)

State House District:

District: (101)

State Senate District:

District: (34)



Data Source: Property data is from the Mobile County Revenue Commission, Address Information from the City of Mobile.
Disclaimer: All information in this application is provided "as is", with no guarantee of completeness, accuracy, timeliness or of the results obtained from the use of this information, and without warranty of any kind, express or implied, including, but not limited to warranties of

[Application Support](#)

Copyright: City of Mobile
2024

<https://experience.arcgis.com/experience/f630703981794052908db7d62f8ff0d6/page/ResultsPage-/>

Mobile County Property Search

Key Number: 469905 For Year 2024

Property Details

Account

Key Number:	469905
Legal Description:	LOT 1 ALPINE COMMERCIAL PARK MBK 16 P 125 #SEC 10 T4S R2W #MP28 02 10 3 000
Parcel Number:	2802103000006XXX
Type:	Real
Property Class:	2

Location

Address: 5454 ZEIGLER BLVD MOBILE, AL 36608

Owner

Name: VO SAN MINH
Mailing Address: 19597 HIGHWAY 21 N
BAGALUSA, LA 70427-8946

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Value:	\$624,300
Land Value:	\$316,300
Appraised Value:	\$940,600
Taxable Value:	\$940,600
Assessed Value:	\$188,120

VALUES DISPLAYED ARE 2024 VALUES..

Property record and appraisal information are for appraisal use only and should not be used for any legal purpose or conveyance. Please contact Mobile County Revenue Commission to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Millage Rate	Taxable Value	Total Estimated Tax With Exemptions
--------	-------------	--------------	---------------	-------------------------------------



NOTICE!

Notice is hereby given that application has been made to the City Council of the City of Mobile, for approval of a Liquor License for the sale of Alcohol Beverages at the physical location below

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

RISHI 9 LLC

Trade Name (DBA)

UNIVERSITY CHEVRON

Location Address

5454 ZEIGLER BLVD

Zip Code

36608

Application Number

2024 - 5687

Notice Post Date @ Location

09/23/2024

That public hearing on said application has been set before the City Council in the Government Plaza Auditorium (1st floor) located at 205 Government Street @ 1030am on Tuesday

October 9, 2024

Date

Anyone desiring to be heard either for or against said application may appear in person at said time or may indicate his or her wishes in writing by communication to the City of Mobile City Clerk Office

A handwritten signature in black ink, appearing to read 'Karl P. ... (POA)', written over a horizontal line.

Applicant/POA Signature

A handwritten signature in blue ink, reading 'R. Shawn Skinner', written over a horizontal line.

Revenue Department Representative

In accordance to the City of Mobile codes/ordinances, the applicant shall post on the premises where the business is to be conducted, continuously for a period of not less than seven (7) days prior to the consideration of the application by the governing body. Said notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto.

Commercial Lease

This Lease is entered into this day August 28, 2024, by and between SANH M. VO, who mailing address is declared to be 3918 Pierson Dr W, Mobile, AL 36619. Hereinafter referred to as "LESSOR," and VIRAJ H. PATEL, of RISHI 9 LLC, whose Tax Identification Number: 99-4293040, an Alabama Company, whose mailing address is declared to be 5454 Zeigler Blvd, Mobile, AL 36608. Hereinafter referred to as "LESSEE".

The LESSEE agreed to lease the commercial building located at 5454 Zeigler Blvd, Mobile, AL 36608 from the LESSOR with the term of 15 years with options described as follow:

Option 1: The base rent for the first twelve months, commencing September 1st, 2024 to August 31, 2025 is \$5500.00 per month.

Option 2: After the first twelve months, the LESSEE will have the option to renew the lease for another sixty months, from September 1st, 2025 to August 31st, 2030 with the rent at \$6000.00 per month.

Option 3: After sixty months, the LESSEE will have the option to renew the lease for another sixty months, from September 1st, 2030 to August 31st, 2035 with the rent at \$6400.00 per month.

Option 4: After the sixty months, the LESSEE will have the option to renew the lease for 48 months, from September 1st, 2035 to August 31st, 2039 with the rent at \$7000.00 per month.

After the end of Option 4, the lease term will be re-negotiated.

LESSEE has the right to accept or refuse to exercise the options stated above, provided LESSEE must notify the LESSOR in writing no later than 90 days from the expiration date of the lease.

LESSEE agrees to pay punctually all business property taxes (store's inventory/equipment) on the leased premises throughout all terms and options of lease. LESSOR agrees to pay property tax for the building.

LESSEE also agrees to pay the LESSOR 50% of the cost of wind, fire insurance policy with the coverage no less than \$850,000.00.

The first month rent payment is due on the September 1st, 2024, and the following payments due on the same day of each succeeding month for the term of this lease. Failure of LESSEE to promptly pay when due any monthly installment of rent, or violation of any of the terms or conditions of the Lease, or should voluntary or involuntary bankruptcy proceedings be instituted by,

or against, LESSEE; or should LESSEE fail in business, or become insolvent, or make an assignment for benefit of creditors, then, any said of events shall, and without need of formally putting in default, cause all of remaining installments to become immediately due and payable, and at the option of the LESSOR, authorize the cancellation of this Lease for the remainder of the unexpired term, and allow the LESSOR to recover all actual damages suffered by the LESSOR by reason of the cancellation. In the event it becomes necessary for the LESSOR to place this Lease in the hands of an Attorney at Law for the purpose of collection, enforcement, or protection of any claim in favor of LESSOR, the LESSEE binds and obligates itself to pay as additional 30% of the amount sued for as Attorney's fees or reasonable fee if the claim may not be for money, plus all costs. Should LESSEE fail to pay the rent within 3 days of the due date there shall also be due to a late charge of \$100 (one hundred dollars) for EACH day that is late. Lease contract is terminated after two weeks if payment is not received by LESSOR. No rent payment shall be considered delinquent and subject to a late charge if it is mailed postage prepaid to the LESSOR's address given above within 3 days of the date due. All rent checks are made payable to SANH M. VO and mailed to SANH M. VO at 3918 Pierson Dr W, Mobile, AL 36619.

LESSEE may not sublease or assign the whole or any part of the leased premises without the prior written consent of the LESSOR.

No alterations or changes are to be made in and on the premises by the LESSEE without the prior written consent of LESSOR, ANY improvements are to become and remain the property of the LESSOR at the termination of this LEASE, or any extension thereof, unless otherwise stipulated in writing.

LESSEE DO NOT own the right to sublease or sell the business knowing as GOODWILL to any party without the consent of the LESSOR. Any sublease or transfer to any name other than the original tenant will result in an immediate termination of the lease.

LESSEE'S RESPONSIBILITY

- 1) Maintenance on all equipment, such as walk in coolers, two Ruby cash register that controls the gas pumps ALL plumbing, air conditions and heat, all glass windows, parking lot, 5 gas pumps, 3 gas tanks, gas canopy, roof, interior and exterior of building and everything on property premises and etc. Any upgrades on equipment above mentioned must stay with building during this lease.
- 2) LESSEE agrees to pay punctually all charges for gas, electricity, telephone, water and cable services, or any other utilities used or consumed at the leased premises during the term of this lease.
- 3) LESSEE shall maintain general liability insurance with an amount not less than \$1,000,000.00 and naming SANH M. VO/ LESSOR as additional insured. LESSEE agrees to submit all general liability insurance certificate to LESSOR no later 20 days from the signing date. Failure to submit proof of general liability will result in termination of this lease contract IMMEDIATELY.

- 4) LESSEE is responsible for building and all pumps liability insurance. Fire coverage is also covered in the building insurance.
- 5) LESSEE is obligated not to use the premises for any purpose that is unlawful, and the violation of any law by LESSEE shall be justifiable cause of cancellation of this lease by LESSOR, at LESSOR's option.
- 6) LESSEE shall remain in compliance with the UST regulations and remain eligible for STATE TRUST FUND and DEQ Regulation and responsible for all DEQ fees. In a case or situation that the underground fuel tanks become not functional or leaks beyond repair and shall be replaced (land contaminated), LESSEE is responsible for the whole cost.
- 7) LESSEE is required to register ALL fuel tanks under his name during the lease terms and required to release name on the tanks after lease is expired. LESSEE is required to maintain all pumps and tanks equipment monthly inspection with Compliance Assistance and pay any monthly fees.
- 8) Should LESSEE fail to make such repairs, as mentioned above, LESSOR may at LESSOR's option, have the repairs made the LESSEE agrees to reimburse LESSOR for the cost.
- 9) A SECURITY deposit in an amount of \$11,000.00 will be paid at signing the lease. It is being expressly understood that the deposit shall not be considered at any time as an advance payment of rental, last month's rent, a measure of LESSOR's damage in case of default by LESSEE or breach of LESSEE, LESSOR, at its option, may use such deposit to the extent necessary to apply toward any arrearage of rent, or to apply toward any other damage injury or expense caused to LESSOR by such event of default. LESSOR shall have the right to retain and expend such deposit towards the cost of cleaning and repairing the premises if LESSEE shall fail to deliver up such premises at the termination of this Lease in the condition delivered, less ordinary wear and tear. LESSEE shall make delivery of the keys to LESSOR. Failure to make delivery shall result in a re-key charge of all locks located on the leased premises. After 30 days of expiration of the lease, if the LESSOR is satisfied with the condition of the premise and no repair or cleaning needed, LESSOR will return the deposit in full to the LESSEE.

LESSOR shall NOT be responsible for damage to the parking lot caused by its use by excessive weight vehicles or damage resulting from acts of negligence by LESSEE, LESSEE's customers, employees, agent, etc. Wear and tear are acceptable.

Should the premises be abandoned by LESSEE or should LESSEE begin to remove personal property to the detriment of LESSOR's lien, then the rent for the unexpired term, with reasonable attorney's fees, shall immediately become due and LESSOR, at LESSOR's option may cancel the lease or re-enter and let the premises for such price or on such terms as may be immediately obtainable, and apply the net amount realized to the amount due by LESSEE.

In case of a proposal from a third party purchase the property, the LESSEE will be protected by a right of first refusal and will have 20 days to decide to purchase or reject. If the LESSEE agrees to purchase the property from the LESSOR, the LESSEE agrees to pay the earnest money to the LESSOR in the amount of 10% of the purchase price. The LESSEE will have 90 days to obtain the financing, if more time is needed, LESSEE must notify the LESSOR proof in writing. If after 90 days and the LESSEE still not be able to obtain financing or be turned down by a bank, the earnest money will be returned to the LESSEE, with a proof from the bank in writing.

If the LESSEE refuses to purchase the property, and the LESSOR decided to sell the property to such third party, the current lease will be protected and honored with same terms and condition until it expire.

In any event the LESSEE chooses to breach this lease, VIRAJ H. PATEL, of RISHI 9 LLC agrees to pay sixty thousand dollars (\$60,000) to void this contract with a 60 days' notice. VIRAJ H. PATEL, the LESSEE, personally agreed to guarantee ALL fees upon breaching of this contract.

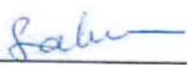
LESSEE agrees to purchase the gasoline from Hallmark Petroleum and sell gasoline only under brand name Chevron for the remainder of the 10 years contract executed by Hallmark Petroleum and Bhupendra Awasthi on February 14, 2022.

LESSEE is responsible to maintain the premises building to comply with all of Chevron's standard. LESSEE is also responsible for all inspection fees and penalties. At any time, LESSEE fails inspection, LESSEE is responsible for all penalties, attorney fees and unbranding breaching the fuel contract.

THUS DONE AND PASSED on this 28th day of August, 2024, at City of Mobile, State of Alabama, the undersigned parties having affixed their signatures in the presence of me, Notary, and the undersigned witnesses, after due reading of the whole.

LESSOR: SANH M. VO

Print: SANH M. VO

Signature: 

LESSEE: VIRAJ H. PATEL/ RISHI 9 LLC

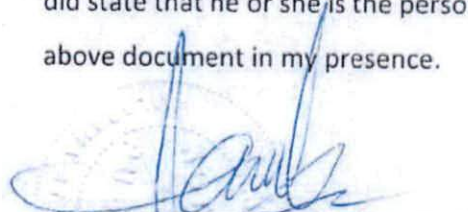
Print: Viraj Patel

Signature: Viraj Patel

State of Alabama

County of Mobile

On August 28, 2024, VIRAJ. PATEL, and
SANU M. VO personally came before me and, being duly sworn,
did state that he or she is the person described in the above document and that he or she signed the
above document in my presence.


Signature of Notary Public

My commission expires: 1/15/2026

Notary Seal

OFFER TO PURCHASE - TERMS AND CONDITIONS

Rishi 9, LLC (Buyer) hereby offers and agrees to purchase from the Seller (Seller) upon the Terms and Conditions hereinafter set forth, The Business known as Zeigler Chevron (Business) located at 5454 Zeigler Blvd, Mobile, AL and certain assets owned by or used by the Business, including all furniture, fixtures, equipment, inventory, contracts, goodwill, trade names, rights, and leases (if included), subject to the Terms and Conditions on ALL pages of this contractual Agreement. The Purchase Price of:

J-\$60,000
\$ ~~149,000.00~~ shall be paid as follows:

By earnest money deposit (Deposit), included in total down payment. Deposits to be held by William Youngblood, Attorney, as Escrow Agent. The Buyer and Seller acknowledge that any checks accepted by William Youngblood, Attorney, are subject to collection. Escrowed funds will not be distributed until they have been cleared by said bank.

XP \$10,000.00
AK
\$ 60,000
A.C. ~~149,000.00~~ Total Purchase Price (Purchase Price), Subject to Terms and Conditions on ALL pages of this agreement and associated addendum.

IT IS HEREBY AGREED THAT:

1. The Closing shall take place on or before 4:00 o'clock P.M. on August 27, 2024, at the office of William Youngblood, Attorney. Buyer and Seller agree to execute all required documents as reasonably requested by Closing Agent and each shall pay one-half (1/2) of Closing Agents fees and expenses. Any extension of this Closing date must be in writing and signed by Buyer and Seller.
2. The full Purchase Price shall include on-hand inventory of marketable goods of \$ _____ at Seller's cost. An itemized physical count of these goods for resale shall be taken and/or agreed upon by both Buyer and Seller prior to Closing, any increase or decrease as compared to this cost shall adjust the total Purchase Price.
3. Seller agrees, at no cost to Buyer, to provide a person familiar with the Business and its operations, to be reasonably available to Buyer. Buyer's agents and employees in the familiarization, training and the orderly transfer of the Business, for a period of 10 days from the date of closing.
4. The Seller (and its principal corporate stockholders and officers, if a corporation) agrees not to compete directly, indirectly or in any manner, or engage in a business similar to the Business within 10 miles of the Business being purchased, nor assist anyone else, except Buyer, nor solicit in any manner any past accounts of the Business, nor solicit for employment any active employee of the Business for a period of 12 months from date of Closing.
5. All contingencies must be removed on or before 8/22/2024 (date). Seller and Buyer, as an additional contingency, must approve all Closing documents and Asset Purchase Agreement involved in this transaction by the above date. Failure of the Seller and Buyer to notify William Youngblood, Attorney, in writing, of any exception or continuation of any of the contingencies by this specified date shall constitute a waiver of the contingencies by the Seller and/or Buyer. Seller shall execute an acceptable assignment and Buyer shall assume the lease(s) on the Business premises and/or equipment with Lessor's written consent. This contractual Agreement shall be subject to such consent where consent is required. Seller shall assist the Buyer within the time constraints set out above in obtaining new lease(s) to be effective as of the Closing date.

VP Buyer Initials AK Seller Initials

OFFER TO PURCHASE - TERMS AND CONDITIONS

6. Buyer's Offer to Purchase hereby made shall be open for Seller's written response on, or before 3:00PM on 8/7/2024. Any extension of this date and time must be in writing and approved by the Buyer and Seller.
7. Time is of the essence. No waiver of any provision of this Offer to Purchase shall be effective unless in writing and signed or initialed by the Buyer and the Seller. This is a legally binding contractual Agreement between Buyer and Seller.
8. If the Business, Buyer or Seller is a partnership, corporation, LLC or sole proprietor, individual or other entity, the Buyer and Seller signing on behalf of said entity represent(s) and warrant(s) that they have the full and legal authority to enter into this Offer to Purchase contract and to conclude the transaction described herein and have executed the proper notifications, authorizations and necessary documents. No agreement to which either Buyer or Seller is a party, prevents either of them from concluding this transaction, nor is the consent of any other party required therefore. The Seller warrants that Seller has a clear and marketable title to the Business and all assets being conveyed.
9. Seller warrants that all outstanding liabilities of the Business, except as specifically set forth herein, shall be paid in full on or before Closing of this sale and that Buyer shall receive possession of the Business free and clear of any encumbrances. Seller warrants that there is no litigation or proceedings pending relating to Business. Seller shall be responsible for payment of all taxes (including but not limited to sales taxes and payroll taxes) and all employee benefits and bonuses up through the date of closing. The Total Purchase Price excludes all cash and accounts receivable and are to be retained by Seller.
10. Any and all amounts currently on deposit for the benefit of the Business for utility services, leases, insurance, etc. are and shall remain the sole property of the Seller and are not to be included as part of the transaction. Buyer shall, effective with the Closing, deposit such amounts as are necessary to continue the operation of the Business or the Seller shall receive payment or credit for such deposits at Closing. All transferable taxes, insurance, license, rents, leases, utilities, and other customarily prorated items shall be prorated outside of Closing.
11. Buyer hereby acknowledges that Buyer is relying solely on Buyer's own inspection of the Business as well as the representations of Seller regarding the current and prior operating history of the Business, the value of the assets being purchased and all other material facts, and that William Youngblood, Attorney, has not conducted any independent investigation or verification whatsoever of the Business or information provided by Seller. William Youngblood, Attorney, further gives Buyer notice that a UCC-1 lien search or a judgment search of the Business prior to Closing is appropriate.
12. Seller hereby acknowledges that William Youngblood, Attorney, has made no representations concerning the credit worthiness or legal or financial ability of Buyer to enter into and complete this transaction or successfully operate the Business, and is relying solely on Buyer's representations with respect thereto.
13. Seller agrees to transfer to Buyer at closing and Buyer agrees to accept all of Seller's rights, title, interest and responsibility for the applicable Business lease(s) and Business telephone number(s), and yellow page advertising that refers to said telephone number(s). Seller warrants that all of these items will be current and paid in full up to time of Closing, with no outstanding or associated liabilities or debt.
14. Unless otherwise specified herein, Seller agrees to cooperate with Buyer in obtaining, at Buyer's expense, any licenses, permits, approvals or certificates necessary for the continued operation of the Business. Seller warrants that, to the best of Seller's knowledge the Business and premises meet, at the time of Closing, all government regulations as to health, fire, zoning, and other licensing laws. Seller shall bear the cost of repairs and/or alterations, which are or may be required to allow Buyer to continue the operation of the Business in a lawful manner. Seller will transfer ABC License to Buyer at closing.
15. It is acknowledged and agreed that Buyer may elect to incorporate. In such event, the new corporation shall become the Buyer, and Buyer shall cause the corporation to ratify and adopt all of the terms and conditions of this Offer to Purchase. Further, the original Buyer shall continue to be personally liable for performance of the terms and conditions herein.
16. All equipment, furniture, fixtures, fittings, and real or personal property included in this Business and the Business itself are being purchased on an "As Is" basis without warranties of merchantability, continuation or fitness for any particular purpose. However, at the Closing of this sale, all of above referenced equipment shall be in working condition and the premises will pass all inspections necessary to conduct the Business. Buyer shall be responsible for inspecting said equipment in order to determine that, as of the Closing, said equipment is in working order. Any exceptions must be noted and written acceptance agreed upon by both Buyer and Seller prior to Closing.
17. At the Closing of this sale, Seller shall deliver to Buyer copies of all customer accounts and records, and any other documents pertaining to the operation of the Business, which Seller may have. Such records shall include all documents necessary to conduct the business with the suppliers, vendors, employees, customers and legal or governing agencies of the Business in the same manner as in the past.

VP Buyer Initials W Seller Initials

OFFER TO PURCHASE - TERMS AND CONDITIONS

18. Seller hereby agrees, from the date of execution of this Offer to Purchase to date of Closing, to carry on the Business activities and operate the Business diligently and in substantially the same manner as has been customary in the past, and shall not remove any item(s) with the exception of product inventory sold in the normal course of business. Seller further agrees to maintain in good working order the Business premises including heating, cooling, plumbing, electrical systems and any other item necessary for the operation of Business that is not the responsibility of the landlord and to leave the premises in a clean, orderly manner.
19. Seller and Buyer must remove all contingencies associated with this Offer to Purchase. Failure of the Seller and Buyer to notify William Youngblood, Attorney, of any exception or continuation of any contingency by the time specified shall constitute Seller and Buyer's waiver of these contingencies.
20. In the event there is any loss or damage to the Business premises, or any other assets included in this sale at any time prior to the Closing of this sale, the risk of loss or damage shall be upon Seller. Immediately from and after the Closing, all risk or damage shall be upon Buyer.
21. Seller warrants that, to the best of Seller's knowledge, the financial information supplied to Buyer and , is true and correct and is a fair and accurate presentation of the financial condition and results of operating the Business. Seller further warrants that the Business possesses full legal and licensing authority to continue all current operations as presented by Seller.
22. Buyer and Seller acknowledge that this Offer to Purchase shall survive the Closing of this transaction as to terms and conditions therein. Buyer and Seller further acknowledge that this Offer to Purchase shall bind and insure to the benefit of the successors, assigns, personal representatives, heirs and legatees of the Buyer and Seller
23. Buyer and Seller acknowledge that the sale of Business assets may involve a sales tax and/or income tax liability.
24. Buyer and Seller agree that, subject to #5, if Buyer should fail or refuse to complete this transaction after timely acceptance by Seller, then any funds or Deposit with William Youngblood, Attorney, will be forfeited to Seller.
27. If any provision or provisions on the Agreement shall be held invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
28. This Offer to Purchase contains the entire understanding of the parties and there are no oral agreements, understandings or representations relied upon by the Buyer and Seller and cannot be modified except in writing. All representations herein shall survive the Closing.

The Buyer and Seller expressly acknowledge fully reading, understanding and receiving a true copy of ALL pages of this document. THIS IS A LEGALLY BINDING AND FULLY ENFORCEABLE DOCUMENT. Read all pages of it carefully. If you do not understand it, consult an attorney, financial advisor and/or accountant. Buyer and Seller will be individually responsible for any and all fees due the appropriate professional retained by the either.

VP Buyer Initials AK Seller Initials

OFFER TO PURCHASE - TERMS AND CONDITIONS

The undersigned Buyer and Seller expressly accept and acknowledges fully reading, understanding and receiving a true copy of ALL page of this Agreement. Subject to Terms and Conditions continued on this and pages 1, 2 and 3 of this Offer to Purchase Agreement.

Dated and Accepted this, 28 day of August 20 24, Subject to Terms and Conditions herein.

Rishi 9, LLC

Buyer's Name (Please Print)

Address

Viraj Patel

Buyer's Authorized Member

Address

by: [Signature]

Buyer's Signature-Who personally guarantees performance of this Agreement

City, State

Phone

UNDER power of Attorney

Dated and Accepted on this 28 day of August 20 24, Subject to Terms and Conditions herein.

A&A.H LLC

Seller's Name (Please Print)

Address

Aysha Kanwal

Seller's Authorized Member

Address

[Signature]

Seller's Signature-Who personally guarantees performance of this Agreement

City, State

Phone

THIS IS A LEGALLY BINDING DOCUMENT, READ IT CAREFULLY
SUBJECT TO TERMS AND CONDITIONS ON PAGES 1, 2 AND 3 and ASSOCIATED ADDENDUM

STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Ayska Kanwall, whose name is signed to the forgoing instrument, and acknowledged before me on this day that, being informed of the contents of said instrument, she with full authority executed the same voluntarily.

Given under my hand this 6th day of August, 2024.

Edna H. Delchamps

Notary Public

My Commission Expires: 11/16/2026



STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Kaushal Rohitkumar Patel, whose name is signed to the forgoing instrument, and acknowledged before me on this day that, being informed of the contents of said instrument, he with full authority executed the same voluntarily.

Given under my hand this 3th day of August, 2024.

Edwin H. Duldys

Notary Public

My Commission Expires: 11/16/2026



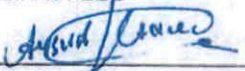
Escrow modification agreement

Whereas in the agreement signed by and between A&A .H LLC and Rishi 9 LLC to convey the business currently known as Ziegler Chevron it was provided that the Buyer would advance a deposit for earnest money in the amount of \$10,000, which sum was to be applied to the purchase price at closing. The parties have agreed that \$6,000 of the earnest money may be advanced by the escrow agent (Youngblood) to the Seller for the sole purpose of paying the outstanding amounts due to reinstate the license to operate the business and any and all taxes due with regard to the business as of this date. The money advanced shall be credited to the Buyer at closing and will not increase the purchase price.

Seller shall warrant that at the time of closing the license shall be active and transferable to the Buyer with no outstanding taxes due.

In the event of default by the Seller which results in failure of the transaction to close, the parties executing on behalf of the Seller shall be personally responsible for repaying the money so advanced pursuant to this agreement.

Seller A&A .H LLC

by  8/20/24
Aysha Kanwal date

Rishi 9 LLC

By  8-20-24
Viraj Patel Under POA date

BILL OF SALE FOR INVENTORY

THIS IS A BILL OF SALE dated 28 day of August, 2024 by
A&A .H, LLC(hereinafter "Seller"), to Rishi 9, LLC (hereinafter "Purchaser"),

Seller, for the value consideration received, hereby sells and conveys to Purchaser
effective 8-24, 2024, the following inventory (collectively
"Inventory"), which is located on the premises: see list
attached _____

Seller warrants that it has unencumbered title to the Inventory and the right to sell the
same and that the Inventory includes the items described herein; but Seller hereby sells
and conveys that the Inventory "AS IS, WHERE IS, AND OTHERWISE MAKES NO WARRANTY
WHATEVER, EXPRESS OR IMPLIED, AS TO THE INVENTORY OR ITS CONDITION,
MERCHANTABILITY OR FITNESS FOR ANY PURPOSE."

NOW THEREFORE, it is agreed between the parties as follows:

PRICE AND TERMS See attached

The purchase price which shall be paid, in full, at time of conveyance this the 28th
day of August, 2024 shall be as follows:

cash AT closing by check #1008

Buyer shall pay the sum of \$ 12,778.01 as the full price of the Inventory and hereby acknowledges receipt of said inventory.

Executed this the 28 day of August, 2024.

By: _____

Aysha Kanwal, Authorized Member of A&A .H, LLC (Seller)

STATE OF ALABAMA

COUNTY OF Mobile

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Aysha Kanwal, doing business as A&A .H, , LLC, whose name is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 28 day of

August, 2024.

NOTARY PUBLIC

My Commission Expires: 1/12/2026

Cost Calculated Category Totals

Date: August 28, 2024

Page 1 of 1

Start Time: End Time:

5454 Zeigler Blvd
Mobile, AL

Note:

Category		Total Value	Mark-Up	Adjusted Total
10	Grocery	\$3,173.15	35.00%	\$2,062.55
20	Beer	\$104.36	35.00%	\$67.83
21	Wine	\$814.23	35.00%	\$529.25
30	Cigarettes	\$2,167.76	12.00%	\$1,907.63
40	Tobacco	\$1,118.60	15.00%	\$950.81
50	Drinks	\$1,336.43	40.00%	\$801.86
70	General Merch	\$2,424.44	50.00%	\$1,212.22
71	Hba	\$841.96	50.00%	\$420.98
98	Reg Gas	\$941.12	0.00%	\$941.12
99	Supreme Gas	\$3,883.76	0.00%	\$3,883.76
Totals:		\$16,805.81		\$12,778.01



Inventory Services
14180 Atwell Rd
Grand Bay, AL 36541
2516352680

I hereby certify that the figures represented in this report are true and accurate to the best of my knowledge and belief.

Representative: _____ Date: _____
Mark

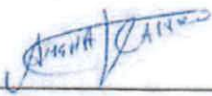
Report: Fin-C-MU-NoQ

ASSIGNMENT OF OWNERSHIP INTEREST

FOR \$ 60,000 and OTHER GOOD AND VALUABLE CONSIDERATION, the undersigned who are the only members of A&A .H, LLC, an Alabama Limited Liability Company, do hereby transfer, assign and deliver unto Rishi 9, LLC, currently owned by Viraj Patel, hereinafter called assignee, all of their right, title and interest in and to the business known as Zeigler Chevron, located at the intersection of University Boulevard and Zeigler Boulevard, in Mobile, Alabama.

TO HAVE AND TO HOLD unto said assignee, its, successors and assigns, forever.

IN WITNESS WHEREOF, Aysha Kanwal has affixed her name

 8-28-24

STATE OF ALABAMA

COUNTY OF Mobile

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Aysha Kanwal, doing business as A&A .H, , LLC, whose name is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 28 day of

August, 2024.



NOTARY PUBLIC

My Commission Expires: 1/12/2026

Closing Statement**Zeigler Chevron****Date 8/28/2024**

	<u>Buyer</u>	<u>Seller</u>
<u>original purchase price</u>	\$ 60,000.00	
<u>earnest money</u>		\$ (4,000.00)
<u>funds for license</u>	<u>\$ (6,000.00)</u>	
	\$ 54,000.00	
<u>Due from the buyer</u>		\$ 50,000.00
<u>Due from Escrow</u>		<u>\$ 4,000.00</u>
		<u>\$ 54,000.00</u>



CITY of MOBILE ALCOHOLIC BEVERAGE
LICENSE APPLICATION

PLANNING & ZONING DEPARTMENT APPROVAL

Request for zoning permission to process an alcoholic beverage application, subject to approval by the City of Mobile City Council and issuance of the Zoning Approval Certificate

Business Structure ☐ Sole Proprietorship ☒ Limited Liability Company (LLC) ☐ Corporation		Application Type ☐ New Business ☐ New Owner ☐ Location Change		Transfer - License? ☐ No ☒ Yes Relocation Date		Description/Type ☒ Convenience/Grocery Store ☐ Hotel ☐ Lounge/Bar ☐ Package Store ☐ Restaurant ☐ Other	
License Type Applied for with AL ABC Board (MUST match with ABC Board) - check ALL that apply ☐ 010 - Lounge Retail Liquor (Class I) ☐ 011 - Lounge Retail Liquor (Class II) - Package Store ☐ 020 - Restaurant Retail Liquor ☐ 040 - Retail Beer (On/Off Premises) ☒ 050 - Retail Beer (Off Premises Only) ☐ 060 Retail Table Wine (On/Off Premises) ☒ 070 - Retail Wine (Off Premises Only) ☐ 090 - Wholesale - Beer ☐ 100 - Wholesale - Wine ☐ 110 - Wholesale - Beer & Wine ☐ 140 - Special Events Retail ☐ 160 - Special Events - More than 30 Days ☐ 200 Manufacturer ☐ 220 BrewPub							
Legal Business Name RISHI 9 LLC				Trade Name (DBA) UNIVERSITY CHEVRON			
Company Physical Address (Street Address, Suite #) 5454 ZEIGLER BLVD				City MOBILE	State AL	Zip Code 36608	
Business Contact Person Information							
Name VIRAJ H PATEL		Title OWNER	Phone (251) 348-9171		Email RISHI9LLC@GMAIL.COM		
URBAN DEVELOPMENT DEPARTMENT USE ONLY							
Building Sq Footage 3500	Parking Provided 14	Parking Required 12	Compliance yes		Zoning B-2	Approved yes	
Comments 							
Print Name Payton Rogers		Signature 		Digitally signed by Payton W. Rogers Location: Mobile, AL Contact Info: 251-208-5895 Date: 2024.09.24 08:10:56-05'00'		Date 9/24/2024	

REVENUE COMMISSION - MOBILE COUNTY, ALABAMA

PARCEL NUM:
KEY NUM:
RECEIPT NUM:
OWNER:

28 02 10 3 000 006.XXX (REAL)
00469905
132573
HOVEN OIL COMPANY IN AN
PO BOX 91641

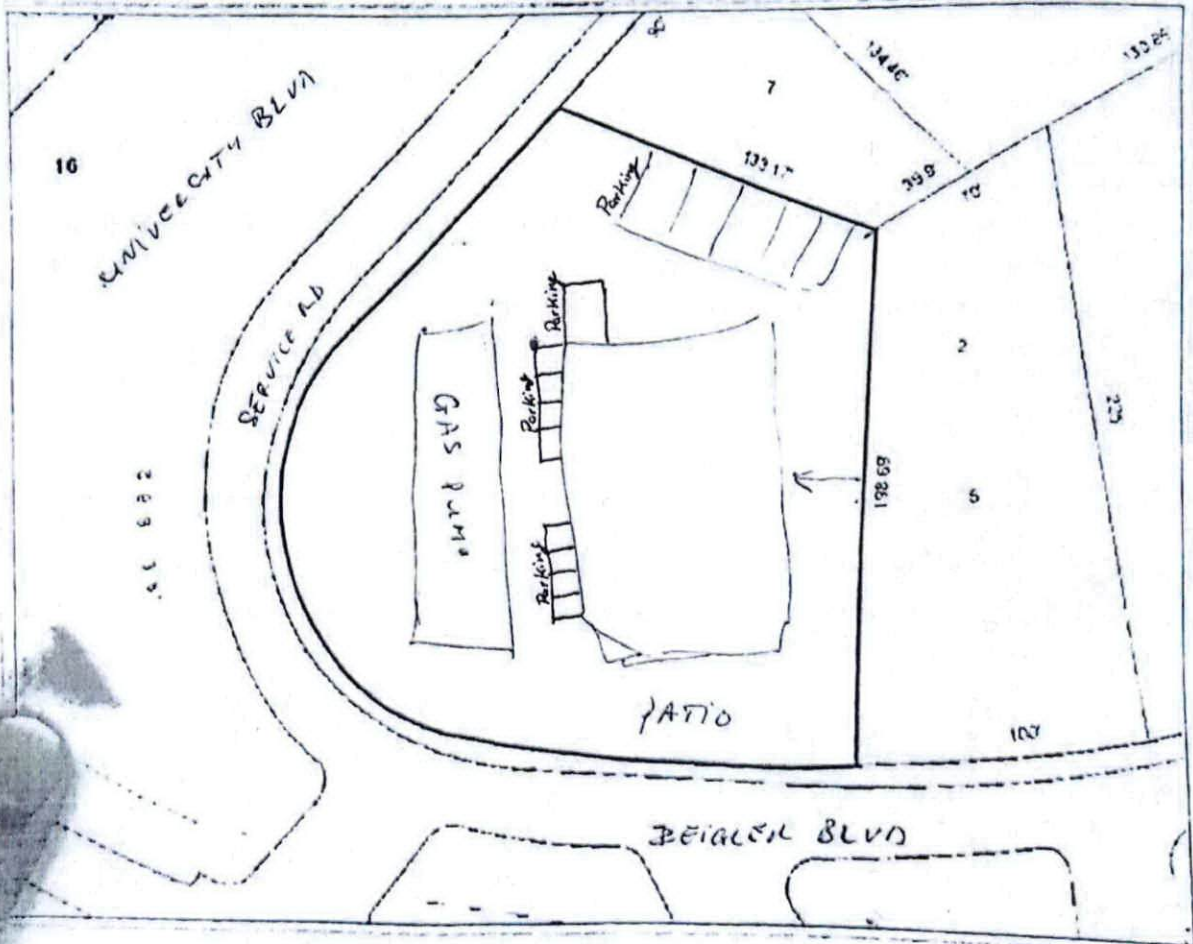
MOBILE AL 36691

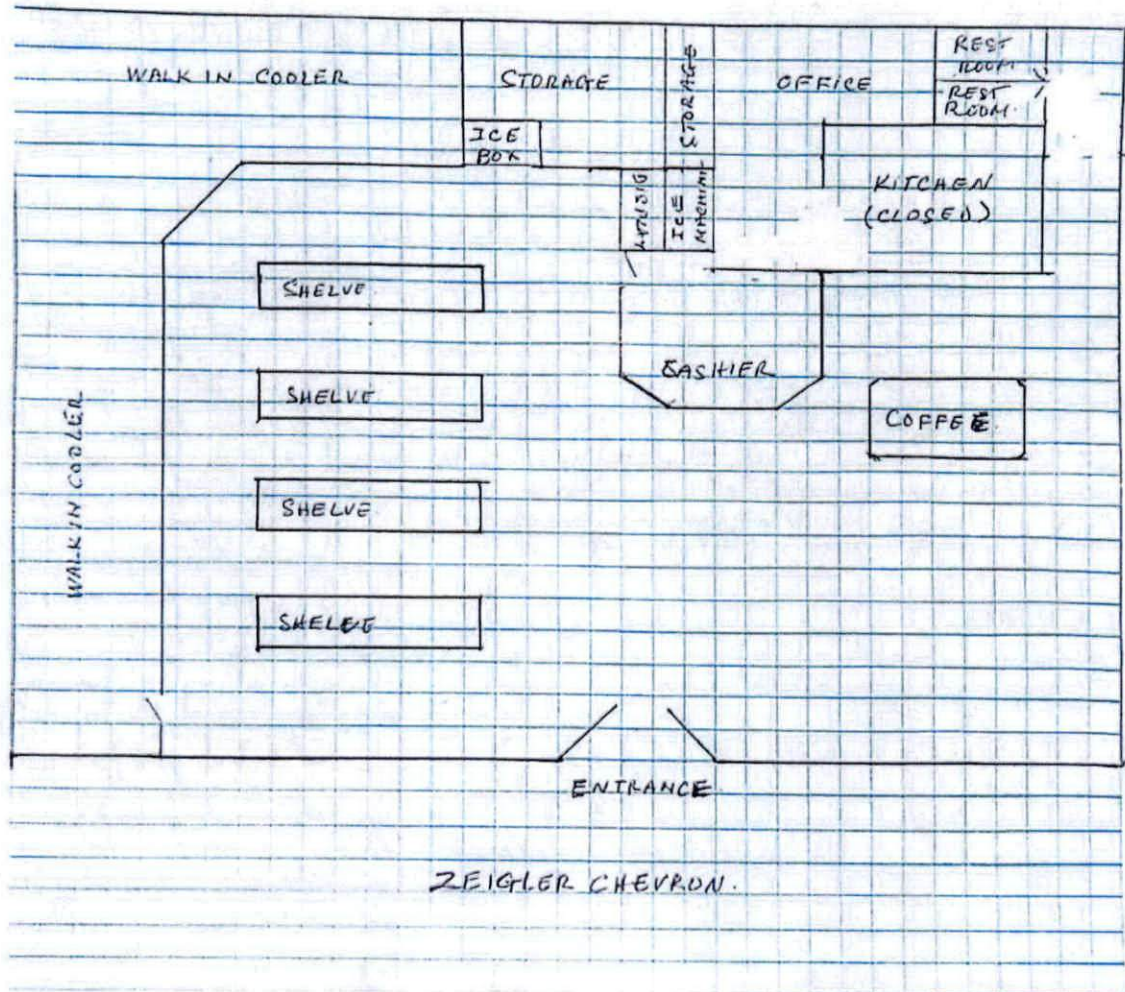
TAX AMT:	\$10,208.26
FIRE FEE:	\$0.00
WEED FEE:	\$0.00
DEMO FEE:	\$0.00
ASSMT FEE:	\$0.00
OTHER FEE:	\$0.00
INTEREST:	\$0.00
ADV. FEE:	\$0.00

MARKET VALUE:
ASSD. VALUE:
EXEMPTIONS:

803,800
160,760
STATE: 0
COUNTY: 0

TOTAL TAX:	\$10,208.26
TOTAL PAID:	\$10,208.26
TOTAL DUE:	\$0.00





STOCK #4500072



Planning & Zoning Department

City of Mobile
205 Government Street, Third Floor, South Tower
Mobile, AL 36644

PERMIT NUMBER

ZC-141877-2024

Issue Date: 09/24/2024

ZONING CERTIFICATION

Parcel Number	Street Address	Suite Number
R022802103000006.	5454 Zeigler Blvd	

Business Name	Issued To	Zoning Districts
UNIVERSITY CHEVRON	Name: VIRAJ H. PATEL Company: Address: 5454 Zeigler Blvd MOBILE, AL 36608 Phone: (251) 348-9171	B-2

This Zoning Classification Allows the property to be used for:

CONVENIENCE STORE

Conditions of Use

CERTIFICATION IS NOT TRANSFERABLE TO ANOTHER PARTY OR LOCATION. THE CERTIFICATION MUST BE POSTED WITH BUSINESS LICENSE. The Applicant/Agent/Owner agrees to comply with all requirements of the Unified Development Code, including signage regulations, as well as with any other applicable Codes and Ordinances.

Issued By: Payton Rogers

City of Mobile
PO Box, 1827
Mobile, AL 36633-1827

Telephone: 251.208.5895

Fax: 251.208.5896

A RESOLUTION FIXING THE COSTS FOR THE DEMOLITION OF THE STRUCTURE AT
1254 Eslava Lane, f/k/a Drive

Sponsored by: Councilmember C. J. Small

WHEREAS, notice has been duly given pursuant to Ordinance No. 11-085, adopted November 26, 2002, affording to all persons an opportunity to be heard concerning the *demolition* of the structure at **1254 Eslava Lane, f/k/a Drive** and the City Council of the City of Mobile having held such public hearing in connection therewith;

WHEREAS, an itemized report in writing has been made to the City Council of the City of Mobile showing the costs involved in the *demolition* of the structure **1254 Eslava Lane, f/k/a Drive** to be **\$2,974.00** and the City Council, having received the report and heard all objections which have been raised by any of the interested parties liable to be assessed for the cost of the work, finds and determines that such costs are reasonable and in all respects should be confirmed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, as follows: **\$2,974.00** shall constitute a special assessment against the property at structure **1254 Eslava Lane, f/k/a Drive** and being that property more particularly described as follows:

LOT 27 BLK 4 FULTON RIDGE ESTS MBK 4 PG 110 #SEC 32 T4S R1W #MP29 11 32 4 003

Parcel No.: **29 11 32 4 003 044.xxx**

Owner: **PARKER VINCENT LERNARD & NONNIE M
600 S WASHINGTON AVE APT 97
MOBILE, AL 36603-1462**

and the assessment hereby made and confirmed shall constitute a lien on and against said parcel of land for the amount of the assessment so made, and the report made to this body of the costs for the *demolition* of the structure upon said property is hereby in all respects confirmed.

Section 2. It is directed that a certified copy of this resolution shall be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk



LEGAL NOTICE

As set forth by the Nuisance Abatement Ordinance, notice is hereby given that on **WEDNESDAY, OCTOBER 9, 2024**, at 10:30 a.m., a hearing will be held by the City Council of the City of Mobile, Alabama, in the Auditorium of Mobile Government Plaza, 205 Government Street, in order to hear any objections which may be made by any persons, firm, or corporation regarding the fixing of costs, of the amount thereof, on the **demolition** of the structure at **1254 Eslava Lane, f/k/a Drive**, for the proposed amount of **\$2,974.00**.

If you have any questions regarding this matter, please contact the City of Mobile **Municipal Enforcement Department at (251) 208-1538.**

Lisa C. Lambert

City Clerk



LEGAL NOTICE

As set forth by the Nuisance Abatement Ordinance, notice is hereby given that on **October 8, 2024**, at 10:30 a.m., a hearing will be held by the City Council of the City of Mobile, Alabama, in the Auditorium of Mobile Government Plaza, 205 Government Street, in order to hear any objections which may be made by any persons, firm, or corporation regarding the fixing of costs, of the amount thereof, on the **demolition** of the structure at **1254 Eslava Lane, f/k/a Drive**, for the proposed amount of **\$2,974.00**.

If you have any questions regarding this matter, please contact the City of Mobile **Municipal Enforcement Department at (251) 208-1538.**

Lisa C. Lambert
City Clerk

August 2, 2024

Ms. Lisa Carroll-Lambert
City Clerk
City of Mobile
Mobile, Alabama



Re: NUISANCE ABATEMENT – DEMOLITION OF STRUCTURE

PROJECT NUMBER:
ME-141-22

LOCATION:
1254 Eslava Lane F/K/A Drive

Dear Ms. Lambert:

The nuisance abatement structure, located at the above-referenced address, has been demolished and the property owners should be assessed as indicated:

**Legal Description: LOT 27 BLK 4 FULTON RIDGE ESTS MBK 4 PG 110 #SEC 32 T4S R1W
#MP29 11 32 4 003**

Parcel Number: **29 11 32 4 003 044.XXX**

Amount: ~~\$ 2,774.00~~ **\$2,974.00**

Assessed: PARKER VINCENT LERNARD & NONNIE M
600 S WASHINGTON AVE APT 97
MOBILE AL 36695

The legal description and assessment information was furnished by Municipal Enforcement Department.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Gary L. Jackson', with a long horizontal flourish extending to the right.

Gary L. Jackson, Deputy Director
Municipal Enforcement Department
(251) 208-1540

CC: James Roberts, David Daughenbaugh, City Council Member C. J. Small, file copy



MUNICIPAL ENFORCEMENT DEPARTMENT

MEMORANDUM

TO: Lana Gauthier, City Clerk's Office
FROM: Gary Jackson, Deputy Director 
DATE: September 30, 2024
SUBJECT: Repeat Weed Lien Invoices G-77

Attached, please find invoices for completed Repeat Weed Lien Group Number(s) 77.
Please place these on the City Council's Agenda for October 8, 2024.

If you have any questions, please do not hesitate to contact Shelia Dean at 208-1528.
Your cooperation and assistance in this matter is greatly appreciated.

sd

Copy to: Marchetta Taite

		REPEAT WEED LIEN						
		CONTRACT NUMBER					5098	
		GROUP 77					Res. No.	
6/17/2024	1st REPEAT WEED LIEN LETTERS SENT					11-058		
10/8/2024	REPEAT WEED LIEN LOTS TO BE ASSESSED FOR COST							
		CONTRACT NUMBER						
			Old SRO	New	Initial	Times	Amount	CBD
Item	Address	Dis	Case #	Case #		cut within	Assessed	CBO
No.								
1	2320 Dog River Dr S	4		39353	8/31/2021	1	\$ 321.10	
2	1057 Sutton Ave	3		39354	8/30/2022	1	\$ 914.00	
3	0 Rotterdam St/1213 Rotterdam St Par. No. (29 10 28 4 002 064.01X)	2		39355	2/14/2023	1	\$ 290.15	
4	0 Rotterdam St/1211 Rotterdam St Par. No. (29 10 28 4 002 064.XXX)	2		39356	8/1/2023	1	\$ 275.00	
5	404 Pinehill Ave	5		39357	8/16/2022	2	\$ 375.00	
6	1201 Hercules St	2		39358	8/29/2023	1	\$ 275.00	
7	1950 Ryders Lane	3	36467	39360	10/25/2022	1	\$ 50.00	CBO
8	1212 Barker Dr E	7	38280	39361	11/29/2022	1	\$ 275.00	
9	661 Cody Rd N	7		39362	10/19/2021	2	\$ 445.00	
10	1207 Middle Ring Rd	7		39363	8/31/2021	1	\$ 50.00	CBO
11	200 Cuba St	2		39364	11/15/2022	1	\$ 275.00	
12	202 Cuba St	2		39365	10/25/2022	1	\$ 316.00	
13	807 Gayle St	2		39366	6/14/2022	1	\$ 50.00	CBO
14	218 Rylands St	2		39367	2/14/2023	1	\$ 275.00	
15	2954 Springhill Ave	1		39368	4/25/2023	1	\$ 1,642.00	
16	1342 Lola St	2		39369	6/7/2022	1	\$ 276.89	
17	260 Rylands St	2		39370	1/23/2024	1	\$ 275.00	
18	1101 Bay Avenue	3		39371	10/25/2022	1	\$ 494.00	
19	1004 Alba St	3		39372	11/29/2022	1	\$ 450.00	
20	627 Crenshaw St	5		39373	8/16/2022	1	\$ 345.00	
Total							\$ 7,669.14	
District total for this group		Numbers of lots cut						
1	1			1	1			
2	9			2	8			
3	4			3	3			
4	1			4	1			
5	2			5	2			
6	0			6	0			
7	3			7	2			
	20				17			
*CBO Cut By Owner								
*N/A Taken out by Inspector								
*ADD Added in from other Groups								

Sanjiv Patel 9/30/24
Marchetta Jante - 9-30-24



MUNICIPAL ENFORCEMENT DEPARTMENT

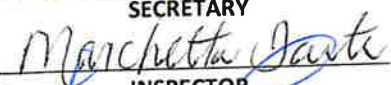
Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **RODRIGUEZ SARA**
Address: **2320 DOG RIVER DR**
City, State, Zip: **MOBILE, AL 36605**
Repeat Group Number: **77** Item # **1**

Lot Description: **LOT 150 GULF MANOR 1ST ADD MBK 8 P 159 #SEC 36 T5S R1W #MP32 03 36 0 004 (32 03 36 0 004 017.XXX) 2320 DOG RIVER DR S**

Nuisance Date: **6/17/2024**
Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft		0	\$ 125.0000	\$ -
standard rate<10,000 sqft		13,688	\$ 0.0125	\$ 171.10
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 321.10


SECRETARY

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **LANE DARLENE A**
Address: **1663 HILLCREST RD APT 328**
City, State, Zip: **MOBILE, AL 36695**
Repeat Group Number: **77** Item # **2**

Lot Description: **BEG ON S/S SUTTON ST 50 FT E OF SE COR OF SUTTON ST & C ST TH S 83 FT E ALG S/S OF SUTTON ST 50 FT TO PT TH S 26 DEG W 148 FT TH N 83 DEG W & PAR WITH SUTTON ST 50 FT TO PT DIS OF 50 FT E OF C ST TH N 26 DEG E & PAR WITH C ST 148 FT TO S/S OF SUTTON ST LESS THAT PT TAKEN BY I-10 R/W BEING THAT PT LOT 9 GEO L CHAMBERS TRT DBK 344 P 358 LYING N OF I-10 #SEC 36 T4S R1W #MP29 11 36 0 003 (29 11 36 0 003 042.XXX) 1057 SUTTON AVE**

Nuisance Date: **6/17/2024**
Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	7,008	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty-				
Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		3	\$ 3.00	\$ 9.00
Debris Removal	Cubic Yard	90	\$ 7.00	\$ 630.00
Total Project Cost:				\$ 914.00

Shelia S. Dean

SECRETARY

Minchelle J. Jester

INSPECTOR

Andy Parks

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

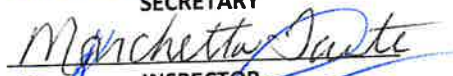
Lot Owner: CARMICHAEL PROPERTY GROUP LLC
Address: P. O. BOX 161561
City, State, Zip: MOBILE, AL 36616-2561
Repeat Group Number: 77 Item # 3

Lot Description: THE S 86 FT OF LOTS 11 & 12 & THE W 10 FT OF THE S 86 FT OF LOT 10 BLK 18 OF TOULMIN TRT DBK 112 N S P 175 #SEC 28 T4S R1W #MP29 10 28 4 002 (29 10 28 4 002 064.01X) 0 ROTTERDAM/1213 ROTTERDAM ST

Nuisance Date: 6/17/2024
Date lot was cut: 9/20/2024 Contractor: Tamar Bonner

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft		0	\$ 125.0000	\$ -
standard rate<10,000 sqft		10,492	\$ 0.0125	\$ 131.15
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		3	\$ 3.00	\$ 9.00
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 290.15


SECRETARY


INSPECTOR


SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **OVERTON FRED**
Address: **468 LUCY ST**
City, State, Zip: **AKRON, OH 44306**
Repeat Group Number: **77** Item # **4**

Lot Description: **THE N 50 FT OF LOTS 10, 11 & 12 BLK 18 TOULMIN TRT DBK 112/175 #SEC 28 T4S R1W #MP29 10 28 4 002 (29 10 28 4 002 064.XXX) 0 ROTTERDAM/1211 ROTTERDAM ST**

Nuisance Date: **6/17/2024**
Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	8,400	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty-Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E. Dean

CLERK

Marchetta D. Tate

INSPECTOR

Anthony J. Smith

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **TURNER STANLEY L & ELLEN T**
Address: **P. O. BOX 160322**
City, State, Zip: **MOBILE, AL 36616-1322**
Repeat Group Number: **77** Item # **5**

Lot Description:

PT OF LOT 7 BLK 9 GOVT ST HGTS DBK 124 NS P 216 DESC AS COM AT PT ON S/L OF GOVT ST 80 FT R/W & W R/W OF PINEHILL DR -60 FT R/W- BEING ALSO NE COR OF LOT 5 BLK 9 GOVT ST HGTS RUN TH SLY & ALG E/L OF SD LOT 5 & W/L OF PINEHILL DR 105 FT TH RUN WITH DEFL ANG TO RT OF 90 DEG RUN WLY 87.5 FT TO PT ON E/L OF SD LOT 7 & POB OF PPTY HEREIN DESC TH WITH DEFL ANG TO LT OF 90 DEG RUN SLY & ALG SD E/L 29.25 FT TH WITH DEFL ANG TO RT OF 90 DEG RUN WLY 43.75 FT TH WITH DEFL ANG TO RT OF 90 DEG RUN NLY ALG W/L OF LOT 7 29.25 FT TH WITH DEFL ANG TO RT OF 90 DEG RUN ELY 43.75 FT TO PT ON E/L OF LOT 7 & POB ALSO BEG AT PT ON W/L OF PETTUS ST 105 FT SLY FROM SW COR OF PETTUS & GOVT ST TH RUN SLY ALG W/L OF PETTUS ST 45 FT TO PT AT SE COR OF LOT 5 BLK 9 GOVT ST HGTS DBK 124 NS P 219 RUN TH WLY ALG S/L OF LOT 5 & 6 BLK 9 92 FT TO SW COR OF LOT 6 RUN TH NLY ALG W/L OF LOT 6 72.4 FT TO PT TH RUN ELY 87.5 FT TO W/L OF PETTUS ST & POB ALSO ALL THAT PT OF LOT 7 BLK 9 GOVT ST HGTS DBK 124 NS P 219 DESC AS BEG AT SE COR OF LOT 7 & RUN TH NLY ALG E/L OF LOT 7 43.15 FT TO PT TH RUN WLY AT RT ANG TO E/L OF LOT 7 43.75 FT TO PT ON W/L OF LOT 7 RUN TH SLY ALG W/L OF LOT 7 56.85 FT TO PT ON SW COR OF LOT 67 TH RUN ELY ALG S/L OF LOT 7 46 FT TO POB #SEC 29 T4S R1W #MP29 09 29 1 002 (29 09 29 1 002 078.XXX) 404 PINEHILL DR

Nuisance Date: 6/17/2024
Date lot was cut: 9/20/2024 Contractor: Tamar Bonner

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	8,643	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty-				
Additional Cuts	Each	2	\$ 100.00	\$ 200.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 375.00

Shelia Dean
SECRETARY
Manchette Tate
INSPECTOR
Angie
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **AMISON JACQUELINE MATTHEWS & TOM**
Address: **1201 HERCULES ST**
City, State, Zip: **MOBILE, AL 36603**
Repeat Group Number: **77** Item # **6**

Lot Description: **N 67 FT OF LOT 10 BLK 5 FISHER TRT DBK 22 P 332 #SEC 13 T4S R1W #MP29 06 13 0 002 (29 06 13 0 002 411.XXX) 1201 HERCULES ST**

Nuisance Date: **6/17/2024**
Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	3,349	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00


SECRETARY


INSPECTOR


SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **MADISON KEMBERLY**
Address: **239 PINE ST**
City, State, Zip: **MEMPHIS, TN 38104-3611**
Repeat Group Number: **77** Item # **7**

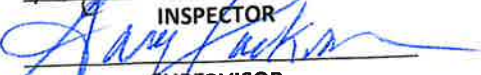
Lot Description: **LOT 10 BLK 2 ADD TO FOREST PARK SUBD MBK 3 PGS 237-38 #SEC 34 T5S R1W #MP32
04 34 0 004 (32 04 34 0 004 093.XXX) 1950 RYDERS LN**

Nuisance Date: **6/17/2024**
Date lot was cut: **N/A** Contractor: **N/A**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft		0	\$ 125.0000	\$ -
standard rate<10,000 sqft	30,376	0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty-		0	\$ 100.00	\$ -
Additional Cuts	Each	0	\$ 3.00	\$ -
Per Spare Tire		0	\$ 7.00	\$ -
Debris Removal	Cubic Yard	0	\$	\$ -
Total Project Cost:				\$ 50.00


SECRETARY


INSPECTOR


SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: JOINER LAKESHIA
% HEARTWOOD 88 LLC
Address: P. O. BOX 5707
City, State, Zip: FT LAUDERDALE, FL 33310
Repeat Group Number: 77 Item # 8

Lot Description: LOT 30 WEST PARK MANOR MBK 10 P 263 (BARKER RD) #SEC 08 T4S R2W #MP28 03 08
1 003 (28 03 08 1 003 031.XXX) 1212 BARKER DR E

Nuisance Date: 6/17/2024
Date lot was cut: 9/20/2024 Contractor: Tamar Bonner

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	7,350	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia D. Dean
SECRETARY

Marchetta D. Tate
INSPECTOR

A. J. [Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **SHOEMAKER ED & MARIE**
C/O RUTH RICHARDSON

Address: **2231 REPUBLIC WAY**

City, State, Zip: **MISSOURI CITY, TX 77489**

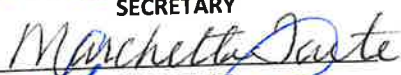
Repeat Group Number: **77** Item # **9**

Lot Description: **BEG NE COR OF S 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 SEC 18 T4S R2W TH W 25 FT(S)
TO S/L CODY RD FOR POB TH W 160 FT TH S 50 FT TH E 160 FT TH N 50 FT TO BEG #SEC
18 T4S R2W #MP28 04 18 1 001 (28 04 18 1 001 003.XXX) 659 CODY RD**

Nuisance Date: **6/17/2024**

Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	8,094	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	2	\$ 100.00	\$ 200.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	10	\$ 7.00	\$ 70.00
Total Project Cost:				\$ 445.00


SECRETARY

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **ADKISON JAMES W JR**
Address: **1207 MIDDLE RING RD**
City, State, Zip: **MOBILE, AL 36608**
Repeat Group Number: **77** Item # **10**

Lot Description: **LOT 7 WEST PARK MANOR MBK 10 PG 263 #SEC 8 T4S R2W #MP28 03 08 1 003 (28 03 08 1 003 006.XXX) 1207 MIDDLE RING RD**

Nuisance Date: **6/17/2024**
Date lot was cut: **N/A** Contractor: **N/A**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	6,433	0	\$ 125.0000	\$ -
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	0	\$ 100.00	\$ -
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 50.00

Shelia Dean
SECRETARY

Malchitta Jarte
INSPECTOR

Karyn Cook
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

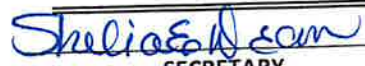
Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **TRAINER SHIRLEY M**
Address: **1665 VAN DORN ST**
City, State, Zip: **MOBILE, AL 36605-2007**
Repeat Group Number: **77** Item # **11**

Lot Description: **THAT CERTAIN LOT OF LAND ON E/S OF CUBA ST BDED BY LINE DESC AS FOLLS- BEG AT PT ON E/S OF CUBA ST 129.03 FT S OF SE COR OF CUBA ST & CAMP ST THEN RUN S-LY ALG E/L OF CUBA ST 27.72 FT THEN WITH DEFL ANG TO LT 70 DEG 40 MIN RUN E-LY ALG LINE OF FENCE DIS OF 110 FT TO PT THEN WITH DEFL ANG TO LT 109 56 MIN RUN N-LY DIS OF 26.3 FT TO PT THEN WITH DEFL ANG TO LT 70 DEG 48 MIN RUN N-LY DIS OF 110 FT TO PT OF BEG BEING A PORTION OF LOT 3 TOUART SUB OF HASTIE TRT DBK 90 P 291 #SEC 40 T4S R1W #MP29 06 40 0 007 (29 06 40 0 007 225.XXX) 200 CUBA ST**

Nuisance Date: **6/17/2024**
Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	2,500	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00


SECRETARY

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **Alabama Dept. of Revenue**
ATTN: Shelly Tice
Property Tax Division
Address: P. O. Box 327210
City, State, Zip: Montgomery, AL 36132-7210
Repeat Group Number: **77** Item # **12**

Lot Description: **PART OF LOT 3 LOUIS TOUART SUB DBK 90 P 291 BEG ON E/S CUBA ST 104 FT S OF SE COR SHORT CAMP & CUBA STS S-LY ALG E/S CUBA ST 25.03 FT TH WITH DEFL ANG TO LT 70 DEG 48 MIN ELY 110 FT TH NLY 25.03 TH WITH DEFL ANG 70 DEG 48 MIN WLY 110 FT TO POB BEING ON E/S CUBA ST #SEC 40 T4S R1W #MP29 06 40 0 007 (29 06 40 0 007 226.XXX) 202 CUBA ST**

Nuisance Date: **6/17/2024**
Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	2,500	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		2	\$ 3.00	\$ 6.00
Debris Removal	Cubic Yard	5	\$ 7.00	\$ 35.00
Total Project Cost:				\$ 316.00

Shelia E. Dean

SECRETARY

Marchetta Daise

INSPECTOR

David Jacks

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **WILSON TYRONE**
Address: **P. O. BOX 7791**
City, State, Zip: **MOBILE, AL 36670-791**
Repeat Group Number: **77** Item # **13**

Lot Description: **LOT 15 BLK 8 WILSONS SECOND ADD DBK 80 N S P 190 SEC 37 T4S R1W #SEC 37 T4S R1W #MP29 10 37 0 004 (29 10 37 0 004 082.XXX) 807 GAYLE ST**

Nuisance Date: **6/17/2024**
Date lot was cut: **N/A** Contractor: **N/A**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	7,000	0	\$ 125.0000	\$ -
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	0	\$ 100.00	\$ -
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 50.00

Shelia E. Dean

SECRETARY

Marchetta Tate

INSPECTOR

Sam Jones

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **BOGGAN SAMUEL JR**
Address: **6652 KINGS BRANCH DRIVE N**
City, State, Zip: **MOBILE, AL 36618**
Repeat Group Number: **77** Item # **14**

Lot Description: **COM AT PT ON E/S OF RYLAND LN 105 FT N OF RYLAND LN & LOLA ST TH RUN NLY OR NRLY SO ALG E/L OF RYLAND LN 50 FT 6 IN TO PT TH ELY OR NRLY SO PARA W/CONGRESS ST 162 FT TO PT TH SLY OR NRLY SO 47 FT 4 IN TH RUN WLY OR NRLY SO & PAR W/CONGRESS ST 159 FT TO PT ON W/L OF RYLAND LN & POB PER SURVEY DTD 11/16/22 #SEC 40 T4S R1W #MP29 06 40 0 007 (29 06 40 0 007 157.XXX) 218 RYLANDS LN**

Nuisance Date: **6/17/2024**
Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	4,857	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E. Dean
SECRETARY
Marchetta J. Jester
INSPECTOR
Angela J. Jester
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **CRICHTON MOBILE LLC**
A NEW YORK LIMITED LIABILITY CO
CORELOGIC COMMERICAL TAX SERVICE

Address: **P. O. BOX 961009**

City, State, Zip: **FORT WORTH, TX 76161**

Repeat Group Number: **77** Item # **15**

Lot Description: **BEG AT A PT WHICH IS THE INTER OF THE W ROW LINE OF UNION AVE AND THE N ROW LINE OF SPRINGHILL AVE
RUN WLY ALG SD N ROW LINE OF SPRINGHILL AVE A DIST OF 887.02 FT TO A PT TH WITH A DEFL ANGLE OF 86 DEG
48 MIN 30 SEC TO THE RIGHT RUN NLY A DIST OF 423.31 FT TO A PT ON THE S/L OF NEESE ADD TO CRICHTON MBK
4 PG 168-169 TH WITH A DEFL ANGLE OF 93 DEG 57 MIN 42 SEC TO THE RIGHT RUN ELY ALG SD S/L OF NEESE ADD
TO CRICHTON A DIST OF 618.42 FT TO THE SW COR OF LOT 7 BLK K OF SD NEESE ADD TO CRICHTON TH WITH A
DEFL ANGLE OF 90 DEG 00 MIN TO THE LEFT RUN NLY ALG THE W/L OF SD LOT 7 A DIST OF 120 FT TO THE NW COR
OF SD LOT 7 SD COR BEING ON THE S ROW LINE OF FREDRICK ST TH WITH A DEFL ANGLE OF 90 DEG 00 MIN TO THE
RIGHT RUN ELY ALG SD S ROW LINE OF FREDRICK ST & ALG THE N/L OF SD LOT 7 & THE N/L OF LOT 6 OF SD BLK K
NEESE ADD TO CRICHTON A DIST OF 100 FT TO THE NE COR OF SD LOT 6 TH WITH A DEFL ANGLE OF 90 DEG 00 MIN
TO THE RIGHT RUN SLY ALG THE E/L OF SD LOT 6 A DIST OF 120 FT TO THE SE COR OF SD LOT 6 TH WITH A DEFL
ANGLE OF 90 DEG 00 MIN TO THE LEFT RUN ELY ALG SD S/L OF NEESE ADD TO CRICHTON A DIST OF 155.4 FT TO
THE NE COR OF LOT 2 OF SD BLK K NEESE ADD TO CRICHTON SD COR BEING ON THE AFOREMENT W ROW LINE OF
UNION AVE TH WITH A DEFL ANGLE OF 84 DEG 06 MIN 06 SEC TO THE RIGHT RUN SLY ALG THE E/L OF SD LOT 2 &
THE E/L OF LOT 1 OF SD BLK K NEESE ADD TO CRICHTON & ALG SD W ROW LINE OF UNION AVE A DIST OF 412.51 FT
TO THE POB CONTAINS 8.6944 ACRES MOL #SEC 18 T4S R1W #MP29 08 18 1 002 (29 08 18 1 002 024.XXX) 2954
SPRINGHILL AVE**

Nuisance Date: **6/17/2024**

Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft		0	\$ 125.0000	\$ -
standard rate<10,000 sqft		12,000	\$ 0.0125	\$ 150.00
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty-		1	\$ 100.00	\$ 100.00
Additional Cuts	Each	4	\$ 3.00	\$ 12.00
Per Spare Tire		190	\$ 7.00	\$ 1,330.00
Debris Removal	Cubic Yard			
Total Project Cost:				\$ 1,642.00

Shelia Dean
SECRETARY

Margherita Junte
INSPECTOR

Harry Facke
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **WRIGHT WILLIE MAE**
C/O JANICE WRIGHT FEURTADO

Address: **2354 NORTHERN OAK DR**

City, State, Zip: **BRASELTON, GA 30517**

Repeat Group Number: **77** Item # **16**

Lot Description: **LOTS 1 & 2 BEING ON N/S LOL A ST LOUIS TOUART SUB DBK 9 0 P 291 #SEC 40 T4S**
R1W #MP29 06 40 0 007 (29 06 40 0 007 156.XXX) 1342 LOLA ST

Nuisance Date: **6/17/2024**

Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft		0	\$ 125.0000	\$ -
standard rate<10,000 sqft		10,151	\$ 0.0125	\$ 126.89
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 276.89

Shelia E Dean
SECRETARY

Marchetta Doute
INSPECTOR

Anthony Adams
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **WARNER MARILYN J
& GARY MICHAEL JOHNSON**

Address: **206 CONGRESS ST**

City, State, Zip: **MOBILE, AL 36603-6408**

Repeat Group Number: **77** Item # **17**

Lot Description: **LOT 8 BLK 29 CAMP GROUND TRT MBK 1 P 12 #SEC 40 T4S R1W #MP29 06 40 0 007
(29 06 40 0 007 139.XXX) 260 RYLANDS ST**

Nuisance Date: **6/17/2024**

Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	4,305	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty-				
Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E Dean
SECRETARY

Marchetta Sante
INSPECTOR

Gary Johnson
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **GEORGE QUEEN P**
Address: **320 STANTON RD APT 1212**
City, State, Zip: **MOBILE, AL 36617**
Repeat Group Number: **77** Item # **18**

Lot Description: **E 1/2 OF LOTS 1 & 2 OF SQ D OAKHILL SUB DBK 85 N S & 380 #SEC 27 T4S R1W #MP29
10 27 4 000 (29 10 27 4 000 117.XXX) 1101 BAY AVE**

Nuisance Date: **6/17/2024**
Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	4,808	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		3	\$ 3.00	\$ 9.00
Debris Removal	Cubic Yard	30	\$ 7.00	\$ 210.00
Total Project Cost:				\$ 494.00


SECRETARY

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **SIMS CHARLENE**
Address: **1239 SUDAN ST**
City, State, Zip: **MOBILE, AL 36693-4401**
Repeat Group Number: **77** Item # **19**

Lot Description: **THE S 1/2 OF LOT 26 COWAN SUB DBK 77 N S PG 357 DESC AS BEG AT SE COR OF LOT 26 RUN THEN WLY ALG N/L OF (FRANKLIN ST) ALBA ST 47 FT TO PT RUN THEN NLY ALG W/L OF SAID LOT 55 TO PT THEN RUN ELY & PAR WITH SAID (FRANKLIN ST) ALBA ST 47 FT TO E/L OF LOT & RUN THEN SLY ALG E/L 55 FT TO PT OF BEG #SEC 34 T4S R1W #MP29 11 34 1 001 (29 11 34 1 001 045.XXX) 1004 ALBA ST**

Nuisance Date: **6/17/2024**
Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	2,585	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	25	\$ 7.00	\$ 175.00
Total Project Cost:				\$ 450.00

Shelina Dean
SECRETARY

Marchetta Darte
INSPECTOR

Tamar Bonner
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

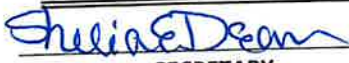
Repeat Lot Cleaning Invoice
September 30, 2024

Lot Owner: **JANSSEN WALTER C JR**
Address: **627 CRENSHAW ST**
City, State, Zip: **MOBILE, AL 36606**
Repeat Group Number: **77** Item # **20**

Lot Description: **COMG AT SE COR OF CRENSHAW & SENATOR ST TH S-LY ALG E/L OF CRENSHAW ST 650 FT TO POB OF PPTY HEREIN DESC TH CONT SLY ALG E/L OF CRENSHAW ST 65 FT TO PT TH ELY & PAR TO SENATOR ST 125 FT TO PT TH NLY & PAR TO CRENSHAW ST 65 FT TO PT TH WLY & PAR TO SENATOR ST 125 FT TO POB #SEC 29 T4S R1W #MP29 09 29 1 003 (29 09 29 1 003 015.XXX) 627 CRENSHAW ST**

Nuisance Date: **6/17/2024**
Date lot was cut: **9/20/2024** Contractor: **Tamar Bonner**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	8,125	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty-		1	\$ 100.00	\$ 100.00
Additional Cuts	Each	0	\$ 3.00	\$ -
Per Spare Tire		10	\$ 7.00	\$ 70.00
Debris Removal	Cubic Yard			
Total Project Cost:				\$ 345.00


SECRETARY

INSPECTOR

SUPERVISOR

RESOLUTION ASSESSING THE COST OF REMOVAL OF NOXIOUS OR DANGEROUS WEEDS IN FRONT OF OR ON CERTAIN PARCELS OF LAND IN THE CITY OF MOBILE, ALABAMA.

WHEREAS, an itemized report in writing has been made to the City Council of Mobile, showing the costs of removing noxious or dangerous weeds on or in front of the hereinafter described parcels of land, a copy of such report having first been posted on the Council Chamber door more than three days prior to the meeting at which the report was received, and the City Council having heard the report, together with any objections which may have been raised by any of the property owners liable to be assessed for the work of culling such weeds, and the City Council being of the opinion that such report in all respects be confirmed.

IT IS THEREFORE RESOLVED BY THE CITY COUNCIL OF MOBILE as follows:

Section 1. The amount set opposite each described parcel of real property contained in Exhibit "A," a copy of which is on file in the Office of the City Clerk and made a part hereof as though set forth in full and known as **Repeat Weed Lien Group 77** shall constitute special assessments against such respective parcels of land; and each such parcel of land is hereby assessed with the amount set opposite its description; and the assessment hereby, made and confirmed shall constitute a lien on and against each such respective parcel of land for the amount of each respective assessment so made; and the report made to this body of the costs of removing the noxious or dangerous weeds on or in front of the respective parcels of land is hereby in all respects confirmed.

Section 2. It is directed that a copy of this resolution be delivered to the Tax Collector of the City of Mobile, and it shall be his duty to add the amounts of the above respective assessments to the next regular bills for ad valorem taxes levied against the said respective lots and parcels of land for municipal purposes, and such amounts shall be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and same procedure on foreclosure and sale as in the case of delinquency as provided for ordinary ad valorem taxes.

Adopted:

City Clerk



MUNICIPAL ENFORCEMENT DEPARTMENT

MEMORANDUM

TO: Lana Gauthier, City Clerk's Office

FROM: Gary Jackson, Deputy Director 

DATE: September 30, 2024

SUBJECT: Weed Lien Group 1658 Invoices for Council Agenda

Attached, please find invoices for completed Weed Lien Group Number(s) **1658**. Please place these on the City Council's Agenda for **Tuesday, October 9, 2024**.

If you have any questions, please do not hesitate to contact me. Your cooperation and assistance in this matter is greatly appreciated.

sd

Copy to: Marchetta Taite

		WEED LIEN				
		CONTRACT NUMBER			5096	
		1658			Res. No.	
7/2/2024		LOTS TO BE DECLARED			58-573	
8/6/2024		LOTS FOR PUBLIC HEARING			58-732	
10/9/2024		LOTS TO BE ASSESSED FOR COST			58-	
		OLD SRO		Amount	Dis	N/A
No.	Address	CASE #	CASE #	Assessed		CBO
1	1505 Basil St	36447	39691	\$ 175.00	2	
2	502 Stanton Rd	37593	39692	\$ 630.00	1	
3	1107 Congress St	37923	39693	\$ 805.00	2	
4	504 Maple St	36403	39694	\$ 175.00	2	
5	2602 Wealthy St	35991	39695	\$ 596.50	1	
6	2355 Dog River Dr N	37466	39697	\$ 630.00	4	
7	121 Garnett Ave	35835	39698	\$ 175.00	2	
8	1812 Brownlee St	37454	39699	\$ 50.00	1	CBO
9	402 N Ann St	37511	39700	\$ 50.00	2	CBO
10	611 McDonough St	37927	39701	\$ 175.00	1	
11	705 Euclid St	32586	39702	\$ 50.00	5	CBO
12	601 Weinacker Ave	25545	39703	\$ 50.00	2	CBO
13	5914 U S Hwy 90 W	36528	39704	\$ -	4	N/A
14	7695 Tara Dr	34668	39706	\$ 50.00	7	CBO
15	0 Narbona Rd	36395	39707	\$ 50.00	7	CBO
	Par. No. (28 04 17 2 001 028.002)					
16	5707 Deerwood Dr N	36022	39708	\$ 188.00	7	
17	7651 Elm Circle	38184	39711	\$ -	6	CBD
18	1716 Boykin Blvd	39004	39709	\$ 175.00	3	
19	4106 Yorkshire Lane	36029	39712	\$ 175.00	5	
20	351 Pineview Lane W	36929	39713	\$ 50.00	7	CBO
				\$ 4,249.50		
District total for this group		Lots cut by Contractor				
1	4	1	3			
2	6	2	4			
3	1	3	1			
4	2	4	1			
5	2	5	1			
6	1	6	0			
7	4	7	1			
	20		11			
*ADD Added in from other Groups						
*CBO Cut By Owner						
*N/A Taken out by Inspector						

Marchetta Date 10-3-24
 Amy Jackson 10/3/24



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice
September 30, 2024

Lot Owner: **MCCREARY FREDDIE & SARAH**
C/O YVONNE MCCREARY HILL

Address: **305 ROBBINS ST**

City, State, Zip: **MOBILE, AL 36603-5132**

Group Number: **1658** Item # **1**

Lot Description: **LOT 5 R C GORDON SUB DBK 114 P 434 #SEC 25 T4S R1W #MP29 07 25 0 002 (29 07 25 0 002 414.XXX) 1505 BASIL ST**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: 9/11/2024 Contractor: Mr. Anthony Hayes

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	5,210	1	\$ 125.0000	\$ 125.00
Standard Rate		0	\$ 0.0125	\$ -
Administration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 175.00

Shelia E. Deaw

SECRETARY

Marichetta Gato

INSPECTOR

Anthony Hayes

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice

September 30, 2024

Lot Owner: KIRKSEY THOMAS & CAROLYN I

C/O FRANKIE MILLER

Address: 300 FAVOR RD APT 1107

City, State, Zip: FAYETTEVILLE, GA 30214

Group Number: 1658 Item # 2

Lot Description: LOT 42 STANTON PL MBK 6/279 #SEC 42 T4S R1W #MP29 07 42 0 003 (29 07 42 0 003 051.XXX) 502 STANTON RD

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024

Date lot was cut: 9/11/2024 Contractor: Mr. Anthony Hayes

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	7,334	1	\$ 125.0000	\$ 125.00
Standard Rate		0	\$ 0.0125	\$ -
Administration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	65	\$ 7.00	\$ 455.00
Total Project Cost:				\$ 630.00

Shelia E. Dean

SECRETARY

Marchetta Jones

INSPECTOR

Anthony Hayes

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice
September 30, 2024

Lot Owner: **BATES RHETT P & DOCIA C**
Address: **1704 ROANOKE AVE**
City, State, Zip: **SACRAMENTO, CA 95838**
Group Number: **1658** Item # **3**

Lot Description: **BEG S/S CONGRESS ST 119.17 FT W OF SW COR CONGRESS & KENNEDY STS TH W 30 FT FOR FRONT SLY 125 FT ELY 31.27 FT NLY 125 FT TO POB PT LOTS 5 & 6 BLK 17 CAMP GROUND TRT MBK 1 PG 12 #SEC 40 T4S R1W #MP29 06 40 0 004 (29 06 40 0 004 632.XXX) 1107 CONGRESS ST**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: 9/11/2024 Contractor: Mr. Anthony Hayes

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	3,750	1	\$ 125.0000	\$ 125.00
Standard Rate		0	\$ 0.0125	\$ -
Adminitration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	90	\$ 7.00	\$ 630.00
Total Project Cost:				\$ 805.00

Shelia S. Dean
SECRETARY

Margaretta Taylor
INSPECTOR

Anthony Hayes
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice
September 30, 2024

Lot Owner: **WYATT LEONARD C SR & GRACE Y WYATT**
Address: **6427 MIDDLE RING CT**
City, State, Zip: **MOBILE, AL 36608**
Group Number: **1658** Item # **4**

Lot Description: **LOT 18 BLK 12 FISHER TRT DB K 22 P 332 #SEC 13 T4S R1W #MP29 06 13 0 002**
(29 06 13 0 002 326.XXX) 504 MAPLE ST

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: 9/11/2024 Contractor: Mr. Anthony Hayes

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	8,100	1	\$ 125.0000	\$ 125.00
Standard Rate		0	\$ 0.0125	\$ -
Administration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 175.00

Shelia E. Dean
SECRETARY

Markell D. Tate
INSPECTOR

[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice
September 30, 2024

Lot Owner: **EARL-LEWIS MONIQUE T**
Address: **P. O. BOX 93166**
City, State, Zip: **ATLANTA, GA 30377-0166**
Group Number: **1658** Item # **5**

Lot Description: **LOT 118 PARADISE PARK UNIT 3 MBK 6/544 #SEC 44 T4S R1W #MP29 02 44 0 008 (29 02 44 0 008 415.XXX) 2602 WEALTHY ST**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: 9/11/2024 Contractor: Mr. Anthony Hayes

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000		0	\$ 125.0000	\$ -
Standard Rate		10,120	\$ 0.0125	\$ 126.50
Administration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	60	\$ 7.00	\$ 420.00
Total Project Cost:				\$ 596.50

Shelia E Dean

SECRETARY

Marchetta Joste

INSPECTOR

Anthony Hayes

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice
September 30, 2024

Lot Owner: **FREE JESSIE A & GRACIE S**
C/O JOHN FREE
Address: **2355 DOG RIVER N**
City, State, Zip: **MOBILE, AL 36605**
Group Number: **1658** Item # **6**

Lot Description: **LOT 138 GULF MANOR FIRST ADD MBK 8 P 159 #SEC 36 T5S R1W #MP32 03 36 0 001**
(32 03 36 0 001 171.XXX) 2355 DOG RIVER DR N

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: 9/11/2024 Contractor: Mr. Anthony Hayes

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	9,912	1	\$ 125.0000	\$ 125.00
Standard Rate		0	\$ 0.0125	\$ -
Adminitration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	65	\$ 7.00	\$ 455.00
Total Project Cost:				\$ 630.00

Shelia E. Dean

SECRETARY

Marchetta J. Tate
INSPECTOR

Anthony Hayes
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice

September 30, 2024

Lot Owner: HABITAT FOR HUMANITY OF SOUTHWEST ALABAMA
C/O SELWONK ENTERPRISES INC
Address: 505 BAY SHORE AVE
City, State, Zip: MOBILE, AL 36607-1301
Group Number: 1658 Item # 7

Lot Description: THAT LOT BRIEFLY KNOWN & DESIGNATED AS LOT 7 OF GARNETT PLACE DBK 122 N S P 336 & BEING MORE PARTI DESC BY METES & BDS AS FOLL BEG AT PT ON W/S OF GARNETT AVE 301.7 FT S OF SW COR OF SPRING HILL AVE & GARNETT AVE TH RUNNING SLY ALG W/S OF GARNETT AVE 50 FT TO PT 494.1 FT N OF NW COR OF GARNETT AVE & OLD SHELL RD TH RUNNING BACK WLY 173.5 FT TO ALY TH RUNNING NLY ALG E/L OF SD ALY 50 FT TO PT TH ELY 171 FT TO POB #SEC 25 T4S R1W #MP29 07 25 0 005 (29 07 25 THAT LOT BRIEFLY KNOWN & DESIGNATED AS LOT 7 OF GARNETT PLACE DBK 122 N S P 336 & BEING MORE PARTI DESC BY METES & BDS AS FOLL BEG AT PT ON W/S OF GARNETT AVE 301.7 FT S OF SW COR OF SPRING HILL AVE & GARNETT AVE TH RUNNING SLY ALG W/S OF GARNETT AVE 50 FT TO PT 494.1 FT N OF NW COR OF GARNETT AVE & OLD SHELL RD TH RUNNING BACK WLY 173.5 FT TO ALY TH RUNNING NLY ALG E/L OF SD ALY 50 FT TO PT TH ELY 171 FT TO POB #SEC 25 T4S R1W #MP29 07 25 0 005 (29 07 25 0 005 249.XXX) 121 GARNETT AVE

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: 9/11/2024 Contractor: Mr. Anthony Hayes

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	8,650	1	\$ 125.0000	\$ 125.00
Standard Rate		0	\$ 0.0125	\$ -
Adminitration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 175.00

Shelia E Dean

SECRETARY

Mychalus Jante

INSPECTOR

Anthony Hayes

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

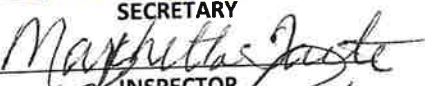
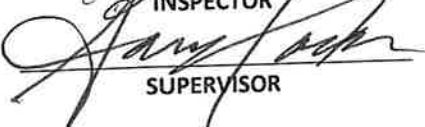
Lot Cleaning Invoice
September 30, 2024

Lot Owner: **WARD STEPHANIE MICHELLE**
Address: **10080 WULFF RD S**
City, State, Zip: **SEMMES, AL 36575-6112**
Group Number: **1658** Item # **8**

Lot Description: **LOTS 20 & 21 BLK 2 OF ST STEPHENS TERRACE DBK 156 NS PG 516 #SEC 44 T4S R1W
#MP29 02 44 0 015 (29 02 44 0 015 460.XXX) 1812 BROWNLEE ST**

Nuisance Date: **7/2/2024** Posting Date: **7/30/2024** Hearing Date: **8/6/2024**
Date lot was cut: **N/A** Contractor: **N/A**

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000		0	\$ 125.0000	\$ -
Standard Rate	11,556	0	\$ 0.0125	\$ -
Adminitration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 50.00


SECRETARY

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice
September 30, 2024

Lot Owner: **BUSH MICHAEL**
Address: **2743 JEFF RD**
City, State, Zip: **HARVEST, AL 35749-8645**
Group Number: **1658** Item # **9**

Lot Description: **THE NORTH 43 FT OF LOT 19 AND LOT 20 TERRILL SUBDIVISION OF THE KEARNEY TRACT
DBK 77/507 (29 06 40 0 004 163.XXX) 402 N ANN ST**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: N/A Contractor: N/A

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	5,096	0	\$ 125.0000	\$ -
Standard Rate		0	\$ 0.0125	\$ -
Administration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 50.00

Shelia E Dean

SECRETARY

Marquette Dwyer

INSPECTOR

Ray Ash

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice
September 30, 2024

Lot Owner: **PARKER BIRDIE LEE**
C/O JANICE HOLLINGS
Address: **508 E 15TH ST**
City, State, Zip: **LAUREL, MS 39440-3118**
Group Number: **1658** Item # **10**

Lot Description: **LOT 41 MCDONOUGH SUBDIV DBK 156 P 495 GRT SEC 44 T4S R1W #SEC 44 T4S R1W
#MP29 02 44 0 015 (29 02 44 0 015 329.XXX) 611 MCDONOUGH ST**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: 9/11/2024 Contractor: Mr. Anthony Hayes

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	6,250	1	\$ 125.0000	\$ 125.00
Standard Rate		0	\$ 0.0125	\$ -
Administration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 175.00

Shelia E Dean

SECRETARY

Maribetha J. J. J.

INSPECTOR

Anthony Hayes

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice
September 30, 2024

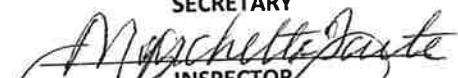
Lot Owner: **MCGM REAL ESTATE LLC**
Address: **25758 KELDON CT**
City, State, Zip: **DAPHNE, AL 36526-9273**
Group Number: **1658** Item # **11**

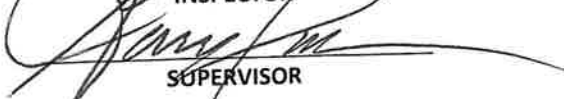
Lot Description: **LOT 3 BLK 14 BON AIR ESTS DBK 155 N S PG 374 - 7 #SEC 29 T4S R1W #MP29 09 29 4 001 (29 09 29 4 001 104.XXX) 705 EUCLID AVE**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: N/A Contractor: N/A

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	6,695	0	\$ 125.0000	\$ -
Standard Rate		0	\$ 0.0125	\$ -
Administration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 50.00


SECRETARY


INSPECTOR


SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice

September 30, 2024

Lot Owner: **YBANAG REALTY & DEVELOPMENT CORPORATION**
Address: **24930 STATE HIGHWAY 74**
City, State, Zip: **PERRIS, CA 92570**
Group Number: **1658** Item # **12**

Lot Description: **ALL BLK 7 SUNSET PLACE DBK 135 P 35 #SEC 28 T4S R1W #MP29 10 28 1 003 (29 10 28 1 003 030.XXX) 601 WEINACKER AVE**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: N/A Contractor: N/A

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000		0	\$ 125.0000	\$ -
Standard Rate	58,395	0	\$ 0.0125	\$ -
Administration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 50.00

Shelia E. Dean

SECRETARY

Margarette Tate

INSPECTOR

Barry Hall

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice

September 30, 2024

Lot Owner: **HILLIARD CHRISTOPHER NEVADA &**
Address: **3354 WOODLANDS DR**
City, State, Zip: **SARALAND, AL 36571**
Group Number: **1658** Item # **14**

Lot Description: **LOT 18 SKYLARK SUB MBK 24 P 31 #SEC 06 T4S R2W #MP28 03 06 3 000 (28 03 06 3 000 006.06X) 7695 TARA DR**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: N/A Contractor: N/A

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000		0	\$ 125.0000	\$ -
Standard Rate	21,379	0	\$ 0.0125	\$ -
Adminitration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 50.00

Shelia E Dew

SECRETARY

Marchette Tate
INSPECTOR

[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice
September 30, 2024

Lot Owner: **D F PARKER HOLDING COMPANY INC**
Address: **7112 TREVENO PL**
City, State, Zip: **LOCUST GROVE, GA 30248**
Group Number: **1658** Item # **15**

Lot Description: **LOTS 2, 3, 17 & 18 BLK 3 HILLSDALE HGTS MBK 10/183 #SEC 17 T4S R2W #MP28 04 17 2 001 (28 04 17 2 001 028.002) 506 NARBONA DR**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: N/A Contractor: N/A

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000		0	\$ 125.0000	\$ -
Standard Rate	41,219	0	\$ 0.0125	\$ -
Adminitration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 50.00

Shelia E Dean

SECRETARY

Marchetta Jarte

INSPECTOR

Gary Tuck

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice

September 30, 2024

Lot Owner: **REAL PROPERTY SOLUTIONS LLC**
Address: **312 SCHILLINGER RD S STE T PMB 295**
City, State, Zip: **MOBILE, AL 36608**
Group Number: **1658** Item # **16**

Lot Description: **LOT 24 DEERWOOD UNIT 2 PART A MBK 25 P 98 #SEC 04 T4S R1W #MP28 02 04 4 001 (28 02 04 4 001 036.XXX) 5707 DEERWOOD DR N**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: 9/11/2024 Contractor: Mr. Anthony Hayes

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000		0	\$ 125.0000	\$ -
Standard Rate		11,040	\$ 0.0125	\$ 138.00
Adminitration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 188.00

Shelia E Decum

SECRETARY

Marybetha Tate
INSPECTOR

[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice

September 30, 2024

Lot Owner: **Alabama Dept. of Revenue**
ATTN: Shelly Tice
Property Tax Division
P. O. Box 327210
Address:
City, State, Zip: **Montgomery, AL 36132-7210**
Group Number: **1658** Item # **18**

Lot Description: **LOT 39 BLK 6, 1ST ADD TO PINEDA PL MBK 3 P 547-48 #SEC 40 T5S R1W #MP32 10 40 0 002 (32 10 40 0 002 083.XXX) 1716 BOYKIN BLVD**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: 9/11/2024 Contractor: Mr. Anthony Hayes

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	9,438	1	\$ 125.0000	\$ 125.00
Standard Rate		0	\$ 0.0125	\$ -
Adminitration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 175.00

Shelia E. Dean

SECRETARY

Monchetta D. Dade

INSPECTOR

Davey K. Kish

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice

September 30, 2024

Lot Owner: **Alabama Dept. of Revenue**

ATTN: Shelly Tice

Property Tax Division

Address: **P. O. Box 327210**

City, State, Zip: **Montgomery, AL 36132-7210**

Group Number: **1658** Item # **19**

Lot Description: **LOT 27 BLK S A RESUB OF LOT 20 BLK S LOT 3 BLK U LOT 9 BLK P LOT 14 BLK O OF RESUBD OF BERSHIRE HILLS PART D MBK 10 PG 26 #SEC 38 T4S R2W #MP28 08 38 4 001 (28 08 38 4 001 097.XXX) 4106 YORKSHIRE LN**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024

Date lot was cut: 9/11/2024 Contractor: Mr. Anthony Hayes

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	9,180	1	\$ 125.0000	\$ 125.00
Standard Rate		0	\$ 0.0125	\$ -
Adminitration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 175.00

Shelia D. Egan

SECRETARY

Monchelle Tice
INSPECTOR

Anthony Hayes
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Lot Cleaning Invoice

September 30, 2024

Lot Owner: **TIGNER FRANK H III**
Address: **8129 JACKSON AVE**
City, State, Zip: **LEEDS, AL 35094-1480**
Group Number: **1658** Item # **20**

Lot Description: **LOT 193 BLK J COUNTRY CLUB VILLAGE MBK 4 PGS 87-92 #SEC 15 T4S R2W #MP28 05 15 4 002 (28 05 15 4 002 090.XXX) 351 PINEVIEW AVE**

Nuisance Date: 7/2/2024 Posting Date: 7/30/2024 Hearing Date: 8/6/2024
Date lot was cut: N/A Contractor: N/A

ITEM	UNIT		PRICE/UNIT	COST
Base Rate>10,000	8,619	0	\$ 125.0000	\$ -
Standard Rate		0	\$ 0.0125	\$ -
Administration Fee	Each	1	\$ 50.00	\$ 50.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 50.00

Shelia Dean

SECRETARY

Margaret J. J. J.

INSPECTOR

[Signature]
SUPERVISOR



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: October 9, 2024

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve proposed Bid award to various vendors for promotional items for Events Department. Price good for 3 months.

Amount of Contract:

N/A, as needed at Item-based unit pricing

Funding Source

General fund.

ATTACHMENTS:

1. 20241003 Promotional Agenda Package Bids

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

Print Page Reset

Agenda of: 8 October 2024 Date Item No. _____

Submitted by: Procurement Department John Paine, Purchasing Agent Department Head

Sponsored by: William S. Stimpson Name Mayor Title

Reviewed by: _____ Executive Director

Routing Authorized: James Barber Mayor's Office _____ Date

A brief synopsis and explanation of the following:

PROJECT NAME: Item-Award Bid for Approval for Promotional Items

PURPOSE & SCOPE OF PROJECT:

To approve proposed Bid award to various vendors for promotional items for Events Department.
Price good for 3 months.
General Fund.

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: N/A, as needed at Item-based unit pricing

FUNDING SOURCE:

Budget Item: _____ Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: Upon approval

Renewal date of contract (if applicable): N/A

If not bid, state reason: Sealed Bid 5903

How many bidders received bid packages (if applicable): 7 + web

How many bidders submitted bids (if applicable): 5

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to accept and approve, and issue Purchase Orders against, the below proposed Bid Awards, to the designated vendors for the specified items at the unit prices indicated, for the time periods and renewal options as indicated below and attached herein, and, further, that the Purchasing Agent is authorized to issue said orders without further approval or other action by the City Council. All Bid Awards may be extended at the discretion of the Purchasing Agent for a total award period not to exceed three years.

Bid	Description	Number of Items	Bid Amount	Time/Renewal	Vendor(s)
<u>5903</u>	Promotional Items	14	See bid tabulation	For three months.	<u>Various, see bid tabulation</u>

Adopted:

City Clerk

5903 BID TABULATION

GENERAL INFORMATION

Purpose BIDS

5903

Local Vendor Preference

QTY	Description	4 Imprint	LOCAL			
			AD Venture	Zebra Marketing	Olensky Brothers	Promo Solutions
1000	ITEM 1: Message Fan. Model: 4imprint Item #118664.	\$5.21	\$6.10	\$1.90	\$5.43	\$4.35
	#118664.					
		\$5,210.00	\$6,110.00	\$1,900.00	\$5,430.00	\$4,350.00
1000	ITEM 2: Push Pop Fidget Wrist Strap Keychain.	\$1.49	\$1.90	\$1.80	\$1.15	\$0.69
	Model: 4Imprint Item #163072.					
		\$1,490.00	\$1,900.00	\$1,800.00	\$1,150.00	\$690.00
1000	ITEM 3: Tide Twister Folding Tote.	\$2.32	\$2.69	\$2.56	\$2.96	\$1.25
	Model: 4imprint Item #110017.					
		\$2,320.00	\$2,690.00	\$2,560.00	\$2,960.00	\$1,250.00

QTY	Description	4 Imprint	AD Venture	Zebra Marketing	Olensky Brothers	Promo Solutions
1000	ITEM 4: Recycled Polyester Cooling Sport Towel. Model: 4imprint Item #160682.	\$1.97	\$2.27	\$2.28	\$2.48	\$2.45
		\$1,970.00	\$2,270.00	\$2,280.00	\$2,480.00	\$2,450.00
1000	ITEM 5: Clearly Cool Belt Bag. 4imprint Item #167136.	4.279 \$3.89	\$4.44	\$4.15	N/A	\$4.25
		\$3,890.00	\$4,440.00	\$4,150.00		\$4,250.00
1000	ITEM 6: Silicone Twist Bracelet. Model: 4imprint Item #124136.	\$1.20	\$1.62	\$1.30	\$1.23	.925 \$0.75
		\$1,200.00	\$1,620.00	\$1,300.00	\$1,230.00	\$750.00
1000	ITEM 7: Push Pop Ball. Model: 4imprint Item #166349.	1.683 \$1.53	\$1.75	\$1.91	\$2.09	\$1.85
		\$1,530.00	\$1,750.00	\$1,910.00	\$2,090.00	\$1,850.00

QTY	Description	4 Imprint	AD Venture	Zebra Marketing	Olensky Brothers	Promo Solutions
1000	ITEM 8: Carabiner Straw Kit with Bottle Opener. Model: 4imprint Item #159205.	\$1.69	\$1.63	\$2.04	\$2.33	1.705 \$1.55
		\$1,690.00	\$1,630.00	\$2,040.00	\$2,330.00	\$1,550.00
1000	ITEM 9: Demi Soft Touch Stylus Gel Pen. Model: 4imprint Item #167229.	8/4 \$0.74	\$0.86	\$0.79	\$0.99	\$0.88
		\$740.00	\$860.00	\$790.00	\$990.00	\$880.00
1000	ITEM 10: Clear View Mini Notebook Set with Pen. Model: 4imprint Item #126792.	1.177 \$1.07	\$1.46	\$1.28	N/A	\$1.35
		\$1,070.00	\$1,460.00	\$1,280.00		\$1,350.00
1500	ITEM 11: Pronto Poncho. Model: 4imprint Item #103100.	\$1.28	\$1.75	\$1.00	N/A	\$1.15
	#103100.	\$1,920.00	\$2,625.00	\$1,500.00		\$1,725.00

QTY	Description	4 Imprint	AD Venture	Zebra Marketing	Olensky Brothers	Promo Solutions
1200	ITEM 12: Credit Card Spray Sanitizer. Model: 4imprint Item #112462. Hand sanitizer spray with active	\$1.38	\$1.15	\$1.37	\$1.50	⁸²⁵ \$0.75
		\$1,656.00	\$1,380.00	\$1,644.00	\$1,800.00	\$900.00
500	ITEM 13: Hand Warmer Kit. Model: 4imprint item# 156561.	^{1.82} \$1.66	\$1.89	\$1.71	\$2.34	\$1.98
	156561	\$830.00	\$945.00	\$855.00	\$1,170.00	\$990.00
250	ITEM 14: Polyester Visor - Embroidered. Model: 4imprint item# 114368-E.	\$4.41	\$7.50	\$7.80	\$10.14	\$6.95
		\$1,102.50	\$1,875.00	\$1,950.00	\$2,535.00	\$1,737.50
Total		\$26,618.50	\$31,555.00	\$25,959.00	\$24,165.00	\$24,722.50

BID SHEET

This is Not an Order

**READ TERMS AND CONDITIONS
ON REVERSE SIDE OF THIS PAGE
BEFORE BIDDING**

BID CONTINUATION SHEET

Page _____ of _____

QUANTITY	ARTICLES	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	Page 2 of 3 Vendor to provide sample(s) within 48 hours upon request of the City of Mobile. The sample will become the property of the City of Mobile. Prices must be held firm for a three (3) month period following the award of this bid. At the option of the successful bidder and the City of Mobile, the prices may be extended for up to five (5) additional three (3) month periods. <u>Be sure that you sign Page 1 of this bid document.</u> Here is the link for the different City of Mobile logos: <u>https://www.cityofmobile.org/uploads/240913033604OneDrive2024-09-13.zip</u> All vendors will be required to provide verification of enrollment in the E-Verify program. Additional information may be found at <u>http://immigration.alabama.gov/</u> If the successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Secretary of State prior to issuance of a Purchase Order. Vendors are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required. See: <u>www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx</u>. Please note that the time between application for the issuance of a Certificate of Authority may be several weeks. Upon notification, vendor will have 10 business days to provide the Certificate of Authority and the E-Verify numbers to the Purchasing Department before award can be completed. (Vendors will possibly need to pay the expedite fee to meet this requirement because application is not sufficient. We must have a copy of the certificate with your Company ID number). Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State, nor the E-Verify for certification to submit a bid, but will need to obtain the Business License and Certificate of Authority verification and/or provide the E-Verify Certification, if applicable, prior to issuance of a Purchase Order.					
			TOTAL			

**RETURN ONE SIGNED COPY OF THIS QUOTATION
IN ENCLOSED ENVELOPE**

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

We will allow a discount _____ % 20 days from date of receipt of goods
and correct invoice of completed order.

Page _____ of _____

TOTAL

Page 214 of 463

1. All quotations must be signed with the firm name and by an authorized officer or employee.
2. Verify your bid before submission as it cannot be changed or corrected after being opened. In case of error in extension of prices, the unit price will govern.
3. If you do not bid, return this sheet and state reason. Otherwise, your name may be removed from our mailing list.
4. **The right** is reserved to reject any, or all quotations, or any portions thereof, and to waive technicalities if deemed to be in the **interest of** the City of Mobile.
5. This bid shall not be reassignable except by written approval of the Purchasing Agent of the City of Mobile.
6. State brand and model number of each item. All items bid must be new and latest model unless otherwise specified.
7. If bid results are desired, enclose a self-addressed and stamped envelope with your bid. (All or None bids only)
8. Do not include Federal Excise Tax as an exemption certificate will be issued in lieu of same. The City is exempt from the State of Alabama and City sales taxes.
9. **PRICES ARE TO BE FIRM AND F.O.B. DESTINATION UNLESS OTHERWISE REQUESTED.**
10. **BID WILL BE AWARDED ON ALL OR NONE BASIS UNLESS OTHERWISE STATED.**
11. Bids received after specified time will be returned un-opened.
12. Failure to observe stated instructions and conditions will constitute grounds for rejection of your bid.
13. Furnish literature, specifications, drawings, photographs, etc., as applicable with the items bid.
14. Vendor may be required to obtain City of Mobile Business License as applicable to City of Mobile Municipal Code Section 34-50. For **Business License** inquiry, contact the Revenue Department at (251) 208-7462 or cityofmobile.org/business-license-overview/
15. **IF** a bid bond is required in the published specifications, see below:
 Each bid shall be accompanied by a **Cashier's Check, Certified Check, Bank Draft or Bid Bond** for the sum of **five (5) Percent** of the amount bid, made payable to the City of Mobile and certified by a reputable banking institution. All checks shall be **returned promptly**, except the check of the successful bidder, which shall be returned after fulfilling the bid.
16. Contracts in excess of \$50,000 require that the successful bidder make every possible effort to have at least fifteen (15) percent of the total value of the contract performed by socially and economically disadvantaged individuals.
17. All bids/bid envelopes must have the bid number noted on the front. Bids that arrive unmarked and are opened in error shall be returned to vendor as an unacceptable bid.
18. If successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Alabama Secretary of State prior to issuance of a Purchase Order. Vendors are **solely responsible for consulting with the Secretary of State to determine whether a Certificate is required.** See www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx. Please note that the time between application for and issuance of a Certificate of Authority may be several weeks.
19. Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State to submit a bid, but may need to obtain the Business License and Certificate of Authority if applicable, prior to issuance of a Purchase Order.
20. Bids and addendums are posted at www.cityofmobile.org/services/business/bids/. It is the responsibility of the vendor to check the City's bid page for updates and addendums.
21. Vendors **must** be able to provide the following **upon request**. Federal W-9 form, proof of **registration** in the E-Verify program, and **Certificate of Authority to do business in Alabama/Registration** with the Alabama Secretary of State within **24** hours of request.
22. **City of Mobile applies local** vendor preference to all purchases: Code of Aabama, 1975, Sections 41-16-50(a) and 41-16-50(d), **except** federally funded grants.
23. **Equal Employment Opportunity.** Except as otherwise provided under 41 CFR part 60, all contracts that **meet** the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 **must** include the **equal opportunity** clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."
24. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148) will apply when required by Federal program regulations.

QTY	ITEM/DESCRIPTION	BID PRICE
1000	<u>ITEM 1:</u> Pre-programmed Message Fan. Model: 4imprint Item #118664. Size 4.25 inches high x 1.25 inches wide x 2.25 inches diameter; plastic fan body with soft plastic blades; breakaway lanyard and 3 replaceable AAA batteries included with each fan. Fan color is blue and will have the vertical-oriented Events logo imprinted on the handle in green (matching CMYK 55-5-100-0). Each fan will have pre-programmed message in blue on the fans that reads the following text: City of Mobile Events Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____
1000	<u>ITEM 2:</u> Push Pop Fidget Wrist Strap Keychain. Model: 4Imprint Item #163072. Size 6-3/4" H x 1" W. Item is a lime-colored silicone wrist strap keychain with built-in stress poppers. There are four poppers on each side of the stap with a metal split ring attachment. Item is imprinted with the horizontal Events logo in blue (CMYK 100-85-30-20). Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____
1000	<u>ITEM 3:</u> Tide Twister Folding Tote. Model: 4imprint Item #110017. Size 16" H x 16" W. Folded Size 5" H x 5" W. Material 190T polyester. Bag has dual integrated handles and folds into interior pocket of bag. Item is blue and imprinted with the vertical Events logo in white. Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____
1000	<u>ITEM 4:</u> Recycled Polyester Cooling Sport Towel. Model: 4imprint Item #160682. Size 32" H x 12" W. Material Recycled polyester (RPET). Towel has hemmed edges, absorbs and retains water, and can be wet and wrung for a cooling effect. Item is blue and imprinted with the vertical Events logo in green (CMYK 55-5-100-0). Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____

QTY	ITEM/DESCRIPTION	BID PRICE
1000	<u>ITEM 5:</u> Clearly Cool Belt Bag. Model: 4imprint Item #167136. Size 5" H x 7" W (8" W at bottom) x 2" D. Material: clear vinyl. Bag has a zippered main compartment, zippered back pocket, adjustable waist/crossbody strap with buckle closure that extends to approximately 47". Item is clear with black details and imprinted with the horizontal Events logo in blue (CMYK 100-85-30-20). Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____
1000	<u>ITEM 6:</u> Silicone Twist Bracelet. Model: 4imprint Item #124136. Size 0.5" H x 8" W. Material: Silicone. Item is a twisted silicone cord bracelet with a flat area for imprint. Item is blue and imprinted with the horizontal Events logo in white. Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____
1000	<u>ITEM 7:</u> Push Pop Ball. Model: 4imprint Item #166349. Size 2.5" Diameter. Material: Silicone. Item is a silicone squeeze ball covered with bubbles to push in and then pop out when the ball is squeezed. Item is blue and imprinted with the horizontal Events logo in lime (CMYK 55-5-100-0). Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____
1000	<u>ITEM 8:</u> Carabiner Straw Kit with Bottle Opener. Model: 4imprint Item #159205. Size 4.9375" x 0.875" x 0.5625. Straw size 8.5". Material: Stainless steel straw with silicone tip; plastic case. Item has a reusable telescopic straw and lid of item has integrated bottle opener. Item also has a carabiner clip and wire cleaning brush attached to lid. Item is clear with blue lid and straw tip. Item is imprinted with the horizontal Events 2-color logo. Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____

QTY	ITEM/DESCRIPTION	BID PRICE
1000	<u>ITEM 9:</u> Demi Soft Touch Stylus Gel Pen. Model: 4imprint Item #167229. Item has a soft, rubberized finish, plastic barrel, and cap with chrome accent, metal clip, rubber grip, stylus at end of barrel. Pen has cap (not clickable). Pen is medium point with black gel ink. Item is imprinted with the horizontal Events logo in white. Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____
1000	<u>ITEM 10:</u> Clear View Mini Notebook Set with Pen. Model: 4imprint Item #126792. Size 4-1/8" H x 3-3/8" W x 1/4" D. Notebook has flexible vinyl plastic wrapped cover, bound containing 40 sheets (80 pages total) of white, lined paper. Notebook has dual pen loops that lock notebook when pen is inserted. Includes plastic pen with click-action and medium point black ink. Item is clear with matching pen. Item is imprinted with the vertical Events logo in lime. Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____
1500	<u>ITEM 11:</u> Pronto Poncho. Model: 4imprint Item #103100. Size 80" H x 50" W when opened. Item is a single use, hooded, waterproof poncho in a one-size-fits-most adult size. Item is packaged in clear zip-lock packaging with a full color imprint insert. Insert is imprinted with the full-color vertical Events logo. Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____
1200	<u>ITEM 12:</u> Credit Card Spray Sanitizer. Model: 4imprint Item#112462. Hand sanitizer spray with active ingredient 70% v/v Ethyl Alcohol contained in clear/frosted plastic spray dispenser sized 2-1/8" H x 3-3/8" W x 3/8" D. Volume: 061 fluid ounces. Case is frosted/clear and imprinted with the Events logo in blue. Hand sanitizer spray is unscented. Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____

QTY	ITEM/DESCRIPTION	BID PRICE
500	<u>ITEM 13:</u> Hand Warmer Kit. Model: 4imprint item# 156561. Each kit contains two individually wrapped hand warmers (Hot Hands brand) able to produce up to 10 hours of warmth. they are packaged together in a blue plastic bag with white Events logo imprinted on the front. Hand warmers are air activated. Size of each kit is 5-1/2" H x 6-1/8" W. Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____
250	<u>ITEM 14:</u> Polyester Visor - Embroidered. Model: 4imprint item# 114368-E. Each item is a black polyester visor with horizontal lime green Events logo embroidered on the front of the band. Each visor is designed with a double layer sweatband and finished with an adjustable hook and loop closure strap. Visor is made from recycled polyester and has a curved visor. Sized to one size fits most adults. Pricing includes all necessary set up fees, shipping and handling charges. Artwork provided by City of Mobile. Proof approval by City of Mobile required before delivery. PROVIDING: _____ PACKAGING: _____	\$ _____



PROCUREMENT DEPARTMENT

Potential bidders are responsible to check this site for any ADDENDUMS that are issued. It is the responsibility of the BIDDER to check for, download, and include with their BID RESPONSE any and all ADDENDUMS that are issued for a specific BID published by the City of Mobile. Failure to download and include ADDENDUMS in your BID RESPONSE may cause your bid to be rejected.

This is a sealed bid. Any responses faxed or e-mailed will be rejected.

This is a sealed bid. Any response must be submitted in a sealed envelope with the bid number and bid opening date on the outside of the envelope.

Any response that arrives improperly marked or with no bid number and opening date on the outside of the delivery or express package and opened in error will be rejected and not considered.

It is the responsibility of the bidder to ensure that their bid response is delivered to and received in the Purchasing Department before the date and time of the bid opening.

**Be sure to read the Terms and Conditions.
All bids are F.O.B. destination unless otherwise stated.**

Be sure to sign your bid!

**Package/Bid Delivery Address:
Purchasing Department
205 Government St. Room S408
Mobile, AL 36644**

(Request First Delivery)



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: October 9, 2024

Submitted by:

Sponsored by:

Purpose and Scope of Project:

Amount of Contract:

Funding Source

ATTACHMENTS:

1. 20241003 Poolworks Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 8 October 2024
Date

Item No. _____

Submitted by: Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: William S. Stimpson
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Alabama Poolworks LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Alabama Poolworks LLC for swimming pool chemicals for
Parks Department.
General fund.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$77,291.88

FUNDING SOURCE:

Budget Item: See Requisition

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor

Renewal date of contract (if applicable): _____

If not bid, state reason: Sealed bid 5890

How many bidders received bid packages (if applicable): 9+ web

How many bidders submitted bids (if applicable): 5

If this is not the lowest bid, explain why not:

Previously awarded low bidder could not meet delivery requirements.

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>189</u>	2025	(2034) ATHLETICS	POOL CHEMICALS FOR PARKS DEPARTMENT (SEALED BID 5890)	\$77,291.88	<u>(290766)</u> <u>ALABAMA</u> <u>POOLWORKS LLC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 1
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS
--	--

Deliver To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN	Description / Account	Qty	Unit Price	Net Price
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General Notes

AS PER MY BID 5890 AND YOUR BID RESPONSE

001	LOW BIDDER COULD NOT MEET DELIVERY REQUIREMENTS CHLORINE TABLETS, 3" SIZE, 50 LB PAIL.	52.00	188.50000	9802.00
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Additional Description Notes

QUOTE # 84955
 Vendor Item
 Inventory Item/Loc 13904

1	1000.50.20.2030.2034.2005.0000.0000.44020.			9802.00
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Ship To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607
 Delivery Reference
 CATHY HANKINS

Deliver To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 2
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN Description / Account	Qty	Unit Price	Net Price
002 HYPOCHLORITE CALCIUM, 100 LB DRUM. VENDOR TO PROVIDE REFRESH 68%. Additional Description Notes ----- QUOTE # 84955 Vendor Item Inventory Item/Loc 12109	20.00 DRUM	248.00000	4960.00
1 1000.50.20.2030.2034.2005.0000.0000.44020.			4960.00

Ship To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607
 Delivery Reference
 CATHY HANKINS

Deliver To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607

003 HYPOCHLORITE CALCIUM, 100 LB DRUM. VENDOR TO PROVIDE REFRESH 68%. Additional Description Notes ----- QUOTE # 84956	60.00 DRUM	248.00000	14880.00
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 3
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS
--	--

Deliver To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	1290766				ATHLETICS

LN	Description / Account Vendor Item Inventory Item/Loc 12109	Qty	Unit Price	Net Price
1	1000.50.20.2030.2034.2005.0000.0000.44020.			14880.00
	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607			
004	CHLORINE TABLETS, 3" SIZE, 50 LB PAIL. Additional Description Notes ----- QUOTE# 84954 Vendor Item Inventory Item/Loc 13904	52.00 PAIL	188.50000	9802.00
1	1000.50.20.2030.2034.2005.0000.0000.44020.			9802.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 4
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607			
005	HYPOCHLORITE CALCIUM, 100 LB DRUM. VENDOR TO PROVIDE REFRESH 68%. Additional Description Notes ----- QUOTE# 84954 Vendor Item Inventory Item/Loc 12109	20.00 DRUM	248.00000	4960.00
1	1000.50.20.2030.2034.2005.0000.0000.44020.			4960.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 5
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607			
006	HYPOCHLORITE CALCIUM, 100 LB DRUM. VENDOR TO PROVIDE REFRESH 68%. Additional Description Notes ----- QUOTE# 84957 Vendor Item Inventory Item/Loc 12109	4.00 DRUM	248.00000	992.00
1	1000.50.20.2030.2034.2005.0000.0000.44020.			992.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 6
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607			
007	ALGAECIDE, PREVENTS ALL TYPES ALGAE GROWTH, 1 GALLON. Additional Description Notes ----- QUOTE # 84957 Vendor Item Inventory Item/Loc 17114	160.00 GALLON	61.50000	9840.00
1	1000.50.20.2030.2034.2005.0000.0000.44020.			9840.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 7
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607			
008	WATER CLARIFIER, POOL AND SPA, 1 GALLON. Additional Description Notes ----- QUOTE# 84957 Vendor Item Inventory Item/Loc 17113	88.00 GALLON	46.49000	4091.12
1	1000.50.20.2030.2034.2005.0000.0000.44020.			4091.12

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 8
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607			
009	SODA ASH, LIGHT, 50 LB BAG.	40.00	31.92000	1276.80
	Additional Description Notes ----- QUOTE# 84953 Vendor Item Inventory Item/Loc 12108	EACH		
1	1000.50.20.2030.2034.2005.0000.0000.44020.			1276.80

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 9
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS
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Deliver To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN Description / Account	Qty	Unit Price	Net Price
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Ship To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607
 Delivery Reference
 CATHY HANKINS

Deliver To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607

010 MURIATIC ACID (192/PALLET) GAL. ITEM# AAA-50-8602 QUOTE# 84953	600.00 GALLON	7.49000	4494.00
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1 1000.50.20.2030.2034.2005.0000.0000.44020.	4494.00
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Ship To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607
 Delivery Reference
 CATHY HANKINS

Deliver To
 PARKS SAGE AVE

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 10
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS
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Deliver To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN	Description / Account	Qty	Unit Price	Net Price
	48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607			

011	LIQUID CHLORINE, 1 GALLON, 4 GAL PER CASE.	600.00	6.59000	3954.00
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Additional Description Notes

QUOTE# 84953
 Vendor Item
 Inventory Item/Loc 18377

1	1000.50.20.2030.2034.2005.0000.0000.44020.			3954.00
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Ship To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607
 Delivery Reference
 CATHY HANKINS

Deliver To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607

012	SODIUM BICARBONATE, 50 LB BAG.	104.00	32.84000	3415.36
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 11
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS
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Deliver To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN	Description / Account	Qty BAG	Unit Price	Net Price
	Additional Description Notes ----- QUOTE# 84953 Vendor Item Inventory Item/Loc 12114			
1	1000.50.20.2030.2034.2005.0000.0000.44020.			3415.36
	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607			
013	STABILIZER, 40LB BUCKET, PROGUARD, 23249BPG, QUOTE# 84953	4.00 EACH	120.00000	480.00
1	1000.50.20.2030.2034.2005.0000.0000.44020.			480.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 12
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Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 Delivery Reference CATHY HANKINS Deliver To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607			
014	WATER CLARIFIER, POOL AND SPA, 1 GALLON. Additional Description Notes ----- QUOTE# 84958 Vendor Item Inventory Item/Loc 17113	72.00 GALLON	46.49000	3347.28
1	1000.50.20.2030.2034.2005.0000.0000.44020.			3347.28

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released	Page 13
--	--	---------

Vendor ALABAMA POOLWORKS LLC 19267 S GREENO RD FAIRHOPE, AL 36532 Tel#251-929-0809 Fax 251-928-1144	Ship To PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607 HANKINSC@CITYOFMOBILE.ORG Delivery Reference CATHY HANKINS
--	--

Deliver To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN	Description / Account	Qty	Unit Price	Net Price
015	STABILIZER, CYANURIC ACID 25LB REGAL 12/PALLET, 25 LB, # 47247300. QUOTE# 84958	12.00	83.11000	997.32

1	1000.50.20.2030.2034.2005.0000.0000.44020.			997.32
---	--	--	--	--------

Ship To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607
 Delivery Reference
 CATHY HANKINS

Deliver To

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000189-00 FY 2025 Acct No: 1000.50.20.2030.2034.2005.0000.0000.44020. Review: Buyer: 910518227 Status: Released
--	--

Page 14

Vendor
 ALABAMA POOLWORKS LLC
 19267 S GREENO RD

FAIRHOPE, AL 36532

Tel#251-929-0809
 Fax 251-928-1144

Ship To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607
 HANKINSC@CITYOFMOBILE.ORG

Delivery Reference
 CATHY HANKINS

Deliver To
 PARKS SAGE AVE
 48 N. SAGE AVE
 NORTH SIDE DOOR
 MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	290766				ATHLETICS

LN	Description / Account	Qty	Unit Price	Net Price
	PARKS SAGE AVE 48 N. SAGE AVE NORTH SIDE DOOR MOBILE, AL 36607			

Requisition Link

Requisition Total 77291.88

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.50.20.2030.2034.2005.0000.0000.44020.	77291.88	80498.23
ATHLETICS/AQUATICS EXP	OPERATING SUPPLIES	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Queued	10/03/24	KIM CARMODY	
Queued	10/03/24	DANIEL OTTO	
Pending		DONALD ROSE	
Pending		SANDRA LEWIS	
Pending		STEVEN KRONINGER	
Pending		SAMANTHA COOLEY	
Pending		LONELL HARRIS	
Pending		ANNE FOLEY	
Pending		JOHN PAINE	
Pending		MICHAEL SPAFFORD	

Authorized By: _____ Date: _____
 Signature

BID TABULATION FOR BID #5890

SWIMMING POOL CHEMICALS

VENDORS		PIONEER POOL PRODUCTS INC	ALABAMA POOL WORKS	LESLIES POOLMART, INC	LADD SUPPLY	CHEMRITE, INC
Line	Items					
1	Light Soda Ash 50lb bag					
Brand	Industrial chemicals	\$ 36.92	\$ 31.92	\$ 36.18	\$ 14.15	NB
12108					5lb pail	
2	Calcium Hypochlorite 100lb Drum					
Brand	Refresh 68%	\$ 242.56	\$ 248.00	\$ 329.00	\$ 399.00	\$ 212.00
12109						
3	Sodium bicarbonate 50 lb bag					
Brand	Church and Dwight/Suncoast	\$ 25.67	\$ 32.84	\$ 38.18	\$ 45.55	NB
12114					25lb pail	
4	Chlorine Tablets 3" Slow Dissolving 50lb pail					
Brand	Regal	\$ 199.28	\$ 188.50	\$ 237.99	\$ 195.00	NB
13904					35 lb pail	
5	Algaecide 3 month 8191637 per gallon					
Brand	Natural Chemistry	\$ 63.74	\$ 61.50	\$ 86.99	\$ 18.90	NB
17114					per quart	
6	Clarifier, Water, Pool and Spa per gallon					
Brand	Regal	\$ 52.35	\$ 46.99	\$ 46.89	\$ 15.00	NB
17113					per quart	
7	Stabilizer 50 lb pail					
Brand	Regal	\$ 80.00	\$ 93.75	\$ 217.49	\$ 230.00	NB
				quoted 100 lb drum	25 lb pail	
8	Muriatic Acid per gallon					
Brand	Biolab	\$ 7.08	\$ 7.49	\$ 9.10	\$ 5.85	NB
	4 gallons to case					
9	Liquid Chlorine per gallon					
Brand	Champion	\$ 8.34	\$ 6.59	\$ 7.73	\$ 5.90	NB
	4 gallons to case					
	TOTAL	\$ 715.94	\$ 717.58	\$ 1,009.55	\$ 929.35	
				Quote does not meet unit of measure specifications for storage and handling purposes	Quote does not meet unit of measure specifications for storage and handling purposes	Vendor disqualified this was all or none

1. All quotations must be signed with the firm name and by an authorized officer or employee.
2. Verify your bid before submission as it cannot be changed or corrected after being opened. In case of error in extension of prices, the unit price will govern.
3. If you do not bid, return this sheet and state reason. Otherwise, your name may be removed from our mailing list.
4. The right is reserved to reject any, or all quotations, or any portions thereof, and to waive technicalities if deemed to be in the interest of the City of Mobile.
5. This bid shall not be reassignable except by written approval of the Purchasing Agent of the City of Mobile.
6. State brand and model number of each item. All items bid must be new and latest model unless otherwise specified.
7. If bid results are desired, enclose a self-addressed and stamped envelope with your bid. (All or None bids only)
8. Do not include Federal Excise Tax as an exemption certificate will be issued in lieu of same. The City is exempt from the State of Alabama and City sales taxes.
9. PRICES ARE TO BE FIRM AND F.O.B. DESTINATION UNLESS OTHERWISE REQUESTED.
10. BID WILL BE AWARDED ON ALL OR NONE BASIS UNLESS OTHERWISE STATED.
11. Bids received after specified time will be returned un-opened.
12. Failure to observe stated instructions and conditions will constitute grounds for rejection of your bid.
13. Furnish literature, specifications, drawings, photographs, etc., as applicable with the items bid.
14. Vendor may be required to obtain City of Mobile Business License as applicable to City of Mobile Municipal Code Section 34-50. For Business License inquiry, contact the Revenue Department at (251) 208-7462 or cityofmobile.org/business-license-overview/
15. IF a bid bond is required in the published specifications, see below:
Each bid shall be accompanied by a **Cashier's Check, Certified Check, Bank Draft or Bid Bond** for the sum of five (5) Percent of the amount bid, made payable to the City of Mobile and certified by a reputable banking institution. All checks shall be returned promptly, except the check of the successful bidder, which shall be returned after fulfilling the bid.
16. Contracts in excess of \$50,000 require that the successful bidder make every possible effort to have at least fifteen (15) percent of the total value of the contract performed by socially and economically disadvantaged individuals.
17. All bids/bid envelopes must have the bid number noted on the front. Bids that arrive unmarked and are opened in error shall be returned to vendor as an unacceptable bid.
18. If successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Alabama Secretary of State prior to issuance of a Purchase Order. Vendors are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required. See www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx. Please note that the time between application for and issuance of a Certificate of Authority may be several weeks.
19. Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State to submit a bid, but may need to obtain the Business License and Certificate of Authority if applicable, prior to issuance of a Purchase Order.
20. Bids and addendums are posted at www.cityofmobile.org/services/business/bids/. It is the responsibility of the vendor to check the City's bid page for updates and addendums.
21. Vendors must be able to provide the following upon request. Federal W-9 form, proof of registration in the E-Verify program, and Certificate of Authority to do business in Alabama/Registration with the Alabama Secretary of State within 24 hours of request.
22. City of Mobile applies local vendor preference to all purchases: Code of Alabama, 1975, Sections 41-16-50(a) and 41-16-50(d), except federally funded grants.
23. Equal Employment Opportunity. Except as otherwise provided under 41 CFR part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."
24. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148) will apply when required by Federal program regulations.

BID CONTINUATION SHEET

Page _____ of _____

QUANTITY	ARTICLES	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
Page 2 of 4						
Appx 1-100 Gals	Algaecide, 3 month #8191637 Brand _____ Price per Gallon _____					
					17114	
Appx 1-100 Gals	Clarifier, Water, Pool and Spa #8191728 Brand _____ Price per Gallon _____					
					17113	
Appx 1-75 Pails	Stabilizer Brand _____ Price per 50 lb. Pail _____					
Appx 10-100 Pails	Muriatic Acid Brand _____ Price per 1 gallon jugs _____ How is this sold? (1 gallon, or 2- 1 gallon to a case, or 4- 1 gallon to a case) _____					
Appx 1-75 Pails	Liquid Chlorine Brand _____ Price per 1 gallon jugs _____ How is this sold? (1 gallon, or 2- 1 gallon to a case, or 4- 1 gallon to a case) _____					
THE ABOVE TO BE AWARDED ALL OR NONE						
The City reserves the right to request samples of chlorine tablets to test dissolve rate.						
Furnish Factory Literature & Specifications.						
The minimum quantities shown below will be the initial order for which the vendor is responsible to deliver to the City.						
			TOTAL			

**RETURN ONE SIGNED COPY OF THIS QUOTATION
IN ENCLOSED ENVELOPE**

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

We will allow a discount _____ % 20 days from date of receipt of goods
and correct invoice of completed order.

BID CONTINUATION SHEET

Page _____ of _____

QUANTITY	ARTICLES	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	Page 3 of 4 The initial order which is to be delivered by the successful vendor (s) to the Mechanical Department will consist of the following: 10 - sacks of Soda Ash, Light 50 lb sacks. 10 - drums of Calcium Hypochlorite, 100 lb drum. 30 - bags of Sodium Bicarbonate, 50 lb bags. 10 - pails of Chlorine Tablets, 3" size slow dissolving only; 50 lb/pail. 1 - Algaecide, 3 month #8191637 gallons or equal to 1 - Clarifier, Water, Pool and Spa #8191728 gallons or equal to 1 - Stabilizer, 50 lb/pail 10 - Cases of 4/ 1 gallon jug of Muriatic Acid 10 - Cases of 4/ 1 gallon jug of Liquid Chlorine Successful bidder shall be responsible for storing and making available for immediate purchase on an as needed basis. Successful bidder must have a local place of business where chemicals will be available for 'Pick-Up' during regular business hours Monday through Friday. 'Pick-Up' availability shall be local. All requested deliveries to be F.O.B. Mechanical Maintenance Dept., 48 N. Sage Ave., Mobile, Alabama 36607. Pricing to be firm for the six (6) month period from date of award. At the option of the City of Mobile and the successful vendor(s), the award may be extended. All vendors will be required to provide verification of enrollment in the E-Verify program. Additional information may be found at http://immigration.alabama.gov/ If the successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Secretary of State prior to issuance of a Purchase Order. Vendors are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required. See: www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx. Please note that the time between application for the issuance of a Certificate of Authority may be several weeks.					
			TOTAL			

**RETURN ONE SIGNED COPY OF THIS QUOTATION
IN ENCLOSED ENVELOPE**

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

We will allow a discount _____ % 20 days from date of receipt of goods
and correct invoice of competed order.

Page_____ of _____

Page 244 of 463



PROCUREMENT DEPARTMENT

Potential bidders are responsible to check this site for any ADDENDUMS that are issued. It is the responsibility of the BIDDER to check for, download, and include with their BID RESPONSE any and all ADDENDUMS that are issued for a specific BID published by the City of Mobile. Failure to download and include ADDENDUMS in your BID RESPONSE may cause your bid to be rejected.

This is a sealed bid. Any responses faxed or e-mailed will be rejected.

This is a sealed bid. Any response must be submitted in a sealed envelope with the bid number and bid opening date on the outside of the envelope.

Any response that arrives improperly marked or with no bid number and opening date on the outside of the delivery or express package and opened in error will be rejected and not considered.

It is the responsibility of the bidder to ensure that their bid response is delivered to and received in the Purchasing Department before the date and time of the bid opening.

**Be sure to read the Terms and Conditions.
All bids are F.O.B. destination unless otherwise stated.**

Be sure to sign your bid!

**Package/Bid Delivery Address:
Purchasing Department
205 Government St. Room S408
Mobile, AL 36644**

(Request First Delivery)



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: October 9, 2024

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve issuance of purchase order(s) to Dana Safety Supply, Inc for transport of MPD Chevrolet Tahoe PPV SUVs from upfit locations in Crestview FL (21) and Ft Payne AL (44) to Municipal Garage

Amount of Contract:

\$28,925.00

Funding Source

Motor Pool capital

ATTACHMENTS:

1. 20240926 Dana Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 8 October 2024
Date

Item No. _____

Submitted by: _____
Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: _____
William S. Stimpson
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: _____
James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Dana Safety Supply Inc

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order(s) to Dana Safety Supply, Inc for transport of MPD Chevrolet Tahoe PPV SUVs from upfit locations in Crestview FL (21) and Ft Payne AL (44) to Municipal Garag. Motor Pool capital.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$28,925.00

FUNDING SOURCE:

Budget Item: See Requisition

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor - NLT 30 Sep 24

Renewal date of contract (if applicable): _____

If not bid, state reason: Price below bid requirement.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisitions as indicated below and attached herein:

Requisitions	Fiscal Year	Department	Description	Amount	Vendor
<u>14680,</u> <u>14683</u>	2024	(F7000) MOTOR POOL	TRANSPORT MPD CHEVROLET TAHOE PPV SUVS FROM UPFIT LOCATIONS IN CRESTVIEW FL (21) AND FT PAYNE AL (44) TO MUNICIPAL GARAGE (PRICE BELOW BID REQUIREMENT)	\$28,925.00	<u>(290980) DANA SAFETY SUPPLY INC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00014680-00 FY 2024 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47010. Review: Buyer: Status: Released	Page 1
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Vendor DANA SAFETY SUPPLY INC 4809 KOGER BLVD GREENSBORO, NC 27407 Tel#850-624-7173 Fax 800-375-8347	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
---	--

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/13/24	1290980				MOTOR POOL

LN Description / Account	Qty	Unit Price	Net Price
001 FREIGHT	44.00 EACH	550.00000	24200.00

Additional Description Notes

 TO MOVE 44 TAHOES FROM DANA SAFETY (FT PAYNE) TO CITY OF MUNICIPAL GARAGE,
 770 GAYLE STREET , MOBILE , ALABAMA
 Vendor Item
 Inventory Item/Loc 14009

1 7000.40.20.0000.0000.2070.0000.0000.47010. E MP01530 .CAPEQUIPMT.	24200.00
--	----------

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 TRAVESIA AGEE

Deliver To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604

[Requisition Link](#)

Requisition Total	24200.00
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***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E MP01530 .CAPEQUIPMT.	24200.00	3633128.77

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00014680-00 FY 2024 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47010. Review: Buyer: Status: Released
---	---

Page 2

Vendor DANA SAFETY SUPPLY INC 4809 KOGER BLVD GREENSBORO, NC 27407 Tel#850-624-7173 Fax 800-375-8347	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
--	---

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/13/24	290980				MOTOR POOL

LN Description / Account	Qty	Unit Price	Net Price
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***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
7000.40.20.0000.0000.2070.0000.0000.47010.	24200.00	5606072.98
MOTOR POOL EXP	EQUIPMENT (GREATER \$5000)	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
CCancelled	09/26/24	JOHN PAINE	GL Allocation changed
Approved	09/15/24	CHARLES SUMRALL	
Approved	09/16/24	SHONNDA SMITH	
Approved	09/16/24	CHERI BOUCHER	Auto approved by: 910518244
Queued	09/26/24	CHARLES SUMRALL	Auto approved by: 910518244
Pending		SHONNDA SMITH	Auto approved by: 910518244
Pending		CHERI BOUCHER	Auto approved by: 910518244
Pending		DONALD ROSE	Auto approved by: 910518244
Pending		SANDRA LEWIS	Auto approved by: 910518244
Pending		STEVEN KRONINGER	Auto approved by: 910518244
Pending		SAMANTHA COOLEY	Auto approved by: 910518244
Pending		LONELL HARRIS	Auto approved by: 910518244
Pending		ANNE FOLEY	Auto approved by: 910518244
Pending		JOHN PAINE	Auto approved by: 910518244
Pending		MICHAEL SPAFFORD	Auto approved by: 910518244

Authorized By: _____ Date: _____
 Signature

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00014683-00 FY 2024 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47010. Review: Buyer: Status: Approved
--	--

Page 1

Vendor
 DANA SAFETY SUPPLY INC
 4809 KOGER BLVD

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

GREENSBORO, NC 27407

MOBILE, AL 36604
 AGEET@CITYOFMOBILE.ORG

Tel#850-624-7173
 Fax 800-375-8347

Delivery Reference
 TRAVESIA AGEE

Deliver To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/13/24	290980				MOTOR POOL

LN Description / Account	Qty	Unit Price	Net Price
001 FREIGHT	21.00 EACH	225.00000	4725.00

Additional Description Notes

TRANSPORT OF 21 TAHOES FROM DANA SAFETY SUPPLY CRESTVIEW FLORIDA TO 770 GAYLE ST. MOBILE .

AS REQUESTED BY 1530-POLICE DEPT.

Vendor Item

Inventory Item/Loc 14009

1 7000.40.20.0000.0000.2070.0000.0000.47010.

E MP01530 .CAPEQUIPMT.

4725.00

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 TRAVESIA AGEE

Deliver To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604

[Requisition Link](#)

Requisition Total

4725.00

***** Project Ledger Summary Section *****

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00014683-00 FY 2024 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47010. Review: Buyer: Status: Approved
--	--

Page 2

Vendor
 DANA SAFETY SUPPLY INC
 4809 KOGER BLVD

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

GREENSBORO, NC 27407

MOBILE, AL 36604
 AGEET@CITYOFMOBILE.ORG

Tel#850-624-7173
 Fax 800-375-8347

Delivery Reference
 TRAVESIA AGEE

Deliver To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/13/24	290980				MOTOR POOL

LN	Description / Account	Qty	Unit Price	Net Price
	Account		Amount	Remaining Budget
E	MP01530 .CAPEQUIPMT.		4725.00	3633128.77

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
7000.40.20.0000.0000.2070.0000.0000.47010.	4725.00	5599481.05
MOTOR POOL EXP		EQUIPMENT (GREATER \$5000)

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Cancelled	09/26/24	JOHN PAINE	GL Allocation changed
Approved	09/15/24	CHARLES SUMRALL	
Approved	09/16/24	SHONNDA SMITH	
Approved	09/16/24	CHERI BOUCHER	Auto approved by: 910518244
Approved	09/26/24	DONALD ROSE	Auto approved by: 9105paij
Approved	09/26/24	SANDRA LEWIS	Auto approved by: 9105paij
Approved	09/26/24	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	09/26/24	SAMANTHA COOLEY	Auto approved by: 9105paij
Approved	09/26/24	LONELL HARRIS	Auto approved by: 9105paij
Approved	09/26/24	ANNE FOLEY	Auto approved by: 9105paij
Approved	09/26/24	JOHN PAINE	.
Approved	09/26/24	MICHAEL SPAFFORD	Auto approved by: 9105paij

Authorized By: _____ Date: _____
 Signature



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: October 9, 2024

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve issuance of purchase order to Meltwater News US Inc for annual subscription for social media management and broadcast data monitoring services.

Amount of Contract:

\$28,880.00

Funding Source

General fund.

ATTACHMENTS:

1. 20241003 Meltwater Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 8 October 2024
Date

Item No. _____

Submitted by: Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: William S. Stimpson
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Meltwater News US Inc

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Meltwater News US Inc for annual subscription for social media management and broadcast data monitoring services .
General fund.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$28,880.00

FUNDING SOURCE:

Budget Item: See Requisition

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor

Renewal date of contract (if applicable): _____

If not bid, state reason: Professional service.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>104</u>	2025	(4520) COMMUNICATIONS	ONE YEAR SUBSCRIPTION TO MELTWATER SOCIAL MEDIA MANAGEMENT AND BROADCAST DATA MONITORING SERVICES FOR COMMUNICATIONS DEPT (PROFESSIONAL SERVICE)	\$28,880.00	(296314) <u>MELTWATER</u> <u>NEWS US INC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000104-00 FY 2025 Acct No: 1000.10.05.4520.4520.0500.0000.0000.42115. Review: Buyer: 9105fola Status: Approved	Page 1
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Vendor MELTWATER NEWS US INC 225 BUSH ST SUITE 1000 SAN FRANCISCO, CA 94104 Tel#647-258-1734 Fax 415-839-7711	Ship To MAYORS OFFICE 205 GOVERNMENT STREET 10TH FLR S TOWER ROOM 1008 MOBILE, AL 36644 SHARMYN.WALL@CITYOFMOBILE.ORG
---	--

Deliver To
 MAYORS OFFICE
 205 GOVERNMENT STREET
 10TH FLR S TOWER ROOM 1008
 MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/02/24	1296314	10/25/24			COMMUNICATIONS

LN	Description / Account	Qty	Unit Price	Net Price
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General Notes

001	This is professional service exempt from bid 41-16-51(a)(3) in its AI-generated capture & analysis of relevant web/social media, MELTWATER SERVICES 2024-2025: ADVANCED SUITE L3 AND BROADCAST NATIONAL NOVEMBER 1, 2024 - SEPTEMBER 2025 (In the past, there has been (2) separate Meltwater Service agreements for different services. These agreements had different start and end dates. 1. Advanced Suites - Social Media Management 2. Broadcast National - Broadcast Data Monitoring For the 2025 agreement, we will combine both into (1) agreement to include both services with the same start and end date to better streamline the agreement for the year.	1.00	28880.00000	28880.00
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1	1000.10.05.4520.4520.0500.0000.0000.42115.	28880.00
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000104-00 FY 2025 Acct No: 1000.10.05.4520.4520.0500.0000.0000.42115. Review: Buyer: 9105fola Status: Approved	Page 2
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Vendor
 MELTWATER NEWS US INC
 225 BUSH ST
 SUITE 1000

 SAN FRANCISCO, CA 94104

 Tel#647-258-1734
 Fax 415-839-7711

Ship To
 MAYORS OFFICE
 205 GOVERNMENT STREET
 10TH FLR S TOWER ROOM 1008
 MOBILE, AL 36644
 SHARMYN.WALL@CITYOFMOBILE.ORG

Deliver To
 MAYORS OFFICE
 205 GOVERNMENT STREET
 10TH FLR S TOWER ROOM 1008
 MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/02/24	296314	10/25/24			COMMUNICATIONS

LN Description / Account	Qty	Unit Price	Net Price
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Ship To
 MAYORS OFFICE
 205 GOVERNMENT STREET
 10TH FLR S TOWER ROOM 1008
 MOBILE, AL 36644

Deliver To
 MAYORS OFFICE
 205 GOVERNMENT STREET
 10TH FLR S TOWER ROOM 1008
 MOBILE, AL 36644

Requisition Link

Requisition Total 28880.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.10.05.4520.4520.0500.0000.0000.42115.	28880.00	71010.00
COMMUNICATIONS EXP		
SOFTWARE COSTS		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	10/03/24	DONALD ROSE	Auto approved by: 9105fola
Approved	10/03/24	SANDRA LEWIS	Auto approved by: 9105fola
Approved	10/03/24	STEVEN KRONINGER	Auto approved by: 9105fola
Approved	10/03/24	SAMANTHA COOLEY	Auto approved by: 9105fola
Approved	10/03/24	LONELL HARRIS	Auto approved by: 9105fola
Approved	10/03/24	ANNE FOLEY	
Approved	10/03/24	JOHN PAINE	Auto approved by: 9105fola

=====	=====
Bill To	Requisition 00000104-00 FY 2025
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.10.05.4520.4520.0500.0000.0000.42115.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved
	Page 3
=====	=====

Vendor
MELTWATER NEWS US INC
225 BUSH ST
SUITE 1000

SAN FRANCISCO, CA 94104

Tel#647-258-1734
Fax 415-839-7711

Ship To
MAYORS OFFICE
205 GOVERNMENT STREET
10TH FLR S TOWER ROOM 1008
MOBILE, AL 36644
SHARMYN.WALL@CITYOFMOBILE.ORG

Deliver To
MAYORS OFFICE
205 GOVERNMENT STREET
10TH FLR S TOWER ROOM 1008
MOBILE, AL 36644

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Date	Vendor	Date	Ship		
Ordered	Number	Required	Via	Terms	Department
-----	-----	-----	-----	-----	-----
10/02/24	296314	10/25/24			COMMUNICATIONS
-----	-----	-----	-----	-----	-----

LN	Description / Account	Qty	Unit Price	Net Price
Approved	10/03/24 MICHAEL SPAFFORD	Auto approved by:	9105fola	

Authorized By: _____ Date: _____
Signature



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: October 9, 2024

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve issuance of purchase order to Nexgen Asset Management for professional services to assist REAM implementation of asset tracking and planning tools in Nexgen software.

Amount of Contract:

\$26,880.00

Funding Source

General fund.

ATTACHMENTS:

1. 20241003 Nexgen Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

Print Page Reset

Agenda of: 8 October 2024 Date Item No. _____

Submitted by: Procurement Department John Paine, Purchasing Agent Department Head

Sponsored by: William S. Stimpson Name Mayor Title

Reviewed by: _____ Executive Director

Routing Authorized: James Barber Mayor's Office _____ Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Nexgen Asset Management

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Nexgen Asset Management for professional services to assist REAM implementation of asset tracking and planning tools in Nexgen software.
General fund.

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: \$26,880.00

FUNDING SOURCE:

Budget Item: See Requisition Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor

Renewal date of contract (if applicable): _____

If not bid, state reason: Professional service.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>14</u>	2025	(3030) REAL ESTATE ASSET MANAGEMENT	PROFESSIONAL CONSULTING SERVICES FOR IMPLEMENTATION OF NEXGEN SOFTWARE ASSET TRACKING AND PLANNING TOOLS (PROFESSIONAL SERVICE)	\$26,880.00	<u>(297466)</u> <u>NEXGEN ASSET MANAGEMENT</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000014-00 FY 2025 Acct No: 1000.45.20.3030.3030.3030.0000.0000.42115. Review: Buyer: 9105fola Status: Approved	Page 1
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Vendor NEXGEN ASSET MANAGEMENT 4010 LENNANE DR SACRAMENTO, CA 95834 Tel#916-779-7300 Fax 916-564-8030	Ship To REAL ESTATE ASSET MANAGEMENT 205 GOVERNMENT STREET 5TH FLR S TOWER ROOM 547 MOBILE, AL 36644 LAURENCEJ@CITYOFMOBILE.ORG Delivery Reference NEXGEN ASSET MANAGEMENT MODULE Deliver To REAL ESTATE ASSET MANAGEMENT 205 GOVERNMENT STREET 5TH FLR S TOWER ROOM 547 MOBILE, AL 36644
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/01/24	297466				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
General Notes				

PROFESSIONAL SERVICE FOR EXISTING SOFTWARE MODULE IMPLEMENTATION AND FULL UTILIZATION FOR PO #24012254.

001	IDENTIFY ASSET MANAGEMENT PLANNING DATA, AS PER VENDOR PROPOSAL ATTACHED, REVISED 9/25/2024.	1.00 EACH	6720.00000	6720.00
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1	1000.45.20.3030.3030.3030.0000.0000.42115.			6720.00
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Ship To
 REAL ESTATE ASSET MANAGEMENT
 205 GOVERNMENT STREET
 5TH FLR S TOWER ROOM 547
 MOBILE, AL 36644
 Delivery Reference
 NEXGEN ASSET MANAGEMENT MODULE

Deliver To
 REAL ESTATE ASSET MANAGEMENT
 205 GOVERNMENT STREET
 5TH FLR S TOWER ROOM 547
 MOBILE, AL 36644

002	IDENTIFY ASSET RISK, AS PER VENDOR PROPOSAL ATTACHED, REVISED	1.00 EACH	11200.00000	11200.00
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000014-00 FY 2025 Acct No: 1000.45.20.3030.3030.3030.0000.0000.42115. Review: Buyer: 9105fola Status: Approved	Page 2
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Vendor NEXGEN ASSET MANAGEMENT 4010 LENNANE DR SACRAMENTO, CA 95834 Tel#916-779-7300 Fax 916-564-8030	Ship To REAL ESTATE ASSET MANAGEMENT 205 GOVERNMENT STREET 5TH FLR S TOWER ROOM 547 MOBILE, AL 36644 LAURENCEJ@CITYOFMOBILE.ORG Delivery Reference NEXGEN ASSET MANAGEMENT MODULE Deliver To REAL ESTATE ASSET MANAGEMENT 205 GOVERNMENT STREET 5TH FLR S TOWER ROOM 547 MOBILE, AL 36644
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/01/24	297466				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
1	1000.45.20.3030.3030.3030.0000.0000.42115. 9/25/2024.			11200.00
	Ship To REAL ESTATE ASSET MANAGEMENT 205 GOVERNMENT STREET 5TH FLR S TOWER ROOM 547 MOBILE, AL 36644 Delivery Reference NEXGEN ASSET MANAGEMENT MODULE Deliver To REAL ESTATE ASSET MANAGEMENT 205 GOVERNMENT STREET 5TH FLR S TOWER ROOM 547 MOBILE, AL 36644			
003	DEVELOP LIFECYCLE PLANS, FUNDING FORECAST & CAPITAL PRIORITIZATION DATA, AS PER VENDOR PROPOSAL ATTACHED, REVISED 9/25/2024.	1.00 EACH	8960.00000	8960.00
1	1000.45.20.3030.3030.3030.0000.0000.42115.			8960.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000014-00 FY 2025 Acct No: 1000.45.20.3030.3030.3030.0000.0000.42115. Review: Buyer: 9105fo1a Status: Approved	Page 3
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Vendor NEXGEN ASSET MANAGEMENT 4010 LENNANE DR SACRAMENTO, CA 95834 Tel#916-779-7300 Fax 916-564-8030	Ship To REAL ESTATE ASSET MANAGEMENT 205 GOVERNMENT STREET 5TH FLR S TOWER ROOM 547 MOBILE, AL 36644 LAURENCEJ@CITYOFMOBILE.ORG Delivery Reference NEXGEN ASSET MANAGEMENT MODULE
---	--

Deliver To
 REAL ESTATE ASSET MANAGEMENT
 205 GOVERNMENT STREET
 5TH FLR S TOWER ROOM 547
 MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/01/24	297466				REAL ESTATE ASSET MANAGEMEN

LN Description / Account	Qty	Unit Price	Net Price
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Ship To
 REAL ESTATE ASSET MANAGEMENT
 205 GOVERNMENT STREET
 5TH FLR S TOWER ROOM 547
 MOBILE, AL 36644
 Delivery Reference
 NEXGEN ASSET MANAGEMENT MODULE

Deliver To
 REAL ESTATE ASSET MANAGEMENT
 205 GOVERNMENT STREET
 5TH FLR S TOWER ROOM 547
 MOBILE, AL 36644

Requisition Link

Requisition Total	26880.00
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***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.45.20.3030.3030.3030.0000.0000.42115.	26880.00	24324.00
REAL ESTATE/ASSET MGT EXP SOFTWARE COSTS		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	10/03/24	DONALD ROSE	Auto approved by: 9105fo1a
Approved	10/03/24	SANDRA LEWIS	Auto approved by: 9105fo1a
Approved	10/03/24	STEVEN KRONINGER	Auto approved by: 9105fo1a
Approved	10/03/24	SAMANTHA COOLEY	Auto approved by: 9105fo1a
Approved	10/03/24	LONELL HARRIS	Auto approved by: 9105fo1a

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00000014-00 FY 2025 Acct No: 1000.45.20.3030.3030.3030.0000.0000.42115. Review: Buyer: 9105fola Status: Approved
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Page 4

Vendor
 NEXGEN ASSET MANAGEMENT
 4010 LENNANE DR

SACRAMENTO, CA 95834

Tel#916-779-7300
 Fax 916-564-8030

Ship To
 REAL ESTATE ASSET MANAGEMENT
 205 GOVERNMENT STREET
 5TH FLR S TOWER ROOM 547
 MOBILE, AL 36644
 LAURENCEJ@CITYOFMOBILE.ORG

Delivery Reference
 NEXGEN ASSET MANAGEMENT MODULE

Deliver To
 REAL ESTATE ASSET MANAGEMENT
 205 GOVERNMENT STREET
 5TH FLR S TOWER ROOM 547
 MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/01/24	297466				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
Approved	10/03/24 ANNE FOLEY			
Approved	10/03/24 JOHN PAINE			
Approved	10/03/24 MICHAEL SPAFFORD			

Auto approved by: 9105fola
 Auto approved by: 9105fola

Authorized By: _____ Date: _____
 Signature



CAPITAL CONTRACT SUMMARY SHEET

See Attached



AGENDA ITEM SUMMARY SHEET

Agenda of: October 9, 2024

Submitted by:

Nicholas Amberger

Carleen Stout, Dep Dir-Real Estate/Asset Mgmt

Sponsored by:

William Stimpson, Mayor

Gina Gregory, Councilmember

Purpose and Scope of Project:

Accept the following Right-of-Way Deed with Temporary Construction Easement and Subterranean Easement for a Public Road, Project No. 2024-3005-16, Spring Hill Ct. – Retaining Wall Improvements

Amount of Contract:

\$11,364.00

Funding Source

C0965 - 2000-2000-48040

ATTACHMENTS:

1. RESOLUTION Spring Hill Ct 2024
2. ROW Deed TCE & SE Spring Hill Ct 2024
3. CAP Sum Sheet 1 Spring Hill Ct

REVIEWERS:

Stacey Howard

Carleen Stout

Brenda Rhodes

Chris Kern

James Barber

RESOLUTION

Sponsored by Mayor William S. Stimpson and Council Member Gina Gregory

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA that the City hereby accepts the following Right-of-Way Deed with Temporary Construction Easement and Subterranean Easement for a Public Road.

1. A Right-of-Way Deed with Temporary Construction Easement and Subterranean Easement, in the amount of Eleven Thousand Three Hundred Sixty-Four Dollars (\$11,364.00) for the purpose of expansion of a public road, with relocation of retaining wall to increase traffic visibility, for the City of Mobile, Project No. 2024-3005-16, Spring Hill Ct. – Retaining Wall Improvements, from Carl D. Kobelja and Vicky P. Kobelja.

SAID DOCUMENT is by reference made a part of this resolution as fully as set forth herein and copies will be on file in the office of the City Clerk and in the office of the Real Estate Department of the City of Mobile.

Adopted:

City Clerk

**RIGHT-OF-WAY DEED
WITH TEMPORARY CONSTRUCTION EASEMENT
AND SUBTERRANEAN EASEMENT**

**STATE OF ALABAMA)
COUNTY OF MOBILE)**

KNOW ALL MEN BY THESE PRESENTS that the undersigned, **Carl D. Kobelja and Vicky P. Kobelja**, husband and wife, the Grantors, in and for the consideration of Eleven Thousand Three hundred Sixty Four Dollars (\$ 11,364.00), cash in hand paid to the undersigned by the **City of Mobile, A Municipal Corporation**, the receipt whereof being hereby acknowledged, and for the benefit which will accrue to the neighborhood, to the public generally and to Grantors' property, the undersigned Grantors, do hereby Give, Grant, Bargain, Sell and Convey unto the said City of Mobile, the Grantee, its successors and assigns, a right-of-way hereinafter described, over and across the lands of the undersigned for the purpose of expansion of a public road, with relocation of retaining wall to increase traffic visibility, and full and free right, liberty, and authority to enter upon and to construct, operate, and maintain such right-of-way, for the City of Mobile, Project No. 2024-3005-16, Spring Hill Ct. – Retaining Wall Improvements, as follows, to-wit:

**SEE "EXHIBIT A" ATTACHED HEREIN
AS SHOWN ON "EXHIBIT B"**

The property is conveyed subject to all existing utility, drainage easements, rights-of-way, zoning restrictions and to all prior reservations and conveyances of oil, gas and other minerals and mineral rights in, on and under the property and to any and all matters of record affecting title to or use of the property, or which would be shown by an accurate survey or are visible on the surface of the property.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said City of Mobile, a municipal corporation, its successors and assigns, forever in fee simple, for public right-of-way purposes.

AND except as to the above, the Grantors, for themselves, their successors and assigns, hereby covenant with the Grantee, its successors and assigns, that they are seized of an indefeasible estate in and to said property, that said property is free and clear from any and all encumbrances not hereinabove mentioned, and that they do hereby **WARRANT** and **WILL FOREVER DEFEND** the title of said property against the lawful claims of all persons whomsoever.

In and for the same consideration hereinabove recited, Grantor does hereby grant to the said Grantee, its successors and assigns, full and free right, liberty and authority to enter upon and to use the lands hereinafter described for the operation and storage of such equipment and materials as may be necessary in the construction of the public road, on adjacent land, a temporary construction easement, said easement being on and across the following described lands:

**SEE "EXHIBIT A" ATTACHED HERETO
AS SHOWN IN "EXHIBIT B"**

TO HAVE AND TO HOLD the said temporary construction easement unto the Grantee its successors and assigns until twelve months after the Grantee completes construction of the above named Project, it being understood that the work will be done in an orderly manner and any property disturbed by the Grantee will be returned to a condition substantially the same as it was on the date work started on the above described property. It is understood and agreed by all parties hereto that the rights hereby granted are subject to the same terms and conditions hereinabove recited.

IN WITNESS WHEREOF, the undersigned have set our hand and seal, this the 1st day of October, 2024.

OWNERS: CARL D. KOBELJA AND VICKY P. KOBELJA

By: [Signature]

By: [Signature]

STATE OF ALABAMA)

COUNTY OF MOBILE)

I, Rhonda D. Lewis, the undersigned Notary Public in and for said County, in said State, hereby certify that Carl D. Kobelja And Vicky P. Kobelja, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument and with full authority, have executed the same voluntarily on the day the same bears date,

GIVEN under my hand and official seal of office this 1st day of October, 2024.



Rhonda D. Lewis

Notary Public, State of Alabama

My Commission Expires: 3-22-25

This Instrument prepared by:
City of Mobile
Real Estate Department
P.O. Box 1827
Mobile, AL 36633

GRANTEE
City of Mobile
Real Estate Dept
P.O. Box 1827
Mobile, AL 36633

GRANTORS
Carl D. Kobelja And Vicky P. Kobelja
1 Spring Hill Ct.
Mobile, AL 36608

"EXHIBIT A"

PROPERTY ADDRESS: 1 Springhill Court, Mobile, AL 36608

Key # 00552896

TRACT 1 RIGHT-OF-WAY:

A PORTION OF LOT 1, SPRINGHILL COURT, AS PER PLAT RECORDED IN MAP BOOK 5, PAGE 319 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" CRIMP TOP IRON FOUND AT THE SOUTHWEST CORNER OF LOT 1, SPRINGHILL COURT, AS PER PLAT RECORDED IN MAP BOOK 5, PAGE 319 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 1, SPRINGHILL COURT, RUN N00°05'17"E 127.62 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE NORTH 00°05'17" EAST, 7.11 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF SPRING HILL AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF SPRING HILL AVENUE, RUN SOUTH 89°46'43" EAST, 141.22 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.00 FEET, AN ARC LENGTH OF 18.72 FEET (CHORD BEARS SOUTH 58°13'41" EAST AND MEASURES 17.79 FEET) TO A POINT ON THE WEST RIGHT OF WAY LINE OF SPRING HILL COURT; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE OF SPRING HILL COURT, RUN NORTH 86°45'25" WEST, 9.47 FEET; THENCE RUN NORTH 86°11'51" WEST, 18.37 FEET; THENCE RUN NORTH 86°26'22" WEST, 9.11 FEET; THENCE RUN NORTH 86°49'29" WEST, 19.10 FEET; THENCE RUN SOUTH 89°51'57" WEST, 26.97 FEET; THENCE RUN SOUTH 89°04'02" WEST, 37.00 FEET; THENCE RUN SOUTH 89°51'11" WEST, 14.00 FEET; THENCE RUN NORTH 89°41'04" WEST, 22.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 1065 SQUARE FEET, MORE OR LESS.

TRACT 1-A TEMPORARY CONSTRUCTION EASEMENT:

A PORTION OF LOT 1, SPRINGHILL COURT, AS PER PLAT RECORDED IN MAP BOOK 5, PAGE 319 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

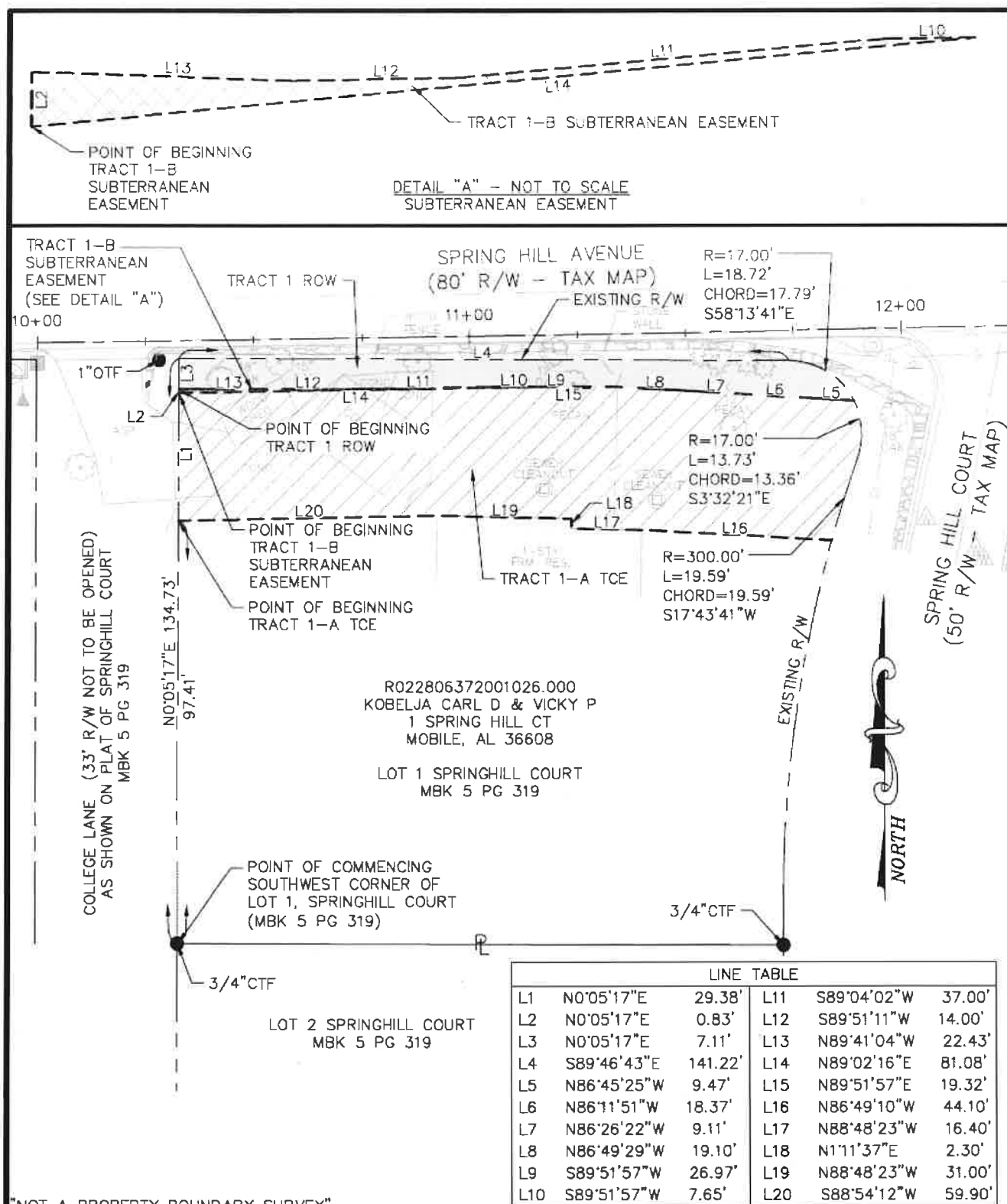
COMMENCING AT A 3/4" CRIMP TOP IRON FOUND AT THE SOUTHWEST CORNER OF LOT 1, SPRINGHILL COURT, AS PER PLAT RECORDED IN MAP BOOK 5, PAGE 319 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 1, SPRINGHILL COURT, RUN N00°05'17"E 97.41 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE, NORTH 00°05'17" EAST, 29.38 FEET; THENCE RUN NORTH 89°02'16" EAST, 81.08 FEET; THENCE RUN NORTH 89°51'57" EAST, 19.32 FEET; THENCE RUN SOUTH 86°49'29" EAST, 19.10 FEET; THENCE RUN SOUTH 86°26'22" EAST, 9.11 FEET; THENCE RUN SOUTH 86°11'51" EAST, 18.37 FEET; THENCE RUN SOUTH 86°45'25" EAST, 9.47 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SPRING HILL COURT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN SOUTHEASTWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.00 FEET, AN ARC LENGTH OF 13.73 FEET (CHORD BEARS SOUTH 3°32'21" EAST AND MEASURES 13.36 FEET); THENCE RUN SOUTHWESTWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 19.59 FEET (CHORD BEARS SOUTH 17°43'41" WEST AND MEASURES 19.59 FEET); THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 86°49'10" WEST, 44.10 FEET; THENCE RUN NORTH 88°48'23" WEST, 16.40 FEET; THENCE RUN NORTH 1°11'37" EAST, 2.30 FEET; THENCE RUN NORTH 88°48'23" WEST, 31.00 FEET; THENCE RUN SOUTH 88°54'12" WEST, 59.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 4781 SQUARE FEET, MORE OR LESS.

TRACT 1-B SUBTERRANEAN EASEMENT:

A PORTION OF LOT 1, SPRINGHILL COURT, AS PER PLAT RECORDED IN MAP BOOK 5, PAGE 319 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" CRIMP TOP IRON FOUND AT THE SOUTHWEST CORNER OF LOT 1, SPRINGHILL COURT, AS PER PLAT RECORDED IN MAP BOOK 5, PAGE 319 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 1, SPRINGHILL COURT, RUN N00°05'17"E 126.79 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE NORTH 00°05'17" EAST, 0.83 FEET; THENCE RUN SOUTH 89°41'04" EAST, 22.43 FEET; THENCE RUN NORTH 89°51'11" EAST, 14.00 FEET; THENCE RUN NORTH 89°04'02" EAST, 37.00 FEET; THENCE RUN NORTH 89°51'57" EAST, 7.65 FEET; THENCE RUN SOUTH 89°02'16" WEST, 81.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 21 SQUARE FEET, MORE OR LESS.

"EXHIBIT B"



"NOT A PROPERTY BOUNDARY SURVEY"

McCrory Williams

Engineers Surveyors

3207 INTERNATIONAL DRIVE, SUITE G, MOBILE, ALABAMA 36606
PHONE: (251) 476-4720 FAX: (251) 476-4721

**SPRINGHILL CT. & SPRINGHILL AVE.
TRACT 1 ROW, TRACT 1-A TCE, AND
TRACT 1-B SUBTERRANEAN EASEMENT**

SCALE: 1"=30' DRAWN BY: NAR DATE: Sep. 23, 2024
JOB NO. M5710-2204 APPROVED BY: SHEET 1 OF 1

M5710-2204 TRACT-MAP.dwg

CAPITAL CONTRACT SUMMARY SHEET

(2 COPIES REQUIRED)

CONTRACT #

PROJECT NAME: Spring Hill Court - Retaining Wall Improvements

CAPITAL PROJECT # C0965 DATE OF RECEIPT

DEPT. PROJECT # 2024-3005-16

PROJECT DESCRIPTION Accept Right-of-Way Deed with Temp. Construction

Easement and Subterranean Easement for a Public Road

CONTRACT AMOUNT \$ 11,364.00

VENDOR NAME Vicky P. Kobelja

VENDOR NUMBER 299400

DEPT # 3005 DEPT NAME Engineering (with Real Estate)

CONTRACT ADMINISTRATOR Nick Amberger

Please Select by circling one (Type):

Architectural	Engineering	Testing	Professional Services
Construction (Unit Price)*	Construction**	<u>ROW (Acquisitions)</u>	
Performance-Contributed	Contractual	NonContractual	

RETAINAGE INFORMATION:

SHOULD RETAINAGE BE WITHHELD? Y___ N X ; 5% of the 1st 50% ___ or If different, indicate special rate _____

****Unit Price Contracts are estimates per F. Kessler - do not require Change Orders***

*****General Construction requires Change Order for 10% overages.***

Prepared by: Rhonda Lewis Date 10/3/2024



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: October 9, 2024

Submitted by:

Nicholas Amberger

Carleen Stout, Dep Dir-Real Estate/Asset Mgmt

Sponsored by:

William Stimpson, Mayor

Cory Penn, Councilmember

Purpose and Scope of Project:

Accept the following Release of Permanent Sewer Easement from, and grant the following Permanent Sewer Easement to, the Board of Water and Sewer Commissioners.

Amount of Contract:

N/A

Funding Source

ATTACHMENTS:

1. RESOLUTION Crenshaw
2. Release PSSE 2024
3. PSSE 2024
4. 25-930-2021 Resolution, Permanent & TCE

REVIEWERS:

Stacey Howard

Carleen Stout

Chris Kern

James Barber

RESOLUTION

Sponsored by Mayor William S. Stimpson and Council Member Cory Penn

WHEREAS, by Resolution 25-930, on October 26, 2021, the **CITY OF MOBILE** executed a Permanent Sanitary Sewer Easement, for the Crenshaw St. Lift Station and Force Main Improvements, to the **BOARD OF WATER AND SEWER COMMISSIONERS of the City of Mobile**, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLARS;

WHEREAS, the **BOARD OF WATER AND SEWER COMMISSIONERS of the City of Mobile**, found it necessary to install the permanent sanitary sewer in an alternate location;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA that the City hereby accepts the following Release of Permanent Sewer Easement, including the terms and provisions thereof, recorded in instrument number 2021077804 on November 24, 2021, in the office of the Judge of Probate Court, Mobile County, Alabama, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLARS; and

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and City Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the **CITY OF MOBILE**, a Permanent Sanitary Sewer Easement, as prepared by Goodwyn Mills Cawood (GMC), to the **BOARD OF WATER AND SEWER COMMISSIONERS of the City of Mobile**, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLARS.

BE IT FURTHER RESOLVED THAT:

SAID documents with sketches being attached hereto and made a part hereof as fully as if set forth herein, and copies will be on file in the office of the City Clerk and in the office of the Real Estate Department of the City of Mobile.

Adopted:

City Clerk

RELEASE OF PERMANENT SEWER EASEMENT

STATE OF ALABAMA)

COUNTY OF MOBILE)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the **BOARD OF WATER AND SEWER COMMISSIONERS OF THE CITY OF MOBILE**, a public corporation of Alabama (hereinafter referred to as **MAWSS**), hereby releases to the **CITY OF MOBILE, ALABAMA**, a municipal corporation, (hereinafter referred to as **CITY**) for and in consideration of the amount of One and No/100 (\$1.00) Dollar, cash in hand paid to the undersigned by the **CITY**, receipt whereof is hereby acknowledged, any and all claims and rights that said **MAWSS** has or may have in and through the following recorded easement:

A permanent sewer easement, including the terms and provisions thereof, recorded in instrument number 2021077804 in the office of the Judge of Probate Court, Mobile County, Alabama

To use, to possess, or to enforce promises or covenants concerning the use or possession of the following real property as described and shown as follows in:

“EXHIBIT A” ATTACHED HERETO

IN WITNESS WHEREOF, this instrument is executed this the 30 day of September, 2024.

**BOARD OF WATER AND SEWER
COMMISSIONERS OF THE CITY OF MOBILE,**
a Public Corporation

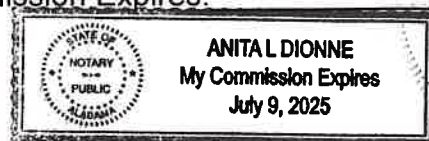
By: *Daryl B. Russell*
Daryl B. Russell
Its: Director of Planning & Market Development

STATE OF ALABAMA)
COUNTY OF MOBILE)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daryl B. Russell as Director of Planning & Market Development of the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing conveyance, that he, as such officer and with full authority, executed the same voluntarily for and as the act of said public corporation, on the day the same bears date.

Given under my hand and official seal this the 30 day of September 2024.

Anita L. Dionne
Notary Public, State of Alabama
My Commission Expires:



Board of Water and Sewer Commissioners
of the City of Mobile
207 N. Catherine Street
Mobile, AL 36603

City of Mobile
P.O. Box 1827
Mobile, AL 36633

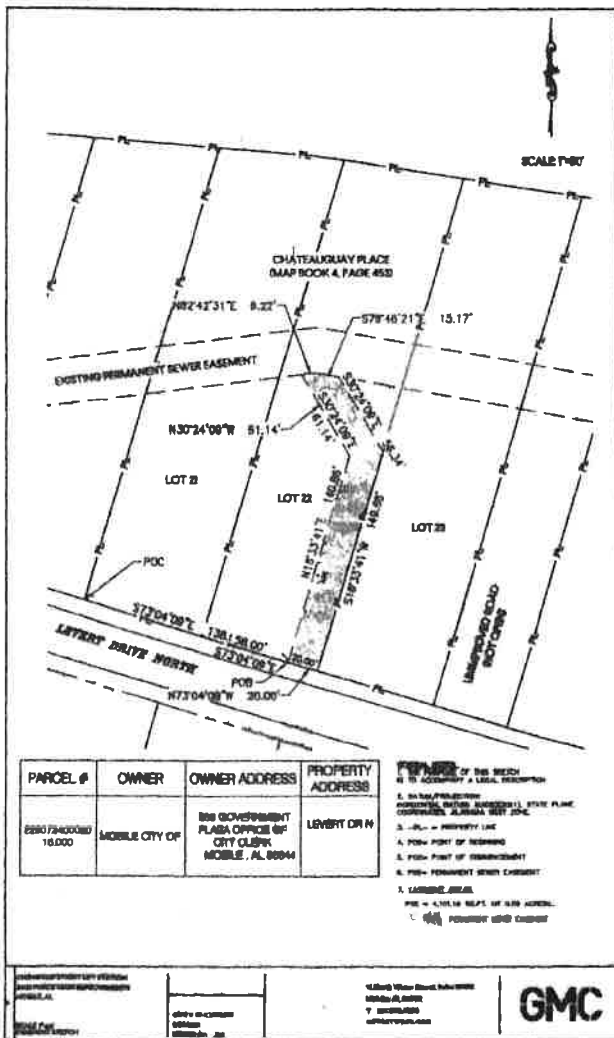
This instrument prepared by
City of Mobile
Real Estate Dept
P.O. Box 1827
Mobile, AL 36633

“EXHIBIT A”

EASEMENT HEREBY RELEASED (ORIGINALLY RECORDED ON EXHIBIT "A" INSTRUMENT #2021077084):

COMMENCING FROM THE SOUTHWEST CORNER OF LOT 21, CHATEAUGUAY PLACE, AS PER PLAT RECORDED IN MAP BOOK 4, PAGE 453 IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE RUN SOUTH 73°04'09" EAST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 138.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT OF WAY, RUN NORTH 16°33'41" EAST A DISTANCE OF 140.86 FEET TO A POINT; THENCE RUN NORTH 30°24'09" WEST A DISTANCE OF 61.14 FEET TO A POINT LYING ON THE SOUTH LINE OF AN EXISTING SEWER EASEMENT; THENCE RUN NORTH 82°42'31" EAST ALONG SAID SOUTH LINE A DISTANCE OF 9.22 FEET TO A POINT; THENCE RUN SOUTH 79°48'21" EAST ALONG SAID SOUTH LINE A DISTANCE OF 15.17 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, RUN SOUTH 30°24'09" EAST A DISTANCE OF 56.34 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 22; THENCE RUN SOUTH 16°33'41" WEST ALONG SAID EAST LINE A DISTANCE OF 149.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE RUN NORTH 73°04'09" WEST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED EASEMENT CONTAINING 0.09 ACRES (4,101.16 SQUARE FEET), MORE OR LESS.



PERMANENT SANITARY SEWER EASEMENT

STATE OF ALABAMA)

COUNTY OF MOBILE)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the **CITY OF MOBILE, ALABAMA**, a municipal corporation, (hereinafter referred to as "Grantor") for and in consideration of the amount of Ten and No/100 (\$10.00) Dollars, cash in hand paid to the undersigned by the **BOARD OF WATER AND SEWER COMMISSIONERS OF THE CITY OF MOBILE**, a public corporation of Alabama, (herein referred to as "Grantee") receipt whereof is hereby acknowledged, and for the further consideration of the general benefit which will accrue to the public, DO HEREBY, to the extent of Grantor's power and authority to do so, and subject to the terms and conditions set forth herein, **REMISE, RELEASE, QUITCLAIM and CONVEY** unto the **BOARD OF WATER AND SEWER COMMISSIONERS OF THE CITY OF MOBILE**, its successors and assigns, a permanent easement for construction, operation, inspection, maintenance, replacement and removal of a sanitary sewer line under the soil on a strip of land running across a parcel of real property, in the County of Mobile, State of Alabama which strip and easement are more particularly described and shown as follows in:

"EXHIBIT A" ATTACHED HERETO AND "EXHIBIT B" ATTACHED HERETO

TO HAVE AND TO HOLD THE SAME unto Grantee, its successors and assigns, for so long as the Grantee, its successors and assigns, shall continue to use said easement for such purposes as stated herein.

Except as otherwise provided herein, Grantee does hereby obtain all the rights and privileges necessary or convenient for the full enjoyment or use of said easement, including the right of necessary and reasonable ingress and egress by

the agents and employees of Grantee, its successors and assigns, over, and across the strip of land hereinabove described for the purpose of laying, inspecting, repairing, and maintaining said line or lines under the soil along said strip. It is understood and agreed by all parties hereto that the rights hereby granted are subject to the following terms and conditions:

1. This easement is made subject to any and all liens, encumbrances, easements, rights of way and all other matters recorded in the office of the Judge of Probate, Mobile County, Alabama.
2. All construction and maintenance of the sanitary sewer line or lines will be the full responsibility of the Water and Sewer Board.
3. GRANTEE covenants that the initial improvements to the Subject Property will be in substantial compliance with the GRANTOR'S storm water ordinances and with those engineering drawings prepared by Goodwyn Mills Cawood, titled, Permanent Sanitary Sewer Easement, Crenshaw St. Lift Station and Force Main Improvements, GMC #CM0B190300, dated March 11, 2024, and off of Levert Drive North, which such drawing is hereby incorporated by reference herein as a part hereof. The said sanitary sewer line shall be constructed only after approval by the GRANTOR'S Engineering Department via the GRANTOR'S Land Disturbance Permitting Process.
4. Any City owned drainage improvements and/or structures are to be identified, noted and protected on plans submitted via the GRANTOR'S Land Disturbance Permitting Process.
5. Grantee, in the construction or maintenance of the Sanitary Sewer Line, will not be permitted to interfere with maintenance operations, nor alter the hydraulic capacity or function of any adjacent drainage systems. Any damage to the said drainage systems resulting from activities by the Grantee will be repaired or replaced to design capacity and function at Grantee's sole expense.

6. Grantee, in the construction or maintenance of the Sanitary Sewer Line, will not be permitted to interfere with maintenance operations, nor alter the hydraulic capacity or function of any adjacent drainage systems. Any damage to the said drainage systems resulting from activities by the Grantee will be repaired or replaced to design capacity and function at Grantee's sole expense.
7. Any and all lands and /or improvements, disturbed in the utilization of the rights hereby granted will be restored by the Water and Sewer Board to a condition substantially the same as existed immediately prior to said disturbance; Grantee must establish vegetation or provide other means of erosion control on all areas disturbed by any of its activities and any erosion caused by its activities must be repaired all at no direct cost to the Grantors.
8. Grantor reserves the right to use and enjoy its own rights in the property described herein, including but not limited to landscape, pave, build drives and parking areas provided that Grantors, their successors and assigns, shall not excavate, construct or permit to be constructed on or over said strip any obstruction that may interfere with the rights hereby granted.
9. The easement granted hereby may not be conveyed by the Grantee without the written consent of the Grantor, which such consent will be granted or withheld at the sole discretion of the Grantor.
10. Except as otherwise provided herein, Grantee does hereby obtain all rights and privileges necessary or convenient for full enjoyment or use of said easement.
11. The rights conveyed pursuant to this easement shall be deemed conveyed when this instrument is signed by both parties hereto.

IN WITNESS WHEREOF, this instrument is executed this the _____ day of _____, 2024.

GRANTOR:
CITY OF MOBILE, a Municipal Corporation

By: _____
Mayor, William S. Stimpson,

ATTEST:

City Clerk, Lisa C. Lambert

GRANTEE

**BOARD OF WATER AND SEWER
COMMISSIONERS OF THE CITY OF MOBILE**,
a Public Corporation

By: *D. B. Russell*
Daryl B. Russell
Its: Director of Planning & Market Development

STATE OF ALABAMA)
COUNTY OF MOBILE)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daryl B. Russell as Director of Planning & Market Development of the Board of Water and Sewer Commissioners of the City of Mobile, a public corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing conveyance, that he, as such officer and with full authority, executed the same voluntarily for and as the act of said public corporation, on the day the same bears date.

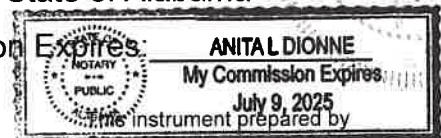
Given under my hand and official seal this the 20th day of September 2024.

Anita L. Dionne
Notary Public, State of Alabama

My Commission Expires: July 9, 2025

Grantee
Board of Water and Sewer Commissioners
of the City of Mobile
207 N. Catherine Street
Mobile, AL 36603

Grantor:
City of Mobile
P.O. Box 1827
Mobile, AL 36633



City of Mobile
Real Estate Dept
P.O. Box 1827
Mobile, AL 36633

"EXHIBIT A"

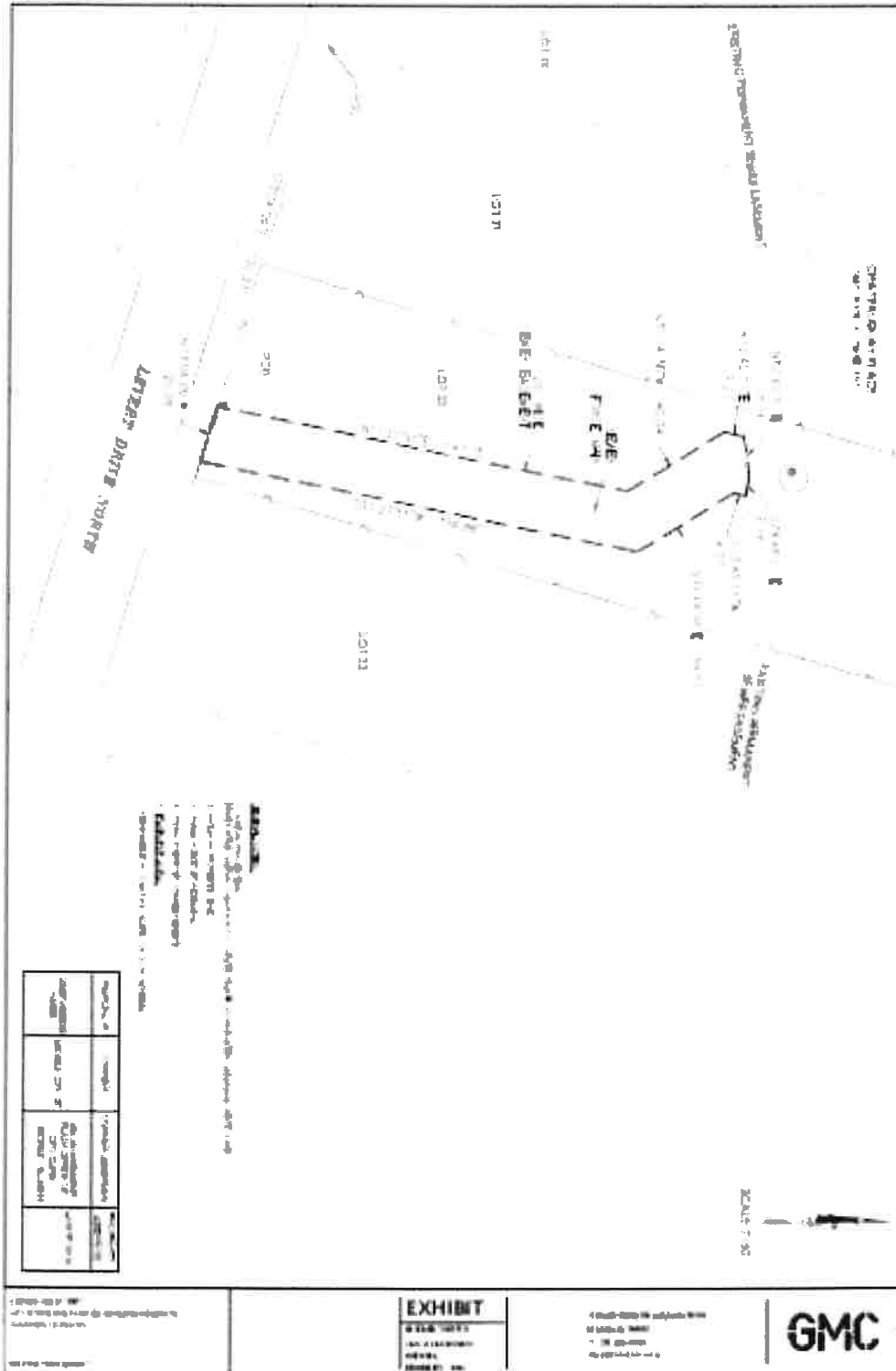
LEGAL DESCRIPTION: PARCEL #: 022907240002016.000, CITY OF MOBILE

PERMANENT SANITARY SEWER EASEMENT:

COMMENCING FROM THE SOUTHWEST CORNER OF LOT 21, CHATEAUGUAY PLACE, AS PER PLAT RECORDED IN MAP BOOK 4, PAGE 453 IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE RUN SOUTH 73°04'09" EAST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 132.27 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT OF WAY, RUN NORTH 11°27'51" EAST A DISTANCE OF 147.15 FEET TO A POINT; THENCE RUN NORTH 31°14'36" WEST A DISTANCE OF 40.04 FEET TO A POINT; THENCE RUN NORTH 13°45'11" WEST A DISTANCE OF 7.27 FEET TO A POINT LYING ON THE SOUTH LINE OF AN EXISTING SEWER EASEMENT; THENCE RUN NORTH 82°42'31" EAST ALONG SAID SOUTH LINE A DISTANCE OF 13.74 FEET TO A POINT; THENCE RUN SOUTH 79°48'21" EAST ALONG SAID SOUTH LINE A DISTANCE OF 7.19 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, RUN SOUTH 13°45'11" WEST A DISTANCE OF 4.37 FEET TO A POINT; THENCE RUN SOUTH 31°14'36" EAST A DISTANCE OF 39.57 FEET TO A POINT; THENCE RUN SOUTH 11°27'51" WEST A DISTANCE OF 156.88 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE RUN NORTH 73°04'09" WEST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 20.09 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED EASEMENT CONTAINING 0.09 ACRES (3,967.64 SQUARE FEET), MORE OR LESS.

"EXHIBIT B"



RESOLUTION

Sponsored by Mayor William S. Stimpson and Council Member Frederick D. Richardson, Jr.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and City Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Mobile, one (1) Permanent Sanitary Sewer Easement and three (3) Temporary Construction Easements, for the Crenshaw St. Lift Station and Force Main Improvements, as prepared by Christopher A. Arledge of The Atchison Firm, P.C., to the **BOARD OF WATER AND SEWER COMMISSIONERS of the City of Mobile**, a copy of which is attached hereto and make a part thereof as though fully set forth herein, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLARS.

Adopted: **OCT 26 2021**



City Clerk

STATE OF ALABAMA

COUNTY OF MOBILE

PERMANENT AND TEMPORARY EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, that the **CITY OF MOBILE, ALABAMA**, an Alabama municipal corporation (hereinafter referred to as GRANTOR, whether one or more), for and in consideration of the amount of One Dollar and No/100s (\$1.00) and other good and valuable consideration in hand paid to the GRANTOR by the **BOARD OF WATER AND SEWER COMMISSIONERS OF THE CITY OF MOBILE**, a public entity of the State of Alabama (hereinafter referred to as the GRANTEE), the receipt and sufficiency whereof is hereby acknowledged by the said GRANTOR, and for the further consideration of the general benefit which will accrue to the public and the benefit which may accrue to the GRANTOR by reason of the utility improvements hereinafter referred to, does hereby, subject to the terms hereinafter contained, REMISE, RELEASE, QUITCLAIM and CONVEY unto the said GRANTEE, its successors and assigns, rights and permanent easements for construction, operation, inspection, maintenance, replacement and removal of sanitary sewer and/or water lines under the soil of certain parcels of real property, lying and being in the County of Mobile, State of Alabama, which parcels are more particularly described as follows:

**SEE LEGAL DESCRIPTION AND DRAWING ATTACHED AS
EXHIBIT A HERETO**

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, its successors and assigns, forever.

GRANTEE does hereby further obtain the rights, privileges and easements to cut, trim and remove any brush, trees or other obstructions that interfere with GRANTEE'S rights hereunder upon the hereinabove described land, together with the right of ingress and egress to and from,

over and above the hereinabove described lands, for the purpose of exercising such rights, privileges and easements.

It is understood and agreed by all parties hereto that the rights hereby granted are subject to the following terms and conditions:

1. These easements are made subject to any and all liens, encumbrances, easements, rights of way and all other matters recorded in the Office of the Judge of Probate, Mobile County, Alabama.
2. All construction and maintenance of the water/sewer lines will be the full responsibility of the Grantee. Restoration of City property shall be in accordance with permitted Right-of-Way plans. Any changes thereto shall be approved by the City Engineer or his designee.
3. Grantee covenants that the initial improvements to the subject property will be in substantial compliance with Grantor's storm water ordinances and with those engineering drawings prepared by Goodwyn Mills Cawood titled Crenshaw St. Lift Station and Force Main Improvements, GMC #CMOB190300, which such drawings are hereby incorporated by reference as part hereof. The water/sewer lines shall be constructed only after approval by Grantor's Engineering Department via the Grantor's Land Disturbance permitting process.
4. Any City owned drainage improvements and/or structures are to be identified, noted and protected on plans submitted via the Grantor's Right-of-Way Permitting Process.
5. Grantee, in the construction or maintenance of the water/sewer lines, will not be permitted to interfere with maintenance operations, nor alter the hydraulic capacity or function of, any adjacent drainage systems. Grantee, in the maintenance of the water / sewer lines, will not be permitted to interfere with the operations of the trail improvements without fifteen (15) days prior written notice to the Grantor, provided, however, that in the event of an emergency necessitating immediate access to the water/sewer lines by Grantee (as determined by Grantee in its professional judgment) prior written notice to Grantor shall not be required but Grantee must notify Grantor of such interference by reasonable means of notice as soon as reasonably possible thereafter. Any damage to the said drainage systems or trail improvements resulting from activities by the Grantee will be repaired or replaced to design capacity and function at Grantee's sole expense.
6. Any and all lands and/or improvements disturbed in the utilization of the rights hereby granted will be restored by the Grantee to a condition substantially the same as existed immediately prior to said disturbance. Grantee must establish vegetation or provide other means of erosion control on all areas disturbed by any of its activities and any erosion caused by its activities must be repaired all at no direct cost to Grantor.

7. Grantor reserves the right to use and enjoy its own rights in the property described herein, including but not limited to landscape, grade, pave, and build drives, walkways, trails and parking areas over same, provided that Grantor, its successors and assigns, shall not excavate, construct or permit to be constructed on or over said strip any obstruction that may interfere with the rights hereby granted.

8. Grantor reserves the right to install underground electrical conduit, fiberoptic conduit and /or water lines as necessary to improve the functionality of the trail improvements. The final location of such lines within the easement shall be subject to the approval of the Grantor.

9. The easements granted hereby may not be conveyed or assigned by the Grantee without the written consent of Grantor, which such consent will be granted or withheld at the sole discretion of the Grantor.

10. Except as otherwise provided herein, Grantee does hereby obtain all rights and privileges necessary or convenient for full enjoyment or use of said easement(s), including the right to construct and maintain necessary manholes, cleanouts and other above-ground and below-ground improvements and appurtenances and the right of necessary and reasonable ingress and egress by the agents, employees and equipment of GRANTEE, its successors and assigns, over and across the above described easement(s) and over and across the real property of GRANTOR to said permanent easement(s) for the purpose of exercising the rights, privileges and easements hereinabove described.

11. The rights conveyed pursuant to this easement shall be deemed conveyed when this instrument is signed by both parties hereto.

AND FURTHER, in addition to the above permanent grant of easements, the GRANTOR, for value received, does hereby REMISE, RELEASE, QUITCLAIM and CONVEY unto the said GRANTEE **TEMPORARY CONSTRUCTION AND ACCESS EASEMENTS** for ingress and egress to and to perform construction work in or on the above described permanent easements in, on, over, under, through, across and above the real property described as follows:

**SEE LEGAL DESCRIPTIONS AND DRAWINGS ATTACHED AS
EXHIBITS B, C AND D HERETO**

The above described temporary construction and access easements are for construction purposes only and will be permanently abandoned and will revert to the GRANTOR upon completion and acceptance by the Board of Water and Sewer Commissioners of the City of Mobile

of its MAWSS Crenshaw St. Lift Station and Force Main Improvements, GMC #CMOB190300, or thirty-six (36) months from the date hereof, whichever first occurs.

The foregoing easement document, including all documents incorporated herein by reference, if any, and any addendum to this easement between GRANTOR and GRANTEE of even date herewith, constitutes the complete and exclusive agreement between GRANTOR and GRANTEE with respect to the subject matter hereof, and supersedes and replaces any and all prior or contemporaneous discussions, negotiations, understandings, and agreements, written and oral, regarding such subject matter.

IN WITNESS WHEREOF, the said GRANTOR has hereunto caused this instrument to be executed by its duly authorized representative(s) on this the 26th day of Oct., 2021.

GRANTOR:

City of Mobile

By: William S. Stimpson
William S. Stimpson, Its Mayor

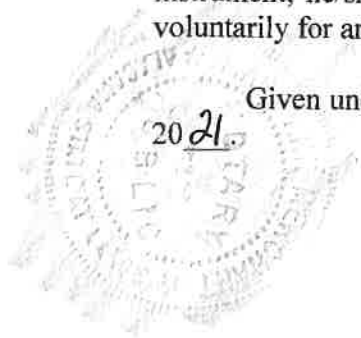
Attest:
By: Lisa C. Lambert
Lisa C. Lambert, Its City Clerk

STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned Notary Public, in and for said State and County, do hereby certify that WILLIAM S. STIMPSON and LISA C. LAMBERT, whose names as Mayor and City Clerk, respectively, of the City of Mobile are signed to the above and foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he/she, as such officers/representatives and with full authority, executed the same voluntarily for and as the act of said City of Mobile on the day the same bears date.

Given under my hand and official seal of office on this the 16th day of Nov., 2021.


Mary Ann Merchant

NOTARY PUBLIC

My Commission Expires: 6-24-24

GRANTEE:

Board of Water and Sewer Commissioners
of the City of Mobile

By: [Signature]
Bud McCrory, Its Director

STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned Notary Public, in and for said State and County, do hereby certify that BUD McCRORY, whose name as Director of the Board of Water and Sewer Commissioners of the City of Mobile, is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he/she, as such officer/representative and with full authority, executed the same voluntarily for and as the act of said Board of Water and Sewer Commissioners of the City of Mobile on the day the same bears date.

Given under my hand and official seal of office on this the 22nd day of November, 2021.

[Signature]
NOTARY PUBLIC

My Commission Expires: September 30, 2023



GRANTOR'S ADDRESS:
City of Mobile
c/o Real Estate Department
P.O. Box 1827
Mobile, AL 36633

GRANTEE'S ADDRESS:
Board of Water & Sewer Commissioners of the City of Mobile
P.O. Box 180249
Mobile AL 36618-0249

INSTRUMENT PREPARED BY:
Christopher A. Arledge
The Atchison Firm, P.C.
3030 Knollwood Drive
Mobile, Alabama 36693

PREPARED WITHOUT TITLE EXAMINATION

EXHIBIT A

PERMANENT SEWER EASEMENT

PARCEL #: 022907240002016.000, KEY 784128

CITY OF MOBILE

✓ COMMENCING FROM THE SOUTHWEST CORNER OF LOT 21, CHATEAUGUAY PLACE, AS PER PLAT RECORDED IN MAP BOOK 4, PAGE 453 IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE RUN SOUTH 73°04'09" EAST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 138.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT OF WAY, RUN NORTH 16°33'41" EAST A DISTANCE OF 140.86 FEET TO A POINT; THENCE RUN NORTH 30°24'09" WEST A DISTANCE OF 61.14 FEET TO A POINT LYING ON THE SOUTH LINE OF AN EXISTING SEWER EASEMENT; THENCE RUN NORTH 82°42'31" EAST ALONG SAID SOUTH LINE A DISTANCE OF 9.22 FEET TO A POINT; THENCE RUN SOUTH 79°48'21" EAST ALONG SAID SOUTH LINE A DISTANCE OF 15.17 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, RUN SOUTH 30°24'09" EAST A DISTANCE OF 56.34 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 22; THENCE RUN SOUTH 16°33'41" WEST ALONG SAID EAST LINE A DISTANCE OF 149.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE RUN NORTH 73°04'09" WEST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED EASEMENT CONTAINING 0.09 ACRES (4,101.16 SQUARE FEET), MORE OR LESS.

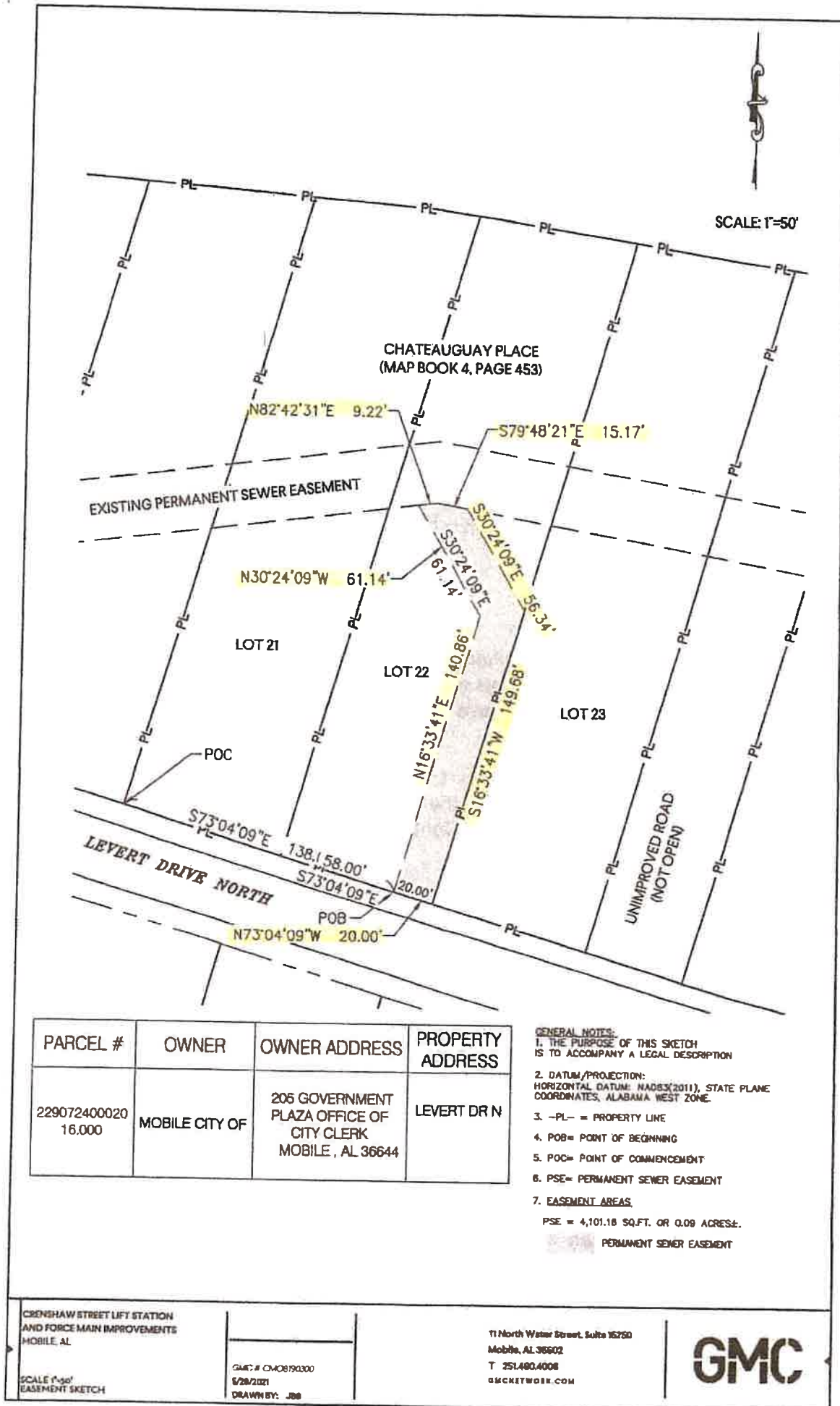


EXHIBIT B

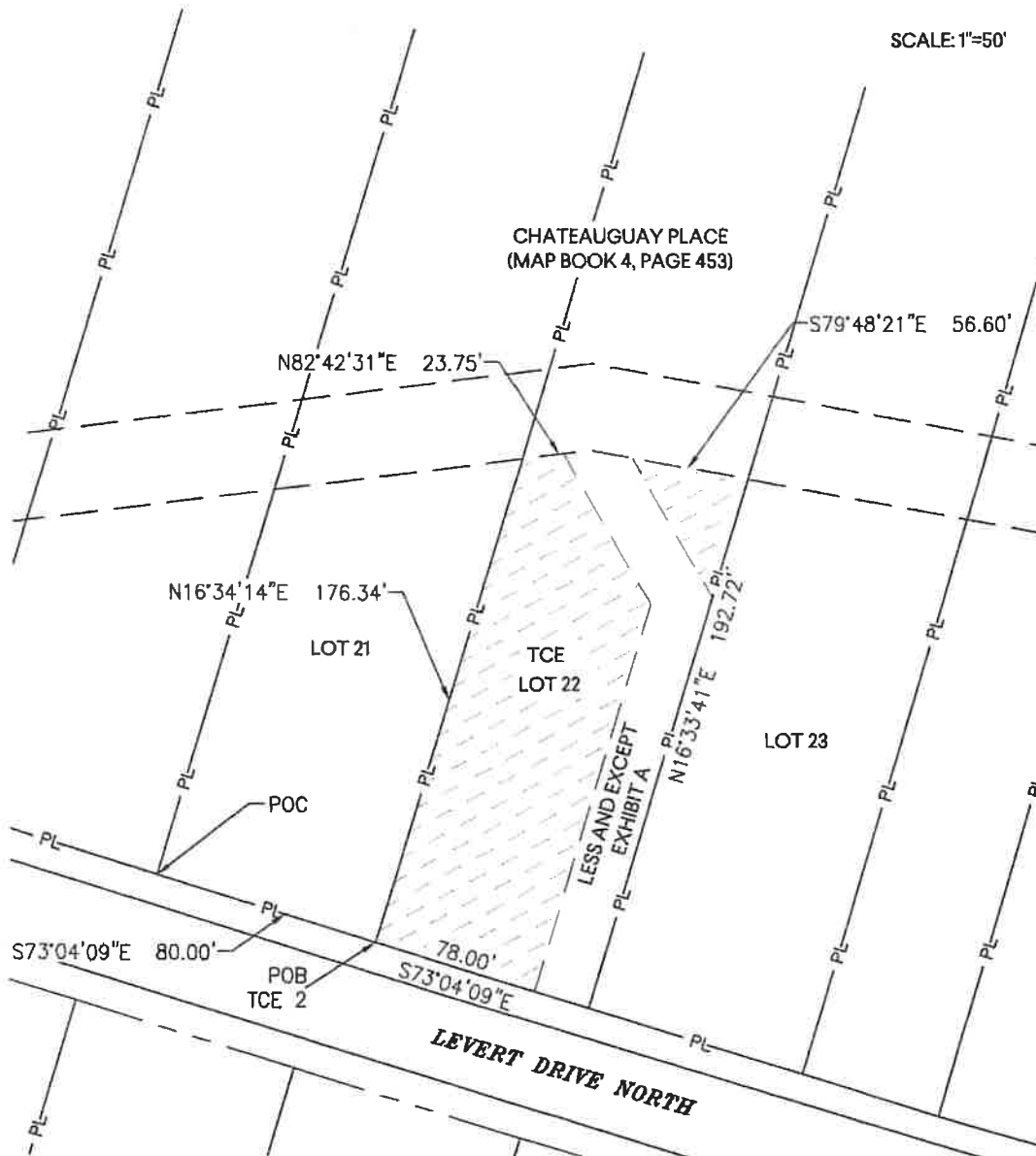
TEMPORARY CONSTRUCTION EASEMENT OF LOT 22 IN ITS ENTIRETY WITH EXCEPTION TO A PERMANENT SEWER EASEMENT (EXHIBIT A) ASSOCIATED WITH THE SAME PROJECT AS THIS TEMPORARY CONSTRUCTION EASEMENT.

COMMENCING FROM THE SOUTHWEST CORNER OF LOT 21, CHATEAUGUAY PLACE, AS PER PLAT RECORDED IN MAP BOOK 4, PAGE 453 IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE RUN SOUTH 73°04'09" EAST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF SAID SUBDIVISION FOR THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT OF WAY, RUN NORTH 16°34'14" EAST ALONG THE WEST LINE OF LOT 22 A DISTANCE OF 176.34 FEET TO A POINT LYING ON THE SOUTH LINE OF AN EXISTING SEWER EASEMENT; THENCE RUN NORTH 82°42'31" EAST ALONG SAID SOUTH LINE A DISTANCE OF 23.74 FEET TO A POINT LYING ON THE SOUTH LINE OF AN EXISTING SEWER EASEMENT THENCE RUN SOUTH 79°48'21" EAST ALONG SAID SOUTH LINE A DISTANCE OF 56.60 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 22; THENCE RUN SOUTH 16°33'41" WEST ALONG SAID EAST LINE A DISTANCE OF 192.72 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE RUN NORTH 73°04'09" WEST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED EASEMENT CONTAINING 0.24 ACRES (10,492.49 SQUARE FEET), MORE OR LESS.



SCALE: 1"=50'



PARCEL #	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
229072400020 16.000	MOBILE CITY OF	205 GOVERNMENT PLAZA OFFICE OF CITY CLERK MOBILE, AL 36644	LEVERT DR N

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO ACCOMPANY A LEGAL DESCRIPTION

2. DATUM/PROJECTION:
HORIZONTAL DATUM: NAD83(2011), STATE PLANE COORDINATES, ALABAMA WEST ZONE.

3. -PL- = PROPERTY LINE

4. POB= POINT OF BEGINNING

5. POC= POINT OF COMMENCEMENT

6. TCE= TEMPORARY CONSTRUCTION EASEMENT

7. EASEMENT AREAS

TCE 1 = 9,804.79 SQ.FT. OR 0.22 ACRES±

TCE 2 = 887.70 SQ.FT. OR 0.02 ACRES±

////// TEMPORARY CONSTRUCTION EASEMENT

CRENSHAW STREET LIFT STATION
AND FORCE MAIN IMPROVEMENTS
MOBILE, AL

SCALE 1"=50'
EASEMENT SKETCH

GMC # CMO8190300
5/28/2021
DRAWN BY: JBB

11 North Water Street, Suite 15250
Mobile, AL 36602
T 251.460.4006
GMCNETWORK.COM

GMC

EXHIBIT C

TEMPORARY CONSTRUCTION EASEMENT

PARCEL #: 022907240002015.000, KEY 784119

CITY OF MOBILE

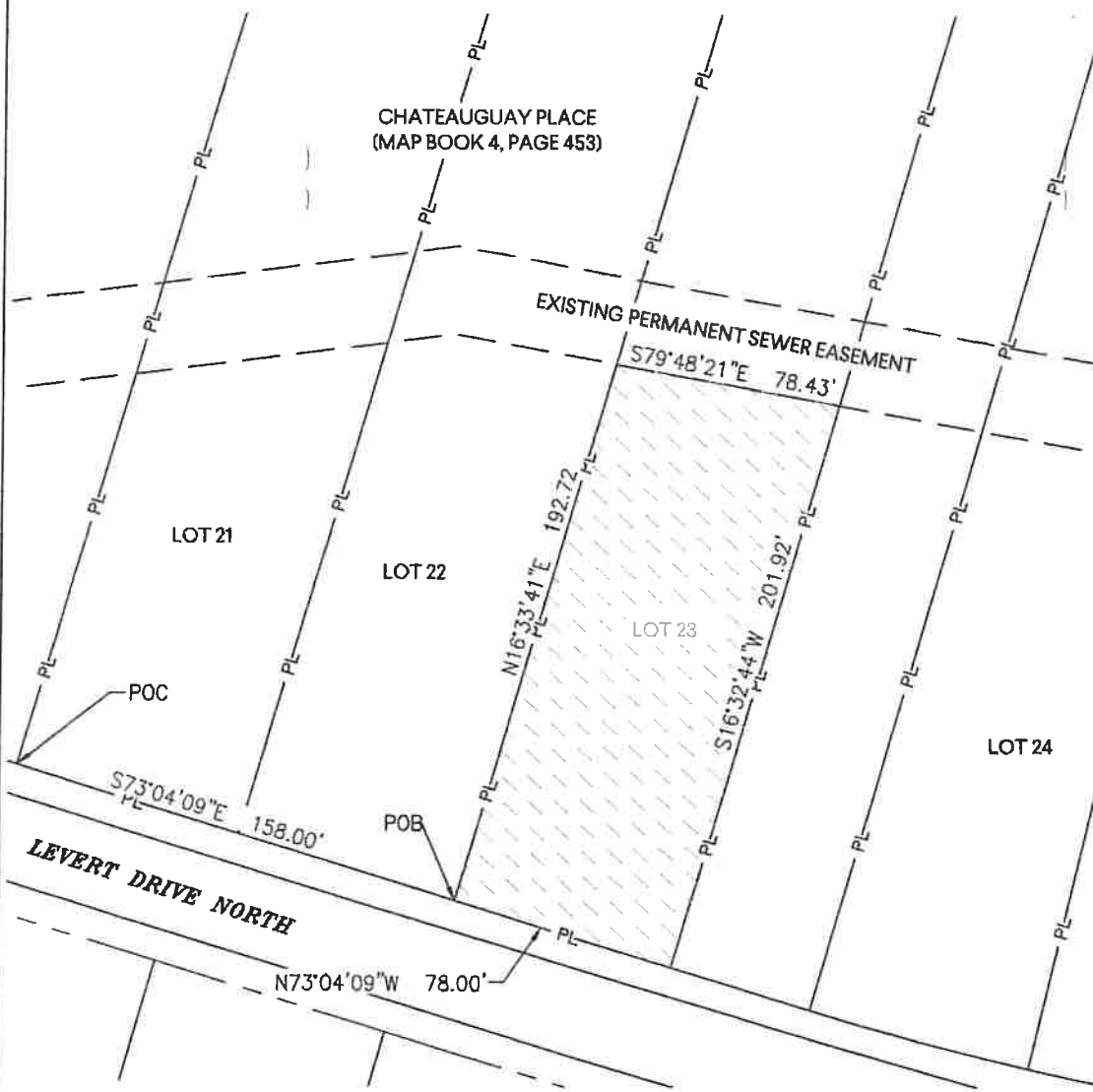
COMMENCING FROM THE SOUTHWEST CORNER OF LOT 21, CHATEAUGUAY PLACE, AS PER PLAT RECORDED IN MAP BOOK 4, PAGE 453 IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE RUN SOUTH 73°04'09" EAST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 158.00 FEET TO THE SOUTHWEST CORNER OF LOT 23 OF SAID SUBDIVISION FOR THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT OF WAY, RUN NORTH 16°33'41" EAST ALONG THE WEST LINE OF SAID LOT 23 A DISTANCE OF 192.72 FEET TO A POINT LYING ON THE SOUTH LINE OF AN EXISTING SEWER EASEMENT; THENCE RUN SOUTH 79°48'21" EAST ALONG SAID SOUTH LINE A DISTANCE OF 78.43 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 23; THENCE LEAVING SAID SOUTH LINE, RUN SOUTH 16°32'44" WEST ALONG SAID EAST LINE A DISTANCE OF 201.92 FEET TO SOUTHEAST CORNER OF SAID LOT 23; SAID CORNER ALSO LYING ON THE AFOREMENTIONED NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE LEAVING EAST LINE, RUN NORTH 73°04'09" WEST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED EASEMENT CONTAINING 0.35 ACRES (15,381.94 SQUARE FEET), MORE OR LESS.

RP 2492-252



SCALE: 1"=50'



PARCEL #	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
229072400020 15.000	MOBILE CITY OF	2250 GOVERNMENT PLAZA OFFICE OF CITY CLERK MOBILE, AL 36644	LEVERT DR N

- GENERAL NOTES:**
1. THE PURPOSE OF THIS SKETCH IS TO ACCOMPANY A LEGAL DESCRIPTION
 2. DATUM/PROJECTION:
HORIZONTAL DATUM: NAD83(2011), STATE PLANE COORDINATES, ALABAMA WEST ZONE
 3. -PL- = PROPERTY LINE
 4. POB= POINT OF BEGINNING
 5. POC= POINT OF COMMENCEMENT
 6. TCE= TEMPORARY CONSTRUCTION EASEMENT
 7. EASEMENT AREAS
TCE = 15,381.94 SQ.FT. OR 0.35 ACRES±.
////// TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT D

TEMPORARY CONSTRUCTION EASEMENT

PARCEL: 022907240002019.000, 022907240002018.000, AND 022907240002017.000

KEY NOS. 784137, 784146, 784115

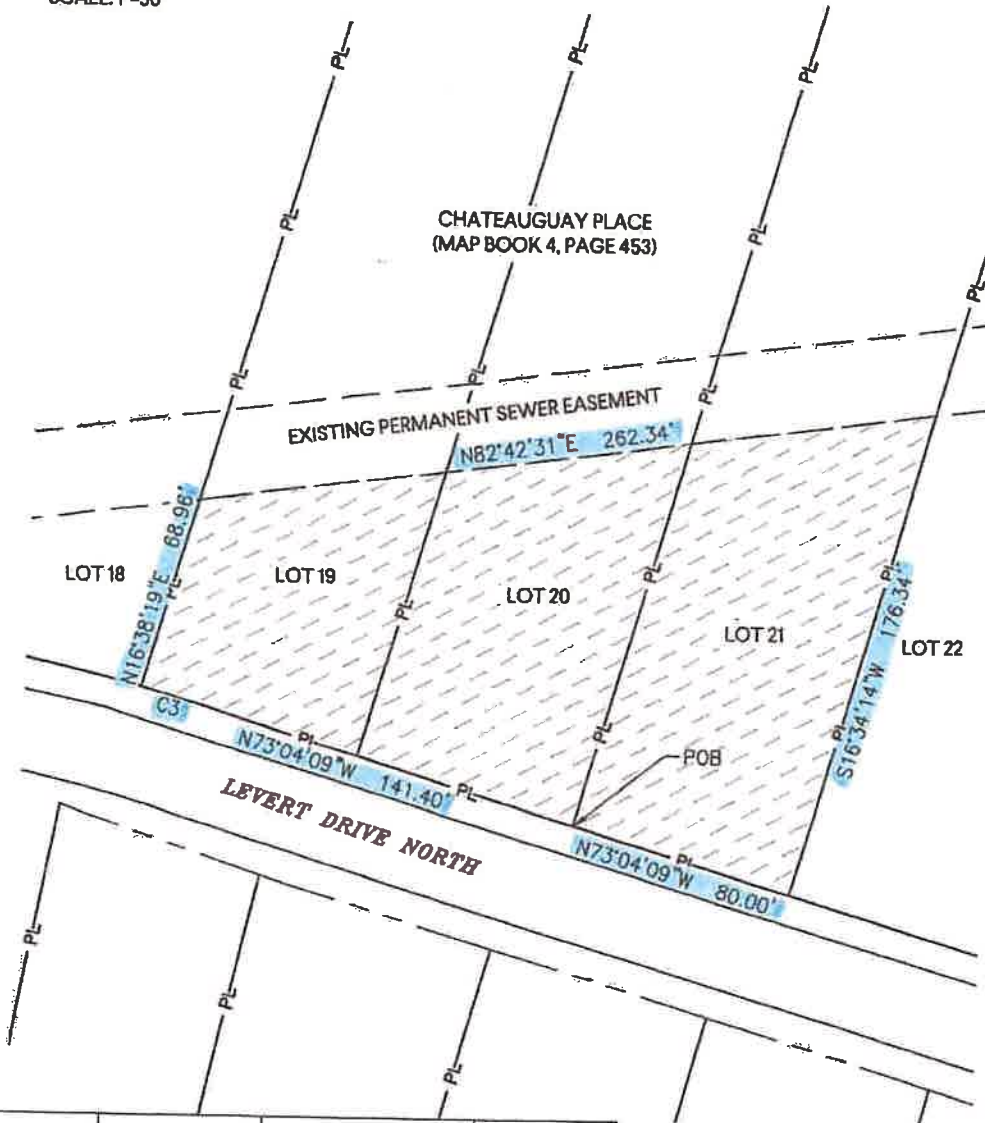
CITY OF MOBILE

A TEMPORARY CONSTRUCTION EASEMENT LYING AND BEING SITUATED IN THE SOUTHERN PORTIONS OF LOTS 19-21 OF CHATEAUGUAY PLACE, AS PER PLAT RECORDED IN MAP BOOK 4, PAGE 453 IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA, LYING SOUTH OF AN EXISTING SEWER EASEMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21 LYING ON THE NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE RUN NORTH 73°04'09" WEST; ALONG SAID NORTH LEVERT DRIVE NORTH A DISTANCE OF 141.40 FEET TO THE POINT OF CURVATURE OF A 670.00 FOOT RADIUS CURVE TO THE LEFT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 18.60 FEET (CHORD BEARS NORTH 73°51'52" WEST 18.60 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE LEAVING SAID NORTH RIGHT OF WAY, RUN NORTH 16°38'19" EAST; ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 68.96 FEET TO A POINT LYING ON THE SOUTH LINE OF AN EXISTING PERMANENT SEWER EASEMENT; THENCE RUN NORTH 82°42'31" EAST; ALONG SAID SOUTH LINE A DISTANCE OF 262.34 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 21; THENCE LEAVING SAID SOUTH LINE, RUN SOUTH 16°34'14" WEST; ALONG SAID EAST LINE A DISTANCE OF 176.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; SAID CORNER ALSO LYING ON THE AFOREMENTIONED NORTH RIGHT OF WAY OF LEVERT DRIVE NORTH; THENCE LEAVING SAID EAST LINE, RUN NORTH 73°04'09" WEST; ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 80.00 FEET TO A POINT OF BEGINNING; SAID DESCRIBED EASEMENT CONTAINING 0.67 ACRES (29,398.92 SQUARE FEET), MORE OR LESS.

RP 2492/237, 2492/876, 2492/870

SCALE: 1"=50'



PARCEL #	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
229072400020 19.000 & 18.000 & 17.000	MOBILE CITY OF	2250 GOVERNMENT PLAZA OFFICE OF CITY CLERK MOBILE, AL 36644	LEVERT DR N

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C3	670'	18.60'	N73°51'52"W	18.60'

GENERAL NOTES:
 1. THE PURPOSE OF THIS SKETCH IS TO ACCOMPANY A LEGAL DESCRIPTION
 2. DATUM/PROJECTION: HORIZONTAL DATUM: NAD83(2011), STATE PLANE COORDINATES, ALABAMA WEST ZONE
 3. PL = PROPERTY LINE
 4. POB = POINT OF BEGINNING
 5. TCE = TEMPORARY CONSTRUCTION EASEMENT
 6. EASEMENT AREAS
 TCE = 29,308.92 SQ. FT. OR 0.67 ACRES

TEMPORARY CONSTRUCTION EASEMENT

CHENSHAW STREET LIFT STATION
AND FORCE MAIN IMPROVEMENTS
MOBILE, AL

SCALE 1"=50'
EASEMENT SKETCH

GMC # CMO88000
08/08/2021
DRAWN BY: JBB

11 North Water Street, Suite 15250
Mobile, AL 36602
T 251.460.4006
GMCINTWORKS.COM

GMC



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: October 9, 2024

Submitted by:

Sponsored by:

Purpose and Scope of Project:

Amount of Contract:

Funding Source

ATTACHMENTS:

1. Ellisa Ave_packet FINAL

REVIEWERS:

Lana Gauthier

Lana Gauthier

RESOLUTION

STATE OF ALABAMA:

COUNTY OF MOBILE:

Sponsored by: Councilmember William Carroll

WHEREAS, **AFFORDABLE HOME GULF COAST II, LLC**, an Alabama limited liability company, as owner of all the land abutting and affected by the right-of-way, easement, or etc. as more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference, have petitioned to the Mobile City Council to assent to the vacation by them as abutting and affected property owners of the alley; and

WHEREAS, it is the intention of Owner, that upon said vacation, Owner will own all of the right-of-way, easement, or etc. and will own all remaining interest in the vacated right-of-way, easement, or etc.; and

NOW, THEREFORE, BE IT RESOLVED, by the Mobile City Council, that its assent be and hereby is given to the vacating of the right-of-way, easement, or etc. which is described on Exhibit "A", provided that the procedure for vacation shall be in strict compliance with the law, and further subject to the following: (a) an easement be excepted from this vacation and be retained in favor of Mobile Area Water and Sewer System to operate and maintain existing facilities until they are either relocated or abandoned; (c) an easement be excepted from this vacation and be retained in favor of Mobile Gas Service Corporation to operate and maintain existing facilities until they are either relocated or abandoned; and (d) Alabama Power Company and AT&T Alabama are reserved all rights and privileges necessary and convenient for full enjoyment of use of its facilities within and adjacent to the area to be vacated; including the right of ingress and egress to and from said facilities, the right to cut and/or trim trees/limbs which, in their sole opinion would interfere with said facilities, and the right to prohibit use of the land vacated in a manner which violates the National Electric Safety Code.

ADOPTED:

City Clerk

EXHIBIT "A"

Part of Section Twenty-Eight (28), Township Three (3) South, Range One (1) West, Mobile County, Alabama, more particularly described as follows: Beginning at a point 431.70 feet North 01 Degrees 06 Minutes 28 Seconds West and 295.50 feet South 89 Degrees 49 Minutes 50 Seconds West of the Northwest intersection of the rights of way for Houston and LaSalle Streets as known and designated in the City of Mobile, Alabama; THENCE South 00 Degrees 32 Minutes 43 Seconds East 271.81 feet; THENCE North 89 Degrees 51 Minutes 16 Seconds West 50.00 feet; THENCE North 00 Degrees 32 Minutes 43 Seconds West 271.53 feet; THENCE North 89 Degrees 49 Minutes 50 Seconds East 50.00 feet to the place of beginning, containing 0.312 acres, (13583.426 sq.ft.), more or less.

STATE OF ALABAMA

COUNTY OF MOBILE

**PETITION FOR VACATION OF RIGHT-OF-WAY
PURSUANT TO CODE OF ALABAMA § 23-4-20**

WHEREAS AFFORDABLE HOMES GULF COAST II, LLC, constitutes all of the abutting landowners surrounding an unused portion of the Ellis Avenue right-of-way in the City of Mobile, Alabama, said right-of-way being more particularly described as follows, to-wit:

____ Part of Section Twenty-Eight (28), Township Three (3) South, Range One (1) West, Mobile County, Alabama, more particularly described as follows: Beginning at a point 431.70 feet North 01 Degrees 06 Minutes 28 Seconds West and 295.50 feet South 89 Degrees 49 Minutes 50 Seconds West of the Northwest intersection of the rights of way for Houston and LaSalle Streets as known and designated in the City of Mobile, Alabama; THENCE South 00 Degrees 32 Minutes 43 Seconds East 271.81 feet; THENCE North 89 Degrees 51 Minutes 16 Seconds West 50.00 feet; THENCE North 00 Degrees 32 Minutes 43 Seconds West 271.53 feet; THENCE North 89 Degrees 49 Minutes 50 Seconds East 50.00 feet to the place of beginning, containing 0.312 acres, (13583.426 sq.ft.), more or less.

Together with and subject to all rights of way, covenants, easements and restrictions of record.

WHEREAS, a survey of said right-of-way is attached hereto as Exhibit A, a GIS map of said right-of-way is attached hereto as Exhibit B, and an aerial photo of said right of way is attached hereto as Exhibit C; and,

WHEREAS, said right-of-way is located solely within the City of Mobile; and,

AND, WHEREAS, the above described area has never been paved and/or utilized as a right-of-way, is not needed as a right-of-way for any public purpose and the vacation of same is in the public interest; and,

WHEREAS, the square footage of the area sought to be vacated and abutting tracts is as follows:

13,583.426 square feet – area to be vacated

1 abutting tract (PARCEL #: 29 10 28 2 001 011.XXX):
89,577.858 square feet – west of area to be vacated
80,924.890 square feet – east of area to be vacated

WHEREAS, the current year assessed values as determined by the Mobile County Revenue Commissioner on all tracts that abut the right-of-way sought to be vacated are as follows:

\$ 2,766,800.00 – assessed as 1 abutting tract (PARCEL #: 29 10 28 2 001 011.XXX):

WHEREAS, AFFORDABLE HOMES GULF COAST II, LLC desires to vacate said right-of-way; provided, however, that entities with utility lines, equipment or facilities in place within said right of way at the time of vacation, if any, shall have the right to continue to access, maintain, extend, and enlarge their lines, equipment and facilities to the same extent as if the vacation had not occurred; and,

WHEREAS, no other property owners own any land within or abutting the areas affected by this proposed vacation and thus will not be denied means of ingress and egress to and from their property or be otherwise affected by the vacation of said right of way.

NOW, THEREFORE, the undersigned AFFORDABLE HOMES GULF COAST II, LLC, pursuant to *Code of Alabama* § 23-4-20, as amended, hereby petition and request that the City Council of the City of Mobile assent to the vacation of that portion of the Ellis Avenue right-of-way located in the City of Mobile, Alabama, more particularly described as follows:

 Part of Section Twenty-Eight (28), Township Three (3) South, Range One (1) West, Mobile County, Alabama, more particularly described as follows: Beginning at a point 431.70 feet North 01 Degrees 06 Minutes 28 Seconds West and 295.50 feet South 89 Degrees 49 Minutes 50 Seconds West of the Northwest intersection of the rights of way for Houston and LaSalle Streets as known and designated in the City of Mobile, Alabama; THENCE South 00 Degrees 32 Minutes 43 Seconds East 271.81 feet; THENCE North 89 Degrees 51 Minutes 16 Seconds West 50.00 feet; THENCE North 00 Degrees 32 Minutes 43 Seconds West 271.53 feet; THENCE North 89 Degrees 49 Minutes 50 Seconds East 50.00 feet to the place of beginning, containing 0.312 acres, (13583.426 sq.ft.), more or less.

Together with and subject to all rights of way, covenants, easements and restrictions of record.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has hereunto caused this petition to be executed by its duly authorized representative as of the dates set forth hereinbelow.

AFFORDABLE HOMES GULF COAST II, LLC,

an Alabama limited liability company

By: T-HA
Name: Terry Harbin
Its: MANAGING MEMBER
Date: 8/8/2024

STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Terry Harbin, whose name as MANAGING MEMBER of Affordable Homes Gulf Coast II, LLC, an Alabama limited liability company, is signed to the above and foregoing petition for vacation, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said petition, he, as such MANAGING MEMBER with full authority, executed the same voluntarily as attorney for ~~the AFFORDABLE HOMES~~ the day the same bears date.

Given under my hand and official seal of office on this the 8 day of ^{August} ~~July~~, 2024.

Jammy Stewart Pettis
NOTARY PUBLIC

My Commission Expires: 7-15-2025

[AFFIX SEAL]



Street Vacation - Ellis Ave.

261 Rickarby St.
Mobile, AL 36602
Parcel#02102300101.000
Exp#022292
Current Instrument of record 01/02/07/2012, 12/18/2022

Current Title Holder:
Affordable Homes Gulf Coast II, LLC
9140 Bellingham Ct.
Mobile, AL 36695

Site Data:
Zoning - R-1 (unimproved) City of Mobile
Number of Lots - 23
Total Acreage - 4.224 ac. (184086.175 sq. ft.)
Minimum Lot Area (proposed) - 6000 sq. ft.
Maximum Lot Area (proposed) - 6436.603 sq. ft.
1.5-acre lot in square - 677.87
Building Setbacks
Front - 25'
Rear - 0'
Side - 5'
Utility Easement - 10' Front Lines, 5' Interior Side Lines
Watermain - Dog River

Record Deed Affordable Home Gulf Coast II LLC
Instrument#0220724731

Beginning at a point on the west side of Houston Street 442.9 feet north from the Northwest intersection of Houston and LaSalle Streets, and running thence south 89 degrees and 12 minutes west 295.5 feet; thence south 40 minutes east 278.7 feet; thence north 89 degrees and 50 minutes east 291.3 feet to the west line of Houston Street; and thence north one degree and 28 minutes west along the west line of Houston Street 243.3 feet to the starting point.
Also, starting at that point which is 50 feet north 89 degrees and 12 minutes West from the northwest corner of the parcel of land last above described and running thence south 89 degrees and 12 minutes West 330 feet to the east line of Rickarby Street; thence south 40 minutes east along the east line of Rickarby Street, 275 feet; thence north 89 degrees and 50 minutes east 330 feet; and thence north 42 minutes west 278.6 feet to the starting point.

SURVEYOR'S CERTIFICATE:
I, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief, this 19th day of June, 2024.

Russ Haysol
Russ Haysol
AL PL540136-S



Additions or deletions to survey drawings by any other person(s) than the signing party or parties is prohibited without written consent of the signing party or parties.

Relative Error of Closure
Suburban
177,500' & 10" X sq. root of # of angles
The Ratio of Bearings for this survey is Alabama State Plane
Grid (West Zone) determined by GNSS observations

DATE	BY	REMARKS
06/19/2024	Russ Haysol	Survey of Ellis Ave. Right of Way
06/19/2024	Russ Haysol	Survey of Ellis Ave. Right of Way
06/19/2024	Russ Haysol	Survey of Ellis Ave. Right of Way
06/19/2024	Russ Haysol	Survey of Ellis Ave. Right of Way
06/19/2024	Russ Haysol	Survey of Ellis Ave. Right of Way

Area of Interest
(Vacation of right of way for Ellis Ave.)

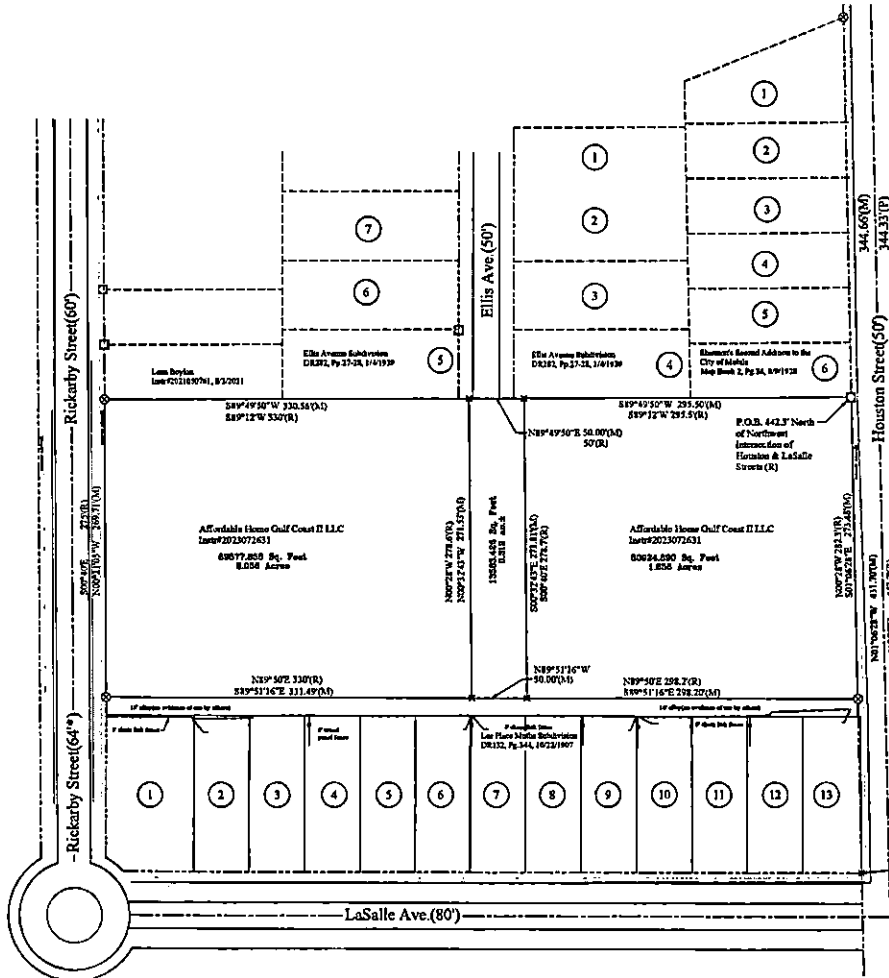
Part of Section Twenty-Eight (28), Township Three (3) South, Range One (1) West, Mobile County, Alabama, more particularly described as follows: Beginning at a point 431.70 feet North 01 Degrees 06 Minutes 28 Seconds West and 295.50 feet South 89 Degrees 49 Minutes 50 Seconds West of the Northwest intersection of the rights of way for Houston and LaSalle Streets as known and designated in the City of Mobile, Alabama; THENCE South 00 Degrees 32 Minutes 43 Seconds East 271.81 feet; THENCE North 89 Degrees 51 Minutes 16 Seconds West 50.00 feet; THENCE North 00 Degrees 32 Minutes 43 Seconds West 271.53 feet; THENCE North 89 Degrees 49 Minutes 50 Seconds East 50.00 feet to the place of beginning, containing 0.312 acres, (13583.426 sq. ft.), more or less.

Together with and subject to all rights of way, covenants, easements and restrictions of record.

LEGEND

- = REBAR SET (1/2" X 18" CAPPED MARKED BMS 40196-S) flush
- ⊗ = REBAR FOUND (1/2" MARKED POLYSURV)
- = 1" OD IRON FINCH PIPE FOUND
- x = SURVEY POINT, NO MONUMENT
- M = MEASURED DIMENSION
- P = PLATTED DIMENSION
- R = RECORD DEED DIMENSION
- = FENCE LINE FOUND
- - - = APPROXIMATE CENTERLINE
- · - · - = APPARENT RIGHT-OF-WAY
- · — · — = BOUNDARY LINE

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD FLOOD ZONE "X" AS SHOWN AND DESIGNATED ON FEMA FIRM, MOBILE COUNTY, ALABAMA, MAP#18007C01G, COORDINATE#18001, MAP EFFECTIVE DATE 6/9/82



STATE OF ALABAMA

COUNTY OF MOBILE

DECLARATION OF VACATION OF RIGHT-OF-WAY

WHEREAS Affordable Gulf Coast Homes II, LLC, an Alabama limited liability company, constitutes all of the owners of land abutting a portion of the public right-of-way known as Ellis Ave, said right-of-way being more particularly described as follows, to-wit:

Part of Section Twenty-Eight (28), Township Three (3) South, Range One (1) West, Mobile County, Alabama, more particularly described as follows: Beginning at a point 431.70 feet North 01 Degrees 06 Minutes 28 Seconds West and 295.50 feet South 89 Degrees 49 Minutes 50 Seconds West of the Northwest intersection of the rights of way for Houston and LaSalle Streets as known and designated in the City of Mobile, Alabama; THENCE South 00 Degrees 32 Minutes 43 Seconds East 271.81 feet; THENCE North 89 Degrees 51 Minutes 16 Seconds West 50.00 feet; THENCE North 00 Degrees 32 Minutes 43 Seconds West 271.53 feet; THENCE North 89 Degrees 49 Minutes 50 Seconds East 50.00 feet to the place of beginning, containing 0.312 acres, (13583.426 sq.ft.), more or less.

WHEREAS, a survey of said right-of-way area is attached hereto as Exhibit A; and,

WHEREAS, Affordable Gulf Coast Homes II, LLC desires to vacate said right-of-way, have petitioned the City Council of the City of Mobile to assent to the vacation of same, and have provided notice of the request to vacate to all utility providers with utility lines or facilities within the area to be vacated in accordance with the *Code of Alabama*; provided, however, that entities with utility lines, equipment or facilities in place within said right-of-way at the time of vacation shall have the right to continue to access, maintain, extend and enlarge their lines, equipment and facilities to the same extent as if the vacation had not occurred; and,

WHEREAS, all utility providers have issued their written consent to the aforesaid vacation; and,

WHEREAS, the aforesaid vacation is in the public interest; and,

WHEREAS, no other property owners own any land within or abutting the areas affected by this vacation and thus will not be denied means of ingress and egress to and from their property or be otherwise affected by the vacation of said alleys and right-of-way; and,

WHEREAS, the square footage of the area sought to be vacated and abutting tracts is as follows: 13,583.426 SF – area to be vacated; 89,577.858 SF – tract west of area to be vacated; 80,924.890 SF – tract east of area to be vacated; and the current year assessed values as determined by the Mobile County Revenue Commissioner on all tracts that abut the right-of-way sought to be vacated are as follows: \$2,766,800.00 – assessed as 1 abutting tract (PARCEL #: 29 10 28 2 001 011.XXX; and,

WHEREAS, the City Council of the City of Mobile has assented to the vacation of the said right-of-way of Ellis Avenue as shown by a copy of a Resolution adopted by such governing body and certified by the clerk or ministerial officer in charge of the records of the City of Mobile, to such effect, which is attached hereto and fully incorporated herein by reference.

NOW, THEREFORE, the premises considered, Affordable Homes Gulf Coast II, LLC, declares the following described right-of-way of Ellis Avenue to be, and is hereby, vacated:

Part of Section Twenty-Eight (28), Township Three (3) South, Range One (1) West, Mobile County, Alabama, more particularly described as follows: Beginning at a point 431.70 feet North 01 Degrees 06 Minutes 28 Seconds West and 295.50 feet South 89 Degrees 49 Minutes 50 Seconds West of the Northwest intersection of the rights of way for Houston and LaSalle Streets as known and designated in the City of Mobile, Alabama; THENCE South 00 Degrees 32 Minutes 43 Seconds East 271.81 feet; THENCE North 89 Degrees 51 Minutes 16 Seconds West 50.00 feet; THENCE North 00 Degrees 32 Minutes 43 Seconds West 271.53 feet; THENCE North 89 Degrees 49 Minutes 50 Seconds East 50.00 feet to the place of beginning, containing 0.312 acres, (13583.426 sq.ft.), more or less.

WHEN DULY RECORDED in the Office of the Judge of Probate of Mobile County, Alabama, this Declaration of Vacation shall operate to divest all public rights, including any rights which may have been acquired by prescription, in the above described right-of-way of Elli Avenue so vacated; provided, however, that entities with utility lines, equipment or facilities in place within said alleys or right-of-way at the time of vacation shall have the right to continue to access, maintain, extend, and enlarge their lines, equipment and facilities to the same extent as if the vacation had not occurred.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned have hereunto caused this declaration of vacation to be executed by their duly authorized representatives as of the dates set forth hereinbelow.

AFFORDABLE HOMES GULF COAST II, LLC,
an Alabama limited liability company

By: T-H-H-e
Name: Terry Harbin
Its: Managing Member
Date: August 8, 2024

STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Terry Harbin, whose name as Managing Member of Affordable Homes Gulf Coast II, LLC, is signed to the above and foregoing declaration of vacation, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said declaration, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

Given under my hand and official seal of office on this the 8 day of August, 2024.

Jimmy Stewart Pettis
NOTARY PUBLIC
My Commission Expires: 7-15-2025

Grantor's Address:

Affordable Homes Gulf Coast II, LLC
9140 Wallcross Ct
Mobile, Alabama 36695

Grantee's Address:

Affordable Homes Gulf Coast II, LLC
9140 Wallcross Ct
Mobile, Alabama 36695

**PREPARED BY WITHOUT
WARRANTY AS TO TITLE:**

Kara M. Garstecki, Esq.
KMG LAW LLC
206 Carmel Dr E
Mobile, Alabama 36608

EXHIBIT A

SURVEY

[SEE ATTACHED]

Page 319 of 463



July 19, 2024

VIA CERTIFIED MAIL AND ELECTRONIC MAIL

Mr. Donnie Little
Construction Specialist II
Comcast Cable
3248 Springhill Avenue
Mobile, AL 36607
Donnie.little@comcast.com

Mr. Darryl Russell
Planning & Engineering Manager
Mobile Area Water & Sewer System
P.O. Box 180249
Mobile, AL 36618-0249
drussell@mawss.com

Mr. Brad Sadler
Specialist
AT&T Alabama
2155 Old Shell Road
Mobile, AL 36607
Brad.sadler@att.com

Mr. Jeff Wilcox
Ms. Lacey Witherington
Spire Alabama, Inc.
2828 Dauphin Street
Mobile, AL 36606
Jeff.wilcox@spireenergy.com
Lacey.witherington@spireenergy.com

Mr. Eric Boykin
Alabama Power Company
P.O. Box 2247
Mobile, AL 36652
elboykin@southernco.com

Re: Street Vacation – Ellis Avenue, Mobile, Alabama

To Whom It May Concern:

I represent Affordable Homes Gulf Coast II, LLC (AHGC), which intends to petition the Mobile City Council to vacate a portion of the public right-of-way, Ellis Avenue, located in Mobile, Mobile County, Alabama and in the middle of property which has been purchased from the City of Mobile by AHGC. The portion of Ellis Avenue which AHGC is requesting to be vacated is legally described as follows:

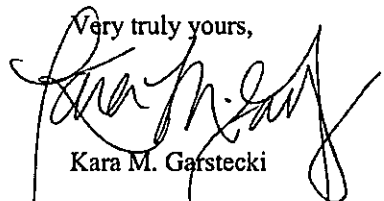
Part of Section Twenty-Eight (28), Township Three (3) South, Range One (1) West, Mobile County, Alabama, more particularly described as follows: Beginning at a point 431.70 feet North 01 Degrees 06 Minutes 28 Seconds West and 295.50 feet South 89 Degrees 49 Minutes 50 Seconds West of the Northwest intersection of the rights of way for Houston and LaSalle Streets as known and designated in the City of Mobile, Alabama; THENCE South 00 Degrees 32 Minutes 43 Seconds East 271.81 feet; THENCE North 89 Degrees 51 Minutes 16 Seconds West 50.00 feet; THENCE North 00 Degrees 32 Minutes 43 Seconds West 271.53 feet; THENCE North 89 Degrees 49 Minutes 50 Seconds East 50.00 feet to the place of beginning, containing 0.312 acres, (13583.426 sq.ft.), more or less.



I have also enclosed a survey showing the location of the portion of Ellis Avenue which AHGC would like to have vacated. It has never been paved or utilized as a public right-of-way. Pursuant to Section 57-17(5) of the Alabama Code:

(5) The person(s) submitting the petition, or their designee, shall be responsible for notifying in writing all utility companies (including but not limited to Mobile Area Water and Sewer System, Alabama Power, Spire, AT&T, and Comcast Cable), and any other person or entity that has any easement or right-of-way that would be affected by the proposed vacation, of the proposed request for vacation. Such notification shall contain a request that the utility or other easement or right-of-way holder consent in writing to the vacation, or submit written objection thereto. Such written responses from the utilities or other easement or right-of-way holders shall be provided to the city clerk at the time that the written petition is submitted.

I would appreciate your response of consent or objection to this request at your earliest convenience. Please contact me if you have any questions or would like to discuss this request further.

Very truly yours,

Kara M. Garstecki

KMG

cc: Terry Harbin (via e-mail)

281 Ruckerby St.
Mobile AL, 36602
Parcel#29102A2001011000
Key#922292
Current transactions of record #1023072632, 12/18/2023

Current Title Holder
Affordable Homes Gulfcoast II, LLC
9140 Bellingham Ct.
Mobile, AL 36695

Site Data:
Zoning: R-1 (suburban) City of Mobile
Number of lots: 22
Total Acreage: 4,226 ac. (184,086,175 sq.ft.)
Minimum Lot Area (required): 6,000 sq.ft.
Minimum Lot Area (measured): 64,316,603 sq.ft.
Linear feet in streets: 677.87
Buried Sewers:
Front: 25'
Rear: 8'
Side: 5'
Utility Easement: 10' front line, 5' interior side lines
Waterbody: Dog River

Record Deal Affordable Home Gulf Coast II LLC
Instrument#2023072631

Beginning at a point on the west side of (Houston Street) 442.3 feet north from the Northwest intersection of Houston and LaSalle Street, and running thence south 89 degrees and 12 minutes west 295.5 feet; thence south 40 minutes east 278.7 feet; thence south 89 degrees and 30 minutes east 204.2 feet to the east line of Houston Street; thence along that line one degree and 28 minutes west along the west line of Houston Street; 283.3 feet to the east line of Houston Street.

Also, starting at that point which is 50 feet south 89 degrees and 12 minutes West from the northwest corner of the parcel of lot last above described and running thence south 89 degrees and 12 minutes West 330 feet to the east line of Rickard Street; thence south 40 minutes east along the east line of Rickard Street; 275 feet; thence north 89 degrees and 12 minutes east 330 feet; and thence north 40 minutes west 278.6 feet to the starting point.

SURVEYOR'S CERTIFICATE:

I, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief, this 19th day of June, 2024.

Rene Harpel
Rene Harpel
AL PLS#40196-S



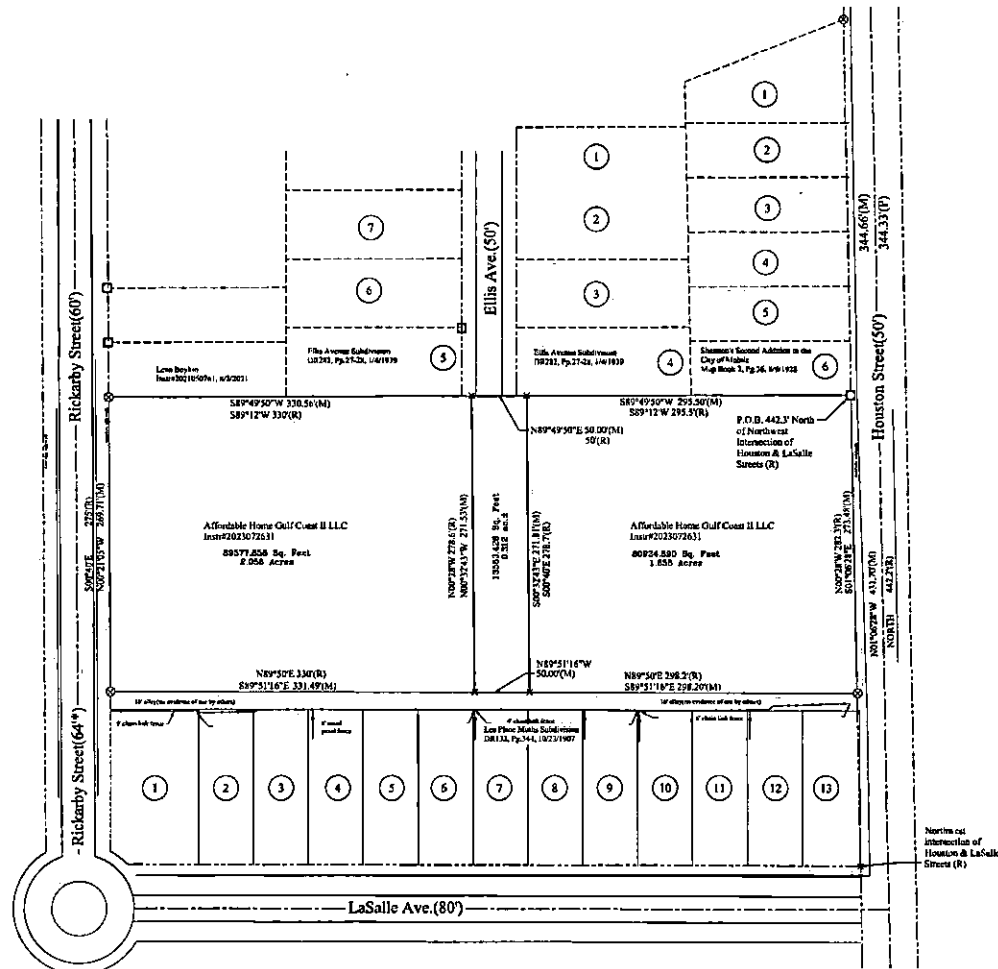
Additions or deletions to survey drawings by any other person(s) than the signing party or parties is prohibited without written consent of the signing party or parties.

Relative Error of Closure
Suburban
 $1/7,500' \pm 20' \times \text{sq. root of } \# \text{ of angles}$
The Basis of Bearings for this survey is Alabama State Plane
Grid (West Zone) determined by GNSS observations

[illegible]

Part of Section Twenty-Eight (28), Township Three (3) South, Range One (1) West, Mobile County, Alabama, more particularly described as follows: Beginning at a point 431.70 feet North 01 Degrees 06 Minutes 28 Seconds West and 295.50 feet South 89 Degrees 49 Minutes 50 Seconds West of the Northwest intersection of the rights of way for Houston and LaSalle Streets as known and designated in the City of Mobile, Alabama; THENCE South 00 Degrees 32 Minutes 43 Seconds East 271.81 feet; THENCE North 89 Degrees 51 Minutes 16 Seconds West 50.00 feet; THENCE North 00 Degrees 32 Minutes 43 Seconds West 271.53 feet; THENCE North 89 Degrees 49 Minutes 50 Seconds East 50.00 feet to the place of beginning, containing 0.312 acres, (13583.426 sq.ft.), more or less.

Together with and subject to all rights of way, covenants, easements and restrictions of record.



LEGEND

- = REBAR SET(1/2"x 18" CAPPED MARKED
 BMS 40196-S) flush
 ⊗ = REBAR FOUND (1/2" MARKED POLYSURV)
 ⊙ = 1" OD IRON PINCH PIPE
 X = SURVEY POINT, NO MONUMENT
 M = MEASURED DIMENSION
 P = PLATTED DIMENSION
 R = RECORD DEED DIMENSION
 ————— = FENCE LINE FOUND
 - - - - - = APPROXIMATE CENTERLINE
 = APPARENT RIGHT-OF-WAY
 _____ = BOUNDARY LINE

FLOOD CERTIFICATE;
THIS PROPERTY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD FLOOD ZONE "X"
AS SHOWN AND DESIGNATED ON FEMA FIRM, MOBILE COUNTY, ALABAMA,
MAP#01697C076L, COMMUNITY#015008, MAP EFFECTIVE DATE 6/5/2020



AT&T Alabama
2155 Old Shell Rd
Mobile, AL 36607
www.att.com

T: 251.470.5650
F: 251.471.0410
Brad.sadler@att.com

July 30, 2024

Kara Garstecki
KMG Law
206 Carmel Dr E
Mobile AL 36608

Dear Mrs. Garstecki,

This letter is written in response to your letter of July 25, 2024 wherein a request is made of AT&T for consent to the vacation of a portion of Ellis Av, as described in the attached survey of June 19, 2024. AT&T hereby consents to the requested vacation with the reservation unto said company of all the rights and privileges necessary or convenient for the full enjoyment or use of its facilities located within or adjacent to the area to be vacated. Including the right of ingress and egress to and from said facilities, the right to cut and/or trim trees which interfere with said facilities, and the right to prohibit the use of the land vacated in a manner which violates the National Electric Safety Code.

Any future requests for relocation of AT&T facilities that are located in this easement, will require compensation from the requestor of the facilities to be relocated. Any damage to AT&T facilities, while working in the area, will result in compensation from the party responsible for the damages, to AT&T.

Please contact me in our Mobile office at 251-406-0123 if any additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Sadler".

Brad Sadler
Specialist, AT&T Alabama
251-470-5650

7/31/2024

VIA ELECTRONIC MAIL

Attn: Kara M. Garstecki
Affordable Homes Gulf Coast, LLC c/o KMG Law
206 Carnell Dr. E.
Mobile, AL 36608

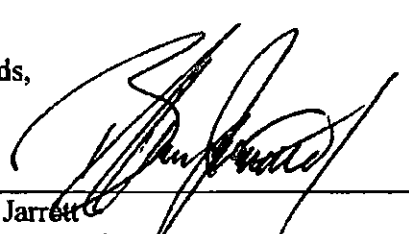
RE: Consent Requirement for Street Vacation- Ellis Avenue, Mobile, AL

Dear Ms. Garstecki,

Pursuant to Code of Alabama, Title 23-4-2, Alabama Power Company (the "Company") hereby consents to the requested vacation provided that the resolution and any conveyance, release or vacation documents shall reserve unto said Company the right to continue to maintain, extend and enlarge its lines, equipment and facilities to the same extent as if the vacation had not occurred and all other rights, title and interests held by the Company with respect to the area to be vacated under any statute or other law or under any other conveyance or agreement, whether recorded or unrecorded, including without limitation all the rights and privileges necessary or convenient for the full enjoyment and use of its lines, equipment and facilities now or hereafter located within or adjacent to the area to be vacated; and the right of ingress and egress to and from said lines, equipment and facilities; and the right to cut and/or trim trees or limbs which, in the sole opinion of said Company, would interfere with said lines, equipment and facilities; and the right to prohibit use of the area vacated in a manner which violates the National Electric Safety Code.

Should you require additional information, please contact me at 251-377-2271 or via email at bjarrett@southernco.com.

Regards,



Blake Jarrett
Corporate Real Estate
Land Acquisition

/Enclosures

3248 Springhill Ave.
Mobile, Al. 36607
251-665-6635 Office
251-348-2234 Cell



July 31, 2024

Kara M. Garstecki
206 Carmel Drive E
Mobile, Alabama 36608

Dear Mrs. Kara

In response to your letter dated July 19, 2024, concerning the street vacation of Ellis Avenue
Located on the Affordable Homes Gulf Coast II, LLC property. As shown on the attached survey,
Comcast Cable Communications does not have need of this easement and consents to same.

If I can be of any additional service, please feel free to give me a call at 251-348-2234

Respectfully,
John Dickerson
Construction Specialist II
Comcast of Alabama



July 26, 2024

Mr. Terry H. Harbin
9140 Wallcross Court
Mobile, AL 36695

RE: Request to Vacate the projected southern portion of Ellis Avenue
Lying within the former Mobile County School Board property.
(Woodcock Elementary) Parcel #R022910282001011.000 Section 28, T4S-R1W

Dear Mr. Harbin:

We have reviewed the referenced vacation request and determined that our facilities will not be affected. Therefore, we concur with your request to vacate the above referenced right-of-way.

We appreciate the opportunity to be of service to you. If we can provide additional assistance, please contact us.

Mobile Area Water & Sewer System,

A handwritten signature in black ink, appearing to read "D. B. Russell".

Daryl B. Russell, P.E.
Planning & Engineering Manager

cc: A. Tyree



Spire Alabama Inc.
2101 Sixth Avenue North
Birmingham, AL 35203

August 1, 2024

KMG Law Group
206 Carmel Drive E
Mobile, AL 36608

Re: Kara M. Garstecki

Vacation: Street Vacation – Ellis Avenue, Mobile, Alabama

KMG Law Group,

In response to Kara M. Garstecki letter dated July 19, 2024 relative to the above referenced Street Vacation – Ellis Avenue.

Please be advised that Spire Alabama Inc. ("Spire"), has facilities within the area to be vacated. Spire is requesting that a savings clause be included in the Vacation Ordinance that will protect our existing facilities and will grant Spire the right to ingress and egress for the proper maintenance of these facilities.

Sincerely,


Alex Sammet (Aug 5, 2024 08:34 CDT)

Alex Sammet
Manager of Right of Way & Land Management
Spire Alabama Inc.

TJF: DRC
cc: Kara M. Garstecki

Engineering Approval: 
RJ

Systems Planning Approval: 
WM

EXHIBIT B GIS MAP

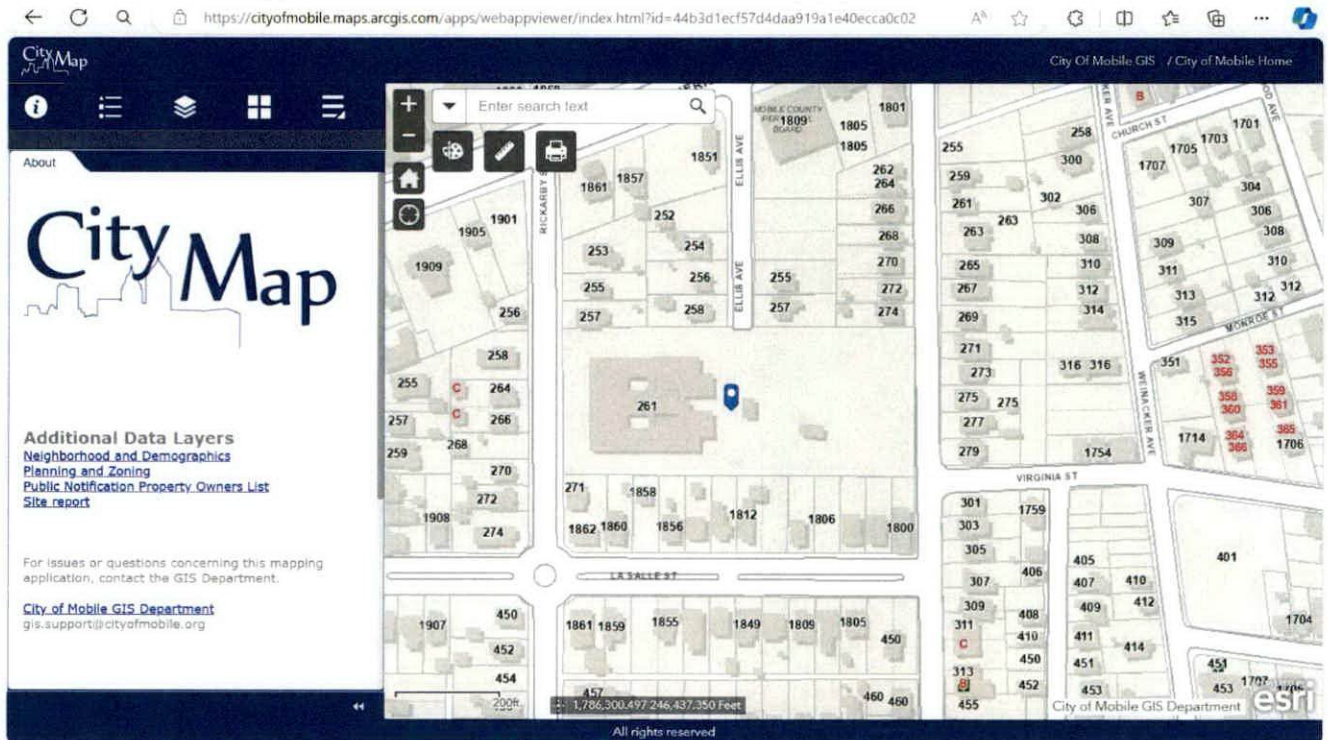


EXHIBIT C
AERIAL PHOTO

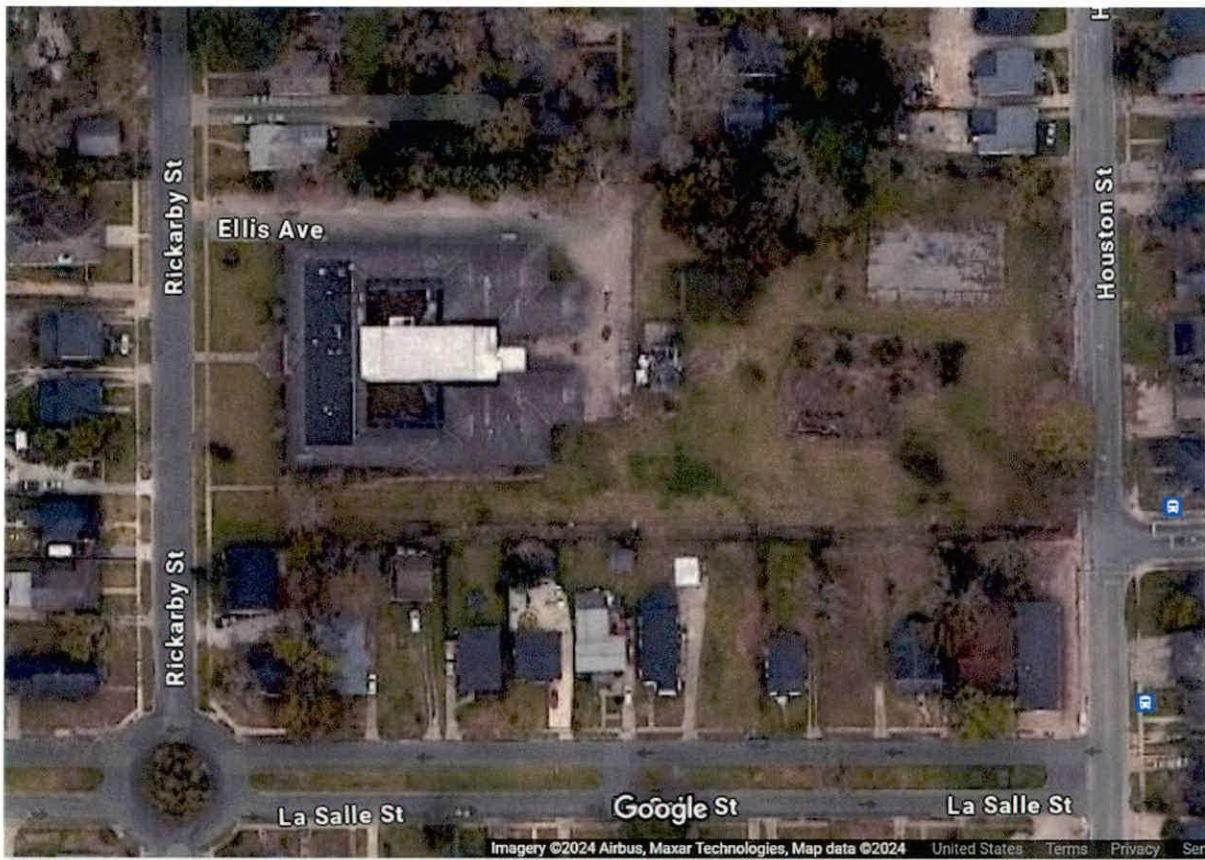


EXHIBIT B

SURVEY

[SURVEY TO BE INSERTED]



- A petition for vacation (containing notarized signatures of all abutting property owners).
- Correct legal description of the area sought to be vacated. This is included as part of the Petition application we completed. Do you need a separate document? - **No**
- A plat or survey that shows everything detailed on the attached. This is included as part of the Petition application we completed. Do you need a separate document? - **No**
- Current year fair market unimproved value as determined by the Mobile County Revenue Commissioner. This is included as part of the Petition application we completed. Do you need a separate document? - **No**
- W&U2D • A traffic impact study if required (requirements for this are explained on the attached). It is our understanding that this requirement was waived. – **The City's Traffic Eng. Dept. is the only department I am aware that can waive this requirement.**
- Please see "(e)" on the attached if the request is for a City maintained paved street or public way open to traffic. This is N/A, it is not paved or open to traffic. **Ok.**
- 3 sets of printed adhesive labels containing the names & addresses of the owner(s) of any abutting land. Terry Harbin of AHGC II owns all of the abutting land and is the applicant as well. Do you still need these? **Yes**
- An original declaration of vacation signed by all abutting land owners. Do you have a form or example you can send over? **Example attached.**
- A proposed Council resolution assenting to the proposed vacation. Do you have a form or example you can send over? **Example attached.**
- Letters from all utility companies. We have included these. **It's my understanding that Mr. Harbin will provide these.**
- A \$100 application fee paid by cash, check, or money order made payable to the City of Mobile. We will include a check for this amount. **Thank you.**

2 Attachments • Scanned by Gmail

Printing Tips	Conseils d'impression	Consejos de Impresión
1 Go to avery.com/templates	1 Allez à avery.ca/gabarits	1 Visita avery.mx/plantillas
2 Design using the template number for this product.	2 Créez en utilisant le numéro de gabarit pour ce produit.	2 Diseña la plantilla utilizando el código del producto.
3 Test print on plain paper.	3 Faites un test d'impression sur du papier ordinaire.	3 Prueba la impresión en un papel normal.
4 Change printer settings to "Labels" and print.	4 Modifier le réglage de l'imprimante à "Étiquettes" et imprimez.	4 Cambia la configuración de la impresora a "labels" o etiquetas e imprime.
Need help? Visit avery.com/help	Besoin d'aide? Visiter avery.ca/aide	¿Necesitas ayuda? Visita avery.com/ayuda



Visit Avery® Now

Scan for access to printing tips, product information, help and more using your smartphone or tablet.

Scannez pour avoir accès aux conseils d'impression, l'informations produit de l'aide et plus à l'aide de votre smartphone ou tablette.

Escanea para acceder a sugerencias de impresión, información de productos, ayuda y mucho más utilizando tu teléfono móvil o tableta.



GENUINE / AUTHENTIQUE / GENUINO

Printing Tips

- 1 | Go to avery.com/templates
- 2 | Design using the template number for this product.
- 3 | Test print on plain paper.
- 4 | Change printer settings to "Labels" and print.

Need help?
Visit avery.com/help

Conseils d'impression

- 1 | Allez à avery.ca/gabarits
- 2 | Créez en utilisant le numéro de gabarit pour ce produit.
- 3 | Faites un test d'impression sur du papier ordinaire.
- 4 | Modifier le réglage de l'imprimante à "Etiquettes" et imprimez.

Besoin d'aide?
Visiter avery.ca/aide

Consejos de Impresión

- 1 | Visita avery.mx/plantillas
- 2 | Diseña la plantilla utilizando el código del producto.
- 3 | Prueba la impresión en un papel normal.
- 4 | Cambia la configuración de la impresora a "labels" o etiquetas e imprime.

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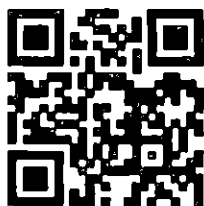
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Escanea para acceder a sugerencias de impresión, información de productos, ayuda y mucho más utilizando tu teléfono móvil o tableta.



GENUINE / AUTHENTIQUE / GENUINO

Gauthier, Lana

From: White, Jennifer
Sent: Monday, August 12, 2024 3:45 PM
To: Gauthier, Lana
Subject: RE: Vacation Request - Ellis Avenue

Traffic Engineering does not have an objection.

Jennifer P. White, PE
Traffic Engineering Director
City of Mobile
(251) 208-2960



From: Gauthier, Lana <lane.gauthier@cityofmobile.org>
Sent: Monday, August 12, 2024 11:41 AM
To: Morris, Anthony <anthony.morris@cityofmobile.org>; Stout, Carleen <carleen.stout@cityofmobile.org>; Cink, Joseph <joseph.cink@cityofmobile.org>; Hoffman, Bert <hoffmanb@cityofmobile.org>; White, Jennifer <whitej@cityofmobile.org>; Kern, Chris <chris.kern@cityofmobile.org>; Amberger, Nicholas <nick.amberger@cityofmobile.org>; Penn, D M <pennd@cityofmobile.org>; Harris, Richard <harrisr@cityofmobile.org>
Subject: Vacation Request - Ellis Avenue

Good morning,

Attached is a vacation request for the vacation of an unused portion of Ellis Avenue.

Please advise if you have any objections.

Lana Pafenbach
Assistant City Clerk
City Clerk's Office
City of Mobile
(251) 208-7474

Gauthier, Lana

From: Morris, Anthony
Sent: Monday, August 12, 2024 3:45 PM
To: Gauthier, Lana; Stout, Carleen; Cink, Joseph; Hoffman, Bert; White, Jennifer; Kern, Chris; Amberger, Nicholas; Penn, D M; Harris, Richard
Subject: RE: Vacation Request - Ellis Avenue

Engineering does not have an objection of a vacation request for unused portion of Ellis Avenue.

From: Gauthier, Lana <lane.gauthier@cityofmobile.org>
Sent: Monday, August 12, 2024 11:41 AM
To: Morris, Anthony <anthony.morris@cityofmobile.org>; Stout, Carleen <carleen.stout@cityofmobile.org>; Cink, Joseph <joseph.cink@cityofmobile.org>; Hoffman, Bert <hoffmanb@cityofmobile.org>; White, Jennifer <whitej@cityofmobile.org>; Kern, Chris <chris.kern@cityofmobile.org>; Amberger, Nicholas <nick.amberger@cityofmobile.org>; Penn, D M <pennd@cityofmobile.org>; Harris, Richard <harrisr@cityofmobile.org>
Subject: Vacation Request - Ellis Avenue

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Please advise if you have any objections.

Lana Pafenbach
Assistant City Clerk
City Clerk's Office
City of Mobile
(251) 208-7474

Gauthier, Lana

From: Gauthier, Lana
Sent: Tuesday, August 13, 2024 1:42 PM
To: Terry Harbin
Subject: Ellis Ave. Vacation Request
Attachments: PZ response_Ellis Ave.pdf

Good afternoon,

Please see the attached memo from the City's Planning & Zoning department regarding your request for a portion of Ellis Avenue.

Thank you,

Lana Pafenbach
Assistant City Clerk
City Clerk's Office
City of Mobile
(251) 208-7474



THE CITY OF MOBILE, ALABAMA

PLANNING & ZONING DEPARTMENT

MEMORANDUM

August 13, 2024

To: Lana Pafenbach

C: File
Planning & Zoning

From: Bert Hoffman

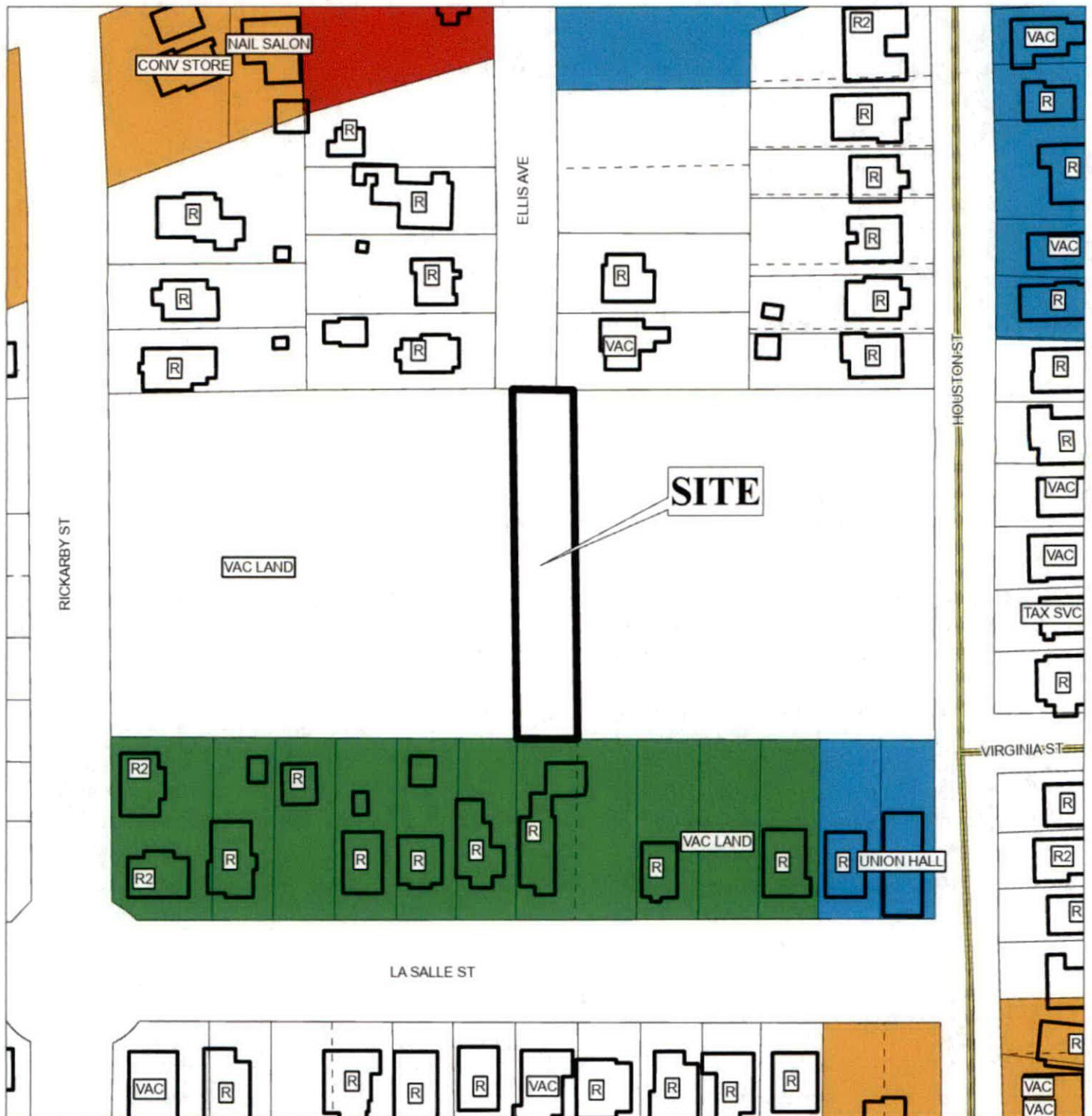
Re: Vacation of a portion of Ellis Avenue

The proposed vacation request is for an approximately 50-foot wide by 271-foot long segment of Ellis Avenue, extending South from Ellis Avenue. This segment of Ellis Avenue bisects the Woodcock Elementary School site and was never improved for vehicular access.

The Planning and Zoning Department has no objection to the vacation of the street right-of-way.

A 22-lot subdivision of the Woodcock Elementary School site was approved by the Planning Commission at its July 18, 2024 meeting, allowing for new single-family residential development of the property. The vacation process should be completed prior to the recording of the Final Plat.

ROW VACATION REQUEST



DATE August 13, 2024

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



Gauthier, Lana

From: Hoffman, Bert
Sent: Tuesday, August 13, 2024 10:20 AM
To: Gauthier, Lana
Subject: RE: Vacation Request - Ellis Avenue
Attachments: 2024-08-13_PZ-MEMO_Ellis-Ave_request.pdf

Planning & Zoning comments attached.

No objection.

Bert Hoffman

Long Range Planning

BUILD MOBILE

hoffmanb@cityofmobile.org

(251) 208-5895

From: Gauthier, Lana <lane.gauthier@cityofmobile.org>
Sent: Monday, August 12, 2024 11:41 AM
To: Morris, Anthony <anthony.morris@cityofmobile.org>; Stout, Carleen <carleen.stout@cityofmobile.org>; Cink, Joseph <joseph.cink@cityofmobile.org>; Hoffman, Bert <hoffmanb@cityofmobile.org>; White, Jennifer <whitej@cityofmobile.org>; Kern, Chris <chris.kern@cityofmobile.org>; Amberger, Nicholas <nick.amberger@cityofmobile.org>; Penn, D M <pennd@cityofmobile.org>; Harris, Richard <harrisr@cityofmobile.org>
Subject: Vacation Request - Ellis Avenue

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Please advise if you have any objections.

Lana Pafenbach
Assistant City Clerk
City Clerk's Office
City of Mobile
(251) 208-7474

Gauthier, Lana

From: Cink, Joseph
Sent: Tuesday, August 13, 2024 9:04 AM
To: Gauthier, Lana
Subject: Re: Vacation Request - Ellis Avenue

Lana,

Fire has no objections to this vacation.

Respectfully,



Joseph "Victor" Cink, Inspector
Mobile Fire-Rescue Department
Community Risk Reduction
2851 Old Shell Rd. Mobile, AL 36607
Cell: (251) 406-4806
Office: (251) 208-5801
Email: joseph.cink@cityofmobile.org

From: Morris, Anthony <anthony.morris@cityofmobile.org>
Sent: Monday, August 12, 2024 3:44 PM
To: Gauthier, Lana <lane.gauthier@cityofmobile.org>; Stout, Carleen <carleen.stout@cityofmobile.org>; Cink, Joseph <joseph.cink@cityofmobile.org>; Hoffman, Bert <hoffmanb@cityofmobile.org>; White, Jennifer <whitej@cityofmobile.org>; Kern, Chris <chris.kern@cityofmobile.org>; Amberger, Nicholas <nick.amberger@cityofmobile.org>; Penn, D M <pennd@cityofmobile.org>; Harris, Richard <harrisr@cityofmobile.org>
Subject: RE: Vacation Request - Ellis Avenue

Engineering does not have an objection of a vacation request for unused portion of Ellis Avenue.

From: Gauthier, Lana <lane.gauthier@cityofmobile.org>
Sent: Monday, August 12, 2024 11:41 AM
To: Morris, Anthony <anthony.morris@cityofmobile.org>; Stout, Carleen <carleen.stout@cityofmobile.org>; Cink, Joseph <joseph.cink@cityofmobile.org>; Hoffman, Bert <hoffmanb@cityofmobile.org>; White, Jennifer <whitej@cityofmobile.org>; Kern, Chris <chris.kern@cityofmobile.org>; Amberger, Nicholas <nick.amberger@cityofmobile.org>; Penn, D M <pennd@cityofmobile.org>; Harris, Richard <harrisr@cityofmobile.org>
Subject: Vacation Request - Ellis Avenue

Good morning,

Attached is a vacation request for the vacation of an unused portion of Ellis Avenue.

Gauthier, Lana

From: Gauthier, Lana
Sent: Monday, August 12, 2024 11:41 AM
To: ~~Anthony Morris (anthony.morris@cityofmobile.org); Carleen Stout~~
~~(carleen.stout@cityofmobile.org); Cink, Joseph; Hoffman, Bert; Jennifer White~~
~~(whitej@cityofmobile.org); Kern, Chris; Nick Amberger~~
(nick.amberger@cityofmobile.org); Penn, D M; Richard Harris (harrisr@cityofmobile.org)
Subject: Vacation Request - Ellis Avenue
Attachments: Ellisa Ave_packet.pdf

Good morning,

Attached is a vacation request for the vacation of an unused portion of Ellis Avenue.

Please advise if you have any objections.

Lana Pafenbach
Assistant City Clerk
City Clerk's Office
City of Mobile
(251) 208-7474

Gauthier, Lana

From: Stout, Carleen
Sent: Friday, August 16, 2024 3:56 PM
To: Gauthier, Lana; Morris, Anthony; Cink, Joseph; Hoffman, Bert; White, Jennifer; Kern, Chris; Amberger, Nicholas; Penn, D M; Harris, Richard
Subject: RE: Vacation Request - Ellis Avenue
Attachments: 0094_001.pdf

Lana – City Real Estate does not have an objection to this vacation. Fee assessment is attached – need to circle up with Jamey Roberts/Ricardo on it....City was the recent seller that might should have known there was a road through the middle of the property;.)))

Carleen Stout-Clark
Deputy Director,
Real Estate Asset Management
City of Mobile
(251) 208 -7536

From: Gauthier, Lana <lane.gauthier@cityofmobile.org>
Sent: Monday, August 12, 2024 11:41 AM
To: Morris, Anthony <anthony.morris@cityofmobile.org>; Stout, Carleen <carleen.stout@cityofmobile.org>; Cink, Joseph <joseph.cink@cityofmobile.org>; Hoffman, Bert <hoffmanb@cityofmobile.org>; White, Jennifer <whitej@cityofmobile.org>; Kern, Chris <chris.kern@cityofmobile.org>; Amberger, Nicholas <nick.amberger@cityofmobile.org>; Penn, D M <pennd@cityofmobile.org>; Harris, Richard <harrisr@cityofmobile.org>
Subject: Vacation Request - Ellis Avenue

Good morning,

Attached is a vacation request for the vacation of an unused portion of Ellis Avenue.

Please advise if you have any objections.

Lana Pafenbach
Assistant City Clerk
City Clerk's Office
City of Mobile
(251) 208-7474

Ellis Avenue Vacation

Adjoining Properties	Tax assessor Fair Unimproved Market Value 2024	Sq. Ft.	TAXABLE VALUE / SF
261 Rickarby Street, Key No. 922292	\$145,100.00	89,578	\$1.62
261 Rickarby Street, Key No. 922292	\$145,100.00	80,925	\$1.79
258 Ellis Ave, Key No. 922452	\$8,000.00	10,000	\$0.08
257 Ellis Ave, Key No. 922461	\$8,000.00	6,400	\$1.25
1812 LaSalle St, Key No. 922354	\$12,000.00	20,164	\$0.59
1814 LaSalle St, Key No. 922363	\$8,000.00	14,910	\$0.54
Totals			\$5.87

Average

\$0.97

\$.97/ SF AVERAGE x 13,583 SF TO BE VACATED)= \$13,175.51 Real Estate Department Assessment.

*Per GIS and tax assessor, subject property is 1 Tract of land. Fair market value is \$290,200 for entire Tract.



- Search
- Pay Tax
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PARCEL #: 29 10 28 2 001 027.XXX	[111-E+]	Baths: 1.0	H/C Sqft: 1,574
OWNER: MILLS FELECIA	BON AIR/RICKARBY	Bed Rooms: 3	Land Sch: UN/05
ADDRESS: 258 ELLIS AVE MOBILE AL 36606	Land: 8,000	Imp: 67,800	Total: 75,800
LOCATION: 258 ELLIS AVE MO	Acres: 0.000	Sales Info: 01/22/2009 \$101,125	

<< Prev Next >> [1 / 1 Records] Processing...

Tax Year : 2024 ▼

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

SUMMARY

ASSESSMENT

PROPERTY CLASS:	3	OVER 65 CODE:	
EXEMPT CODE:	H1	DISABILITY CODE:	
MUN CODE:	14 MO	HS YEAR:	2010
SCHOOL DIST:	2	EXM OVERRIDE AMT:	\$0.00
OVR ASD VALUE:	\$0.00		

CLASS USE:		TAX SALE:	
FOREST ACRES:	0	BOE VALUE:	\$0.00
PREV YEAR VALUE:	\$72,100.00		
KEY #:	922452		

VALUE

LAND VALUE 10%	\$8,000
LAND VALUE 20%	\$0
CURRENT USE VALUE	[DEACTIVATED] \$0

CLASS 2

CLASS 3			
GARAGE WD. FR.	24WFSMN		\$3,600
BLDG 1	111		\$64,200

TOTAL MARKET VALUE [APPR. VALUE: \$75,800]: \$75,800

Assesment Override:

MARKET VALUE:

CU VALUE:

PENALTY:

ASSESSED VALUE:

DEEDS

INSTRUMENT NUMBER	DATE
6488-1086	1/22/2009
WD2516-748	7/5/2008
1810-179	7/5/2008
AD3952-188	7/10/1992

PAYMENT INFO

PAY DATE	TAX YEAR	PAID BY	AMOUNT
11/14/2023	2023	LERETA LLC	\$401.47
11/29/2022	2022	LERETA LLC	\$387.50
11/16/2021	2021	LERETA	\$387.50
11/20/2020	2020	LERETA FOR SERVISOLUTIONS	\$387.50
11/15/2019	2019	SERVISOLUTIONS	\$392.58
11/27/2018	2018	SERVISOLUTIONS	\$384.96
12/5/2017	2017	LERETA	\$374.96
11/17/2016	2016	LERETA	\$386.39
12/8/2015	2015	LERETA	\$340.67
11/17/2014	2014	LERETA	\$352.10
11/13/2013	2013	LERETA	\$363.53
11/14/2012	2012	LERETA LLC	\$374.96
11/14/2011	2011	LPS PROPERTY TAX SOLUTIONS	\$386.39
11/12/2010	2010	CORELOGIC	\$395.28
11/17/2009	2009	FIRST AMERICAN TAX SERVICE	\$947.42
1/21/2009	2008	T AN T INVESTMENTS LLC	\$947.42
	2007	CHECK	\$367.34
	2006	CHECK	\$274.63
	2005	VISA	\$274.63
	2004	CHECK	\$274.63
	2003	CHECK	\$256.85
	2002	VISA	\$256.85

QUICK LINKS

- Property Tax
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- Millage Rate
- Contact Us
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- News

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COUNTY MAP

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KIM HASTIE
 Revenue Commissioner
 MOBILE COUNTY
 3925 Michael Blvd Suite G
 MOBILE AL 36607
 (251) 574-8510



- Search
- Pay Tax
- Forms

PARCEL #:	29 10 28 2 001 028.XXX	[111-E+]	Baths: 2.0	H/C Sqft: 0
OWNER:	BROWN TODD LONDON	BON AIR/RICKARBY	Bed Rooms: 0	Land Sch: UN/05
ADDRESS:	PO BOX 522 STAPLETON AL 36578-0522	Land: 8,000	Imp: 21,900	Total: 29,900
LOCATION:	257 ELLIS AVE MOBILE AL 36606	Acres: 0.000	Sales Info: 03/03/2023	\$17,500

<< Prev Next >> [1 / 1 Records] Processing...

Tax Year : 2024

SUMMARYLANDBUILDINGSSEALSPHOTOGRAPHSTAX

SUMMARY

ASSESSMENT				VALUE	
PROPERTY CLASS:	2	OVER 65 CODE:		LAND VALUE 10%	\$0
EXEMPT CODE:		DISABILITY CODE:		LAND VALUE 20%	\$8,000
MUN CODE:	14 MO	HS YEAR:	0	CURRENT USE VALUE	[DEACTIVATED] \$0
SCHOOL DIST:	2	EXM OVERRIDE AMT:	\$0.00	CLASS 2	
OVR ASD VALUE:	\$0.00			BLDG 1	111 \$21,900
CLASS USE:				CLASS 3	
FOREST ACRES:	0	TAX SALE:		TOTAL MARKET VALUE [APPR. VALUE: \$29,900]:	\$29,900
PREV YEAR VALUE:	\$29,000.00	BOE VALUE:	\$0.00	Assessment Override:	
KEY #:	922461			MARKET VALUE:	
				CU VALUE:	
				PENALTY:	
				ASSESSED VALUE:	

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COUNTY MAP

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KIM HASTIE
Revenue Commissioner
MOBILE COUNTY
3925 Michael Blvd Suite G
MOBILE, AL 36609
(251) 574 3530

DEEDS		PAYMENT INFO			
INSTRUMENT NUMBER	DATE	PAY DATE	TAX YEAR	PAID BY	AMOUNT
2023012328	3/3/2023	3/28/2024	2023	TODD BROWN	\$394.25
2020047865	7/28/2020	12/30/2022	2022	BEVERLY M CRONENBERG	\$368.14
2020047863	5/6/2020	1/3/2022	2021	BEVERLY M CRONENBERG	\$368.14
2020047864	4/7/2020	1/8/2021	2020	BEVERLY CRONENBERG	\$129.74
6866-271	7/27/2011	12/31/2019	2019	BEVERLY CRONENBERG	\$143.42
6746-1592	1/28/2011	1/3/2019	2018	BEVERLY M CRONENBERG	\$143.42
789-769	7/5/2008	1/4/2018	2017	ARTHUR M CRONENBERG JR / BEVERLY M CRONENBERG	\$132.28
		12/29/2016	2016	ARTHUR M CRONENBERG JR	\$140.26
		1/5/2016	2015	ARTHUR M CRONENBERG JR BEVERLY M CRONENBERG	\$136.36
		1/26/2015	2014	ARTHUR M OR BEVERLY M CRONEBERG JR	\$135.70
		1/9/2014	2013	ARTHUR M. JR. & BEVERLY M. CRONENBERG	\$140.26
		1/9/2013	2012	ARTHUR M CRONINBERG JR OR BEVERLY M	\$143.68
		1/10/2012	2011	ARTHUR JR M AND BEVERLY M CRONEBERG	\$136.84
		2/1/2011	2010	TITLE GUARANTEE AND ABSRACT CO. OF MOBILE	\$274.91
		1/21/2010	2009	ARTHUR M JR OR BEVERLY M CRONEBERG	\$280.25
		1/30/2009	2008	CROENBERG,ARTHUR M JR. OR BEVERLY M	\$281.06
			2007	VISA	\$312.10
			2006	VISA	\$250.25
			2005	CHECK	\$232.48
			2004	VISA	\$237.80
			2003	CASH	\$230.21
			2002	CHECK	\$230.87



- Search
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PARCEL #: 29 10 28 2 001 017.XXX
OWNER: LAW BERRY JR & MARY
ADDRESS: 1812 LA SALLE ST MOBILE AL 36606-4311
LOCATION: 1812 LA SALLE ST MOBILE AL 36606-4311

[111-E+]
BON AIR/RICKARBY
Land: **12,000**
Acres: **0.000**

Baths: **1.0**
Bed Rooms: **0**
Imp: **43,500**
Sales Info: **12/01/1972 \$0**

H/C Sqft: **1,378**
Land Sch: **UN/05**
Total: **55,500**

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Tax Year: 2024

SUMMARY LAND BUILDINGS PAID PAYMENTS MAPS

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NEW

COUNTY MAP

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KIM HASTIE
 Revenue Commissioner
 MOBILE COUNTY
 3925 Michael Blvd Suite G
 MOBILE AL 36609
 (251) 574-8930

SUMMARY

ASSESSMENT
PROPERTY CLASS: 2
EXEMPT CODE:
MUN CODE: 14 MO
SCHOOL DIST: 02
OVR ASD VALUE: \$0.00

CLASS USE:
FOREST ACRES: 0
PREV YEAR VALUE: \$52,800.00
KEY #: 922354

OVER 65 CODE:
DISABILITY CODE:
HS YEAR: 0
EXM OVERRIDE AMT: \$0.00

TAX SALE:
BOE VALUE: \$0.00

VALUE
LAND VALUE 10% \$0
LAND VALUE 20% \$12,000
CURRENT USE VALUE [DEACTIVATED] \$0

CLASS 2
"PAVING CONCRET 34PCR04 \$1,300
CARPORT METAL P 25MPFNA \$3,200
BLDG 1 111 \$39,000

CLASS 3

TOTAL MARKET VALUE [APPR. VALUE: \$55,500]: \$55,500
Assesment Override:
MARKET VALUE:
CU VALUE:
PENALTY:
ASSESSED VALUE:

DEEDS

INSTRUMENT NUMBER	DATE
1202-796	7/5/2008

PAYMENT INFO

PAY DATE	TAX YEAR	PAID BY	AMOUNT
12/4/2023	2023	BERRY LAW JR	\$680.56
12/27/2022	2022	RUBY LAW	\$662.78
12/30/2021	2021	RUBY A LAW	\$662.78
12/17/2020	2020	RUBY A LAW	\$662.78
12/30/2019	2019	RUBY A LAW	\$679.29
12/27/2018	2018	RUBY LAW	\$679.29
12/28/2017	2017	MARY LAW	\$669.29
12/9/2016	2016	RUBY LAW	\$688.34
11/16/2015	2015	RUBY LAN	\$582.93
	2014		\$0.00
	2013		\$0.00
	2012		\$0.00
	2011		\$0.00
	2010		\$0.00
	2009		\$0.00
	2008		\$0.00

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PARCEL #:	29 10 28 2 001 018.XXX	[111-DO]	Baths: 2.0	H/C Sqft: 1,966
OWNER:	EK REAL ESTATE FUND I LLC	BON AIR/RICKARBY	Bed Rooms: 3	Land Sch: UN/05
ADDRESS:	111 W 33RD ST #1901 NEW YORK NY 1012..	Land: 8,000	Imp: 128,600	Total: 136,600
LOCATION:	1814 LA SALLE ST MOBILE AL 36606-4311	Acres: 0.000	Sales Info: 10/12/2022	\$135,000

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Tax Year : 2024 ▼

SUMMARY LAND BUILDINGS UTILITIES RECORDS & FEES

SUMMARY

ASSESSMENT				VALUE			
PROPERTY CLASS:	2	OVER 65 CODE:		LAND VALUE 10%			\$0
EXEMPT CODE:		DISABILITY CODE:		LAND VALUE 20%			\$8,000
MUN CODE:	14 MO	HS YEAR:	0	CURRENT USE VALUE	[DEACTIVATED]		\$0
SCHOOL DIST:	02	EXM OVERRIDE AMT:	\$0.00				
OVR ASD VALUE:	\$0.00						
CLASS USE:				CLASS 2			
FOREST ACRES:	0	TAX SALE:		UTILITY WOOD OR	26WDCCCL		\$2,600
PREV YEAR VALUE:	\$87,100.00	BOE VALUE:	\$0.00	BLDG 1	111		\$126,000
KEY #:	922363			CLASS 3			
				TOTAL MARKET VALUE [APPR. VALUE: \$136,600]:			\$136,600
				Assesment Override:			
				MARKET VALUE:			
				CU VALUE:			
				PENALTY:			
				ASSESSED VALUE:			

DEEDS		PAYMENT INFO			
INSTRUMENT NUMBER	DATE	PAY DATE	TAX YEAR	PAID BY	AMOUNT
2022066486	10/12/2022	11/20/2023	2023	CORELOGIC	\$1,116.17
7233-1941	4/22/2010	10/24/2022	2022	CLEAREDGE TITLE INC	\$477.67
2022064350	4/16/2010	1/7/2022	2021	ARNETTA L TAYLOR	\$272.31
WD3162-487	7/5/2008	3/8/2021	2020	BEVERLY THOMAS	\$277.58
VL3195-625	7/5/2008	1/21/2020	2019	BEVERLY THOMAS	\$283.77
589-98	7/5/2008	2/11/2019	2018	BEVERLY THOMAS	\$291.65
		2/27/2018	2017	BEVERLY THOMAS	\$298.00
		12/30/2016	2016	BEVERLY THOMAS & ARNETTA TAYLOR	\$284.48
		1/28/2016	2015	BEVERLY THOMAS	\$944.49
		3/20/2015	2014	TAYLOR ARNETTA	\$1,016.93
		3/5/2014	2013	BEVERLY THOMAS	\$1,034.07
		2/4/2013	2012	BEVERLY THOMAS	\$1,076.38
		1/3/2012	2011	THOMAS BEVELY	\$930.91
		3/14/2011	2010	RICHETTA B DIXON	\$1,007.28
		3/8/2010	2009	RICHETTA DIXON	\$1,027.66
		2/16/2009	2008	LAKEISHA BRYANT	\$962.06
			2007	CHECK	\$908.45
			2006	CHECK	\$829.54
			2005	CASH	\$835.35
			2004	CHECK	\$784.86
			2003	CHECK	\$796.29
			2002	CHECK	\$775.38

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COUNTY MAP

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KIM HASTIE
 Revenue Commissioner
 MOBILE COUNTY
 3925 Michael Blvd Suite G
 MOBILE, AL 36609
 (251) 574-8530



- Search
- Pay Tax
- Forms

PARCEL #:	29 10 28 2 001 011.XXX	[720-D0]	Baths: 1.0	H/C Sqft: 0
OWNER:	CITY OF MOBILE C/O AFFORDABLE HOME GU..	MUNI 14 MOBILE PROPER	Bed Rooms: 0	Land Sch: MT/51
ADDRESS:	9140 BELLINGHAM CT MOBILE AL 36695-5..	Land: 290,200	Imp: 2,476,600	Total: 2,766,800
LOCATION:	261 RICKARBY ST MOBILE AL 36606-4331	Acres: 4.280	Sales Info: 12/11/2023	\$2,506,640

<< Prev Next >> [1 / 1 Records] Processing...

Tax Year : 2024 ▼

SUMMARY [LACS](#) [BUILDINGS](#) [SALES](#) [PHOTOGRAPHS](#) [MAPS](#)

SUMMARY

ASSESSMENT			VALUE		
PROPERTY CLASS:	2	OVER 65 CODE:	LAND VALUE 10%		\$0
EXEMPT CODE:	OTH	DISABILITY CODE:	LAND VALUE 20%		\$290,200
MUN CODE:	14 MO	HS YEAR:	CURRENT USE VALUE	[DEACTIVATED]	\$0
SCHOOL DIST:	2	EXM OVERRIDE AMT:			
OVR ASD VALUE:	\$0.00				
CLASS USE:			CLASS 2		
FOREST ACRES:	0	TAX SALE:	"PAVING CONCRET	34PCR04	\$13,700
PREV YEAR VALUE:	\$2,308,400.00	BOE VALUE:	FENCE CHAIN LIN	33CL096	\$6,600
KEY #:	922292		"PAVING ASPHALT	34PASP4	\$53,700
			GREENHOUSE WOOD/	30GW10K	\$3,700
			OTHER BLDG		\$2,398,900
			CLASS 3		
			TOTAL MARKET VALUE [APPR. VALUE: \$2,766,800]:		\$2,766,800
			Assesment Override:		
			MARKET VALUE:		
			CU VALUE:		
			PENALTY:		
			ASSESSED VALUE:		

DEEDS

INSTRUMENT NUMBER	DATE
2023072631	12/11/2023
2023054684	8/31/2023
6714-1157	10/4/2010
0-0	7/5/2008

PAYMENT INFO

PAY DATE	TAX YEAR	PAID BY	AMOUNT
	2023		\$0.00
	2022		\$0.00
	2021		\$0.00
	2020		\$0.00
	2019		\$0.00
	2018		\$0.00
	2017		\$0.00
	2016		\$0.00
	2015		\$0.00
	2014		\$0.00
	2013		\$0.00
	2012		\$0.00
	2011		\$0.00
	2010		\$0.00
	2009		\$0.00
	2008		\$0.00

QUICK LINKS

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NEW
COUNTY MAP

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KIM HASTIE
Revenue Commissioner
MOBILE COUNTY
3925 Michael Blvd Suite G
MOBILE AL 36609
(251) 574-8530



STATE OF ALABAMA

COUNTY OF MOBILE

**PETITION FOR VACATION OF RIGHT-OF-WAY
PURSUANT TO CODE OF ALABAMA § 23-4-20**

WHEREAS AFFORDABLE HOMES GULF COAST II, LLC, constitutes all of the abutting landowners surrounding an unused portion of the Ellis Avenue right-of-way in the City of Mobile, Alabama, said right-of-way being more particularly described as follows, to-wit:

Part of Section Twenty-Eight (28), Township Three (3) South, Range One (1) West, Mobile County, Alabama, more particularly described as follows: Beginning at a point 431.70 feet North 01 Degrees 06 Minutes 28 Seconds West and 295.50 feet South 89 Degrees 49 Minutes 50 Seconds West of the Northwest intersection of the rights of way for Houston and LaSalle Streets as known and designated in the City of Mobile, Alabama; THENCE South 00 Degrees 32 Minutes 43 Seconds East 271.81 feet; THENCE North 89 Degrees 51 Minutes 16 Seconds West 50.00 feet; THENCE North 00 Degrees 32 Minutes 43 Seconds West 271.53 feet; THENCE North 89 Degrees 49 Minutes 50 Seconds East 50.00 feet to the place of beginning, containing 0.312 acres, (13583.426 sq.ft.), more or less.

Together with and subject to all rights of way, covenants, easements and restrictions of record.

WHEREAS, a survey of said right-of-way is attached hereto as Exhibit A, a GIS map of said right-of-way is attached hereto as Exhibit B, and an aerial photo of said right of way is attached hereto as Exhibit C; and,

WHEREAS, said right-of-way is located solely within the City of Mobile; and,

AND, WHEREAS, the above described area has never been paved and/or utilized as a right-of-way, is not needed as a right-of-way for any public purpose and the vacation of same is in the public interest; and,

WHEREAS, the square footage of the area sought to be vacated and abutting tracts is as follows:

13,583.426 square feet – area to be vacated

1 abutting tract (PARCEL #: 29 10 28 2 001 011.XXX):

89,577.858 square feet – west of area to be vacated

80,924.890 square feet – east of area to be vacated



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: October 9, 2024

Submitted by:

Sponsored by:

Purpose and Scope of Project:

Amount of Contract:

Funding Source

ATTACHMENTS:

1. Resolution_vacation feeWAIVED

REVIEWERS:

Lana Gauthier

Lana Gauthier

RESOLUTION

Sponsored by: Councilmember William Carroll

BE IT RESOLVED by the City Council of the City of Mobile, Alabama that the vacation fee for the vacation of a portion of City right-of-way located on Ellis Avenue is waived.

Adopted:

City Clerk



CAPITAL CONTRACT SUMMARY SHEET

n/a



AGENDA ITEM SUMMARY SHEET

Agenda of: October 9, 2024

Submitted by:

Ricardo Woods, City Attorney

Sponsored by:

William Stimpson, Mayor

Purpose and Scope of Project:

to authorize the execution of the Settlement Agreement and Release of Claims arising out of the claim of Schmari Abston

Amount of Contract:

n/a

Funding Source

n/a

ATTACHMENTS:

1. Resolution for Settlement Agreement and Release of Claims - Abston

REVIEWERS:

Rebecca Barfield

Chris Kern

James Barber

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED by the City Council of the City of Mobile, that the City Attorney and the City Council Attorney, or their respective designees, be, and they hereby are, authorized to execute for and on behalf of the City of Mobile and the City Council of the City of Mobile, Alabama, the Settlement Agreement and Release of Claims arising out of the claim of Schmari Abston, as outlined in the Settlement Agreement and Release of Claims. A copy of said settlement agreement is on file in the Office of the City Clerk.

Adopted:

City Clerk

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Modification
Of a Previously Approved Planning Approval

Pursuant to Resolution of the Mobile, Alabama City Council adopted **October 9, 2024**, a public hearing will be held on the **12th** day of **November**, 2024, at 10:30 a.m., to consider adoption of an ordinance to modify a previously approved Planning Approval for property located at 1 Hardwood Lane.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planning Approval was approved on December 15, 2022 to allow the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District, on property located at 1 Hardwood Lane and described as follows:

BEGINNING AT A METAL MARKER (COORDINATES: NORTH 281,741; EAST 323,238) IN THE BOUNDARY OF THE UNITED STATES OF AMERICAS LAND AT A CORNER OF THE TENNESSEE LAND COMPANY FROM WHICH A MONUMENT AT THE NORTHWEST CORNER OF THE GULF SHIPBUILDING CORPORATION'S LAND BEARS SOUTH 00° - 40' WEST AT A DISTANCE OF 500.00 FEET; THENCE FROM SAID POINT OF BEGINNING RUN NORTH 89° - 56' WEST A DISTANCE OF 250.00 FEET; THENCE RUN NORTH 00° - 40' EAST A DISTANCE OF 950.00 FEET; THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 475.19 FEET (LONG CHORD OF SAID CURVE BEARS NORTH 84° - 26' WEST A DISTANCE OF 469.25 FEET); THENCE RUN SOUTH 79° - 51' WEST A DISTANCE OF 1404.09 FEET; THENCE RUN SOUTH 27° - 36' WEST A DISTANCE OF 444.98 FEET AND TO A POINT ON PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY O'NEAL STEEL, INC.; THENCE RUN SOUTH 86° - 23' - 40" WEST ALONG SAID PROPERTY LINE A DISTANCE OF 743.78 FEET AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTHERN RAILROAD; THENCE RUN NORTH 05° - 38' EAST ALONG THE EAST RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD A DISTANCE OF 1004.46 FEET; THENCE RUN NORTH 79° - 51' EAST A DISTANCE OF 1655.92 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK; THENCE RUN EASTWARDLY ALONG THE SOUTH BANK OF CHICKASAW CREEK A DISTANCE OF 1440.00 FEET AND TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK;

THENCE RUN SOUTH 00° – 40' WEST A DISTANCE OF 1179.20 FEET, MORE OR LESS, AND TO A POINT OF BEGINNING; SAID PROPERTY BEING AND LYING IN THE COUNTY OF MOBILE AND STATE OF ALABAMA.

WHEREAS, the owner of said property applied for a Major Modification of the Planning Approval on August 22, 2024 allowing the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on September 19, 2024 and recommended approval of the Major Modification of the Planning Approval subject to the following conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the Planning Approval site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Will not impede the orderly development and improvement of surrounding property; and,
- C. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the Planning Approval site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 12th day of November, 2024, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 16th day of October, 2024 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 1 Hardwood Lane. The proposed amendment will modify a Planning Approval that was approved for said location on December 15, 2022. The owner of said property has applied for a Major Modification of the Planning Approval allowing the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District. If approved, the major modification allowing the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District is subject to the following proposed conditions: 1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC; 2. Retention of a note on the Planning Approval site plan identifying the existing waste bin; 3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.; 4. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council; 5. Compliance with all Engineering comments noted in the staff report; 6. Compliance with all Traffic Engineering comments noted in the staff report; 7. Compliance with all Urban Forestry comments noted in the staff report; 8. Compliance with all Fire Department comments noted in the staff report; 9. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and, 10. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

Sponsored by Councilmember William Carroll

WHEREAS, a Planning Approval was approved on December 15, 2022 to allow the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District, on property located at 1 Hardwood Lane and described as follows:

BEGINNING AT A METAL MARKER (COORDINATES: NORTH 281,741; EAST 323,238) IN THE BOUNDARY OF THE UNITED STATES OF AMERICAS LAND AT A CORNER OF THE TENNESSEE LAND COMPANY FROM WHICH A MONUMENT AT THE NORTHWEST CORNER OF THE GULF SHIPBUILDING CORPORATION'S LAND BEARS SOUTH 00° - 40' WEST AT A DISTANCE OF 500.00 FEET; THENCE FROM SAID POINT OF BEGINNING RUN NORTH 89° - 56' WEST A DISTANCE OF 250.00 FEET; THENCE RUN NORTH 00° - 40' EAST A DISTANCE OF 950.00 FEET; THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 475.19 FEET (LONG CHORD OF SAID CURVE BEARS NORTH 84° - 26' WEST A DISTANCE OF 469.25 FEET); THENCE RUN SOUTH 79° - 51' WEST A DISTANCE OF 1404.09 FEET; THENCE RUN SOUTH 27° - 36' WEST A DISTANCE OF 444.98 FEET AND TO A POINT ON PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY O'NEAL STEEL, INC.; THENCE RUN SOUTH 86° - 23' - 40" WEST ALONG SAID PROPERTY LINE A DISTANCE OF 743.78 FEET AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTHERN RAILROAD; THENCE RUN NORTH 05° - 38' EAST ALONG THE EAST RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD A DISTANCE OF 1004.46 FEET; THENCE RUN NORTH 79° - 51' EAST A DISTANCE OF 1655.92 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK; THENCE RUN EASTWARDLY ALONG THE SOUTH BANK OF CHICKASAW CREEK A DISTANCE OF 1440.00 FEET AND TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK; THENCE RUN SOUTH 00° - 40' WEST A DISTANCE OF 1179.20 FEET, MORE OR LESS, AND TO A POINT OF BEGINNING; SAID PROPERTY BEING AND LYING IN THE COUNTY OF MOBILE AND STATE OF ALABAMA.

WHEREAS, the owner of said property applied for a Major Modification of the Planning Approval on August 22, 2024 allowing the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on September 19, 2024 and recommended approval of the Major Modification of the Planning Approval subject to the following conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the Planning Approval site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Will not impede the orderly development and improvement of surrounding property; and,
- C. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the Planning Approval site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;

7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

**SA Recycling, LLC
(Kari Givens, Byrd Surveying, Inc., Agent)
1 Hardwood Lane
Council District 2
William Carroll**



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

October 2, 2024
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on September 19, 2024 considered the request of SA Recycling, LLC for a Major Modification of a previously approved Planning Approval allowing the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District for the property located at 1 Hardwood Lane.

After discussion it was decided to recommend approval of the modification request to the City Council subject to the following conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the Planning Approval site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

Copies of the application and reports are attached.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bert Hoffman", with a stylized, cursive script.

Bert Hoffman
Deputy Director, Long Range Planning Department

dla
Attachments

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the _____ day of _____, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the _____ day of _____, 20__ in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 1 Hardwood Lane. The proposed amendment will modify a Planning Approval that was approved for said location on December 15, 2022. The owner of said property has applied for a Major Modification of the Planning Approval allowing the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District. If approved, the major modification allowing the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District is subject to the following proposed conditions: 1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC; 2. Retention of a note on the Planning Approval site plan identifying the existing waste bin; 3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.; 4. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council; 5. Compliance with all Engineering comments noted in the staff report; 6. Compliance with all Traffic Engineering comments noted in the staff report; 7. Compliance with all Urban Forestry comments noted in the staff report; 8. Compliance with all Fire Department comments noted in the staff report; 9. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and, 10. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planning Approval was approved on December 15, 2022 to allow the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District, on property located at 1 Hardwood Lane and described as follows:

BEGINNING AT A METAL MARKER (COORDINATES: NORTH 281,741; EAST 323,238) IN THE BOUNDARY OF THE UNITED STATES OF AMERICAS LAND AT A CORNER OF THE TENNESSEE LAND COMPANY FROM WHICH A MONUMENT AT THE NORTHWEST CORNER OF THE GULF SHIPBUILDING CORPORATION'S LAND BEARS SOUTH 00° - 40' WEST AT A DISTANCE OF 500.00 FEET; THENCE FROM SAID POINT OF BEGINNING RUN NORTH 89° - 56' WEST A DISTANCE OF 250.00 FEET; THENCE RUN NORTH 00° - 40' EAST A DISTANCE OF 950.00 FEET; THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 475.19 FEET (LONG CHORD OF SAID CURVE BEARS NORTH 84° - 26' WEST A DISTANCE OF 469.25 FEET); THENCE RUN SOUTH 79° - 51' WEST A DISTANCE OF 1404.09 FEET; THENCE RUN SOUTH 27° - 36' WEST A DISTANCE OF 444.98 FEET AND TO A POINT ON PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY O'NEAL STEEL, INC.; THENCE RUN SOUTH 86° - 23' - 40" WEST ALONG SAID PROPERTY LINE A DISTANCE OF 743.78 FEET AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTHERN RAILROAD; THENCE RUN NORTH 05° - 38' EAST ALONG THE EAST RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD A DISTANCE OF 1004.46 FEET; THENCE RUN NORTH 79° - 51' EAST A DISTANCE OF 1655.92 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK; THENCE RUN EASTWARDLY ALONG THE SOUTH BANK OF CHICKASAW CREEK A DISTANCE OF 1440.00 FEET AND TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK; THENCE RUN SOUTH 00° - 40' WEST A DISTANCE OF 1179.20 FEET, MORE OR LESS, AND TO A POINT OF BEGINNING; SAID PROPERTY BEING AND LYING IN THE COUNTY OF MOBILE AND STATE OF ALABAMA.

WHEREAS, the owner of said property applied for a Major Modification of the Planning Approval on August 22, 2024 allowing the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on September 19, 2024 and recommended approval of the Major Modification of the Planning Approval subject to the following conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the Planning Approval site plan identifying the existing waste bin;

3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Will not impede the orderly development and improvement of surrounding property; and,
- C. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the Planning Approval site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;

9. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

adopted:

Lisa Lambert, City Clerk

**SA Recycling, LLC
(Kari Givens, Byrd Surveying, Inc., Agent)
1 Hardwood Lane
Council District 2
William Carroll**



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2024

Kari Givens
Byrd Surveying, LLC.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 1 Hardwood Lane
MOD-003074-2024
SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)
District 2
Major Modification of a previously approved Planning Approval allowing the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District.

Dear Applicant(s)/ Property Owner (s):

At its meeting on September 19, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planning Approval:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request will not impede the orderly development and improvement of surrounding property;
- c. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood or be more injurious to property or improvements in the neighborhood.

As such, the Planning Commission voted to recommend approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;

2. Retention of a note on the Planning Approval site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

The advertising fee for this application based on the current legal description is \$549.86. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Bert Hoffman

Deputy Director of Long Range Planning



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits

Checklist A

☐ Planned Development

Checklist C

☐ Rezoning, Text Amendment, or Specific Area Plan Amendments

Checklist B

☒ Previously approved Planning Approvals or Planned Unit Development

Checklist D

Have you provided the required information on the corresponding checklist? ☒ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	KARI GIVENS	
Firm:	BYRD SURVEYING	
Phone:	251-476-5010	
Email:	byrd@byrdsurveying.biz	
Address:	2609 HALLS MILL ROAD	

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

	Owner	Design Professional
Name:	JASON KNEISLER	GERALD D. BYRD
Firm:	SA RECYCLING, LLC	BYRD SURVEYING
Phone:	228-343-3183	251-476-5010
Email:	jkneisler@sarecycling.com	jerry@byrdsurveying.biz
Address:	1 HARDWOOD LANE, CHICKASAW	2609 HALLS MILL ROAD, MOBILE

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

1 HARDWOOD LANE, CHICKASAW, AL

46.84 AC

Property Address

Property Area (acres or square feet)

KEY #01490880, #00238861, #01490899, #02912290, #00238772, #00238781

Parcel Number(s) or Key Number(s)

I-2

I-2

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

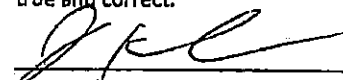
This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

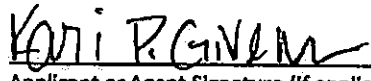
Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

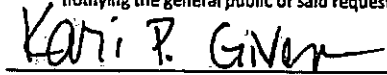

Owner Signature

6 Aug 24
Date


Applicant or Agent Signature (if applicable)

7/31/2024
Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.


Applicant or Agent Signature

7/31/2024
Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).
THIS PROPOSAL IS ONLY TO ADD ONE BUILDING ON THE SITE OF AN EXISTING BUSINESS.

WATER DEPENDENT

Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.
THIS SITE IS ZONED I-2 AND ADJOINS I-2 ON THE NORTH AND I-2 ON THE SOUTH.

3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.
THIS PROPOSAL WILL NOT AFFECT THE DEVELOPMENT OF ADJACENT PROPERTIES.

4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No

5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)
☒ Yes ☐ No

6. Please provide the following information:

☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)
THE BUILDING LOCATION IS SHOWN ON THE SITE PLAN AND IS 20 FEET TALL.

☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)
HEAVY MIXED GROWTH OF UNDERSTORY TREES AND OVERSTORY TREES ALONG THE WEST, NORTH, AND EAST SIDES OF THE BUILDING.

☐ Lighting:
CITY COMPLIANT LIGHTING WILL BE PROVIDED.

☐ Hours of operation:
SAME AS EXISTING FACILITY.

☐ Other conditions that are unique to the use of the property:
N/A

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.
COMBINING THE VEHICLE REPAIR INTO ONE BUILDING WILL PROVIDE FOR THE SAFETY AND GENERAL WELFARE OF THE EMPLOYEES.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.
THIS PROJECT WILL PROVIDE JOBS FOR TWO NEW EMPLOYEES AND INCREASE THE TAX BASE FOR THE CITY AND COUNTY.



City of Mobile • Planning & Zoning
Corporate Letter of Authorization

I, JASON KNEISLER, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on behalf of SA RECYCLING, LLC, a corporation for the property located within the city limits of Mobile, Alabama at 1 HARDWOOD LANE.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

BYRD SURVEYING

Designee (1)

bvrd@surveyino.biz

Email

251-476-5010

Phone Number

Designee (2)

Email

Phone Number


Signature of Company Owner

6 Aug 24.
Date

Byrd Surveying, Inc.

2609 Halls Mill Road
Mobile, AL 36606

SA Recycling, LLC

2411 North Glassell St.
Orange, CA 92865

City of Chickasaw
234 N. Craft Highway
Chickasaw, AL 36611

U O P

c/o Grant Thorton
1100 Peachtree St. NE, Suite 1200
Atlanta, GA 30309

Rose Sanders & Dorothy Sutterfield

538 N. Craft Highway
Chickasaw, AL 36611

Vincent P. Richardson

215 Valley Road
Chickasaw, AL 36611

Gulfstream Properties, LLC

5720 Gulf Stream Road
Biloxi, MS 39532

Johnny Evans

530 N. Craft Highway
Chickasaw, AL 36611

Mildred Grossman

5743 Andrews Road
Mobile, AL 36619

Sewell Holdings, LLC

P. O. Box 4167
Gulf Shore, AL 36547

DanHart, LLC

3378 Moffett Road
Mobile, AL 36607

Adel & Andree Mouawad

Trustees AAM Living Trust
6473 Canebrake Road
Mobile, AL 36695

Shades Mountain Properties, LLC

2311 Highland Ave. S., Suite 200
Birmingham, AL 35205

ALABAMA TENNESSEE AND NORTHERN RAILROAD
SOUTHERN RAILROAD

PROPOSED BUILDING
FOR VEHICLE REPAIR
(80' X 100')

FLOOD ZONE
AE (11)

FLOOD ZONE AE (12)

SCALE BUILDING

CONCRETE PAD

283'±

FLOOD ZONE
X (SHADE)

FLOOD ZONE X (UNSHADE)

FLOOD ZONE
X (SHADE)

S 86°23'11" W 743.38'

CHORD LENGTH CHORD BEARING
489.25' N 84°28'00" W

N 00°40'00" E 950.00'

S 00°45'50" W 1195.00'

N 89°56'00" W 250.00'

POINT OF
BEGINNING

LEGAL DESCRIPTION:

BEGINNING AT A METAL MARKER (COORDINATES: NORTH 281.741; EAST 323.238) IN THE BOUNDARY OF AMERICAS LAND AT A CORNER OF THE TENNESSEE LAND COMPANY FROM WHICH A MONUMENT AT THE I GULF SHEPHERDING CORPORATION'S LAND BEARS SOUTH 00° - 40' WEST AT A DISTANCE OF 500.00 FEET; POINT OF BEGINNING RUN NORTH 89° - 56' WEST AT A DISTANCE OF 250.00 FEET; THENCE RUN NORTH 00° OF 950.00 FEET; THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 1404.09 FEET; THENCE RUN SOUTH 27° - 36' WEST AT A DISTANCE OF 444.98 FEET AND TO OF PROPERTY NOW OR FORMERLY OWNED BY ONEAL STEEL, INC.; THENCE RUN SOUTH 88° - 23' - 40' PROPERTY LINE A DISTANCE OF 743.78 FEET AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF SC RUN NORTH 05° - 38' EAST ALONG THE EAST RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD A DISTANCE OF 1655.92 FEET, MORE OR LESS, TO A POINT ON THE CHICKASAW CREEK; THENCE RUN EASTWARDLY ALONG THE SOUTH BANK OF CHICKASAW CREEK A DISTANCE TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK; THENCE RUN SOUTH 00° - 40' WEST A DISTANCE OR LESS, AND TO A POINT OF BEGINNING, SAID PROPERTY BEING AND LYING IN THE COUNTY OF MOBILE

NW CORNER OF PROPERTY NOW OR
FORMERLY OF GULF SHIPBUILDERS
COMPANY

MOBILE CITY PLANNING COMMISSION

August 27, 2024

PUBLIC HEARING NOTICE



Re: 1 Hardwood Lane
MOD-003074-2024
SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)
District 2
Major Modification of a previously approved Planning Approval allowing the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District.

Dear Property Owner(s):

This letter is to advise adjacent property owners, as required by State Law, that the Mobile City Planning Commission will hold a Public Hearing on Thursday, September 19, 2024, at 2:00 p.m., to consider the above referenced application.

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

While your presence is not required, this notice is to advise you of the meeting so that you may participate and if you wish, present your views concerning this application to the Planning Commission. Please note, this application will not re-subdivide your property, and when hearing requests for subdivision, the Planning Commission does not consider matters of zoning or use for the proposed lots.

If you wish to comment on the application, you may email your comments to planning@cityofmobile.org or upload your comments to the case, which can be found under the meeting date on the web portal at <https://www.buildmobile.org/planning-commission/>. You may also submit comments by letter:

Planning & Zoning/City of Mobile
P.O. Box 1827
Mobile, Alabama 36633-1827

Include your full name and address with any comments. All comments must be submitted via email or uploaded to the portal, or received via mail, by 2:00 p.m. on Wednesday, September 18, 2024, to allow adequate time for the Commission members to review the information.

If you wish to present your views to the Commission in person, the Commission's Operating Rules and Procedures limit both the proponent and opposition to four (4) speakers each, for a maximum of five (5) minutes.

For additional information or assistance, please contact a Planner at (251) 208-5895.

MOBILE CITY PLANNING COMMISSION

August 27, 2024

PUBLIC HEARING NOTICE



Re: 1 Hardwood Lane
MOD-003074-2024
SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)
District 2
Major Modification of a previously approved Planning Approval allowing the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District.

Dear Applicant(s) / Owner(s):

The Mobile City Planning Commission will hold a Public Hearing on Thursday, September 19, 2024, at 2:00 p.m. to consider your above referenced application.

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

Your presence, or that of your agent, is required at this hearing. Failure to participate in the hearing may result in a denial of your request. Please be prepared to present your application to the Commission and respond to any questions they might have.

If you wish to comment on the application, you may email your comments to planning@cityofmobile.org or upload your comments to the case, which can be found under the meeting date on the web portal at <https://www.buildmobile.org/planning-commission/>. You may also submit comments by letter:

Planning & Zoning/City of Mobile
P.O. Box 1827
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For additional information or assistance, please contact a Planner at (251) 208-5895.



Agenda Item # 13

MOD-003074-2024 & MOD-003045-2024

View additional details on this proposal and all application materials using the following links:

[Applicant Materials for Consideration – Planning Approval Modification](#)

[Applicant Materials for Consideration – Planned Unit Development Modification](#)

DETAILS

Location:

1 Hardwood Lane

Applicant / Agent:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

Jason Kneisler, SA Recycling, LLC

Current Zoning:

I-2, Heavy Industry District

Future Land Use:

Water Dependent

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Within one (1) year of approval

Proposal:

- Modification of a previously approved Planning Approval
- Modification of a previously approved Planned Unit Development

Considerations:

1. Modification of a previously approved Planning Approval with ten (10) conditions; and
2. Modification of a previously approved Planned Unit Development with ten (10) conditions.

Report Contents:

Page

Context Map	2
Site History	3
Staff Comments	3
Commission Considerations	4
Exhibits	6

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by industrial units.

APPLICATION NUMBER	13	DATE	September 19, 2024
APPLICANT	SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)		
REQUEST	PUD Modification, PA Modification		

N

NTS

SITE HISTORY

The site is composed of several metes-and-bounds parcels that have been the subject of various Planning Approvals and PUD approvals since 2006 to facilitate various expansions of an existing scrap metal processing facility with automobile shredding. Most recently, at its December 15, 2022 meeting, the Planning Commission approved amendments to the Planning Approval and PUD to allow a shipping container to be placed on the site for use as an office that operates two (2) additional truck scales.

There have been no Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

Planning Approval Modification (MOD-003074-2024)

No comments.

Planned Unit Development Modification (MOD-003045-2024)

Retain NOTES #1 - #6 as shown on the APPLICATION Site Plan.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

Planning Approval and Planned Unit Development Modifications

The applicant is proposing the construction of an additional building for on-site vehicle repairs. Detailed descriptions of the request are available via the links on page 1 of this report.

The site is surrounded by properties also zoned I-2 to the North, East, and South. The remainder of the site borders the City of Chickasaw, a portion of which is that city's sewage lagoon. The site is accessed by a private street, Hardwood Lane, via North Craft Highway.

The site plan depicts the existing development and illustrates the proposed 8,000 square-foot vehicle repair building and three (3) additional parking spaces. No additional changes to the site are proposed. Given the limited scope of work, it is reasonable to assume the additional building will not adversely affect the existing development or surrounding area. Moreover, the proposed work does not prompt compliance with any additional development requirements of the Unified Development Code (UDC), such as additional tree plantings, photometric plans, pedestrian walkway connections, etc.

While no tree plantings or landscaping are required to be illustrated on the Planning Approval and PUD site plans, and no additional tree plantings or landscaping are required as a result of the proposed work, a previously approved tree and landscape area plan is on file with the Planning and Zoning Department and will need to be amended to reflect the additional building and parking spaces. The revised plan should be submitted at the time requests for permits are made, and notes should be placed on the Planning Approval and PUD site plans stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC.

No dumpster is illustrated on the site plan, but a note on the plan identifies an existing waste bin on site, as required by previous approvals. This information should be retained on all applicable site plans associated with the proposed modifications.

It should be noted that the most recent amendments to the Planning Approval and PUD were approved with a condition that limited the hours of shredding operations between 6:00 a.m. and 6:00 p.m., with maintenance activities allowed after 6:00 p.m. As the applicant has not requested an amendment to this condition, it should therefore remain in force. A note with this information has been placed on the preliminary Planning Approval and PUD site plans and should be retained on the final site plans, if approved.

It should be noted that future development or redevelopment of the site may require additional modifications of the Planning Approval and PUD to be approved by the Planning Commission and City Council. A note stating as much should be placed on the recorded site plans, if approved.

PLANNING APPROVAL / PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planning Approval / Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

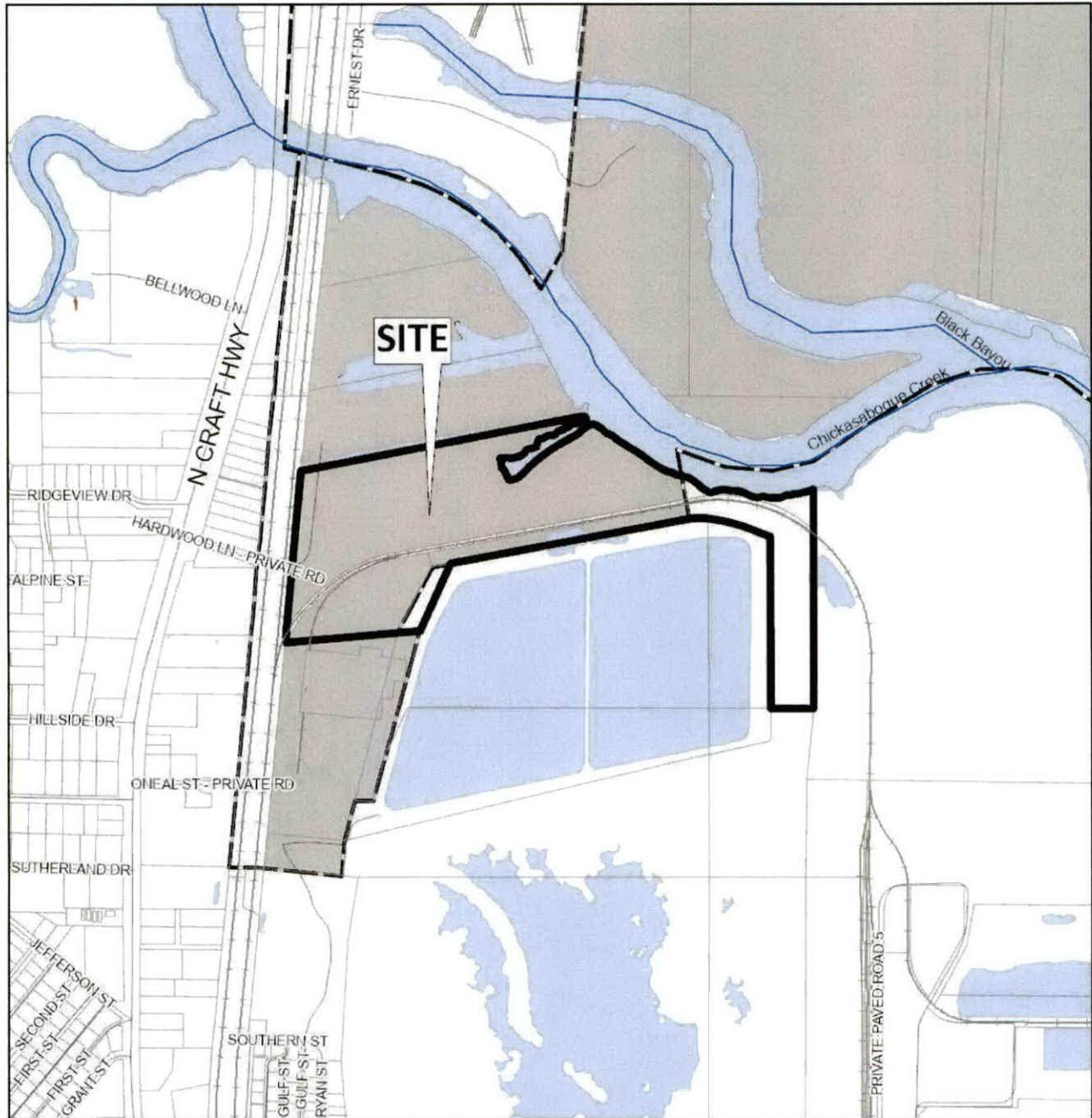
1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planning Approval / Planned Unit Development, the following conditions should apply:

1. Provision of a note on the Planning Approval and PUD site plans stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the Planning Approval and PUD site plans identifying the existing waste bin;
3. Retention of a note on the revised site plans stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final Planning Approval and PUD site plans stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in this staff report;
6. Compliance with all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report;
8. Compliance with all Fire Department comments noted in this staff report;
9. Provision of revised Planning Approval and PUD site plans for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 13 DATE September 19, 2024

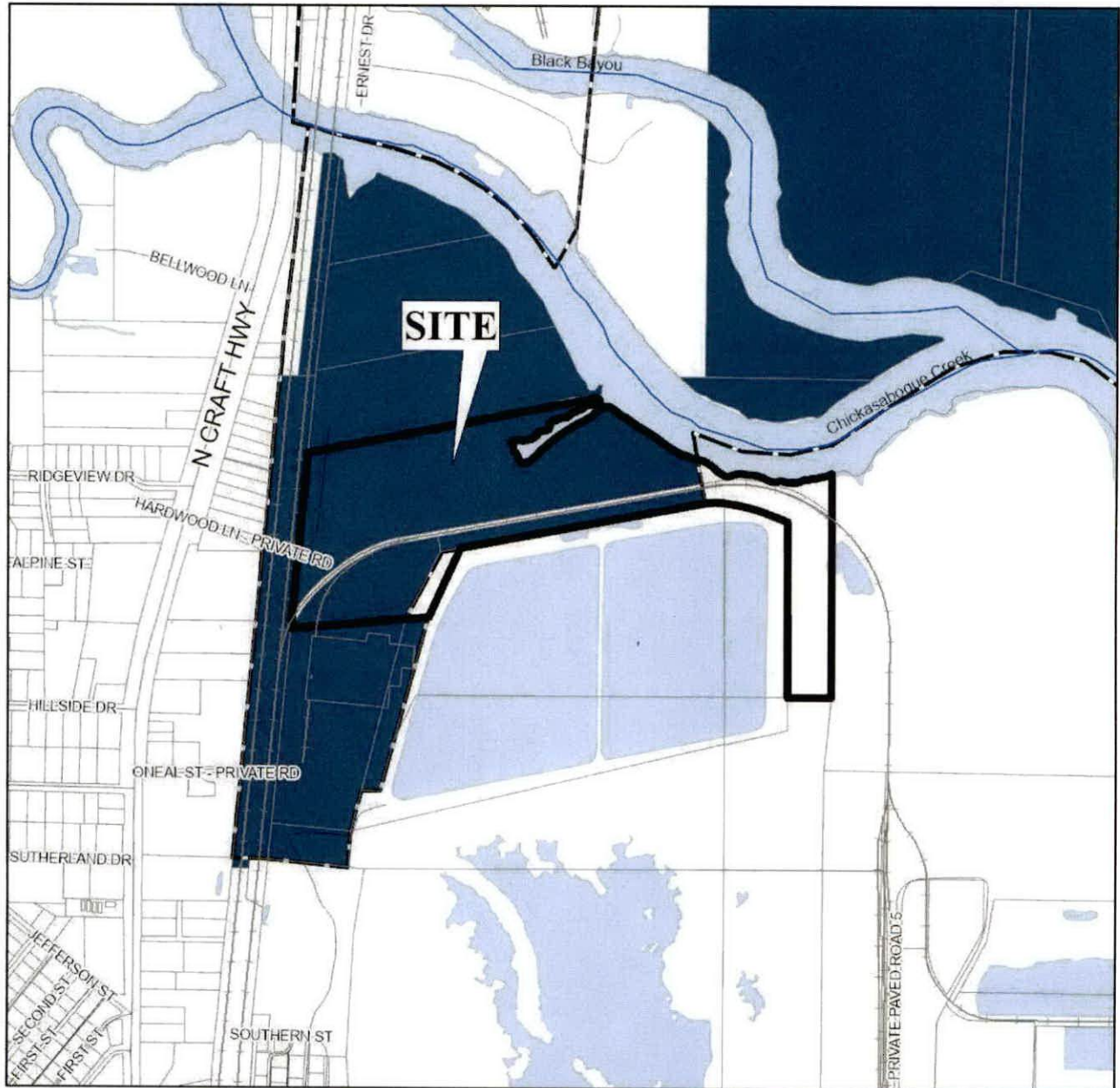
APPLICANT SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)

REQUEST PUD Modification, PA Modification



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 13 DATE September 19, 2024

APPLICANT SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)

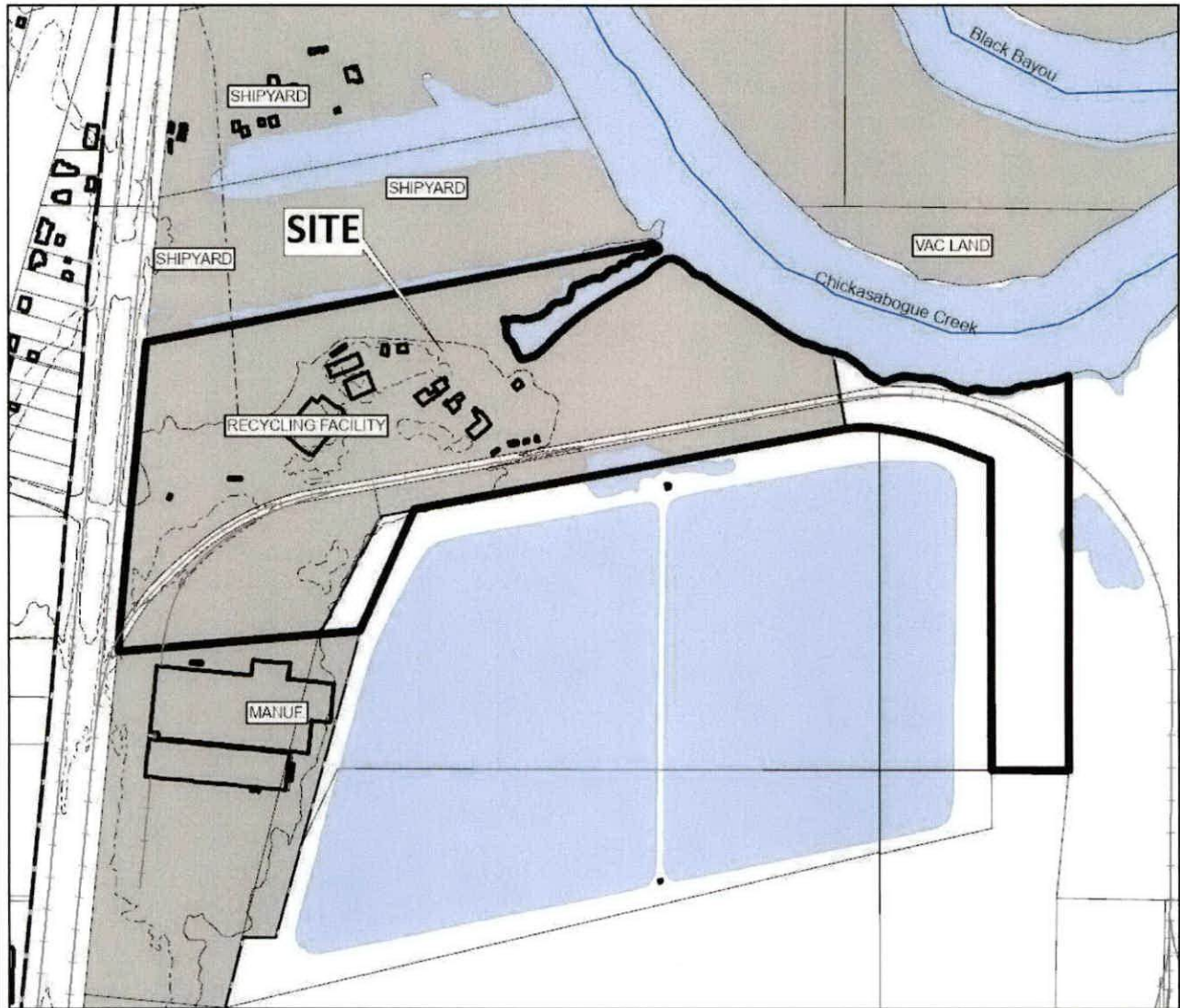
REQUEST PUD Modification, PA Modification

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



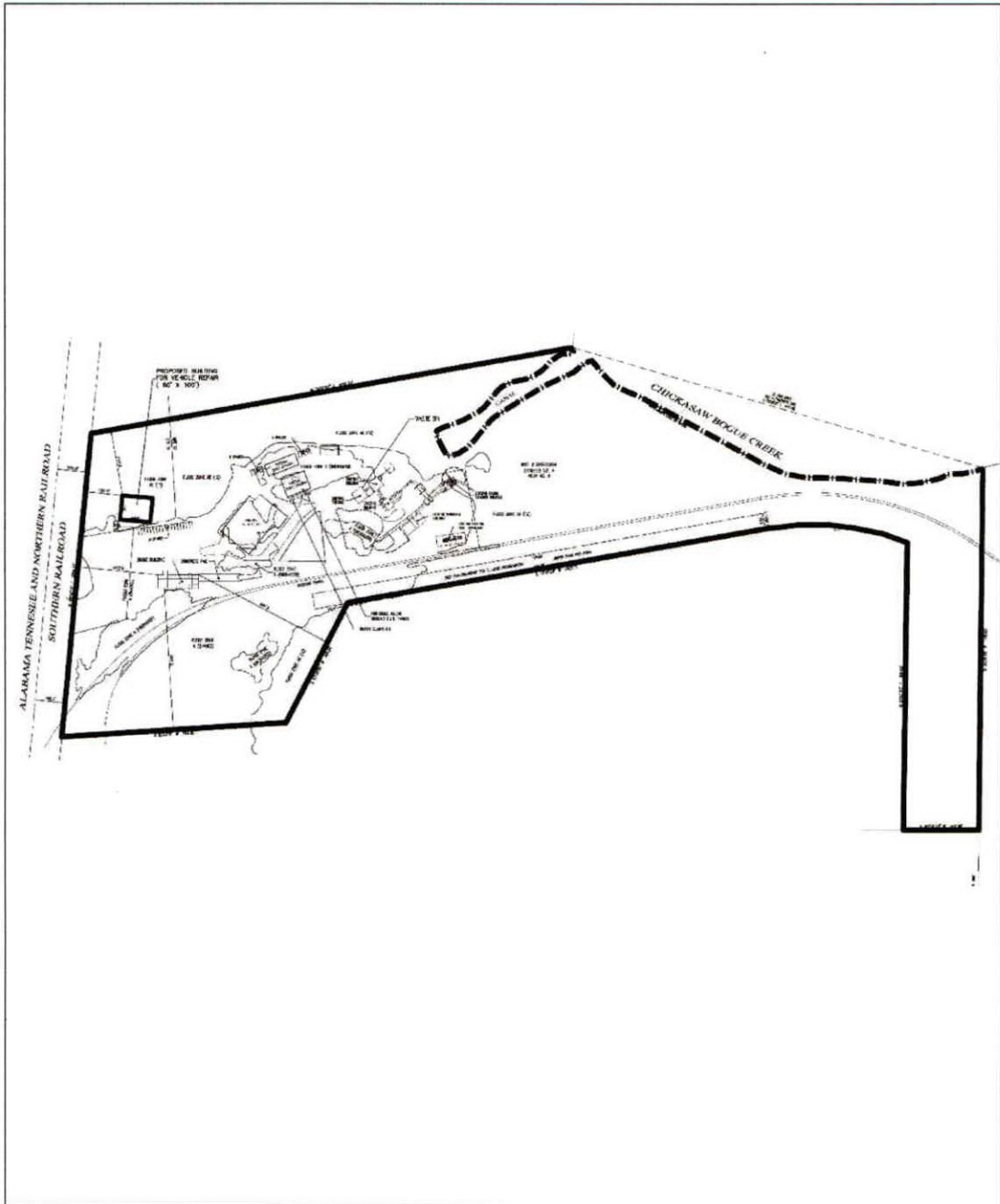
The site is surrounded by industrial units.

APPLICATION NUMBER 13 DATE September 19, 2024
 APPLICANT SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)
 REQUEST PUD Modification, PA Modification

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



SITE PLAN



The site plan illustrates the proposed building, parking, existing buildings, and easement.

APPLICATION NUMBER	13	DATE	September 19, 2024	 NTS
APPLICANT	SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)			
REQUEST	PUD Modification, PA Modification			

ZONING DISTRICT CORRESPONDENCE MATRIX			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWU)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■					■		■					□		
TWO-FAMILY RESIDENCE	R-2	■					■		■					□		
MULTIPLE-FAMILY	R-3	○	■				■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○				■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○			■	■	■	■					□		
HISTORIC BUSINESS	H-B				■		■		■					□		
VILLAGE CENTER	TCD						■	■						□		
NEIGH. CENTER	TCD						■	■						□		
NEIGH. GENERAL	TCD						■							□		
DOWNTOWN DEV. DDD	T-6				■									□		
DOWNTOWN DEV. DDD	T-5.1				■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2				■		■							□		
DOWNTOWN DEV. DDD	T-4				■		■		□					□		
DOWNTOWN DEV. DDD	T-3				■		■							□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□				□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○				□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○				□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3					■				■			○	□	○	
GEN. BUSINESS	B-4				■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5									■	■			□	□	
LIGHT INDUSTRY	I-1										■			□	□	□
HEAVY INDUSTRY	I-2											■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Water-Dependent and Water-Related Uses (WDWRU)

[REDACTED]

This designation applies to areas within the Mobile-Tensaw River Delta, Mobile Bay, Dog River, and associated tributaries, where potential future uses must, under normal operating conditions, be located on or in or immediately adjacent to coastal waters in order to be physically and economically practicable, which promote Uses of Regional Benefit. It may also apply to water-related and water-enhanced uses such as marinas, complementary marine businesses, industry and warehousing, housing, restaurants, and other facilities that are open to the public and offer public access to the waters of the state.

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Modification
Of a Previously Approved Planned Unit Development
For Property located at 1 Hardwood Lane

Pursuant to Resolution of the Mobile, Alabama City Council adopted **October 9, 2024**, a public hearing will be held on the **12th** day of **November**, 2024, at 10:30 a.m., to consider adoption of an ordinance to modify a previously approved Planned Unit Development for property located at 1 Hardwood Lane.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planned Unit Development (PUD) was approved on December 15, 2022 to allow multiple buildings on a single building site on property located at 1 Hardwood Lane and described as follows:

BEGINNING AT A METAL MARKER (COORDINATES: NORTH 281,741; EAST 323,238) IN THE BOUNDARY OF THE UNITED STATES OF AMERICAS LAND AT A CORNER OF THE TENNESSEE LAND COMPANY FROM WHICH A MONUMENT AT THE NORTHWEST CORNER OF THE GULF SHIPBUILDING CORPORATION'S LAND BEARS SOUTH 00° - 40' WEST AT A DISTANCE OF 500.00 FEET; THENCE FROM SAID POINT OF BEGINNING RUN NORTH 89° - 56' WEST A DISTANCE OF 250.00 FEET; THENCE RUN NORTH 00° - 40' EAST A DISTANCE OF 950.00 FEET; THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 475.19 FEET (LONG CHORD OF SAID CURVE BEARS NORTH 84° - 26' WEST A DISTANCE OF 469.25 FEET); THENCE RUN SOUTH 79° - 51' WEST A DISTANCE OF 1404.09 FEET; THENCE RUN SOUTH 27° - 36' WEST A DISTANCE OF 444.98 FEET AND TO A POINT ON PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY O'NEAL STEEL, INC.; THENCE RUN SOUTH 86° - 23' - 40" WEST ALONG SAID PROPERTY LINE A DISTANCE OF 743.78 FEET AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTHERN RAILROAD; THENCE RUN NORTH 05° - 38' EAST ALONG THE EAST RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD A DISTANCE OF 1004.46 FEET; THENCE RUN NORTH 79° - 51' EAST A DISTANCE OF 1655.92 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK; THENCE RUN EASTWARDLY ALONG THE SOUTH BANK OF CHICKASAW CREEK A DISTANCE

OF 1440.00 FEET AND TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK; THENCE RUN SOUTH 00° – 40' WEST A DISTANCE OF 1179.20 FEET, MORE OR LESS, AND TO A POINT OF BEGINNING; SAID PROPERTY BEING AND LYING IN THE COUNTY OF MOBILE AND STATE OF ALABAMA.

WHEREAS, the owner of said property applied for a Major Modification of the PUD on August 6, 2024 allowing multiple buildings on a single building site.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on September 19, 2024 and recommended approval of the Major Modification of the PUD subject to the following conditions:

1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the PUD site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised PUD site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property;
- D. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and,
- G. Shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the PUD is hereby approved with the following required conditions:

1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the PUD site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised PUD site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 12th day of November, 2024, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 16th day of October, 2024 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 1 Hardwood Lane. The proposed amendment will modify a Planned Unit Development (PUD) that was approved for said location on December 15, 2022. The owner of said property has applied for a Major Modification of the PUD allowing multiple buildings on a single building site. If approved, the major modification allowing multiple buildings on a single building site is subject to the following proposed conditions: 1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC; 2. Retention of a note on the PUD site plan identifying the existing waste bin; 3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.; 4. Provision of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council; 5. Compliance with all Engineering comments noted in the staff report; 6. Compliance with all Traffic Engineering comments noted in the staff report; 7. Compliance with all Urban Forestry comments noted in the staff report; 8. Compliance with all Fire Department comments noted in the staff report; 9. Provision of revised PUD site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and, 10. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council:

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

Sponsored by: Councilmember William Carroll

WHEREAS, a Planned Unit Development (PUD) was approved on December 15, 2022 to allow multiple buildings on a single building site on property located at 1 Hardwood Lane and described as follows:

BEGINNING AT A METAL MARKER (COORDINATES: NORTH 281,741; EAST 323,238) IN THE BOUNDARY OF THE UNITED STATES OF AMERICAS LAND AT A CORNER OF THE TENNESSEE LAND COMPANY FROM WHICH A MONUMENT AT THE NORTHWEST CORNER OF THE GULF SHIPBUILDING CORPORATION'S LAND BEARS SOUTH 00° - 40' WEST AT A DISTANCE OF 500.00 FEET; THENCE FROM SAID POINT OF BEGINNING RUN NORTH 89° - 56' WEST A DISTANCE OF 250.00 FEET; THENCE RUN NORTH 00° - 40' EAST A DISTANCE OF 950.00 FEET; THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 475.19 FEET (LONG CHORD OF SAID CURVE BEARS NORTH 84° - 26' WEST A DISTANCE OF 469.25 FEET); THENCE RUN SOUTH 79° - 51' WEST A DISTANCE OF 1404.09 FEET; THENCE RUN SOUTH 27° - 36' WEST A DISTANCE OF 444.98 FEET AND TO A POINT ON PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY O'NEAL STEEL, INC.; THENCE RUN SOUTH 86° - 23' - 40" WEST ALONG SAID PROPERTY LINE A DISTANCE OF 743.78 FEET AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTHERN RAILROAD; THENCE RUN NORTH 05° - 38' EAST ALONG THE EAST RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD A DISTANCE OF 1004.46 FEET; THENCE RUN NORTH 79° - 51' EAST A DISTANCE OF 1655.92 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK; THENCE RUN EASTWARDLY ALONG THE SOUTH BANK OF CHICKASAW CREEK A DISTANCE OF 1440.00 FEET AND TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK; THENCE RUN SOUTH 00° - 40' WEST A DISTANCE OF 1179.20 FEET, MORE OR LESS, AND TO A POINT OF BEGINNING; SAID PROPERTY BEING AND LYING IN THE COUNTY OF MOBILE AND STATE OF ALABAMA.

WHEREAS, the owner of said property applied for a Major Modification of the PUD on August 6, 2024 allowing multiple buildings on a single building site.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on September 19, 2024 and recommended approval of the Major Modification of the PUD subject to the following conditions:

1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the PUD site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised PUD site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property;
- D. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and,
- G. Shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the PUD is hereby approved with the following required conditions:

1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the PUD site plan identifying the existing waste bin;

3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised PUD site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

**SA Recycling, LLC
(Kari Givens, Byrd Surveying, Inc., Agent)
1 Hardwood Lane
Council District 2
William Carroll**



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

October 2, 2024
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on September 19, 2024 considered the request of SA Recycling, LLC for a Major Modification of a previously approved Planned Unit Development (PUD) allowing multiple buildings on a single building site for the property located at 1 Hardwood Lane.

After discussion it was decided to recommend approval of the modification request to the City Council subject to the following conditions:

1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the PUD site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised PUD site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

Copies of the application and reports are attached.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bert Hoffman", with a stylized, cursive script.

Bert Hoffman
Deputy Director, Long Range Planning Department

dla
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2024

Kari Givens
Byrd Surveying, LLC.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 1 Hardwood Lane
MOD-003045-2024
SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)
District 2
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site.

Dear Applicant(s)/ Property Owner (s):

At its meeting on September 19, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the PUD site plan identifying the existing waste bin;
3. Retention of a note on the revised site plan stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report;
9. Provision of revised PUD site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

The advertising fee for this application based on the current legal description is \$563.16. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Bert Hoffman

Deputy Director of Long Range Planning



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ **Conditional Use Permits**

Checklist A

☐ **Rezoning, Text Amendment, or Specific Area Plan Amendments**

Checklist B

☐ **Planned Development**

Checklist C

☒ **Previously approved Planning Approvals or Planned Unit Development**

Checklist D

Have you provided the required information on the corresponding checklist? ☒ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	KARI GIVENS	
Firm:	BYRD SURVEYING	
Phone:	251-476-5010	
Email:	byrd@byrdsurveying.biz	
Address:	2609 HALLS MILL ROAD	

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

	Owner	Design Professional
Name:	JASON KNEISLER	GERALD D. BYRD
Firm:	SA RECYCLING, LLC	BYRD SURVEYING
Phone:	228-343-3183	251-476-5010
Email:	jkneisler@sarecycling.com	jerry@byrdsurveying.biz
Address:	1 HARDWOOD LANE, CHICKASAW	2609 HALLS MILL ROAD, MOBILE

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

1 HARDWOOD LANE, CHICKASAW, AL

46.84 AC

Property Address

Property Area (acres or square feet)

KEY #01490880, #00238861, #01490899, #02912290, #00238772, #00238781

Parcel Number(s) or Key Number(s)

I-2

I-2

Present Zoning or Transect District

Proposed Zoning or Transect District (If applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

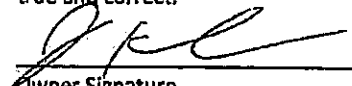
This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

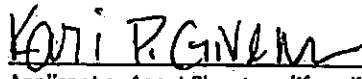
Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8-1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

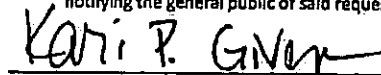

Owner Signature

6 Aug 24
Date


Applicant or Agent Signature (if applicable)

7/31/2024
Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.


Applicant or Agent Signature

7/31/2024
Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).
THIS PROPOSAL IS ONLY TO ADD ONE BUILDING ON THE SITE OF AN EXISTING BUSINESS.

WATER DEPENDENT

Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.
THIS SITE IS ZONED I-2 AND ADJOINS I-2 ON THE NORTH AND I-2 ON THE SOUTH.

3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.
THIS PROPOSAL WILL NOT AFFECT THE DEVELOPMENT OF ADJACENT PROPERTIES.

4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No
5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)
☒ Yes ☐ No

6. Please provide the following information:

- ☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)
THE BUILDING LOCATION IS SHOWN ON THE SITE PLAN AND IS 20 FEET TALL.

- ☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)
HEAVY MIXED GROWTH OF UNDERSTORY TREES AND OVERSTORY TREES ALONG THE WEST, NORTH, AND EAST SIDES OF THE BUILDING.

- ☐ Lighting:
CITY COMPLIANT LIGHTING WILL BE PROVIDED.

- ☐ Hours of operation:
SAME AS EXISTING FACILITY.

- ☐ Other conditions that are unique to the use of the property:
N/A

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.
COMBINING THE VEHICLE REPAIR INTO ONE BUILDING WILL PROVIDE FOR THE SAFETY AND GENERAL WELFARE OF THE EMPLOYEES.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.
THIS PROJECT WILL PROVIDE JOBS FOR TWO NEW EMPLOYEES AND INCREASE THE TAX BASE FOR THE CITY AND COUNTY.

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023



City of Mobile • Planning & Zoning
Corporate Letter of Authorization

I, JASON KNEISLER, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on behalf of SA RECYCLING, LLC, a corporation for the property located within the city limits of Mobile, Alabama at 1 HARDWOOD LANE.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

BYRD SURVEYING

Designee (1)

bvrd@surveying.biz

Email

251-476-5010

Phone Number

Designee (2)

Email

Phone Number


Signature of Company Owner

6 Aug 24.
Date

Byrd Surveying, Inc.

2609 Halls Mill Road
Mobile, AL 36606

SA Recycling, LLC

2411 North Glassell St.
Orange, CA 92865

City of Chickasaw

234 N. Craft Highway
Chickasaw, AL 36611

U O P

c/o Grant Thorton
1100 Peachtree St. NE, Suite 1200
Atlanta, GA 30309

Rose Sanders & Dorothy Sutterfield

538 N. Craft Highway
Chickasaw, AL 36611

Vincent P. Richardson

215 Valley Road
Chickasaw, AL 36611

Gulfstream Properties, LLC

5720 Gulf Stream Road
Biloxi, MS 39532

Johnny Evans

530 N. Craft Highway
Chickasaw, AL 36611

Mildred Grossman

5743 Andrews Road
Mobile, AL 36619

Sewell Holdings, LLC

P. O. Box 4167
Gulf Shore, AL 36547

DanHart, LLC

3378 Moffett Road
Mobile, AL 36607

Adel & Andree Mouawad

Trustees AAM Living Trust
6473 Canebrake Road
Mobile, AL 36695

Shades Mountain Properties, LLC

2311 Highland Ave. S., Suite 200
Birmingham, AL 35205

ALABAMA TENNESSEE AND NORTHERN RAILROAD
SOUTHERN RAILROAD

PROPOSED BUILDING
FOR VEHICLE REPAIR
(80' X 100')

FLOOD ZONE
AE (11)

FLOOD ZONE AE (12)

SCALE BUILDING

CONCRETE PAD

FLOOD ZONE X (SHADED)

FLOOD ZONE X (SHADED)

CHORD LENGTH	CHORD BEARING
469.25	N 84°26'00" W

S 65°23'11" W 743.38'

N 00°40'00" E 950.00'

S 00°38'50" W 1105.00'

N 89°56'00" W 250.00'

POINT OF
BEGINNING

LEGAL DESCRIPTION:

BEGINNING AT A METAL MARKER (COORDINATES: NORTH 281.741; EAST 323.238) IN THE BOUNDARY OF AMERICAS LAND AT A CORNER OF THE TENNESSEE LAND COMPANY FROM WHICH A MONUMENT AT THE GULF SHIPBUILDING CORPORATION'S LAND BEARS SOUTH 00° - 40' WEST AT A DISTANCE OF 500.00 FEET; POINT OF BEGINNING RUN NORTH 89° - 58' WEST A DISTANCE OF 250.00 FEET; THENCE RUN NORTH 00° OF 950.00 FEET; THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE CHORD OF SAID CURVE BEARS NORTH 84° - 26' WEST A DISTANCE OF 469.25 FEET; THENCE RUN SOUTH DISTANCE OF 1404.09 FEET; THENCE RUN SOUTH 27° - 36' WEST A DISTANCE OF 444.98 FEET AND TO OF PROPERTY NOW OR FORMERLY OWNED BY ONEAL STEEL, INC.; THENCE RUN SOUTH 88° - 23' - 40' PROPERTY LINE A DISTANCE OF 743.78 FEET AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF SC RUN NORTH 05° - 38' EAST ALONG THE EAST RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD A DIST THENCE RUN NORTH 79° - 51' EAST A DISTANCE OF 1655.92 FEET, MORE OR LESS, TO A POINT ON THE CHICKASAW CREEK; THENCE RUN EASTWARDLY ALONG THE SOUTH BANK OF CHICKASAW CREEK A DISTANCE TO A POINT ON THE SOUTH BANK OF CHICKASAW CREEK; THENCE RUN SOUTH 00° - 40' WEST A DISTANCE OR LESS, AND TO A POINT OF BEGINNING, SAID PROPERTY BEING AND LYING IN THE COUNTY OF MOBILE

NW CORNER OF PROPERTY NOW OR
FORMERLY OF GULF SHIPBUILDERS
COMPANY

MOBILE CITY PLANNING COMMISSION
August 27, 2024
PUBLIC HEARING NOTICE



Re: 1 Hardwood Lane
MOD-003045-2024
SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)
District 2
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site.

Dear Property Owner(s):

This letter is to advise adjacent property owners, as required by State Law, that the Mobile City Planning Commission will hold a Public Hearing on Thursday, September 19, 2024, at 2:00 p.m., to consider the above referenced application.

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

While your presence is not required, this notice is to advise you of the meeting so that you may participate and if you wish, present your views concerning this application to the Planning Commission. Please note, this application will not re-subdivide your property, and when hearing requests for subdivision, the Planning Commission does not consider matters of zoning or use for the proposed lots.

If you wish to comment on the application, you may email your comments to planning@cityofmobile.org or upload your comments to the case, which can be found under the meeting date on the web portal at <https://www.buildmobile.org/planning-commission/>. You may also submit comments by letter:

Planning & Zoning/City of Mobile
P.O. Box 1827
Mobile, Alabama 36633-1827

Include your full name and address with any comments. All comments must be submitted via email or uploaded to the portal, or received via mail, by 2:00 p.m. on Wednesday, September 18, 2024, to allow adequate time for the Commission members to review the information.

If you wish to present your views to the Commission in person, the Commission's Operating Rules and Procedures limit both the proponent and opposition to four (4) speakers each, for a maximum of five (5) minutes.

For additional information or assistance, please contact a Planner at (251) 208-5895.

MOBILE CITY PLANNING COMMISSION

August 27, 2024

PUBLIC HEARING NOTICE



Re: 1 Hardwood Lane
MOD-003045-2024
SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)
District 2
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site.

Dear Applicant(s) / Owner(s):

The Mobile City Planning Commission will hold a Public Hearing on Thursday, September 19, 2024, at 2:00 p.m. to consider your above referenced application.

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

Your presence, or that of your agent, is required at this hearing. Failure to participate in the hearing may result in a denial of your request. Please be prepared to present your application to the Commission and respond to any questions they might have.

If you wish to comment on the application, you may email your comments to planning@cityofmobile.org or upload your comments to the case, which can be found under the meeting date on the web portal at <https://www.buildmobile.org/planning-commission/>. You may also submit comments by letter:

Planning & Zoning/City of Mobile
P.O. Box 1827
Mobile, Alabama 36633-1827

Include your full name and address with any comments. All comments must be submitted via email or uploaded to the portal, or received via mail, by 2:00 p.m. on Wednesday, September 18, 2024, to allow adequate time for the Commission members to review the information.

For additional information or assistance, please contact a Planner at (251) 208-5895.



Agenda Item # 13
MOD-003074-2024 & MOD-003045-2024

View additional details on this proposal and all application materials using the following links:

[**Applicant Materials for Consideration – Planning Approval Modification**](#)

[**Applicant Materials for Consideration – Planned Unit Development Modification**](#)

DETAILS

Location:

1 Hardwood Lane

Applicant / Agent:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

Jason Kneisler, SA Recycling, LLC

Current Zoning:

I-2, Heavy Industry District

Future Land Use:

Water Dependent

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Within one (1) year of approval

Proposal:

- Modification of a previously approved Planning Approval
- Modification of a previously approved Planned Unit Development

Considerations:

1. Modification of a previously approved Planning Approval with ten (10) conditions; and
2. Modification of a previously approved Planned Unit Development with ten (10) conditions.

Report Contents:

Page

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Site History	3
Staff Comments	3
Commission Considerations	4
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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by industrial units.

APPLICATION NUMBER	13	DATE	September 19, 2024
APPLICANT	SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)		
REQUEST	PUD Modification, PA Modification		



SITE HISTORY

The site is composed of several metes-and-bounds parcels that have been the subject of various Planning Approvals and PUD approvals since 2006 to facilitate various expansions of an existing scrap metal processing facility with automobile shredding. Most recently, at its December 15, 2022 meeting, the Planning Commission approved amendments to the Planning Approval and PUD to allow a shipping container to be placed on the site for use as an office that operates two (2) additional truck scales.

There have been no Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

Planning Approval Modification (MOD-003074-2024)

No comments.

Planned Unit Development Modification (MOD-003045-2024)

Retain NOTES #1 - #6 as shown on the APPLICATION Site Plan.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

Planning Approval and Planned Unit Development Modifications

The applicant is proposing the construction of an additional building for on-site vehicle repairs. Detailed descriptions of the request are available via the links on page 1 of this report.

The site is surrounded by properties also zoned I-2 to the North, East, and South. The remainder of the site borders the City of Chickasaw, a portion of which is that city's sewage lagoon. The site is accessed by a private street, Hardwood Lane, via North Craft Highway.

The site plan depicts the existing development and illustrates the proposed 8,000 square-foot vehicle repair building and three (3) additional parking spaces. No additional changes to the site are proposed. Given the limited scope of work, it is reasonable to assume the additional building will not adversely affect the existing development or surrounding area. Moreover, the proposed work does not prompt compliance with any additional development requirements of the Unified Development Code (UDC), such as additional tree plantings, photometric plans, pedestrian walkway connections, etc.

While no tree plantings or landscaping are required to be illustrated on the Planning Approval and PUD site plans, and no additional tree plantings or landscaping are required as a result of the proposed work, a previously approved tree and landscape area plan is on file with the Planning and Zoning Department and will need to be amended to reflect the additional building and parking spaces. The revised plan should be submitted at the time requests for permits are made, and notes should be placed on the Planning Approval and PUD site plans stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC.

No dumpster is illustrated on the site plan, but a note on the plan identifies an existing waste bin on site, as required by previous approvals. This information should be retained on all applicable site plans associated with the proposed modifications.

It should be noted that the most recent amendments to the Planning Approval and PUD were approved with a condition that limited the hours of shredding operations between 6:00 a.m. and 6:00 p.m., with maintenance activities allowed after 6:00 p.m. As the applicant has not requested an amendment to this condition, it should therefore remain in force. A note with this information has been placed on the preliminary Planning Approval and PUD site plans and should be retained on the final site plans, if approved.

It should be noted that future development or redevelopment of the site may require additional modifications of the Planning Approval and PUD to be approved by the Planning Commission and City Council. A note stating as much should be placed on the recorded site plans, if approved.

PLANNING APPROVAL / PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planning Approval / Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

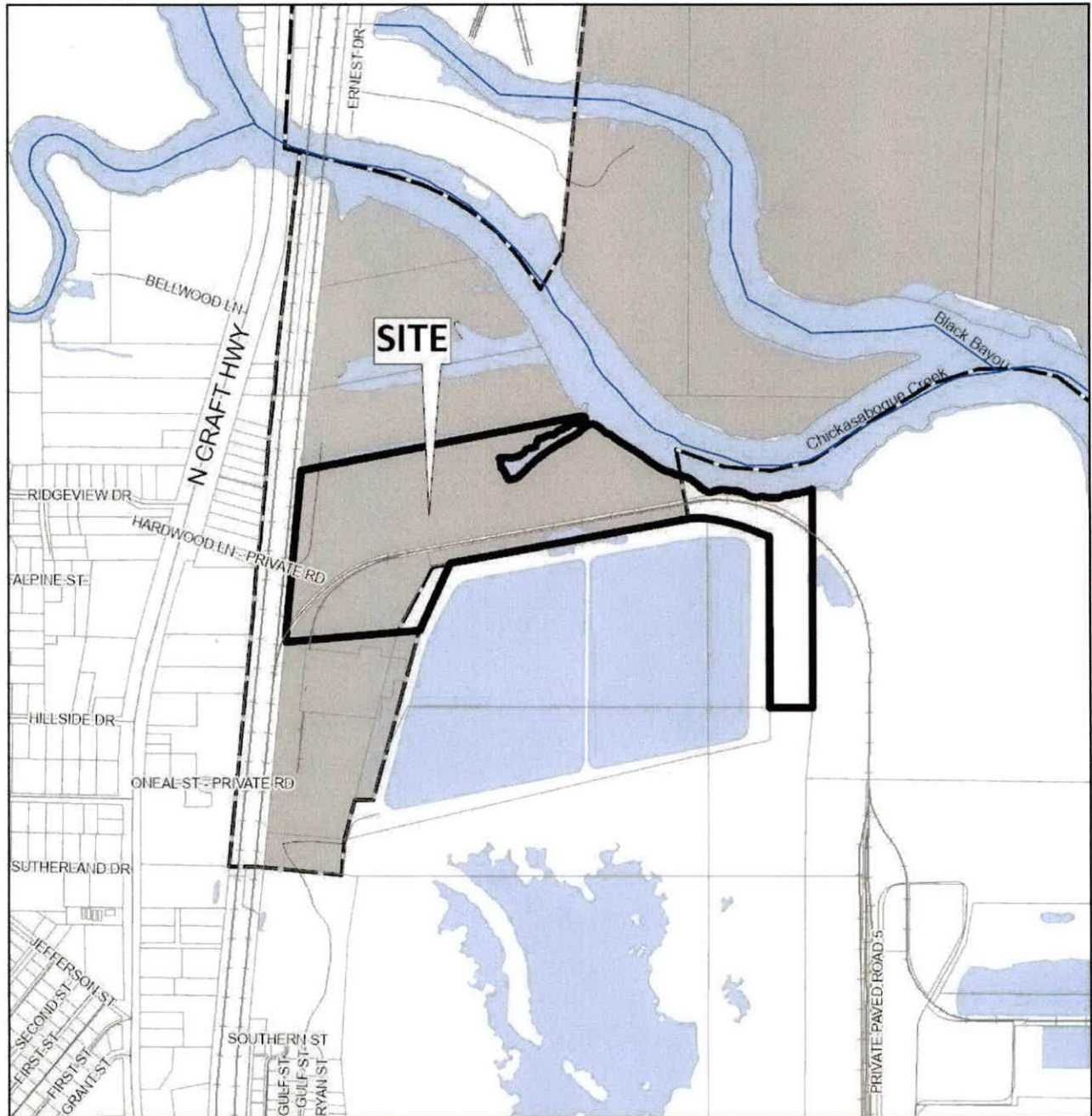
1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. **Benefits Consideration.** In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planning Approval / Planned Unit Development, the following conditions should apply:

1. Provision of a note on the Planning Approval and PUD site plans stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Retention of a note on the Planning Approval and PUD site plans identifying the existing waste bin;
3. Retention of a note on the revised site plans stating shredding operations are limited between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.;
4. Provision of a note on the Final Planning Approval and PUD site plans stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in this staff report;
6. Compliance with all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report;
8. Compliance with all Fire Department comments noted in this staff report;
9. Provision of revised Planning Approval and PUD site plans for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 13 DATE September 19, 2024
 APPLICANT SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)
 REQUEST PUD Modification, PA Modification



FLUM LOCATOR MAP

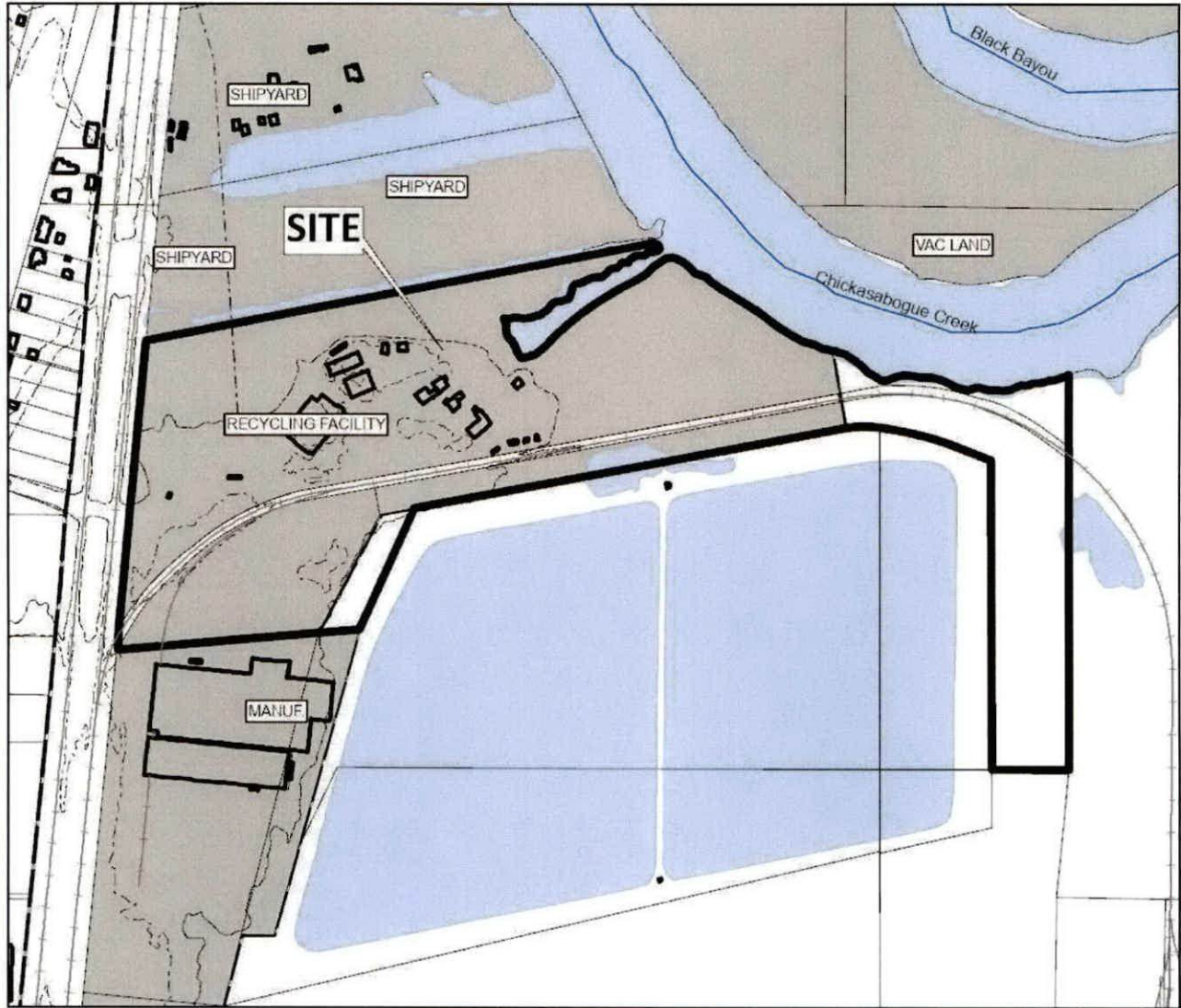


APPLICATION NUMBER <u>13</u> DATE <u>September 19, 2024</u>		
APPLICANT <u>SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)</u>		
REQUEST <u>PUD Modification, PA Modification</u>		
Low Density Residential Mixed Density Residential Downtown District Center	Neighborhood Center - Traditional Neighborhood Center - Suburban Traditional Corridor Mixed Commercial Corridor	Downtown Waterfront Light Industry Heavy Industry Institutional
Parks & Open Space Water Dependent		

N

NTS

PLANNING COMMISSION **VICINITY MAP - EXISTING ZONING**



The site is surrounded by industrial units.

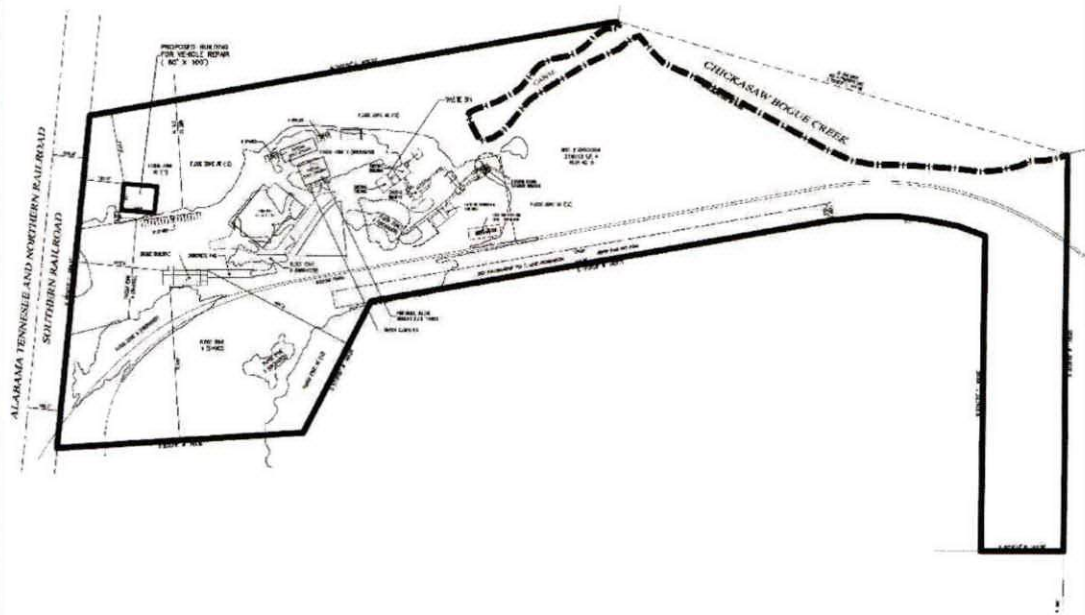
APPLICATION NUMBER 13 DATE September 19, 2024
 APPLICANT SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)
 REQUEST PUD Modification, PA Modification

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



NTS

SITE PLAN



The site plan illustrates the proposed building, parking, existing buildings, and easement.

APPLICATION NUMBER	13	DATE	September 19, 2024
APPLICANT	SA Recycling, LLC (Kari Givens, Byrd Surveying, Inc., Agent)		
REQUEST	PUD Modification, PA Modification		

N
↑
NTS

ZONING DISTRICT CORRESPONDENCE MATRIX															
		LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A														
ONE-FAMILY RESIDENCE	R-1	■				■		■					□		
TWO-FAMILY RESIDENCE	R-2	■				■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■			■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○			■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■					□		
HISTORIC BUSINESS	H-B			■		■		■					□		
VILLAGE CENTER	TCD					■	■						□		
NEIGH. CENTER	TCD					■	■						□		
NEIGH. GENERAL	TCD					■							□		
DOWNTOWN DEV. DDD	T-6			■									□		
DOWNTOWN DEV. DDD	T-5.1			■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2			■		■							□		
DOWNTOWN DEV. DDD	T-4			■		■		□					□		
DOWNTOWN DEV. DDD	T-3			■		■							□		
DOWNTOWN DEV. DDD	SD-WH									○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□			□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○			□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○			□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3				■				■			○	□	○	
GEN. BUSINESS	B-4			■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5								■	■			□	□	
LIGHT INDUSTRY	I-1									■			□	□	□
HEAVY INDUSTRY	I-2										■		□		

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Water-Dependent and Water-Related Uses (WDWRU)

[REDACTED]

This designation applies to areas within the Mobile-Tensaw River Delta, Mobile Bay, Dog River, and associated tributaries, where potential future uses must, under normal operating conditions, be located on or in or immediately adjacent to coastal waters in order to be physically and economically practicable, which promote Uses of Regional Benefit. It may also apply to water-related and water-enhanced uses such as marinas, complementary marine businesses, industry and warehousing, housing, restaurants, and other facilities that are open to the public and offer public access to the waters of the state.

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Consider Rezoning
of Property located at 6950 Moffett Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **October 9, 2024**, a public hearing will be held on the **12th** day of **November**, 2024, at 10:30 a.m., to consider adoption of an ordinance to consider rezoning property located at 6950 Moffett Road from LB-2, Limited Neighborhood Business Suburban District, to R-1, Single-Family Residential Suburban District.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the Ordinance commonly known as the Unified Development Code and adopted on July 12, 2022, together with the Zoning Map of the City of Mobile, be, and the same hereby is amended in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

COMMENCE AT A ¾ PIPE IN PLACE BEING THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST, MOBILE COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED NORTH 89° 20' 15" WEST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 180.89 FEET TO A ¾" PIPE BEING THE NORTHWEST CORNER OF LOT NO. 26 OF THE WESTERLY WOODS SUBDIVISION AS SHOWN BY MAP OF SAID SUBDIVISION ON RECORD IN THE OFFICE OF THE JUDGE OF MOBILE COUNTY, ALABAMA IN PLAT BOOK 24 AT PAGE 55; THENCE PROCEED SOUTH 00° 07' 42" EAST FOR A DISTANCE OF 739.26 FEET (SET ½" REBAR CA-0114-LS); THENCE PROCEED NORTH 82° 37' 11" WEST FOR A DISTANCE OF 50.80 FEET (SET ½" REBAR CA-0114-LS); THENCE PROCEED SOUTH 07° 22' 49" WEST FOR A DISTANCE OF 19.50 FEET (SET ½" REBAR CA0114-LS) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF U. S. HIGHWAY 98; THENCE PROCEED NORTH 82° 37' 11" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID HIGHWAY FOR A DISTANCE OF 139.87 FEET (SET ½" REBAR CA-0114-LS) TO THE P. C. OF A CONCAVE CURVE RIGHT HAVING AN ARC LENGTH OF 294.11 FEET AND A RADIUS OF 11459.16 FEET; THENCE PROCEED

NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID HIGHWAY AND ALONG THE CURVATURE OF SAID CURVE FOR A CHORD BEARING AND DISTANCE OF NORTH 81° 52' 50" WEST, 294.10 FEET (SET ½" REBAR CA0114-LS); THENCE PROCEED NORTH 05° 25' 33" WEST FOR A DISTANCE OF 20.12 FEET (SET ½" REBAR CA-0114-LS); THENCE WITH A CURVE CONCAVE TO THE LEFT HAVING AN ARC LENGTH OF 10.99 FEET AND A RADIUS OF 11459.16 FEET FOR A CHORD BEARING AND DISTANCE OF NORTH 81° 05' 20" WEST, 10.99 FEET (SET ½" REBAR CA-0114-LS); THENCE PROCEED NORTH 00° 31' 33" EAST FOR A DISTANCE OF 603.27 FEET TO A 5/8" REBAR (CA #00033LS); THENCE PROCEED NORTH 00° 16' 13" EAST FOR A DISTANCE OF 111.22 FEET TO A ½" REBAR IN PLACE; THENCE PROCEED NORTH 00° 39' 38" EAST FOR A DISTANCE OF 210.53 FEET TO A 1" PIPE; THENCE PROCEED NORTH 00° 32' 34" EAST FOR A DISTANCE OF 419.69 FEET (SET ½" REBAR CA-0114-LS); THENCE PROCEED SOUTH 89° 20' 15" EAST FOR A DISTANCE OF 662.16 FEET (SET ½" REBAR CA-0114-LS); THENCE PROCEED SOUTH 00° 02' 40" EAST FOR A DISTANCE OF 248.36 FEET TO A 1" CRIMP TOP PIPE IN PLACE; THENCE PROCEED SOUTH 00° 00' 19" WEST FOR A DISTANCE OF 419.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE SOUTHWEST ONE-FOURTH OF THE NORTHWEST ONE FOURTH AND THE NORTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST, MOBILE COUNTY, ALABAMA AND CONTAINS 18.41 ACRES.

The classification of said property is hereby changed from LB-2, Limited Neighborhood Business Suburban District to R-1, Single-Family Residential Suburban District and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in an R-1, Single-Family Residential Suburban District, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in an R-1, Single-Family Residential Suburban District until all of the conditions set forth below have been complied with: 1. Completion of the subdivision process; and, 2. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the City Council of Mobile proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 12th day of November, 2024 at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Zoning Ordinance

The proposed amendment to the Unified Development Code was published in full on the 16th day of October, 2024 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 6950 Moffett Road.

The proposed amendment to the Unified Development Code changes the classification of the subject property from LB-2, Limited Neighborhood Business Suburban District to R-1, Single-Family Residential Suburban District. Under the proposed amendment to the Unified Development Code, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in R-1 districts under the terms of the Unified Development Code of July 12, 2022, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile, and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Unified Development Code of July 12, 2022, as amended. Further, no lot or parcel shall be used for any use allowed in R-1 districts until the following conditions have been complied with: 1. Completion of the subdivision process; and, 2. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code shall be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

Sponsored by: Councilmember Gina Gregory

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the Ordinance commonly known as the Unified Development Code and adopted on July 12, 2022, together with the Zoning Map of the City of Mobile, be, and the same hereby is amended in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

COMMENCE AT A ¾ PIPE IN PLACE BEING THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST, MOBILE COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED NORTH 89° 20' 15" WEST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 180.89 FEET TO A ¾" PIPE BEING THE NORTHWEST CORNER OF LOT NO. 26 OF THE WESTERLY WOODS SUBDIVISION AS SHOWN BY MAP OF SAID SUBDIVISION ON RECORD IN THE OFFICE OF THE JUDGE OF MOBILE COUNTY, ALABAMA IN PLAT BOOK 24 AT PAGE 55; THENCE PROCEED SOUTH 00° 07' 42" EAST FOR A DISTANCE OF 739.26 FEET (SET ½" REBAR CA-0114-LS); THENCE PROCEED NORTH 82° 37' 11" WEST FOR A DISTANCE OF 50.80 FEET (SET ½" REBAR CA-0114-LS); THENCE PROCEED SOUTH 07° 22' 49" WEST FOR A DISTANCE OF 19.50 FEET (SET ½" REBAR CA0114-LS) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF U. S. HIGHWAY 98; THENCE PROCEED NORTH 82° 37' 11" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID HIGHWAY FOR A DISTANCE OF 139.87 FEET (SET ½" REBAR CA-0114-LS) TO THE P. C. OF A CONCAVE CURVE RIGHT HAVING AN ARC LENGTH OF 294.11 FEET AND A RADIUS OF 11459.16 FEET; THENCE PROCEED NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID HIGHWAY AND ALONG THE CURVATURE OF SAID CURVE FOR A CHORD BEARING AND DISTANCE OF NORTH 81° 52' 50" WEST, 294.10 FEET (SET ½" REBAR CA0114-LS); THENCE PROCEED NORTH 05° 25' 33" WEST FOR A DISTANCE OF 20.12 FEET (SET ½" REBAR CA-0114-LS); THENCE WITH A CURVE CONCAVE TO THE LEFT HAVING AN ARC LENGTH OF 10.99 FEET AND A RADIUS OF 11459.16 FEET FOR A CHORD BEARING AND DISTANCE OF NORTH 81° 05' 20" WEST, 10.99 FEET (SET ½" REBAR CA-0114-LS); THENCE PROCEED NORTH 00° 31' 33" EAST FOR A

DISTANCE OF 603.27 FEET TO A 5/8" REBAR (CA #00033LS); THENCE PROCEED NORTH 00° 16' 13" EAST FOR A DISTANCE OF 111.22 FEET TO A ½" REBAR IN PLACE; THENCE PROCEED NORTH 00° 39' 38" EAST FOR A DISTANCE OF 210.53 FEET TO A 1" PIPE; THENCE PROCEED NORTH 00° 32' 34" EAST FOR A DISTANCE OF 419.69 FEET (SET ½" REBAR CA-0114-LS); THENCE PROCEED SOUTH 89° 20' 15" EAST FOR A DISTANCE OF 662.16 FEET (SET ½" REBAR CA-0114-LS); THENCE PROCEED SOUTH 00° 02' 40" EAST FOR A DISTANCE OF 248.36 FEET TO A 1" CRIMP TOP PIPE IN PLACE; THENCE PROCEED SOUTH 00° 00' 19" WEST FOR A DISTANCE OF 419.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE SOUTHWEST ONE-FOURTH OF THE NORTHWEST ONE FOURTH AND THE NORTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST, MOBILE COUNTY, ALABAMA AND CONTAINS 18.41 ACRES.

The classification of said property is hereby changed from **LB-2, Limited Neighborhood Business Suburban District** to **R-1, Single-Family Residential Suburban District** and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in an **R-1, Single-Family Residential Suburban District**, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in an **R-1, Single-Family Residential Suburban District** until all of the conditions set forth below have been complied with: **1. Completion of the subdivision process; and, 2. Full compliance with all municipal codes and ordinances.**

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

adopted:

Lisa Lambert, City Clerk

Glen Angus, GTA Ventures, LLC
6950 Moffett Road

Council District 7
Gina Gregory



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

October 2, 2024
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on September 19, 2024 considered the request of **Glen Angus, GTA Ventures, LLC** for a change in zoning from **LB-2, Limited Neighborhood Business Suburban District**, to **R-1, Single-Family Residential Suburban District**, for the property located at **6950 Moffett Road**.

After discussion it was decided to recommend approval of the rezoning request to the City Council.

Copies of the application and reports are attached.

Sincerely,

Bert Hoffman
Deputy Director, Long Range Planning Department

dla
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2024

Glen Angus
GTA Ventures, LLC.
2112 Bienville Boulevard
Suite B-1
Ocean Springs, Mississippi 39564

Re: 6950 Moffett Road
ZON-UDC-003066-2024
Glen Angus, GTA Ventures, LLC
District 7
Rezoning from Limited Neighborhood Business Suburban District (LB-2), to Single-Family Residential Suburban District (R-1).

Dear Applicant(s)/ Property Owner (s):

At its meeting on September 19, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined the following criteria prevail to support rezoning of the property to R-1, Single-Family Residential Suburban District:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and,
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.

ZON-UDC-003066-2024 6950 Moffett Road
September 20, 2024

- E) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of rezoning the property to R-1, Single-Family Residential Suburban District, subject to the following conditions:

1. Completion of the subdivision process; and
2. Full compliance with all municipal codes and ordinances.

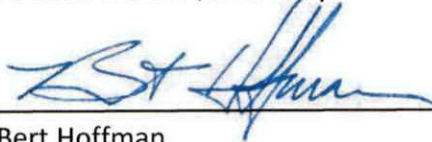
The advertising fee for this application based on the current legal description is \$446.12. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary



Bert Hoffman

Deputy Director of Long Range Planning

**DELEGATION OF AUTHORITY OF OWNER
CITY OF MOBILE, ALABAMA**

RE: 6960 Moffett Road, Mobile, AL

GTA Venture LLC Project Number: GTA-01

We, 6960 Moffett Road Tract, declare that we are the owners of the property involved in this Subdivision Application. We hereby grant GTA Ventures LLC to represent us in applying for said permit with the City of Mobile. We further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of our knowledge and belief.

Sincerely,



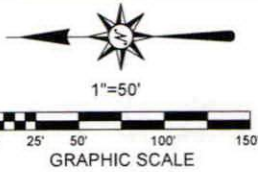
OWNER (Signature)

Shelby Clements
Notary's Signature

4/4/24
Date

08/29/27
Notary Expiration Date

SHELBY CLEMENTS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 08/29/27



FLOOD ZONE STATEMENT:
THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION DOES NOT LIE IN A FLOODWAY OR FLOOD PRONE AREA AS DETERMINED BY THE FEDERAL EMERGENCY AGENCY'S FEDERAL INSURANCE RATE MAP PANEL NO. 01097C0414L, EFFECTIVE DATE 6/5/2020.

TOPOGRAPHY STATEMENT:
THE SITE'S EXISTING TOPOGRAPHY IS SHOWN AT 1 FOOT INTERVALS AND IS BASED UPON THE NAVD 88 DATUM.

EASEMENT STATEMENT:
A 15' UTILITY / DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL REAR AND SIDE LOT LINES AS REQUIRED FOR MAINTENANCE ACCESS SIDEWALKS.

SIDEWALKS:
SIDEWALKS SHALL BE CONSTRUCTED, BY THE HOMEOWNERS, AT THE TIME OF HOME CONSTRUCTION. THE DEVELOPER MUST CONSTRUCT SIDEWALKS IN FRONT OF COMMON AREAS AS WELL AS THE REQUIRED ADA ACCESSIBLE RAMPS DURING INITIAL CONSTRUCTION.

STATE OF ALABAMA
COUNTY OF MOBILE
THE UNDERSIGNED, JAMES L. HAVERS, JR., A SINGLE MAN, OF THE COUNTY OF MOBILE, STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME, A NOTARY PUBLIC, AND THAT THE SAME ARE IN MY POSSESSION AND CONTROL.

(EXECUTION)

HORIZONS

SOUTHERN

NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF MOBILE
I, HEATHER L. HAVERS, JR., DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME, A NOTARY PUBLIC, AND THAT THE SAME ARE IN MY POSSESSION AND CONTROL.

(EXECUTION)

GREEN LAND

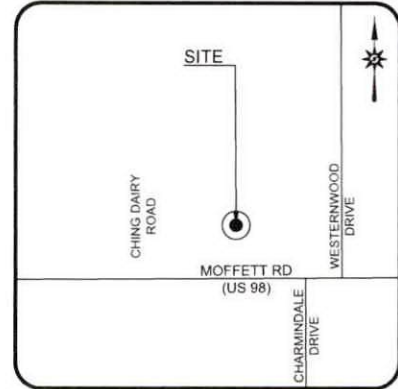
NOTARY PUBLIC

A notary who signs or validates

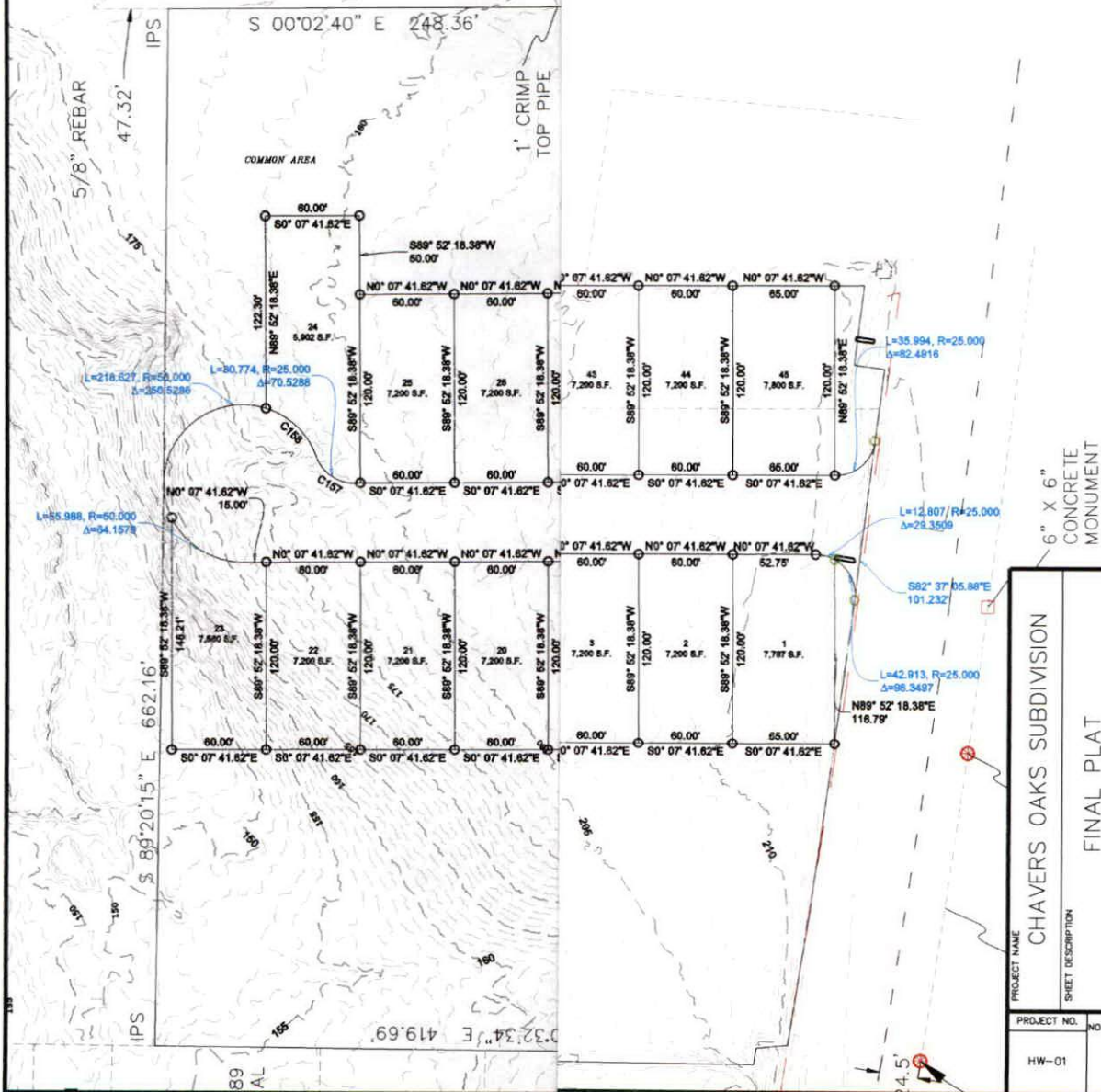
FINAL PLAT

HAVERS OAKS

ON OF AN AREA OF LAND LOCATED IN
29, TWN. 3 SOUTH, RGE 2 WEST
MOBILE, MOBILE COUNTY, ALABAMA
-1, ONE-FAMILY RESIDENTIAL DISTRICT



VICINITY MAP
N.T.S.





Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits

Checklist A

☒ Rezoning, Text Amendment, or Specific Area Plan Amendments

Checklist B

☐ Planned Development

Checklist C

☐ Previously approved Planning Approvals or Planned Unit Development

Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	Glen Angus	
Firm:	GTA Ventures, LLC	
Phone:	228-365-1243	
Email:	glnangus@ymail.com	
Address:	2112 Bienville Blvd, Suite B-1; Ocean Springs MS	

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

	Owner	Design Professional
Name:	William S. Chavers	Alex Cate
Firm:	N/A	Atwell
Phone:		386-290-5558
Email:	STONEY@FCLEGAL.COM	acate@atwell-group.com
Address:	6964 Moffett Road, Mobile, AL 36608	1850 Parkway Place, Suite 650, Marietta, GA30067

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

6950 Moffett Road
Property Address
02873536
Parcel Number(s) or Key Number(s)
LB-2
Present Zoning or Transect District

1.36 Acres
Property Area (acres or square feet)
R022309293000040.001
R-1
Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☒ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

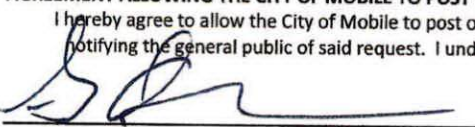
5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

Owner Signature

Applicant or Agent Signature (if applicable)

Date
8/19/24
Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.


Applicant or Agent Signature

8/19/24
Date

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- | | |
|---|--|
| ☒ Planning Commission Application

☐ Neighborhood Meeting documentation
☒ Boundary Plan | ☒ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission

☐ Traffic Impact Studies, as prescribed by the Traffic Engineer |
|---|--|

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

The Surrounding parcels are all zoned R-1 and this zoning change request is in alignment with the staff recommendation for the Chavers Oaks subdivision that was approved earlier this year

Low Density Residential

Future Land Use Map (FLUM) Designation

R-1

Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ☒ No

If yes, describe the error

The parcel was zoned LB-2 as part of the recent annexation into the City of Mobile.

3. Describe how this proposal promotes the community's health, safety, and welfare.

This proposal will allow for the use of the property to match the surrounding uses as single family residential,

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

The original zoning was LB-2, but as part of the approval of the Chavers Oak Subdivision, it is required that the property be rezoned to R-1

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Revised February 2023

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.

The current trend of Development is commercial along the Moffett Road ROW and residential behind the commercial corridor. However the width of this property does not allow for commercial development

The depth of the property makes the property more suited to be developed as part of the adjacent property which is zoned R-1

2. Describe the surrounding land uses.

The majority of the land surrounding the parcel of land is single family residential

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

I don't see any negative impacts on the neighboring properties as the proposed Chavers Oaks Subdivision is designed in general accordance with the City of Mobile

Subdivision regulations.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.

The existing infrastructure is adequate to serve the development with respect to access (ALDOT Maintained Road), Potable Water (MAWSS), Sanitary Sewer (MAWSS)

& Electricity (Alabama Power).

5. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

The need purpose of this rezoning request is to construct much needed affordable single family housing.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

The existing dormant commercial buildings and older single family home located on this lot and the adjacent lot (6960 Moffett Road) will be removed and replaced with

45 new single family residences,

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Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

**Application Submission
Contact Information**

Name of Project Chavers Oaks Subdivision
Address 6960 Moffett Road

Owner William & Majorie Chavers
Address 6964 Moffett Road; Mobile, AL Zip Code 36608
Phone _____ Fax _____ Email stoney@fclegal.com

Authorized Agent GTA Ventures LLC
Address 2112 Bienville Blvd, Suite B-1; Ocean Springs, MS Zip Code 39564
Phone 228-365-1243 Fax _____ Email glenangus@ymail.com

Contractor N/A
Address _____ Zip Code _____
Phone _____ Fax _____ Email _____

Civil Engineer Atwell
Address 1850 Parkway Place, Suite 650; Marietta GA Zip Code 30067
Phone 386-290-5558 Fax _____ Email acate@atwell-group.com

Architect N/A
Address _____ Zip Code _____
Phone _____ Fax _____ Email _____

Submitted by:
Glen Angus Glen Angus
Signature _____ Print _____
8-19-2024 Developer
Date _____ Affiliation to project/Organization _____

REZONING APPLICATION – SUPPLEMENTAL INFORMATION

DESCRIPTION

GTA Ventures, LLC is requesting that the zoning for parcel referenced in the application be changed from LB-2 to R-1 in accordance with the Preliminary Plat approval for the Chavers Oaks Subdivision.

The requested rezoning will eliminate the split zoning that is present in the proposed Chavers Oaks Subdivision.

MAILING LABELS

There are 16 parcels owners within the 300 ft of the specified parcels which includes the current owners & the applicant. We have provided a word file and a pdf of the mailing labels for the 16 owners

LEGAL DESCRIPTION

6960 MOFFETT ROAD

Commence at a $\frac{3}{4}$ " pipe in place being the Southeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 29, Township 3 South, Range 2 West, Mobile County, Alabama, said point being the point of beginning. From this beginning point proceed North $89^{\circ} 20' 15''$ West along the South boundary of said quarter-quarter section for a distance of 180.89 feet to a $\frac{3}{4}$ " pipe being the Northwest corner of Lot No. 26 of the Westerly Woods Subdivision as shown by map of said subdivision on record in the Office of the Judge of Mobile County, Alabama in Plat Book 24 at Page 55; thence proceed South $00^{\circ} 07' 42''$ East for a distance of 739.26 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed North $82^{\circ} 37' 11''$ West for a distance of 50.80 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed South $07^{\circ} 22' 49''$ West for a distance of 19.50 feet (set $\frac{1}{2}$ " rebar CA-0114-LS) to a point on the Northerly right-of-way of U. S. Highway 98; thence proceed North $82^{\circ} 37' 11''$ West along the Northerly right-of-way of said highway for a distance of 139.87 feet (set $\frac{1}{2}$ " rebar CA-0114-LS) to the P. C. of a concave curve right having an arc length of 294.11 feet and a radius of 11459.16 feet; thence proceed Northwesterly along the Northerly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of North $81^{\circ} 52' 50''$ West, 294.10 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed North $05^{\circ} 25' 33''$ West for a distance of 20.12 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence with a curve concave to the left having an arc length of 10.99 feet and a radius of 11459.16 feet for a chord bearing and distance of North $81^{\circ} 05' 20''$ West, 10.99 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed North $00^{\circ} 31' 33''$ East for a distance of 603.27 feet to a $\frac{5}{8}$ " rebar (CA #00033LS); thence proceed North $00^{\circ} 16' 13''$ East for a distance of 111.22 feet to a $\frac{1}{2}$ " rebar in place; thence proceed North $00^{\circ} 39' 38''$ East for a distance of 210.53 feet to a 1" pipe; thence proceed North $00^{\circ} 32' 34''$ East for a distance of 419.69 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed South $89^{\circ} 20' 15''$ East for a distance of 662.16 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed South $00^{\circ} 02' 40''$ East for a distance of 248.36 feet to a 1" crimp top pipe in place; thence proceed South $00^{\circ} 00' 19''$ West for a distance of 419.89 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Southwest one-fourth of Section 29, Township 3 South, Range 2 West, Mobile County, Alabama and contains 18.41 Acres.

LANGHAM PAULINE C
4720 MORRISON DR APT 102
MOBILE, AL 36609

ANTHONY INVESTMENT GROUP LLC
4111 SKYLINE DRIVE S
MOBILE, AL 36609

KENNETH L NICHOLAS
2601 METAIRIE LAWN DR
APT 14-307
METAIRIE, LA 70002

HENRY ROBERTS, JR
6981 LAVERNE DR S
MOBILE, AL 36633

SCOTTIE WILLIAMS
3228 BRACKETT DR
MOBILE, AL 36618

SARAH LAMBETH
3200 BRACKETT DR
MOBILE, AL 36618

KYNDAL G COLEMAN
3178 BRACKETT DR
MOBILE, AL 36618

CYNTHIA G YEEND
3160 BRACKETT DR
MOBILE, AL 36618

CANDY BUTLER
6921 21 BROOK HOLLOW CT
MOBILE, AL 36618

JOHN CREEL, JR.
3161 CEDARVIEW CT
MOBILE, AL 36618

RODERICK BETHEA
3150 BRACKETT DR
MOBILE, AL 36618

KELLY J PADGET
3151 CEDARVIEW CT
MOBILE, AL 36618

CHARLES & BERNADETTE JAMES
3121 CEDARVIEW CT
MOBILE, AL 36618

JOSEPH & SOMER FRANZONE
3101 CEDARVIEW CT
MOBILE, AL 36618

LINDA K DOWNEY
3188 BRACKETT DR
MOBILE, AL 36618

GTA VENTURES LLC
2112 BIENVILLE BLVD, SUTE B-1
OCEAN SPRINGS, MS 39564

WILLIAM S. CHAVERS
P.O. BOX 1240
MOBILE, ASL 36633-1204



Agenda Item # 12
ZON-UDC-003066-2024

View additional details on this proposal and all application materials using the following link:

[**Applicant Materials for Consideration**](#)

DETAILS

Location:
6950 Moffett Road

Applicant / Agent:
Glen Angus, GTA Ventures, LLC

Property Owner:
William S. Chavers

Current Zoning:
LB-2, Limited Neighborhood Business Suburban District

Proposed Zoning:
R-1, Single-Family Residential Suburban District

Future Land Use:
Low Density Residential

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from LB-2 Suburban to R-1 Suburban
- **Note:**
Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Commission Considerations:

1. Rezoning with two (2) conditions.

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PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units.

APPLICATION NUMBER	12	DATE	September 19, 2024
APPLICANT	Glen Angus, GTA Ventures, LLC		
REQUEST	Rezoning from LB-2 to R-1		

N

NTS

SITE HISTORY

The site was annexed into Mobile City limits in 2023 as part of the King's Branch Annexation. The site was rezoned to LB-2, Limited Neighborhood Business Suburban District, as part of the rezoning associated with the annexation.

At its May 16, 2024 meeting the Planning Commission approved a 45-lot subdivision of the subject site and an adjoining parcel zoned R-1, Single-Family Residential Suburban District. As such, a condition of approval was rezoning of the site to R-1 to bring the resulting subdivision under a single zoning classification.

The site has not been the subject of any Board of Zoning Adjustment cases.

STAFF COMMENTS

Engineering Comments:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require

approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The applicant is requesting to rezone the subject site from LB-2, Limited Neighborhood Business Suburban District to R-1, Single-Family Residential Suburban District to facilitate development of a 45-lot single-family residential subdivision.

As mentioned, the site was annexed into Mobile City limits in July 2023. Upon annexation, the property was given an LB-2, Limited Neighborhood Business Suburban District zoning designation. The site has been incorporated into a 45-lot subdivision approved by the Planning Commission that would result in several split-zoned properties that are proposed to be developed with detached single-family dwellings. The rezoning request will ensure all 45 lots are zoned R-1, Single-Family Residential District.

The site is within a predominantly residential area, with just over a dozen commercially zoned properties with various commercial uses located nearby. This site has been given a Low Density Residential future land use designation, which indicates residential development should be supported. As such, rezoning of the site would be compatible with not just the Future Land Use Map, but also with the character of the surrounding neighborhood.

The site plan provided with the rezoning application depicts the proposed 45-lot public street subdivision. While the site plan generally depicts compliance with the applicable standards of the Subdivision Regulations, the development of each lot will require full compliance with the applicable provisions of the Unified Development Code (UDC).

Any signage placed on the property will also need to meet the requirements of the UDC, and be permitted separately through the Planning and Zoning Department.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezoning is intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding

development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- A. Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B. Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C. Compatibility. Whether the proposed amendment is compatible with:
 - o The current development trends, if any, in the vicinity of the subject property;
 - o Surrounding land uses;
 - o Would adversely impact neighboring properties; or
 - o Cause a loss in property values.
- D. Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- E. Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- F. Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the request to the City Council to Rezone the site to R-1, the following conditions could apply:

1. Completion of the subdivision process; and,
2. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



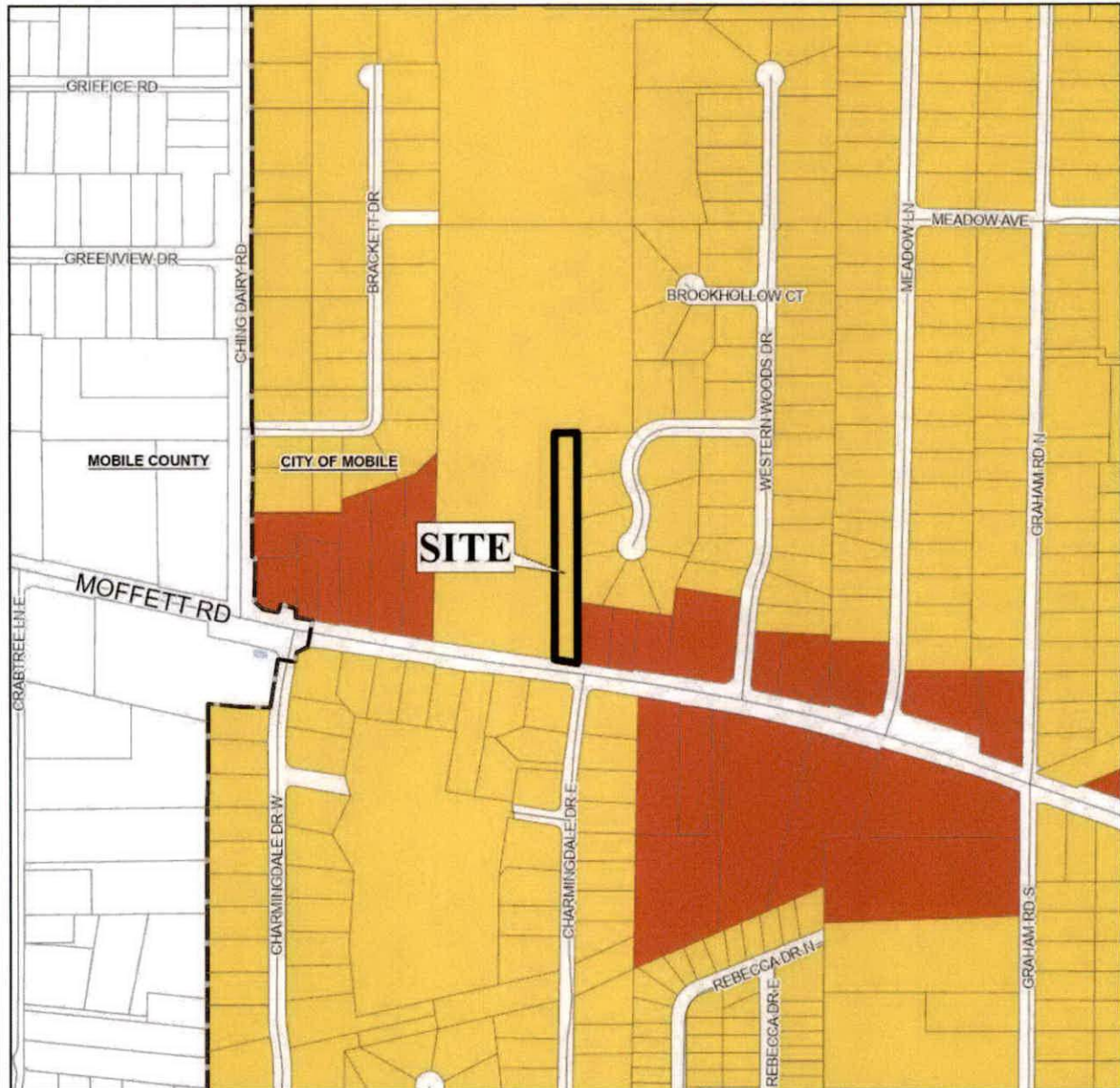
APPLICATION NUMBER 12 DATE September 19, 2024

APPLICANT Glen Angus, GTA Ventures, LLC

REQUEST Rezoning from LB-2 to R-1



FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE September 19, 2024

APPLICANT Glen Angus, GTA Ventures, LLC

REQUEST Rezoning from LB-2 to R-1

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



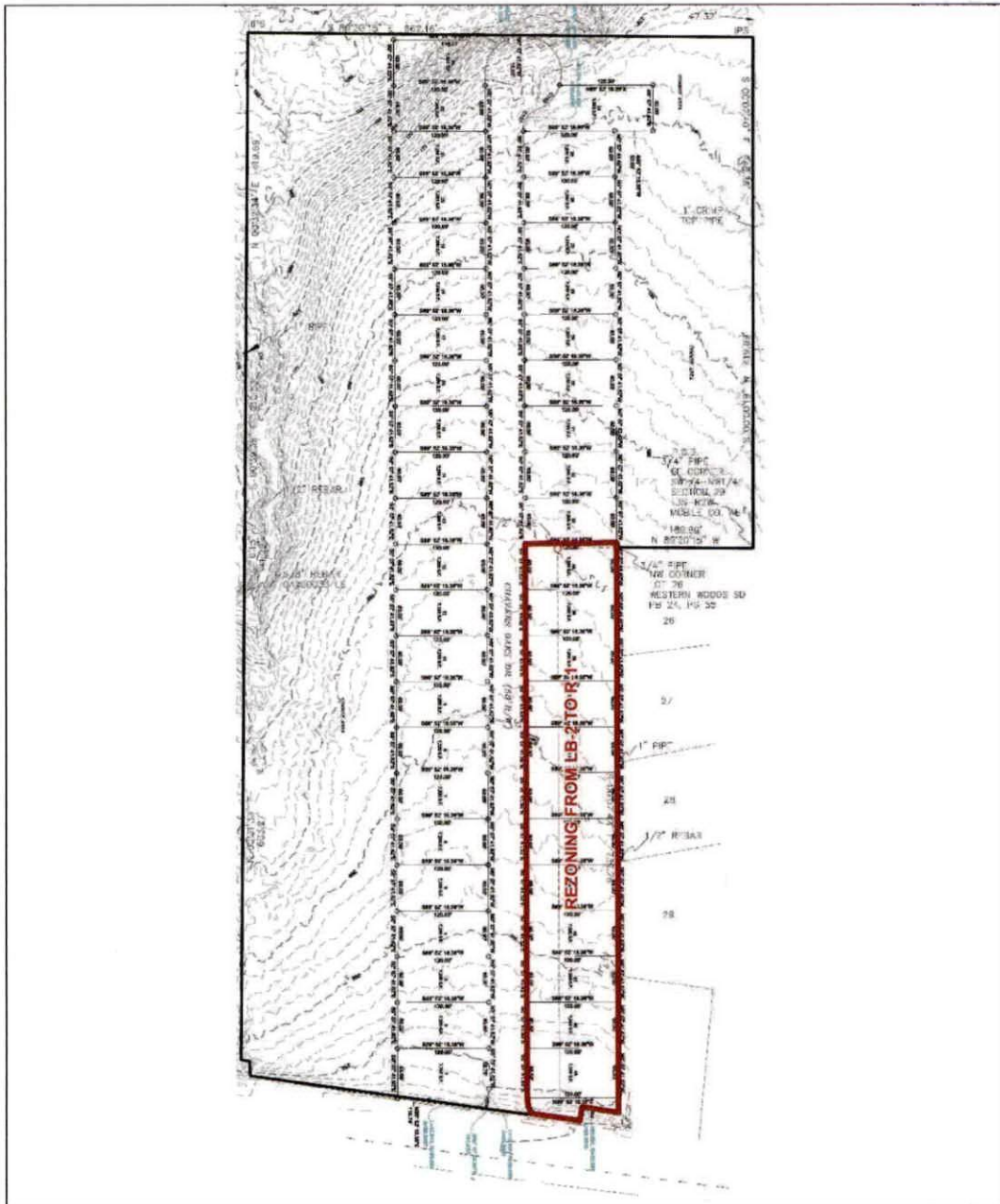
The site is surrounded by residential and commercial units.

APPLICATION NUMBER 12 DATE September 19, 2024
 APPLICANT Glen Angus, GTA Ventures, LLC
 REQUEST Rezoning from LB-2 to R-1

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



SITE PLAN



The site plan illustrates the proposed lots, and property to be rezoned.

APPLICATION NUMBER	12	DATE	September 19, 2024	 NTS
APPLICANT	Glen Angus, GTA Ventures, LLC			
REQUEST	Rezoning from LB-2 to R-1			

ZONING DISTRICT CORRESPONDENCE MATRIX																
			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■					■		■					□		
TWO-FAMILY RESIDENCE	R-2	■					■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■				■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○				■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○			■	■	■	■					□		
HISTORIC BUSINESS	H-B				■		■		■					□		
VILLAGE CENTER	TCD						■	■						□		
NEIGH. CENTER	TCD						■	■						□		
NEIGH. GENERAL	TCD						■							□		
DOWNTOWN DEV. DDD	T-6				■									□		
DOWNTOWN DEV. DDD	T-5.1				■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2				■		■							□		
DOWNTOWN DEV. DDD	T-4				■		■		□					□		
DOWNTOWN DEV. DDD	T-3				■		■							□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1			□			□	■	■	■				□	○	
NEIGH. BUSINESS	B-2			○			□	■	■	■				□	○	
LIMITED BUSINESS	LB-2			○			□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3					■				■			○	□	○	
GEN. BUSINESS	B-4				■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5									■	■			□	□	
LIGHT INDUSTRY	I-1										■			□	□	□
HEAVY INDUSTRY	I-2											■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Residential Land Use

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context.

The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

RESOLUTION SCHEDULING PUBLIC HEARING TO DETERMINE
WHETHER THE DOWNTOWN MOBILE IMPROVEMENT DISTRICT
SHOULD BE CONTINUED, MODIFIED, OR TERMINATED

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to post the attached NOTICE OF PUBLIC HEARING to determine whether the Downtown Mobile Business Improvement District should be continued, modified, or terminated, in at least three (3) places within the geographic boundaries of the Downtown Mobile Business Improvement District, and to mail a copy of the attached Notice, along with any new district management plans, to each real property owner who paid assessments to the District during the previous year as certified by an officer of the district management corporation.

Adopted:

City Clerk

NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL OF THE CITY OF MOBILE
TO DETERMINE WHETHER THE DOWNTOWN MOBILE
BUSINESS IMPROVEMENT DISTRICT SHOULD BE
CONTINUED, MODIFIED, OR TERMINATED

Notice is hereby given that the City Council of the City of Mobile will hold a public hearing commencing at 10:30 a.m. on the 29th day of October, 2024, for the purpose of considering whether the Downtown Mobile Business District should be continued, modified, or terminated. The public hearing will be held by the City Council in the Mobile Government Plaza Auditorium, 205 Government Street, Mobile, Alabama.

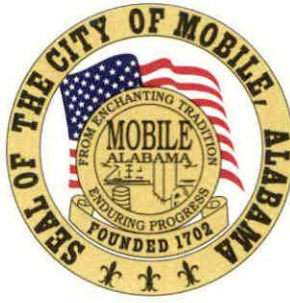
The public hearing is being held pursuant to the requirements of Code of Alabama Section 11-54B-58 and City Ordinance 50-039. At such time and place all person who desire shall have an opportunity to be heard on the question of whether the District should be continued, modified, or terminated.

After such hearing, the City Council may vote to continue, modify, or terminate the District.

This notice is published pursuant to a Resolution of the City Council of the City of Mobile adopted on 9th day of October, 2024.



CITY CLERK



CITY CLERK
LISA C. LAMBERT

OFFICE OF THE CITY CLERK

NOTICE OF PUBLIC HEARING

The Mobile City Council. Will hold a Public Hearing to determine whether the Downtown Mobile Business Improvement District, established by act of the Council on May 10, 2005, should be continued, modified, or terminated after its expiration date of June 30, 2025.

The hearing will be held on **Tuesday, October 29, 2024**, at **10:30 a.m.**, in the Auditorium of Mobile Government Plaza at 205 Government Street.

A copy of the Management Plan for the period beginning July 1, 2025 and ending June 30, 2030 is included in this mailing. A copy is also available at the Office of the City Clerk, Mobile Government Plaza, South Tower, Ninth (9th) Floor, Mobile, Alabama 36644.

Lisa C. Lambert
City Clerk

NOTICE OF PUBLIC HEARING

The Mobile City Council. Will hold a Public Hearing to determine whether the Downtown Mobile Business Improvement District, established by act of the Council on May 10, 2005, should be continued, modified, or terminated after its expiration date of _____.

The hearing will be held on Tuesday, October 29, 2024, at 10:30 a.m., in the Auditorium of Mobile Government Plaza at 205 Government Street.

A copy of the Management Plan for the period beginning _____ and ending _____ is included in this mailing. A copy is also available at the Office of the City Clerk, Mobile Government Plaza, South Tower, Ninth (9th) Floor, Mobile, Alabama 36644.



Lisa C. Lambert
City Clerk

RESOLUTION DETERMINING THE CONTINUATION OF THE DOWNTOW MOBILE BUSINESS IMPROVEMENT DISTRICT

Sponsored by: Councilman William Carroll

WHEREAS, on May 10, 2005, the City Council of the City of Mobile adopted Ordinance No. 50-039 to establish the Downtown Mobile Business Improvement District pursuant to and in accordance with Title 11, Chapter 54B, of the Code of Alabama; and,

WHEREAS, Section 13(a) of the Ordinance provides that within ninety (90) days after the adoption and approval of the fifth annual budget for the District, the City Council of the City of Mobile shall set a hearing to determine whether the District should be continued, modified, or terminated; and,

WHEREAS, notice of the date, place, and time set for the hearing has been posted in at least three places within the District, and notice of the hearing and a copy of the new District Management Plan have been mailed to the owners of real property within the District, as required by Section 13(b) of the Ordinance; and,

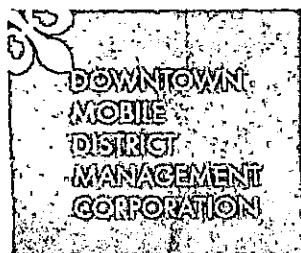
WHEREAS, on October 29, 2024, the City Council conducted the public hearing required by Section 13(a) to determine whether the District should be continued, modified, or terminated.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that having conducted the hearing required by the Ordinance, the City Council determines that the District shall be continued.

BE IT FURTHER RESOLVED that the District shall continue to be governed by the Ordinance, and that within ninety (90) days after the adoption of the fifth annual budget during the continued term of the District, the City Council of the City of Mobile shall set a hearing as required by the Ordinance to determine whether the District should be further continued, modified, or terminated.

Adopted:

City Clerk



September 4, 2024

Via Email

CHAIRMAN OF THE BOARD
MATT LEMOND
210 Dauphin Street O'Day's Irish Pub
IMMEDIATE PAST CHAIRMAN
STEVEN MCMAHON
OSIC LLC
VICE CHAIRMAN FOR ECONOMIC DEVELOPMENT
ELLIS BRIDGES
Paul Bridges & Associates LLC
VICE CHAIRMAN FOR PUBLIC REALM
KIM KELLY
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TREASURER
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Figures Investments Inc.
SECRETARY
HARRIS OSWALT
Harris Engineers & Constructors

DIRECTORS
STEPHEN ALBERT
Matress Factory Loft
BILL APPLING
St. Joachim Street Properties
BERTHA BOATMAN
Amber Consulting
THE HONORABLE RANDALL DUEIT
Mobile County Commission
CHRIS ESFELLER
Regions Bank
GRAYSI GARTMAN
MCG Workforce Solutions LLC
MARGO GILBERT
The Barilo House Hotel
JOHN GOODLOE
Parkview Plaza, LLC
MARQUES IVY
PNC
KEVIN LOPER
Roberts Brothers
LOUIS MAISEL
Adams Street Property
RICHARD STIMPSON
Levell Investment Management
JOSEPH P. TOOLE
The Retirement Systems of Alabama
CLAY TURNER
Turner Properties

MAYOR DESIGNEE
MATT ANDERSON
City of Mobile

HONORARY DIRECTORS
SAM COVERT
APCO, Retired
TYRONE FENDERSON
Synexus
COOPER THURBER
Phelps Dunbar LLP

Ms. Lisa C. Lambert
City Clerk
Post Office Box 1827
Mobile, Alabama 36633-1827

RE: Public Hearing Request

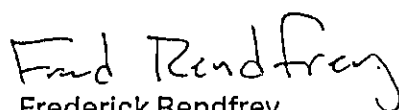
Dear Ms. Lambert,

According to SB 146, the legislation that allows Class 2 municipalities to create "Self Help Business Improvement Districts", the city council has 90 days from the adoption of the sixth annual budget to set the date of the hearing to determine the continuation of the district. The sixth annual budget was adopted on July 31, 2024, by the board of the Downtown Mobile District Management Corporation according to the established procedures for doing so. Therefore, the city council must set the date of the public hearing on or before October 31, 2024.

We are requesting that at the city council meeting of September 17, 2024, the city council set a hearing for October 29, 2024, to determine the continuation of the district. I have attached a copy of SB 146 and city ordinance 50-039 for your reference.

Please call me if you have any questions regarding this request.

Respectfully,


Frederick Rendfrey
Interim President & CEO

FR/sc

attachments