

City of Powder Springs, Georgia
Land Sales Bid Sheet

To: Mayor and Council, City of Powder Springs

I/We, Habitat for Humanity of NW Metro Atlanta, Inc and _____ of
Smyrna, Georgia, hereby submit the sealed bid in the amount of
Twelve thousand ~~_____~~ ⁰⁰/₁₀₀ dollars (\$ 12,000.00),
on the following property that was offered for bid by City of Powder Springs, GA.

Description of Property: 3862 Misty Bleau Drive, 19083400410 (legal description attached)

My deposit of ten percent (10%) of my bid in the form of a Money Order or Cashier's Check,
made payable to the "City of Powder Springs" in the amount of \$ 1,200.00 is enclosed.

I understand that any and all bids may be rejected, and if my bid is unsuccessful, my deposit will
be returned. If my bid is successful, I will be notified by certified mail and will remit to the City
of Powder Springs within forty-five (45) days from the date of notification, the balance of my
bid, which will be ninety percent (90%) of the bid in the form of a Money Order or Cashier's
Check, made payable to the City of Powder Springs. If I do not remit the balance of my bid
within forty-five (45) days, I will forfeit the ten percent (10%) deposit that is enclosed.

I understand that I will pay the cost of recording the Quit Claim Deed and I will remit the cost of
same in the form of a Money or Certified Check, made payable to the Clerk of Superior Court at
the time I remit the balance of my bid. The cost of recording will be indicated to me by the City
Clerk by mail.

I understand that I must wait until the redemption period expires before filing a Quiet Title
Action and that award of the bid is subject to acceptance and approval by the City of a plan that
must be submitted with the bid to develop the property for low income or workforce housing
purposes.

Dated: 10/25/23

Henry B. Gene

Signature

Signature

Department for Research of New Light Effects

University of Georgia

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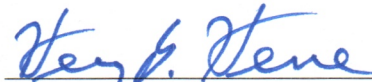


Sale of Municipal Property
Addendum #1

The sale to the successful bidder is subject to the following conditions:

1. Redemption by the current owner of record during the redemption period
2. Acceptance and approval by the City of a plan to develop the property for low income or workforce housing that includes zero-percent-interest mortgage
3. Proof of non-profit status of respondent.

Acknowledgement of Addendum #1 terms:



Signature of bidder

Sale of Municipal Property
Sealed Bids

The City of Powder Springs purchased by tax sale in May 2023 property located at 3862 Misty Bleau Drive having Parcel Identification Number 19083400410, which is subject to redemption within one year and one day by the current owner of record. The City of Powder Springs has declared 3862 Misty Bleau Drive as surplus and is offering it for sale by sealed bid. The City of Powder Springs reserves the right to reject any and all bids. Sale to the successful bidder will be by Quit Claim Deed and is subject to the right of redemption by the current owner of record during the redemption period and the acceptance and approval by the City of a plan that must be submitted with the bid to develop the property for low income or workforce housing purposes. The successful bidder must wait until the redemption period expires before taking equitable title via a Quiet Title Action.

Individual bids must be submitted on the City of Powder Springs land sale bid form, which can be obtained from and submitted to the City of Powder Springs Clerk Office staff located at 1114 Richard D. Sailors Parkway, not later than 1:00 p.m. Wednesday, October 25, 2023. A more complete description of the parcel can be obtained from the Clerk's Office. A 10% deposit by cashier's check or money order payable to the city of Powder Springs must accompany all sealed bids. No personal checks will be accepted. Deposits will be refunded to unsuccessful bidders. Bids will be publicly opened and read by the City of Powder Springs City Manager at the November 1, 2023 regularly scheduled agenda meeting of the Mayor and Council at 4181 Atlanta Street, Ford Center Reception Hall, which meeting begins at 5:00 p.m. The City reserves the right to reject any and all bids.

Run: October 6 and October 13

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Cobb

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Notice Content

gpn05 MDJ-7750 GPN-05 Sale of Municipal Property Sealed Bids The City of Powder Springs purchased by tax sale in May 2023 property located at 3862 Misty Bleau Drive having Parcel Identification Number 19083400410, which is subject to redemption within one year and one day by the current owner of record. The City of Powder Springs has declared 3862 Misty Bleau Drive as surplus and is offering it for sale by sealed bid. The City of Powder Springs reserves the right to reject any and all bids. Sale to the successful bidder will be by Quit Claim Deed and is subject to the right of redemption by the current owner of record during the redemption period and the acceptance and approval by the City of a plan that must be submitted with the bid to develop the property for low income or workforce housing purposes. The successful bidder must wait until the redemption period expires before taking equitable title via a Quiet Title Action. Individual bids must be submitted on the City of Powder Springs land sale bid form, which can be obtained from and submitted to the City of Powder Springs Clerk Office staff located at 1114 Richard D. Sailors Parkway, not later than 1:00 p.m. Wednesday, October 25, 2023. A more complete description of the parcel can be obtained from the Clerks Office. A 10% deposit by cashiers check or money order payable to the city of Powder Springs must accompany all sealed bids. No personal checks will be accepted. Deposits will be refunded to unsuccessful bidders. Bids will be publicly opened and read by the City of Powder Springs City Manager at the November 1, 2023 regularly scheduled agenda meeting of the Mayor and Council at 4181 Atlanta Street, Ford Center Reception Hall, which meeting begins at 5:00 p.m. The City reserves the right to reject any and all bids. 10/6/23-2023



Building strength, stability and self-reliance through shelter

Habitat for Humanity of Northwest Metro Atlanta (“Habitat NWMA”) has a 38-year track record of delivering affordable housing to Cobb County and surrounding residents. The average price of a single-family home in Cobb County is \$465,000 precluding most middle-class families from accessing homeownership. This “pricing out” effect has a disproportionate impact on BIPOC households, fueling the racial wealth gap and preventing an important segment of Cobb’s workforce from being able to live where they work. The access to a tax delinquent vacant property falls in line with the strategy Habitat NWMA has working with various municipalities to obtain affordable land to subsidize a home for an individual or family living below 80% of the area median income in Cobb County.

Habitat NWMA has completed due diligence on this property. Our management team will then start the Preconstruction Design and Permitting process. Habitat will work with the design team to produce “For Permit” documents that will satisfy the City of Powder Springs. The ultimate goal of the team is to produce quality documents that will result in a house that fits the community and uses basic components that can be assembled by volunteers who will also be recruited from the local community.

Construction Operations & Volunteer Engagement

Once the preconstruction team completes the design and permitting elements, the Operations team will organize the process of constructing the residence. The buy-out process starts with determining what items need to be bought from the professional trades versus what can be done by Volunteer labor or Gift-In- Kind suppliers.

Post Construction Completion Items

Upon completion of the in-place construction efforts, Habitat management will organize the following elements to finalize and fine tune the finished product. Some of those items include the following tasks:

- Get signoffs by all inspection agencies and achieve Certificate of Occupancy certification
- Finalize mortgage and deed paperwork in preparation for homeownership
- Get Final Survey As-builts and certified appraisal for mortgage closing
- Get energy rating inspection
- Provide homeowner training of facility operations and perform final walk-through
- Perform a dedication of the house to include all available volunteers as well as friends and family of the new homeowners

Community Engagement

Using strong community relationships with local county-based partners such as the City of Powder Springs, Cobb Community Foundation and the Cobb County School District, Habitat will work closely with partners to ensure front-line workers (teachers, EMS, et. al.) and veterans will have a first-look opportunity to pursue affordable homeownership opportunities.



Building strength, stability and self-reliance through shelter

We will also work with these partners to educate potential buyers on the availability of down payment assistance and long-term financial stability, which is all too often a barrier for prospective buyers living at or below Area Median Income.

Marketing, Application, and Qualification Process

Habitat, and local builder partners will coordinate together and with community partners to market the homes. Applicants will need to meet the current 80% AMI income eligibility thresholds, be first time homeowners, and qualify for a 0% interest free mortgage.

Jessica Gill, MPH

Chief Executive Officer

Habitat for Humanity of Northwest Metro Atlanta

470-500-6756

jgill@habitatnwma.org

1625 Spring Road, Smyrna, GA 30080-3774

<https://habitatnwma.org/>



Help build it!

August 12, 2019

NW Metro Atlanta HFH
1625 Spg Rd SE
Smyrna, GA 30080-3774

RE: 501(c)(3) Letter for NW Metro Atlanta HFH, Partner ID# 0092-2755

Dear affiliate leader:

This letter will confirm that NW Metro Atlanta HFH, with employer identification number 58-1686320, is considered a subordinate under the group tax exemption umbrella of Habitat for Humanity International, Inc. ("HFHI") under Section 501(c)(3) of the Internal Revenue Code.

The group exemption number assigned to HFHI by the IRS is 8545. This number may be provided to prospective donors, foundations and other grant organizations as they request it and is required on certain IRS forms.

Enclosed is a copy of the determination letter dated June 18, 2019, provided by the IRS as evidence of HFHI's tax exempt status as well as its group exemption. The determination letter, together with this letter, confirms NW Metro Atlanta HFH's subordinate status and provides evidence of its tax exempt status under Section 501(c)(3) of the Code.

In partnership,

A handwritten signature in blue ink, appearing to read "Jim Mellott".

Jim Mellott
VP Finance

Enclosure



Department of the Treasury
Internal Revenue Service

P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077967774
Feb. 04, 2020 LTR 4167C 0
91-1914868 000000 00

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BODC: TE

HABITAT FOR HUMANITY INTERNATIONAL
INC
HABITAT FOR HUMANITY INTRNL PARENT
% LEGAL DEPARTMENT
270 PEACHTREE ST NW STE 1300
ATLANTA GA 30303-1246



015435

Employer identification number: 91-1914868
Group exemption number: 8545

Dear Taxpayer:

This is in response to your request dated Jan. 09, 2020, for information about your tax-exempt status.

Our records indicate we issued a determination letter to you in January 1987, and you're currently exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also recognized the subordinates on the list you submitted as exempt from federal income tax under IRC Section 501(c)(3).

For federal income tax purposes, donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106 and 2522.

Because IRC Section 170(c) describes your subordinate organizations, donors can deduct contributions they make to them.

Please refer to www.irs.gov/charities for information about filing requirements. Specifically, IRC Section 6033(j) provides that, if you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

In addition, each subordinate organization is subject to automatic revocation if it doesn't file a required return or notice for three consecutive years. Subordinate organizations can file required returns or notices individually or as part of a group return.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

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Feb. 04, 2020 LTR 4167C 0
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HABITAT FOR HUMANITY INTERNATIONAL
INC
HABITAT FOR HUMANITY INTRNL PARENT
% LEGAL DEPARTMENT
270 PEACHTREE ST NW STE 1300
ATLANTA GA 30303-1246

Sincerely yours,

Stephen A. Martin

Stephen A. Martin
Director, EO Rulings & Agreements