



4/3/2025

METRO SOUTH COMMUNITY IMPROVEMENT DISTRICT MEETING MINUTES

(via email)

Date of Email: 4/2/2025

Subject: Vote on acceptance of consenting and non-consenting parcels – CID Expansion
4 parcels; 2 owners consenting (3 parcels) and 1 non-consenting (1 parcel)

Recipients of Email:

Beverly Dabney (Board Voting members)
Hobson Milner (Board Voting members)
Fabrizio Garcia (Board Voting members)
Rusty Whitfield (Board Voting members)
Joel Gross; President (Board Voting members)
Wayne Smith; Vice President (Board Voting members)
Rob Roark (Board Voting members)
John Kranjc (non-voting – treasurer)
Larry Kaiser (non-voting – Executive Director)

Voting Results: Yes Vote to Expand – 6
No Votes – 0
Absent - 1

Verification/Certification of Votes:

John Kranjc; Print JOHN KRANJC Sign John Kranjc Date: 4/3/2025
Larry Kaiser; Print Larry Kaiser Sign Larry Kaiser Date: 4/3/2025

Consenting/Non-Consenting Spreadsheet:

Attached to email

Parcel Number	Owner	Address	Total Value
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Consenting Owners:

15 019 04 047	Oldcastle Apg South, Inc	4095 Bonsal Road	\$1,336,900	0
15 019 04 023	Oldcastle Apg South, Inc	4083 Bonsal Road	\$2,845,082	1
15 019 05 014	Nairobi Holdings LLC	4041 Koppers Ct	\$330,000	1
15 046 03 002	Georgia United Hauling	1610 Henrico Road	\$52,700	1

TOTAL CONSENTING:

3

\$4,564,682

Non-Consenting Owners:

15 081 08 007	S & M Service LLC	1220 Constitution Road	\$215,100	1
15 019 04 028	Thompson Real Estate Investment LLC	4039 Bonsal Rd	\$1,188,300	1

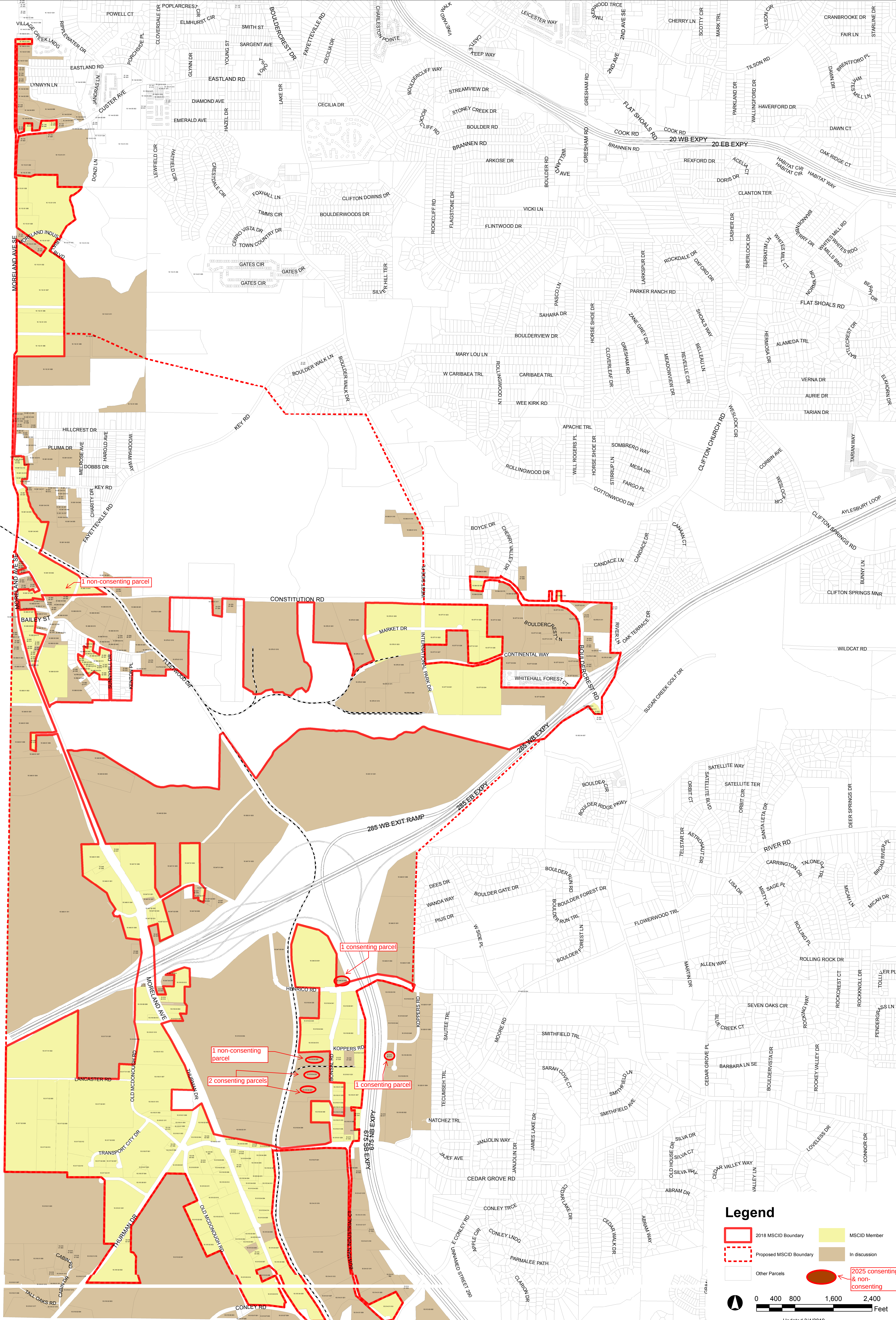
TOTAL NON-CONSENTING:

2

\$1,403,400

Total Value	5,968,082
Consenting Value	4,564,682
Consenting Value Percentage	76.48%
Total Owners	5
Consenting Percentage	60%

Metro South Community Improvement District Map



Legend

- 2018 MSCID Boundary
- Proposed MSCID Boundary
- MSCID Member
- In discussion
- Other Parcels
- 2025 consenting & non-consenting



Updated 3/4/2019