

# **INTENT TO CONDEMN LETTER**

**EXHIBIT 4**

**David E. Hayes, Director**



February 15, 2023

**Certified Mail Receipt: 7020 1810 0000 5721 0079**

Felipe Castellanos  
3739 Memorial Drive  
Decatur, GA 30032

Re: Intent to Condemn-DeKalb County, Georgia for  
Public Sanitary Sewer Collection and Treatment and  
Wastewater Purposes

Project Tract No. 18-016-052  
Property Parcel Tax ID # 15-218-02-010,  
Property Address: 3739 Memorial Drive, Decatur, GA 30032

Chief Executive Officer  
Michael Thurmond

Board of Commissioners

District 1  
Robert Patrick

District 2  
Michelle Long Spears

District 3  
Larry Johnson

District 4  
Stephen Bradshaw

District 5  
Mereda Davis Johnson

District 6  
Edward "Ted" Terry

District 7  
Lorraine Cochran-Johnson

Dear Property Owners:

Under Georgia State Laws, a County is empowered to acquire private property for public use by payment of just and adequate compensation for that property. Based on our appraisal of your property, DeKalb County is offering payment to you in the amount of **\$26,194.00**. Since negotiations have failed, it is being recommended that your property be acquired through condemnation action, which will assure you of having opportunity to present evidence of value in a condemnation proceeding and the right of appeal for a jury trial.

The DeKalb County Board of Commissioners will consider a resolution to condemn your property at its regularly scheduled meeting held on **Tuesday, February 28, 2023 at 10:00 a.m. at the Manuel J. Maloof Auditorium, 1300 Commerce Drive, Decatur, Georgia 30030**. While your presence at this meeting is not required, you may attend if you so desire. Should the Board vote to condemn your property, you will be notified.

If you receive a carbon copy of this letter, we may not be condemning your ownership interest in this property; however, we are giving all parties who have any ownership interest in this property notice of this intent to condemn. For your review, we have attached a plat and legal description showing the actual boundaries of the property being considered for condemnation so that you can determine if your ownership interest is affected.

I would like to point out that even after the initiation of condemnation proceedings, the County will work with you in an attempt to reach a mutual agreement. In the meantime, should you decide

to reconsider the County's offer or if you have any questions, please call Rasheedah Oliver at (404) 454-8559.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions regarding this correspondence.

Sincerely,

*David Hayes*

David Hayes

Director of Watershed Management Division