

LEGAL NOTICES

THE DESIGNATED LEGAL ORGAN FOR GWINNETT COUNTY, GEORGIA

Mail legal to:
Southern Community Newspaper Inc.

Gwinnett Daily Post
P.O. Box 603
Lawrenceville, GA 30046
Attention: Legal Advertising

Telephone:
(770) 963-9205, Ext. 1161

Email address is:
legals@gwinnettdaily.com
(text or word format)

Office Hours 10:00 a.m. to 4:00 p.m.,
Monday through Thursday (Closed Friday)

Southern Community Newspapers, Inc.

Gwinnett Daily Post Clayton News Daily
Rockdale Citizen Henry Daily Herald
Jackson Progress-Argus

LEGAL ADVERTISING DEADLINES THROUGH DECEMBER 2022

The deadline for legal advertising in the Wednesday Legal Section (other than Foreclosures and Tax Sales) is 3pm Tuesday of the previous week.

EARLY DEADLINES DUE TO HOLIDAYS ARE MARKED WITH AN *

PLEASE NOTIFY US IF YOU HAVE LATE ADS AND APPROX. HOW MANY IF MORE THAN A FEW. LATE FEE IS A \$100.00 FEE PER AD FOR 1ST 24 HOURS LATE ** AFTER 24 HOURS THE LATE FEE IS \$200.00

The deadline for Modifications, Cancellations or Early Pubs is **Tuesday (week prior) at 3pm** for the following week's publications. This deadline is only for changes to ads currently publishing or starting early (Early Pubs).

Foreclosures, Sheriff's Sales and Tax Sales are held on the first Tuesday of each month. Notices publish four consecutive weeks prior to the first Tuesday. Deadlines are below:

MONTH	DEADLINES (NOON)	PUBLICATION DATES	SALE DATE
JANUARY	*DEC 27	JAN 5,12,19,26	FEB 1, 2022
FEBRUARY	JAN 24	FEB 2,9,16,23	MAR 1, 2022
MARCH	FEB 28	MAR 9,16,23,30	APR 5, 2022
APRIL	MAR 28	APR 6,13,20,27	MAY 3, 2022
MAY	MAY 2	MAY 11,18,25,6/1	JUN 7, 2022
JUNE	*MAY 27	JUN 8,15,22,29	JUL 5, 2022
JULY	*JUN 24	JUL 6,13,20,27	AUG 2, 2022
AUGUST	AUG 1	AUG 10,17,24,31	SEPT 6, 2022
SEPTEMBER	*AUG 26	SEPT 7,14,21,28	OCT 4, 2022
OCTOBER	SEPT 26	OCT 5,12,19,26	NOV 1, 2022
NOVEMBER	OCT 31	NOV 9,16,23,30	DEC 6, 2022
DECEMBER	*NOV 25	DEC 7,14,21,28	JAN 3, 2023

ADVERTISEMENT FOR BIDS

CITY OF BUFORD BUFORD DOWNTOWN DEVELOPMENT AUTHORITY

Request for Proposals

I. Summary.

The City of Buford Downtown Development Authority (herein after referred to as the "City") hereby solicits invitations to qualified entities to submit proposals for the acquisition and development of a certain property located within the City of Buford. Said property contains 0.43 acres and located at 79 Moreno Street, Buford, Georgia 30518. Tax Parcel 7295A-035.

The City has worked diligently to promote its historic downtown district. The City envisions a three (3) to five (5) story mixed-use project with at least the ground floor consisting of retail/office space and fee simple condominiums on the remaining floors. Projects extending to other parcels as part of a master plan may be considered. Units for the residential parking to be basement/garage parking. The successful proposer will use their creativity and maximize this opportunity. Elements such as sidewalks that would encourage outdoor dining should be included along with consideration of on-street parking.

II. Design Guidelines.

Attention to appropriate architectural detailing complementing the historic downtown district is essential, incorporating proportional massing, and other similar elements are necessary and required. Traditional style architecture, four (4) sided brick, stone accents. Other appropriate but minimal architectural accents may be considered.

1. Property - 79 Moreno Street.

I. Minimum square footage of townhomes - 1400 square feet for one bedroom; 1500 square feet for two bedrooms; 1600 square feet for three bedrooms, which shall exclude the basement and garage.
II. Expansion of the project to include other parcels as part of a master plan may be considered if in the best interest of the City.
III. Side/rear setbacks minimum 5 feet.
IV. Front setback - in order to accommodate activities such as outdoor dining, a zero lot line front setback may be considered based on minimum 10 - 20-foot sidewalk adjacent to public parking as applicable and adjoining the building. Said sidewalk shall include a 5 - 6-foot barrier free zone; Setbacks and final design subject to an approved site plan as part of the zoning and approval process. Final design elements subject to the approval of the Planning Director.

V. Parking for the residential

basement and/or garage parking.
VI. Sidewalks, trees and lighting shall coordinate and incorporate the elements of the planned Moreno Street Streetscape project as approved by the Planning Director.
The City has adopted Design Guidelines for the overall areas of the City and expects to migrate the design criteria to this development in order to guide massing and design. Familiarity with and a willingness to follow these standards is necessary and will provide helpful guidance with final building and site design.

III. The Property.

The subject property consists of approximately 0.43 acres +/-.

Acreeage

Representations of acreage are believed to be accurate, however, the DDA or the City makes no representation as to exact acreage and Buyer shall obtain a survey at his/her discretion.

IV. Zoning.

The 0.43 acres property is currently zoned Commercial (C-2) under the City's 2000 Zoning Ordinance and Official Zoning Map. Upon a successful proposal, the City anticipates zoning the property to a site plan specific planned development under the City's Zoning Ordinance.

All projects must follow all applicable Building Code and Fire Code standards as required by the appropriate agency. Additionally, all projects must follow all other governmental regulations as applicable.

V. Restricted Uses.

All parcels will be expected

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VI. Infrastructure, Environmental, Other.

All of the necessary utilities are located reasonably nearby. Costs for necessary infrastructure shall be borne by the developer.
Except as otherwise explicitly noted, the land is being sold as-is. Any and all costs associated with any relocation, modifications, extensions, etc. of roads or utilities shall be fully borne by the developer. Any environmental inspections or evaluations are the sole responsibility of the developer.

VII. Demographics.

The City of Buford is located approximately 35 miles from Atlanta and has excellent access to I-85, I-985, Buford Highway and Peachtree Industrial Boulevard. The City operates an independent school system ranked No.1 in the State of Georgia by Niche.com.

Greater Buford Area

The City limits of Buford currently encompass approximately 17 square miles and contain approximately 17,000 residents. However, the City is part of a much larger rapidly growing area. The 30518 and 30519 zip codes represent the "Greater Buford Area." The Greater Buford Area includes portions of unincorporated Gwinnett and Hall Counties.

VIII. Pricing and Compensation.

In addition to appropriate financial remuneration, the City has specific performance standards, goals and expectations provided herein that should be part of any successful proposal.

IX. Downtown Development Authority.

At the time of the sale, the City's Downtown Development Authority will be the owner of the property.

X. Proposal Submittal Requirements.

Proposals shall be submitted in the following order and format. Multiple proposals/alternatives by a single developer may be provided. However, for clarity each alternative shall be submitted as a separate proposal.

1. Credentials:

a. Identity of developer, including the development team's organizational structure and names and address of principals. List the composition of development team.
b. The development team's professional qualifications and experience in development, financing and leasing/management of comparable projects or if leasing/management will be outsourced, the credentials of the proposed manager.

c. Evidence of the development team's financial capacity

to undertake the proposed project including bank references.
d. Provide information of comparable experience with residential projects, historic development, mixed-use projects, in-fill projects, and/or other similar developments. Provide project information (such as size, location, development type, etc.) pictures, sketches, and other relevant details for said projects. Provide contact names and addresses for each representative project.

2. Project Proposals:

a. Project Description: Provide a written project description of the proposed project that includes, at a minimum: 1) square footages of buildings; 2) number of buildings; 3) building heights and number of stories; 4) architectural theme or character (including exterior building materials); 5) method of construction; 6) any phasing; 7) anticipated build-out value; HOA structure, fees, services, parking plan, residential parking garage (minimum: two spaces per residential unit), parking management plan, sanitation ser-

vice, etc.) 8) other items that may be of interest.

b. Development Plan: Provide a detailed conceptual development plan that includes, at a minimum, 1) approximate configuration of proposed structure(s) on respective lot; and 2) site access, parking, pedestrian flow or other features appropriate for the project.

c. Illustrative Building Plan: Provide a conceptual illustrative rendering of the exterior of building(s) including identification of any architectural elements (e.g. stone, brick, amenities, etc.). Said rendering should depict the look and character of the proposed buildings.

d. Market Feasibility (optional): Provide copies of any relevant private studies or reports used to generate said proposal.

e. Other: Provide any other relevant information that demonstrates the developer's awareness, understanding and commitment to the City's vision, overall financial security, previous relevant experience, unique knowledge of the goals of the City and/or any other factor that the City may find useful in awarding the project.

One (1) original and 5 (five) copies of the proposal in an 8.5" X 11" bound document must be provided. Larger illustrative drawings may be submitted separately. However, these drawings must also be reduced and included within the 6 bound documents. All proposals must be received by the City of Buford, 2300 Buford Hwy, Buford, Georgia, 30518 by 4 p.m. on June 30, 2022.

XI. Selection.

The City may select as the City deems in its best interest and may negotiate the execution of a sales contract with one or more parties simultaneously. The City may reject any and all proposals, waive technicalities and informalities and award the project as the City deems in its best interest. The City will take into account various factors as outlined. No submission of a proposal or selection of a bidder proposal will be binding on the City until and unless a binding sales contract is entered into with the City.

Respondents are advised that the following factors will be considered as part of the evaluation of each proposal.

1.

Use. Proposals must meet the development objectives as explained herein and must contribute to augmenting the quality of life in Buford by the following means:

- Contributes to the economic viability of the City of Buford;
- Increases employment and/or residential opportunities;
- Contributes to smart-growth principles;
- Provides quality design that blends with the overall features of the nearby and surrounding area;
- Will provide adequate future control and management to insure a long-term sustainable project.

2. Design. The successful Proposer(s) will have demonstrated a willingness and understanding of the heightened design goals of the City.

3. Compensation. The financial proposal provides compensation to the City, while maximizing the value of the resulting development and its positive economic and fiscal impacts on Downtown Buford and the City as a whole.

For additional information and an emailed copy of this Request For Proposals, contact Kim Wolfe, Planning and Zoning Director, kwolfe@cityofbuford.com or Bryan Kerlin, City Manager, bkerlin@cityofbuford.com.

XII. Contractual Issues.

Upon the selection of one or more bidders, the City will enter into a purchase/sale agreement that among other items will allow the purchaser to go to 90 days to perform appropriate due diligence and obtain approval of architectural plans and zoning, which the City may elect to extend as necessary. An earnest money deposit will be required at contract execution equal to five (5) percent of the purchase price. 902-71749 5/25,6/1,8,15,22,29,2022

and Renewal of Natural Gas Services will be received, by

at the City of Buford, at the Buford City Hall located at 2300 Buford Highway, Buford, Georgia, until 10:00 a.m. local time on June 23, 2022 at which time the Bids received will be publicly opened and read. The Project consists of the construction of natural gas service lines and renewal of existing natural gas service lines, including service connections, site work, erosion and traffic control, as needed, to complete authorized work. Gas system materials, including pipe, pipe detection wire, valves, fittings, service tees, service risers, meters, and regulators will be furnished by the City for installation by the Contractor. The contract will be in place for a two (2) year period with an additional one (1) year option for renewal.

The Issuing Office for the Bidding Documents is: Keck & Wood, Inc., 3090 Premiere Parkway, Suite 200, Duluth, Georgia 30097. Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Fridays between the hours of 9:00 a.m. to 5:00 p.m., and may obtain copies of the Bidding Documents from the Issuing Office as described below.

Bidding Documents also may be examined at the City of Buford, 2300 Buford Highway, Buford, Georgia 30518, on Mondays through Fridays between the hours of 9:00 a.m. to 5:00 p.m., and may obtain copies of the Bidding Documents from the Issuing Office as described below.

Bidding Documents may be obtained from the Issuing Office during the hours indicated above. Bidding Documents are available on electronic media (as portable document format (PDF) files) for a non-refundable charge of \$25.00, including shipping via overnight express service. Alternatively, printed Bidding Documents may be obtained from the Issuing Office either via in-person pick-up or via mail, upon Issuing Office's receipt of payment for the Bidding Documents. The non-refundable cost of printed Bidding Documents is \$50.00 per set, payable to "Keck & Wood, Inc." plus a non-refundable shipping charge.

Upon Issuing Office's receipt of payment, printed Bidding Documents will be sent via the prospective Bidder's delivery method of choice; the shipping method will depend on the shipping method chosen. The date that the Bidding Documents are transmitted by the Issuing Office will be considered the prospective Bidder's date of receipt of the Bidding Documents. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office.

Bid security shall be furnished in accordance with the Instructions to Bidders. No proposal will be considered unless it is accompanied by satisfactory evidence that the Bidder holds a Georgia State Utility Contractor's License in compliance with Act. O.C.G.A. 43-14 and 43-41. Failure to provide the bidder's license number on the outside of the sealed proposal will result in rejection of the bid. Bidder shall also be a current subscriber to the Subscribed Regulatory Compliance Service (SRCS) Operator Qualification Program.

Owner: City of Buford
Title: Bryan Kerlin
Date: May 18, 2022
902-70919
5/18,25,6/1,8,15,22,2022

#PURCH0608 2022

NOTICE

In an effort to better serve the Citizens and Supplier Community and to increase competition, information regarding Gwinnett County solicitations is available from the following sources: Gwinnett Daily Post (News-paper), Gwinnett County Web Site www.GwinnettCounty.com, and the Solicitation Center located at the Gwinnett Justice and Administration Center, Purchasing Division, Second Floor, 75 Langley Drive, Lawrenceville, Georgia 30046.

ADVERTISEMENTS FOR BIDS

BID NUMBER; DESCRIPTION; OPENING DATE;

BL068-22
Water Production Water Quality Sampling Improvements
June 24, 2022
3:00 P.M.

BL069-22
Bethesda Park Aquatic Center Duct & Lighting Replacement
June 23, 2022
3:00 P.M.

ADVERTISEMENT FOR BIDS

BL070-22 Replacement of the Bogan Park Aquatic Center Play Structure and Replastering

June 24, 2022 3:00 P.M.

RP025-22 Provision of Construction Document Development for Lake Drive Sidewalk

June 29, 2022 3:00 P.M.

BL071-22 Wayne Hill Water Resources Center and Yellow River Water Reclamation Facility Primary Clarifier Rehabilitation

June 30, 2022 3:00 P.M.

BL072-22 F. Wayne Hill Entrance Gate Improvements

June 30, 2022 3:00 P.M.

RP009-22 Provision of a Vision Program on an Annual Contract

June 29, 2022 3:00 P.M.

BL073-22 Purchase of Crushed Stone on an Annual Contract

June 22, 2022 3:00 P.M.

BL074-22 F. Wayne Hill Water Resources Center Fire Alarm Monitoring System Improvements

July 11, 2022 3:00 P.M.

For more information, Please call (770) 822-8720 or Visit www.GwinnettCounty.com
Gwinnett County Board of Commissioners
902-72947 6/8,2022

ALCOHOLIC BEVERAGE

LEGAL NOTICE

Notice is hereby given that this office received an application for a distilled spirits license from SANG LOK SOO located at 3547 OLD NORCROSS RD STE B DULUTH GA 30098. Said establishment is owned by MAJOR GOLD LLC. Please submit in writing any information affecting the issuance of a license at said establishment to this office by JUNE 15, 2022.

BRANDI EVERETT
Financial Manager
Gwinnett County Department of Planning & Development Licensing & Revenue Administration
446 WEST CROGAN STREET
SUITE 300
LAWRENCEVILLE GA 30046
904-72927 6/8,15,2022

CITATION

APPENDIX A TO EXHIBIT A

GWINNETT COUNTY BOARD OF COMMISSIONERS LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Declaration of Taking for a Condemnation Proceeding

ADOPTION DATE: APRIL 19, 2022

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name Present Vote
Nicole L. Hendrickson, Chairwoman Yes
Aye
Kirkland Carden, District 1 Yes
Aye
Ben Ku, District 2 Yes
Aye
Jasper Watkins III, District 3 Yes
Aye
Marlene Fosque, District 4 Yes
Aye

On motion of Commissioner Ku and carried by a 5-0 vote, the Resolution entitled, Declaration of Taking for a Condemnation Proceeding, as set forth below, is hereby adopted:

WHEREAS, the Gwinnett County Department of Transportation has laid out and determined to construct I-85/State Route 403 at CR 5640/McGinnis Ferry Road New Interchange as part of the Gwinnett County Road System of the State of Georgia, known and designated as Project F-1054-01, and being more fully shown on a map and drawing on file in the office of the Gwinnett County Department of Transportation, 75 Langley Drive, Lawrenceville, Georgia, and

Beginning at a point 150.23 feet left of and opposite Station 1164+43.00 on the construction centerline of I-85 on Georgia Highway Project No. F-1054-01; running thence N 6°57'55.6" E a distance of 101.40 feet to a point 203.00 feet left of and opposite station 1165+27.00 on said construction centerline laid out for I-85; thence N 44°14'20.4" E a distance of 143.19 feet left of and opposite station 1166+64.95 on said construction centerline laid out for I-85; thence S 46°03'24.5" E a distance of 39.90 feet to a point 151.19 feet left of and opposite station 1166+62.36 on said construction centerline laid out for I-85; thence westerly 225.13 feet along the arc of a curve (said curve having a radius of 5771.24 feet and a chord distance of 225.11 feet on a bearing of S 38°45'25.0" W) back to the point of beginning.

Containing 0.200 acres more or less (8,704.92 square feet).

EXHIBIT "A"
PROJECT NO. : F-1054-01
PARCEL NO. : 11
COUNTY: Gwinnett
DATE OF R/W PLANS: January 26, 2021
REVISION DATE: November 12, 2021
REQUIRED RIGHT OF WAY

All that tract or parcel of land lying and being in Land Lots 153 and 154 of the 7th Land District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at a point 150.23 feet left of and opposite Station 1164+43.00 on the construction centerline of I-85 on Georgia Highway Project No. F-1054-01; running thence N 6°57'55.6" E a distance of 101.40 feet to a point 203.00 feet left of and opposite station 1165+27.00 on said construction centerline laid out for I-85; thence N 44°14'20.4" E a distance of 143.19 feet left of and opposite station 1166+64.95 on said construction centerline laid out for I-85; thence S 46°03'24.5" E a distance of 39.90 feet to a point 151.19 feet left of and opposite station 1166+62.36 on said construction centerline laid out for I-85; thence westerly 225.13 feet along the arc of a curve (said curve having a radius of 5771.24 feet and a chord distance of 225.11 feet on a bearing of S 38°45'25.0" W) back to the point of beginning.

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PARCEL NO. : 11
COUNTY: Gwinnett
DATE OF R/W PLANS: January 26, 2021
REVISION DATE: November 12, 2021
REQUIRED RIGHT OF WAY

All that tract or parcel of land lying and being in Land Lots 153 and 154 of the 7th Land District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at a point 150.23 feet left of and opposite Station 1164+43.00 on the construction centerline of I-85 on Georgia Highway Project No. F-1054-01; running thence N 6°57'55.6" E a distance of 101.40 feet to a point 203.00 feet left of and opposite station 1165+27.00 on said construction centerline laid out for I-85; thence N 44°14'20.4" E a distance of 143.19 feet left of and opposite station 1166+64.95 on said construction centerline laid out for I-85; thence S 46°03'24.5" E a distance of 39.90 feet to a point 151.19 feet left of and opposite station 1166+62.36 on said construction centerline laid out for I-85; thence westerly 225.13 feet along the arc of a curve (said curve having a radius of 5771.24 feet and a chord distance of 225.11 feet on a bearing of S 38°45'25.0" W) back to the point of beginning.

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PROJECT NO. : F-1054-01
PARCEL NO. : 11
COUNTY: Gwinnett
DATE OF R/W PLANS: January 26, 2021
REVISION DATE: November 12, 2021
REQUIRED RIGHT OF WAY

All that tract or parcel of land lying and being in Land Lots 153 and 154 of the 7th Land District of Gwinnett County, Georgia, being more particularly described as follows:

WHEREAS, in order to maintain the projected schedule of road construction of Gwinnett County, it is necessary that the property, the right of way, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel to be acquired, the right of way and other rights as herein described and as listed below, shown of record as owned by the persons named herein, all as described in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a part of this order, are essential for the construction of said project.

Parcel Number: 11

8,704.92 square feet of fee simple right of way

244.59 linear feet of limited access rights

Owners: Colfin 2015-1 Industrial Owner, LLC, a Delaware limited liability company and Wilmington Trust, National Association

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the circumstances are such that it is necessary that the right of way, easements and access rights, if any as described in annexes to this order be acquired by condemnation under the provisions of said Code, and the Attorney for Gwin