

TOWN COUNCIL OF THE TOWN OF MULGA, ALABAMA

RESOLUTION NO. 2025-13

A RESOLUTION ASCERTAINING, FIXING AND DETERMINING THE AMOUNT OF ASSESSMENT TO BE CHARGED AS A LIEN ON THE PROPERTY KNOWN AS 311 1ST AVENUE MULGA, ALABAMA; PARCEL ID# 21-00-4-005-002.000, IN THE TOWN OF MULGA, ALABAMA, AS A RESULT OF THE TOWN ORDERING THE DEMOLITION OF THE BUILDING ON THE PROPERTY PURSUANT TO ORDINANCE NO. 2017-03.

WHEREAS, heretofore the Town Council of the Town of Mulga, Alabama (the "Town Council"), after due and lawful notice was given and a public hearing held in accordance with Ordinance No. 2017-03, declared that a building located within the Town of Mulga, Alabama (the "Town"), was unsafe to the extent that it was a public nuisance and ordered the demolition of said building located on the following described property, to wit:

STREET ADDRESS:

311 1st Avenue, Mulga, Alabama 35118

LEGAL DESCRIPTION:

Lots 13, 14, 15, Block 8, according to the Survey of Mulga, as recorded in Map Book 7, page 6, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

PARCEL IDENTIFICATION NUMBER:

21-00-4-005-002.000

INTERESTED PERSONS:

Wealth Cap Funds, LLC
Joseph Holt

WHEREAS, the Town has completed demolition of said building at the Town's expense;

WHEREAS, the appropriate municipal official has made a report to the Town Council of said costs, including the cost of complying with Ordinance No. 2017-03, the sum of which was \$14,900.75;

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ATTORNEY WORK PRODUCT / ATTORNEY-CLIENT PRIVILEGED

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WHEREAS, the Town Clerk set the report of costs for a public hearing at a meeting of the Town Council on Tuesday June 17, 2025 at 6:30 p.m. and gave no less than ten (10) days notice of the public hearing by certified mail to all persons or entities listed in Section 7 (b)(1) of Ordinance No. 2017-03;

WHEREAS, said public hearing was noticed before the Town Council on Tuesday, June 17, 2025 at 6:30 p.m., but due to a lack of quorum, said hearing was adjourned until Tuesday, July 1, 2025 at 6:30 p.m.;

WHEREAS, said public hearing was held by the Town Council on Tuesday, July 1st, 2025 at 6:30 p.m.;

WHEREAS, it is now the desire of the Town Council to fix the costs which it finds were reasonably incurred in connection with the demolition and assess the costs against the previously described land upon which said building was located;

NOW, THEREFORE, BE IT RESOLVED by the Council of Mulga, Alabama while in regular session on Tuesday, July 1, 2025 at 6:30 p.m. as follows:

Section 1. That the Town Council hereby assesses the sum of \$14,900.75 to be the costs reasonably incurred by the Town in connection with the demolition of the building located on the following described property, to wit:

STREET ADDRESS:

311 1st Avenue, Mulga, Alabama 35118

LEGAL DESCRIPTION:

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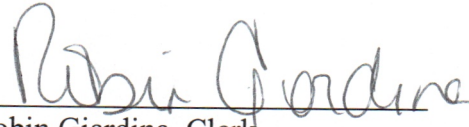
Section 2. That the Town Clerk be authorized and directed to file a certified copy of this resolution in the offices of the Judge of Probate of Jefferson County, Alabama. That the Town

Clerk be authorized and directed to issue an assessment in the amount of \$14,900.75 to the interested persons above as provided by law and that, in the event of a failure to pay the assessment when due, the Town Attorney is hereby authorized to take any and all actions necessary to prosecute the lien as permitted by law, including, but not limited to, foreclosure to satisfy the lien. In the event the subject property is not sold at a foreclosure sale, the Town Clerk is authorized and directed to file a certified copy of this resolution in the office of the Jefferson County Tax Collector. Upon filing, the Jefferson County Tax Collector shall add the amount of the lien to the ad valorem tax bill on the property and shall collect the amount as if it were a tax and remit the amount to the Town.

ADOPTED this the 1st day of July, 2025.



W. KEITH VARNER, Mayor

ATTEST: 

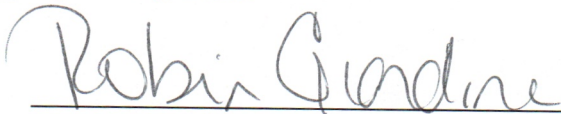
Robin Giardina, Clerk

CERTIFICATION OF CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Robin Giardina, Town Clerk of Mulga, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly adopted by the Town Council of the Town of Mulga, Alabama, on the 1st day of July, 2025.

Witness my hand and seal of office this 1st day of July, 2025.



Robin Giardina, Town Clerk

EXHIBIT A
REPORT OF FINAL ASSESSMENT COSTS

EXHIBIT A	
311 1st Avenue Mulga Alabama	
Title Search Cost	\$450.00
Address Locator Search Cost	
Lis Pendens Recording Cost	\$92.00
Lis Pendens Certified Mailings Cost	\$25.25
Publication Fee	\$106.15
Notice of Demolition Recording Cost	\$31.00
Notice of Demolition Certified Mailing Cost	\$35.45
Notice of Hearing to Consider Extension Certified Mailing Cost	\$35.45
Cost of Asbestos Testing	
Costs of Demolition	\$13,500.00
Less Sale of Salvaged Materials	
Notice of Final Assessment Certified Mailing Cost	\$49.60
Final Assessment Recording Cost	\$26.25
Final Assessment Certified Mailings Cost	\$49.60
Administrative Fees	\$500.00
TOTAL	\$14,900.75

* A municipality can alternatively assess reasonable attorneys' fees and clerical costs. Ala. Atty. Gen. Op. 2012-032.