

Department of Engineering
Tim Bryan, P.E., County Engineer

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MEMORANDUM

November 3, 2020

To: Sheila Jones, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
Karl Banks, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E., PTOE
County Engineer

Re: Request for Payment
Project: Bozeman Road Improvements
Parcel: 026-00-00-W

The Engineering Department recommends that the Board accept the invoice for \$625.00 for the acquisition of the right of way for Bozeman Road Improvements Project for Rosie C. Thomas and Ronny Barrett and to authorize the Comptroller to issue the check.

Check payment to:

Payee: Price & Ziruinik, PLLC, IOLTA Foundation Trust Account
for Rosie C. Thomas and Ronny Barrett
750 Woodlands Parkway, Suite 205
Ridgeland, MS 39157

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL BANKS
District Four

PAUL GRIFFIN
District Five

ADMINISTRATIVE ADJUSTMENT REQUEST

County: Madison
Project: LPA 106993-701000
Parcel: 026-00-00-W
Owner: Rosie C. Thomas and Ronny Barrett

This is a request to approve an administrative adjustment in the amount of \$625.00

Justification:

Original Fair Market Value Offer:

\$ 6,048.00	Land: 5,510 sq ft warranty deed
\$ -	Improvements: none
\$ 1,600.00	Damages: Cost to cure landscaping
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\$ 7,648.00	Total:

Administrative Adjustment:

The property owner has a deed of trust with Quicken Loans, Inc., who require a title fee in the amount of \$125.00 and an application fee of \$500.00 for a total of \$625.00. The property owners have agreed to convey property needed for the project if the above mentioned bank fees are paid.

Approval of an administrative adjustment is requested since the property owner incurred these expenses to convey property needed for the proposed project.

Summary:

\$ 7,648.00	Original Fair Market Value Offer
\$ 625.00	Administrative Adjustment
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\$ 8,273.00	Total Compensation Amount

Approval:

It is our opinion the administrative adjustment is reasonable, prudent and in the interest of the Madison County Board of Supervisors. The administratively adjusted amount was an expense required by the property owner's lender, and is substantially lower than the overall cost to acquire this parcel eminent domain proceedings. I have been authorized to approve an increased offer amount of \$625.00 to acquire this parcel.

Gerald Steen, President of the Madison County Board of Supervisors

From: Barry Zirulnik barryzirulnik@att.net
Subject: RE: Eminent Domain Thomas
Date: November 2, 2020 at 9:59 AM
To: mr dye@me.com



Mark, here is Quicken Loans' response. It looks like we need to requisition \$625.00 at this time (\$125 for title work and \$500 for application fee), subject to whether they decide they need to order up their own appraisal (beyond our summary provided to Quicken last week) which is an additional fee. So please put in for the funding.

Barry S. Zirulnik, Esq.
Price & Zirulnik, PLLC
750 Woodlands Parkway, Suite 205
Ridgeland, MS 39157
Phone: 601-353-3000
Fax: 601-353-3007

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From: Petersen, Charity <CharityPetersen@quickenloans.com>
Sent: Monday, November 2, 2020 8:48 AM
To: Barry Zirulnik <barryzirulnik@att.net>
Subject: RE: Eminent Domain Thomas

Hi Barry,

If an appraisal (full home and land) is required than the third party typically would have to pay for that or we can order it on your behalf and you would pay us directly for it but we will cross that bridge once I reach out to the investor. Also, if you ask us to record any documents then the recording fee which is set by the county. But that would be it.

**Quicken
Loans**



Charity Petersen
Senior Special Loans Underwriter
Direct: (313) 782-8882
Fax: (844) 314-4305

[love.protect.amaze.](https://www.quickenloans.com/love.protect.amaze)

A referral is the best compliment!
[Refer your friends and family now.](#)

From: Barry Zirulnik <barryzirulnik@att.net>
Sent: Monday, November 2, 2020 9:42 AM
To: Petersen, Charity <CharityPetersen@quickenloans.com>