



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 3/12/2026

File ID: 2026-287

Department: Urban Development

Subject:

Type of Action: Introduction

Introduction of an Ordinance to declare certain property as surplus and authorizing the Mayor to negotiate terms involving the lease of the property for Project Gemini.

Ordinance No.

Finance Information:

Account Number: TBD

City Cost Amount: TBD

Total Cost: TBD

Special Circumstances:

Grant Funded: NA

Grant Title - CFDA or granting Agency: NA

Resolution #: NA

Location: (list below)

Address:

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

Additional Comments:

ORDINANCE NO. 26-_____

WHEREAS, the City of Huntsville, an Alabama municipal corporation (the "City") and Madison County, Alabama (the "County") are the owners of certain real property lying and located in Huntsville, Madison County, Alabama, containing approximately 237.96 acres, more or less, as more particularly described as follows in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, it is the judgment and opinion of the Mayor and the City Council of the City of Huntsville that, pursuant to §11-47-21 of the Code of Alabama (1975), that the Subject Property is no longer used or needed for a public purpose; and

WHEREAS, the Mayor is hereby authorized to negotiate such terms and conditions for and/or relating to the lease of the Property, in whole or in part, as may be deemed necessary or desirable to accomplish its lease, the final terms of such agreement(s) shall be contained in one or more lease agreement, or similar lease contract, to be presented to the City Council of the City of Huntsville, and to be approved by subsequent Council Resolution; and

BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, a municipal corporation within the State of Alabama, as follows:

1. That, in the judgment and opinion of the City Council of the City of Huntsville, and pursuant to its powers under Alabama Code §11-47-21, the certain parcel of land described in Exhibit "A," which is attached hereto and incorporated herein, (the "Property") is surplus to the needs of the City of Huntsville.

2. That, in the judgment and opinion of the City Council of the City of Huntsville, the Property is not needed by any department or division of the City of Huntsville for public or municipal purposes.

3. The Mayor is hereby authorized to negotiate the terms and conditions of the lease of the Property, as described in Exhibit "A" in order to facilitate its lease, in whole or in part, the final terms of which shall be contained in one or more lease agreement, or similar lease contract, to be presented to and approved by the City Council of the City of Huntsville pursuant to subsequent Council Resolution(s).

ADOPTED this the ____ day of _____, 2026.

President of the City Council of the City
of Huntsville, Alabama

APPROVED this the ____ day of _____, 2026.

Mayor of the City of Huntsville, Alabama

EXHIBIT "A"
(LEGAL DESCRIPTION OF THE PROPERTY)

TRACT A – MADISON COUNTY PARCEL: 25-05-21-3-000-027.000

That certain tract of land lying and being in Section 21, Township 5 South, Range 2 West of the Huntsville Meridian.

Said tract being a portion of the property conveyed to Madison County, Alabama, and the City of Huntsville Alabama in Deed Book 760, Page 20 as recorded in the Office of the Judge of Probate for Madison County, Alabama, and being more particularly described as follows:

Commencing at the southwest corner of Section 21, Township 5 South, Range 2 West of the Huntsville Meridian; thence South 88 Degrees 35 Minutes 44 Minutes East a distance of 44.24 to a #5 rebar with a cap Stamped "Garver LLC CA-445-LS (typical) set, said point marking the east right-of-way of Wall Triana Highway and the Point of Beginning of the herein described tract having established grid coordinates of (N) 1486451.35, (E) 378818.77 of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83);

Thence along said right-of-way North 2 Degrees 02 Minutes 16 Seconds East a distance of 1731.54 feet to a #5 rebar set; thence leaving said right-of-way South 88 Degrees 32 Minutes 29 Seconds East a distance of 200.00 feet to a #5 rebar set; thence North 2 Degrees 02 Minutes 16 Seconds East a distance of 200.00 feet to a #5 rebar set marking the south right-of-way of Sixth Street; thence along the south right-of-way of said Sixth Street South 88 Degrees 32 Minutes 29 Seconds East a distance of 50.55 feet to a #5 rebar set at the point of curvature of a curve to the to the right, having a radius of 555.74 feet, the chord of which is South 68 Degrees 54 Minutes 20 Seconds East for a distance of 346.96 feet; thence along the arc of said curve 352.85 feet to a #5 rebar set at the point of tangency of said curve; thence South 46 Degrees 37 Minutes 13 Seconds East a distance of 298.34 feet to a #5 rebar set at the point of curvature of a curve to the left, having a radius of 1367.06 feet, the chord of which is South 53 Degrees 44 Minutes 28 Seconds East for a distance of 348.15 feet; thence along the arc of said curve 349.09 feet to a #5 rebar set at the point of tangency of said curve; thence South 63 Degrees 13 Minutes 21 Seconds East a distance of 1133.27 feet to a #5 rebar set; thence South 61 Degrees 33 Minutes 50 Seconds East a distance of 567.88 feet to a #5 rebar set marking the west boundary of a tract of land conveyed to the Town of Triana in Deed Book 590, Page 718 as recorded in the Office of the Judge of Probate for Madison County, Alabama; thence leaving said right-of-way and along the west boundary of said Triana tract South 1 Degrees 40 Minutes 23 Seconds West a distance of 672.08 feet to a #5 rebar found marking the south boundary of said Section 21; thence leaving said west boundary and along the south boundary of said Section 21 North 88 Degrees 35 Minutes 44 Seconds West a distance of 2632.70 feet to the POINT OF BEGINNING.

The above-described tract contains 80.32 acres (3498566.492 sq. ft.) more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

TRACT A1 – MADISON COUNTY PARCEL: 25-05-21-3-000-027.000

That certain tract of land lying and being in Section 21, Township 5 South, Range 2 West of the Huntsville Meridian.

Said tract being a portion of the property conveyed to Madison County, Alabama, and the City of Huntsville Alabama in Deed Book 760, Page 20 as recorded in the Office of the Judge of Probate for Madison County, Alabama, and being more particularly described as follows:

Commencing at the southwest corner of Section 21, Township 5 South, Range 2 West of the

Huntsville Meridian; thence along the west boundary of said Section 21 North 2 Degrees 07 Minutes 53 Seconds East a distance of 2008.15 feet; thence leaving said Section line South 88 Degrees 35 Minutes 23 Minutes East a distance of 1986.85 feet to a #5 rebar with a cap Stamped "Garver LLC CA-445-LS (typical) set, said point marking the Point of Beginning of the herein described tract having established grid coordinates of (N) 1488412.38, (E) 380835.54 of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83);

Thence South 88 Degrees 42 Minutes 56 Seconds East a distance of 250.87 feet to a #4 rebar found marking the south boundary of a tract of land conveyed to Kimberly Doughty in Deed Book 2023, Page 13936 as recorded in the Office of the Judge of Probate for Madison County, Alabama; thence along the south boundary of said Doughty tract South 88 Degrees 44 Minutes 41 Seconds East a distance of 209.23 feet to a #4 rebar found marking the south boundary of a tract of land conveyed to the Estate of Carolyn Barlett in Deed Book 2015, Page 312300 as recorded in the Office of the Judge of Probate for Madison County, Alabama; thence along the south boundary of said Barlett tract South 88 Degrees 44 Minutes 41 Seconds East a distance of 178.66 feet to a #5 rebar set marking the west right-of-way of Lakeside Drive; thence leaving said south boundary and along said right-of-way South 14 Degrees 47 Minutes 41 Seconds West a distance of 37.42 feet to a #5 rebar set marking the point of curvature of a curve to the left, having a radius of 478.46 feet, the chord of which is South 11 Degrees 25 Minutes 03 Seconds West for a distance of 77.68 feet; thence along the arc of said curve 77.76 feet to the point of tangency of said curve; thence South 4 Degrees 23 Minutes 29 Seconds West a distance of 52.73 feet to a #5 rebar set; thence South 2 Degrees 12 Minutes 03 Seconds West a distance of 1047.53 feet to a #5 rebar set marking the north right-of-way of Sixth Street; thence leaving said west right-of-way and along the north right-of-way of Sixth Street North 61 Degrees 30 Minutes 37 Seconds West a distance of 451.53 feet to a #5 rebar set; thence North 63 Degrees 13 Minutes 10 Seconds West a distance of 222.63 feet to a #5 rebar set marking the east boundary of a tract of land conveyed to Alonzo and Carol Toney (no deed reference found); thence leaving said right-of-way and along the east boundary of said Alonzo tract North 1 Degrees 38 Minutes 56 Seconds East a distance of 910.46 feet to the POINT OF BEGINNING.

The above-described tract contains 14.89 acres (648568.550 sq. ft.) more or less.

TRACT A2 – MADISON COUNTY PARCEL: 25-05-21-3-000-027.000

That certain tract of land lying and being in Section 21, Township 5 South, Range 2 West of the Huntsville Meridian.

Said tract being a portion of the property conveyed to Madison County, Alabama, and the City of Huntsville Alabama in Deed Book 760, Page 20 as recorded in the Office of the Judge of Probate for Madison County, Alabama, and being more particularly described as follows:

Commencing at the southwest corner of Section 21, Township 5 South, Range 2 West of the Huntsville Meridian; thence along the west boundary of said Section 21 North 2 Degrees 07 Minutes 53 Seconds East a distance of 2008.15 feet; thence South 88 Degrees 35 Minutes 23 Minutes East a distance of 341.47 feet to a #5 rebar with a cap Stamped "Garver LLC CA-445-LS (typical) set marking the north right-of-way of Sixth Street, said point marking the Point of Beginning of the herein described tract having established grid coordinates of (N) 1488450.79, (E) 379190.60 of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83);

Thence leaving said right-of-way and along the south boundary of a tract of land conveyed to the Murphy Family Limited Partnership in Deed Book 979, Page 351 as recorded in the Office of the Judge of Probate for Madison County, Alabama; South 88 Degrees 35 Minutes 23 Seconds East a distance of 1233.38 feet to a iron rod found with a square head marking the southeast corner of said Murphy tract; thence leaving said south boundary South 88 Degrees 35 Minutes 23 Seconds East a distance of 166.07 feet to a #5 rebar set marking the northwest corner of a tract of land conveyed to

Alonzo and Carol Toney (no deed reference found); thence along the west boundary of said Alonzo tract South 1 Degrees 39 Minutes 56 Seconds West a distance of 793.98 feet to a #5 rebar set marking the north right-of-way of Sixth Street; thence leaving said west boundary and along said right-of-way North 63 Degrees 13 Minutes 26 Seconds West a distance of 638.43 feet to a #5 rebar set marking the point of curvature of a curve to the right, having a radius of 1287.06 feet, the chord of which is North 53 Degrees 42 Minutes 08 Seconds West for a distance of 326.28 feet; thence along the arc of said curve 327.16 feet to a #5 rebar set marking the point of tangency of said curve; thence North 46 Degrees 39 Minutes 52 Seconds West a distance of 304.27 feet to a #5 rebar set marking the point of curvature of a curve to the left, having a radius of 635.74 feet, the chord of which is North 66 Degrees 42 Minutes 16 Seconds West for a distance of 350.25 feet; thence along the arc of said curve 354.84 feet to the POINT OF BEGINNING.

The above-described tract contains 12.97 acres (565146.927 sq. ft.) more or less.

TRACT B – MADISON COUNTY PARCEL: 25-08-28-0-000-001.000

That certain tract of land lying and being in Section 28, Township 5 South, Range 2 West of the Huntsville Meridian.

Said tract being a portion of the property conveyed to Madison County, Alabama, and the City of Huntsville Alabama in Deed Book 760, Page 20 as recorded in the Office of the Judge of Probate for Madison County, Alabama, and being more particularly described as follows:

Beginning at a ½ inch diameter pipe found marking the northeast corner of Section 28, Township 5 South, Range 2 West of the Huntsville Meridian having established grid coordinates of (N) 1486328.23, (E) 384070.88 of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83); thence South 1 Degrees 33 Minutes 37 Seconds West a distance of 525.37 feet to a ½ inch diameter pipe found marking the north boundary of a tract of land conveyed to Alan Wade Murphy, Sr., as Trustee of the Harold Wade Murphy Family Trust in Deed Book 2010, Page 469180 as recorded in the Office of the Judge of Probate for Madison County, Alabama; thence along the north boundary of said Murphy tract South 70 Degrees 48 Minutes 55 Seconds West a distance of 1055.83 feet to a #5 rebar with a cap Stamped "Garver LLC CA-445-LS (typical) set; thence North 87 Degrees 33 Minutes 56 Seconds West a distance of 1190.04 feet to a #5 rebar set; thence South 1 Degrees 37 Minutes 09 Seconds West a distance of 198.00 feet to a #5 rebar set; thence North 88 Degrees 20 Minutes 37 Seconds West a distance of 1448.20 feet to a #5 rebar set; thence South 1 Degrees 37 Minutes 09 Seconds West a distance of 570.90 feet to a #5 rebar set; thence North 88 Degrees 27 Minutes 46 Seconds West a distance of 1645.43 feet to a #5 rebar set marking the east right-of-way of Wall Triana Highway; thence leaving said north boundary and along said right-of-way North 2 Degrees 11 Minutes 58 Seconds East a distance of 1121.01 feet to a #5 rebar set; thence leaving said right-of-way South 66 Degrees 42 Minutes 08 Seconds East a distance of 391.00 feet to a #5 rebar set; thence South 16 Degrees 32 Minutes 58 Seconds East a distance of 384.92 feet to a #5 rebar set; thence North 84 Degrees 41 Minutes 57 Seconds East a distance of 562.15 feet to a #5 rebar set; thence North 0 Degrees 35 Minutes 36 Seconds East a distance of 434.00 feet to a #5 rebar set; thence South 82 Degrees 41 Minutes 42 Seconds West a distance of 454.02 feet to a #5 rebar set; thence North 80 Degrees 11 Minutes 18 Seconds West a distance of 400.44 feet to a #5 rebar set; thence North 40 Degrees 53 Minutes 44 Seconds West a distance of 276.62 feet to a #5 rebar set marking the east right-of-way of Wall Triana Highway; thence along said right-of-way North 2 Degrees 11 Minutes 58 Seconds East a distance of 325.46 feet to a #5 rebar set marking the north boundary of said Section 28; thence leaving said right-of-way and along said section line South 88 Degrees 35 Minutes 44 Seconds East a distance of 2632.70 feet to a #5 rebar found; thence South 88 Degrees 35 Minutes 37 Seconds East a distance of 1266.11 feet to a #5 rebar with an illegible cap found; thence South 88 Degrees 50 Minutes 56 Seconds East a distance of 486.20 feet to a #5 rebar found with a cap Stamped "Smith Eng CA#00122LS"; thence South 89 Degrees 00 Minutes 23 Seconds East a distance of 144.15 feet to a ½ inch diameter pipe found; thence South 88 Degrees 47 Minutes 36 Seconds East a distance of 724.42 feet to the POINT OF BEGINNING.

The above-described tract contains 129.78 acres (5653096.792 sq. ft.) more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.