



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 4/9/2026

File ID: TMP-6815

Department: Urban Development

Subject:

Type of Action: Approval/Action

Resolution authorizing the City of Huntsville to acquire and/or condemn certain parcels of property and temporary constructions easements for the Hillcrest Right-of-way Project.

Resolution No.

Finance Information:

Account Number: TBD

City Cost Amount: NA

Total Cost: NA

Special Circumstances:

Grant Funded: NA

Grant Title - CFDA or granting Agency: NA

Resolution #: NA

Location: (list below)

Address: Hillcrest Right-of-way Project

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

Additional Comments:

RESOLUTION NO. 26- _____

BE IT RESOLVED by the City Council of the City of Huntsville, 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, it is in the public interest and necessary and expedient that the City of Huntsville acquire and/or condemn certain fee simple parcels and temporary construction easements, on, over, under, across and upon the following described parcels of land, to include any and all revisions or amendments to the acquisitions under the project plans, viz:

See Exhibits "A-1" through "C-2" which are attached hereto and incorporated herein, a copy of each being permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama. A corresponding drawing depicting each parcel follows the parcel description(s) for each respective tract.

2. That the obtainment of the foregoing parcels is necessary for the Hillcrest Avenue Right-of-Way Project, which is in the best interests of the citizens of the City of Huntsville in that the same will contribute to the health and general welfare of the citizens of Huntsville.

3. That the Mayor of the City of Huntsville be, and he is hereby, authorized, empowered and directed to cause the above-described parcels to be appraised in accordance with Section 18-1A-21 of the Code of Alabama, as amended, to determine the amount that would constitute just compensation for their respective taking.

4. That the Mayor of the City of Huntsville be, and he is further, authorized, empowered and directed to attempt to acquire the above-described parcels for the City for the aforesaid purpose at a fair and reasonable price in accordance with Section 18-1A-22 of the Code of Alabama, as amended.

5. That in case of failure to acquire any of the said parcels for the purpose aforesaid by voluntary conveyance from the owner or owners thereof, the Mayor is hereby authorized to engage Samuel H. Givhan, Attorney at Law, and the law firm of Lanier Ford Shaver & Payne P.C., to file a condemnation action and conduct condemnation proceedings on behalf of the City of Huntsville for the acquisition of said parcels by the exercise of the right of eminent domain.

6. Any prior acts taken by the administration toward the acquisition of the parcels pursuant to the eminent domain code are hereby ratified and affirmed.

ADOPTED this the 23rd day of April, 2026.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 23rd day of April, 2026.

Tommy Battle
Mayor of the City of Huntsville, Alabama

EXHIBIT "A-1"

PARCEL 01

LEGAL DESCRIPTION OF PUBLIC RIGHT OF WAY

LEGAL DESCRIPTION OF THE PROPERTY

STATE OF ALABAMA

Commence from an existing monument, said monument being north of the present right-of-way having the coordinates N:1547986.825; E:395845.920, said rebar set being the point of commencement.

thence run S 74°57'53" E for a distance of 98.47 feet to a point on the present right-of-way of Paramount Drive, to the Point of Beginning (said point being on the present right-of-way line offset 28.35' ± LT and perpendicular to the centerline of Hillcrest Avenue at approximate station 200+24.93);

thence S 01°18'29" E a distance of 13.19 feet to a point (said point being on the right of way offset 15.24'± LT and perpendicular to the centerline of Hillcrest Avenue at approximate station 200+26.24);

thence run along an arc 62.18 feet to the right, having a radius of 428.50 feet, the chord of which is S 61° 01' 52" E for a distance of 62.12 feet to a point (said point having an offset of 46.83' RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 200+28.95);

thence N 72°25'34" E a distance of 42.36 feet to a point (said point being on the right of way offset 23.59'± RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 200+73.68);

thence N 17°40'58" E a distance of 16.21 feet to a point (said point being on the right of way offset 7.38'± RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 200+73.68);

thence S 70°27'03" E a distance of 304.18 feet to a point (said point being on the right of way offset 2.22'± RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 203+77.63);

thence S 17°40'58" W a distance of 12.00 feet to a point (said point being on the right of way offset 14.22'± RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 203+77.63);

thence S 70°45'24" E a distance of 199.15 feet to a point (said point being on the right of way offset 12.98'± RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+77.34);

thence run along an arc 1.95 feet to the right, having a radius of 50.00 feet, the chord of which is S 40°19'22" E for a distance of 1.95 feet to a point (said point being on the right of way offset 13.12' RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+79.41);

thence N 47°05'39" E a distance of 48.05 feet to a point (said point being on the right of way offset 31.15' ± LT and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+97.18);

thence N 71°05'25" W a distance of 62.92 feet to a point (said point being on the right of way offset 28.20'± LT and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+38.64).

thence N 71°05'25" W a distance of 108.18 feet to a point (said point being on the right of way offset 26.91'± LT and perpendicular to the centerline of Hillcrest Avenue at approximate station 204+30.47);

thence S 81°31'34" W a distance of 15.41 feet to a point (said point being west of the existing property line offset 19.65'± LT and perpendicular to the centerline of Hillcrest Avenue at approximate station 204+16.87);

thence N 70°02'21" W a distance of 386.47 feet to a point (said point being on the right of way offset 20.11'± LT and perpendicular to the centerline of Hillcrest Avenue at approximate station 200+33.90);

thence N 45°00'06" W a distance of 13.28 feet to the Point of Beginning, containing 0.41 acres, more or less.

EXHIBIT "A-2"

PARCEL 01

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT 1

LEGAL DESCRIPTION OF THE PROPERTY

STATE OF ALABAMA

Commence from an existing monument, said monument being northwest of the present right-of-way having the coordinates N:1547986.825; E:395845.920, said rebar set being the point of commencement.

thence run S 62°20'57" E for a distance of 634.63 feet to the Point of Beginning (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+63.01);

thence N 47°59'49" E a distance of 63.24 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+79.41);

thence run along an arc 1.95 feet to the left, having a radius of 50.00 feet, the chord of which is S 40°19'22" E for a distance of 1.95 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+81.36);

thence N 70°45'24" W a distance of 60.01 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+16.77);

thence S 19°35'38" W a distance of 31.71 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+16.77);

thence S 70°24'22" E a distance of 8.81 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+25.28);

thence S 24°45'25" E a distance of 32.95 feet to the Point of Beginning, containing 0.05 acres, more or less

EXHIBIT "A-3"

PARCEL 01

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT 2

LEGAL DESCRIPTION OF THE PROPERTY

STATE OF ALABAMA

Commence from an existing monument, said monument being northwest of the present right-of-way having the coordinates N:1547986.825; E:395845.920, said rebar set being the point of commencement.

thence run S 62°20'57" E for a distance of 634.63 feet (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+63.01);

thence N 47°59'49" E a distance of 111.29 feet to the Point of Beginning (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+97.18);

thence N 71°05'25" W a distance of 62.92 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+38.64);

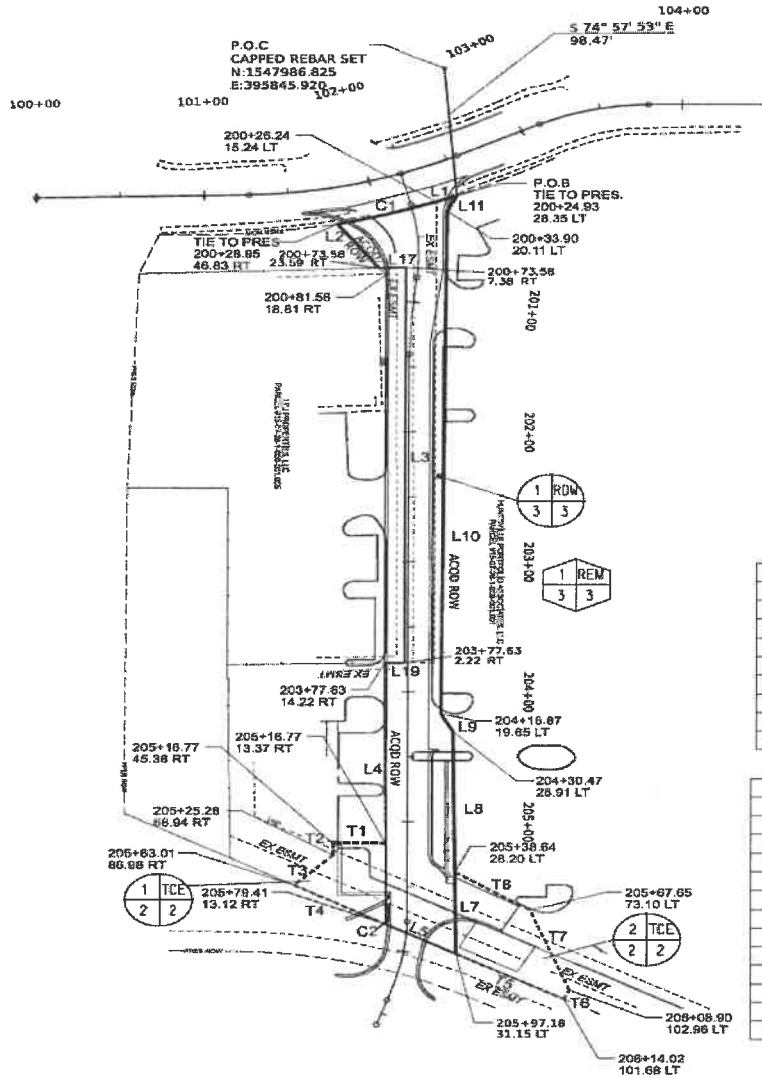
thence S 52°27'36" W a distance of 53.46 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+67.65);

thence S 88°29'17" W a distance of 66.21 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 206+08.90);

thence S 48°41'57" E a distance of 7.89 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 206+14.02);

thence N 47°59'49" E a distance of 73.98 feet to the Point of Beginning, containing 0.08 acres, more or less

EXHIBIT "A-4"



LINE TABLE (TCE)		
NAME	DIRECTION	LENGTH
T1	S 19° 35' 38" W	31.71
T2	S 70° 24' 22" E	8.81
T3	S 24° 45' 25" E	32.95
T4	N 47° 59' 49" E	63.24
T5	N 47° 59' 49" E	73.98
T6	N 48° 41' 57" W	7.89
T7	S 88° 29' 17" W	56.21
T8	S 52° 27' 36" W	53.46

LINE TABLE (ROW)		
NAME	DIRECTION	LENGTH
L1	S 01° 18' 29" E	13.19
L2	N 72° 25' 34" E	42.36
L3	S 70° 27' 03" E	304.18
L4	S 70° 45' 24" E	199.15
L5	N 47° 05' 39" E	48.05
L7	N 71° 05' 25" W	62.92
L8	N 71° 05' 25" W	108.18
L9	S 81° 31' 34" W	15.41
L10	N 70° 02' 21" W	386.47
L11	N 45° 00' 06" W	13.28
L17	N 17° 40' 58" E	16.21
L19	S 17° 40' 58" W	12.00

CURVE TABLE (ROW)					
NAME	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH
C1	S 61° 01' 52" E	428.500	62.18	62.12	31.14
C2	S 40° 19' 22" E	50.000	1.95	1.95	0.97

THIS IS NOT A SURVEY
THIS IS A SKETCH FOR
INFORMATIONAL PURPOSES
ONLY.

CITY OF HUNTSVILLE

*NOTE: ORIGINAL ACREAGE OBTAINED FROM TAX MAPS

PROJECT NO: THUN250010	* ORIGINAL ACREAGE:	4.77	AC±
TRACT NUMBER: 1	T.C.E. REQUIRED:	0.13	AC±
COUNTY: MADISON	R.O.W REQUIRED:	0.41	AC±
OWNER: HUNTSVILLE PORTFOLIO ASSOCIATES LLC.	REMAINING ACRES:	4.36	AC±
SCALE: 1:100	DATE: 3-17-2026	REVISED:	

EXHIBIT "B-1"

PARCEL 02

LEGAL DESCRIPTION OF PUBLIC RIGHT OF WAY

LEGAL DESCRIPTION OF THE PROPERTY

STATE OF ALABAMA

Commence from an existing monument, said monument being northwest of the present right-of-way having the coordinates N:1547986.825; E:395845.920, said rebar set being the point of commencement.

thence run S 62°20'57" E for a distance of 634.63 feet to the Point of Beginning (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+79.41);

thence S 19°00'20" E a distance of 23.09 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 205+63.01);

thence N 76°25'13" E a distance of 47.86 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 206+15.75);

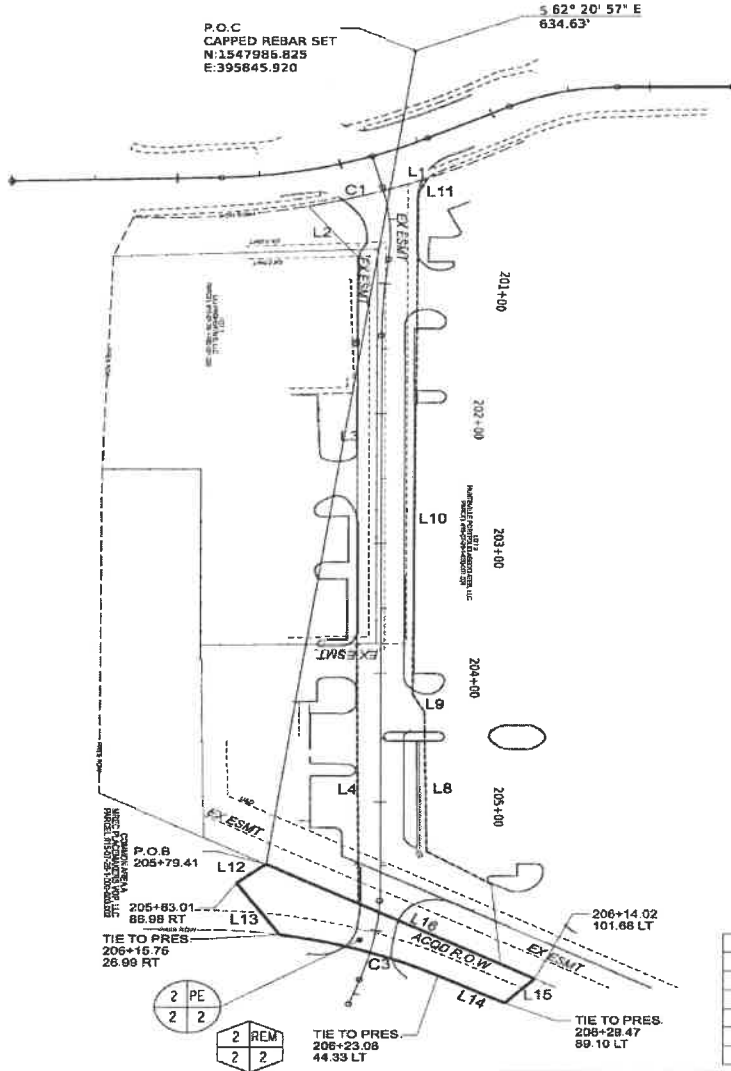
thence run along an arc 101.64 feet to the right, having a radius of 308.00 feet, the chord of which is N 37°39'35" E for a distance of 101.18 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 206+23.08);

thence N 47°05'39" E a distance of 45.57 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 206+29.47);

thence N 26°16'17" W a distance of 26.13 feet to a point (said point being on the right of way and perpendicular to the centerline of Hillcrest Avenue at approximate station 206+14.02)

thence S 47°59'49" W a distance of 185.27 feet to the Point of Beginning, containing 0.131 acres, more or less

EXHIBIT "B-2"



LINE TABLE		
NAME	DIRECTION	LENGTH
L12	S 19° 00' 20" E	23.09
L13	N 76° 25' 13" E	47.86
L14	N 47° 05' 39" E	45.57
L15	N 26° 16' 17" W	26.13
L16	S 47° 59' 49" W	185.27

CURVE TABLE					
NAME	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH
C3	N 37° 39' 35" E	308.000	101.64	101.18	51.29

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CITY OF HUNTSVILLE

*NOTE: ORIGINAL ACREAGE OBTAINED FROM TAX MAPS

PROJECT NO: THUN250010	* ORIGINAL ACREAGE: 0.566 AC±
TRACT NUMBER: 2	T.C.E. REQUIRED: 0.000 AC±
COUNTY: MADISON	R.O.W. REQUIRED: 0.131 AC±
OWNER: MREC PLACEMAKERS VOP, LLC	REMAINING ACRES: 0.435 AC±
SCALE: 1:100	DATE: 3-11-2026
	REVISED:

EXHIBIT "C-1"

PARCEL 03

LEGAL DESCRIPTION OF PUBLIC RIGHT OF WAY

LEGAL DESCRIPTION OF THE PROPERTY

STATE OF ALABAMA

Commence from an existing monument, said monument being north of the present right-of-way having the coordinates N:1547986.825; E:395845.920, said rebar set being the point of commencement.

thence run S 62°03'26" E for a distance of 154.68 feet to the Point of Beginning (said point being on the present property line offset 7.38' ± RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 200+73.58);

thence S 70°27'03" E a distance of 304.18 feet to a point (said point being on the right-of-way line offset 2.22 ± RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 203+77.63);

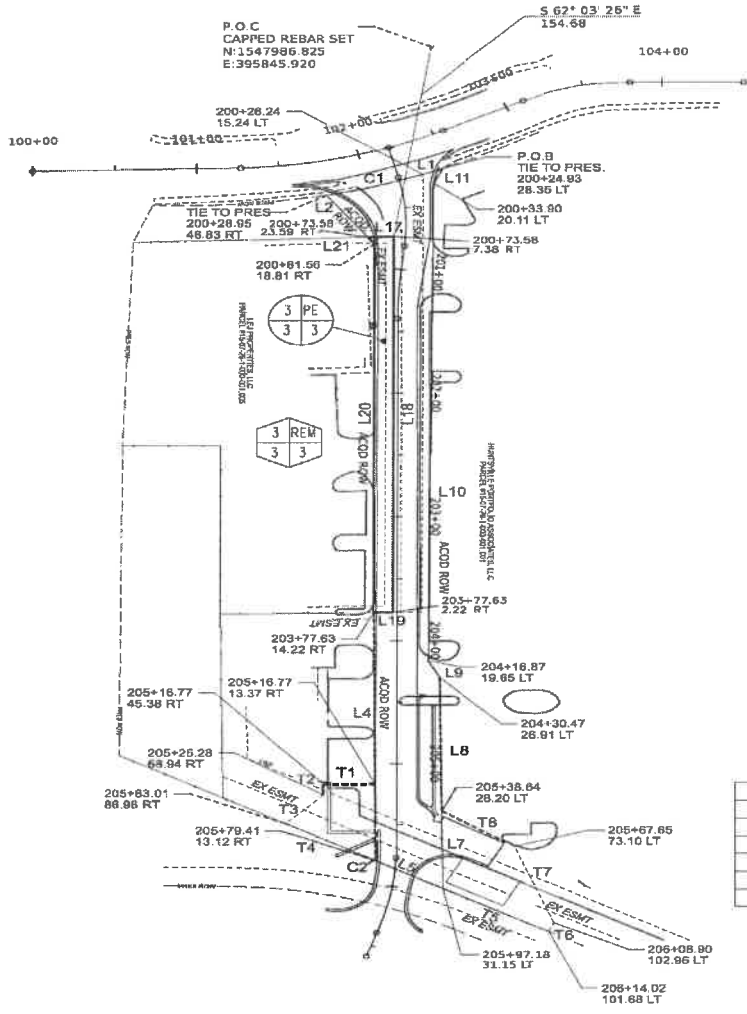
thence S 17°40'58" W a distance of 12.00 feet to a point (said point being on the right-of-way line offset 14.22'± RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 203+77.63);

thence N 70°45'24" W a distance of 298.31 feet to a point (said point being on the right-of-way line offset 18.81'± RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 200+81.56);

thence S 72°25'34" W a distance of 6.86 feet to a point (said point being on the right-of-way line offset 23.59'± RT and perpendicular to the centerline of Hillcrest Avenue at approximate station 200+73.58);

thence N 17°40'58" E a distance of 16.21 feet to the Point of Beginning, containing 0.08 acres, more or less.

EXHIBIT "C-2"



LINE TABLE (ROW)		
NAME	DIRECTION	LENGTH
L17	N 17° 40' 58" E	16.21
L18	S 70° 27' 03" E	304.18
L19	S 17° 40' 58" W	12.00
L20	N 70° 45' 24" W	298.31
L21	S 72° 25' 34" W	6.86

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CITY OF HUNTSVILLE

*NOTE: ORIGINAL ACREAGE OBTAINED FROM TAX MAPS

PROJECT NO: THUN250010	* ORIGINAL ACREAGE: 0.99 AC±
TRACT NUMBER: 3	T.C.E. REQUIRED: 0.00 AC±
COUNTY: MADISON	R.O.W REQUIRED: 0.08 AC±
OWNER: LEJ PROPERTIES LLC	REMAINING ACRES: 0.91 AC±
SCALE: 1:100	DATE: 3-20-2026
	REVISED: