

5-E Model Lesson

Title	Cabin Conflict Eminent Domain and the Construction of a Sports Arena
Purpose/Rationale	The students will investigate and understand public policy decisions relating to the environment. Key concepts include <ol style="list-style-type: none"> Management of renewable resources; Management of nonrenewable resources; The mitigation of land-use and environmental hazards through preventive measures; and Cost/ benefit tradeoffs in conservation policies.
Virginia Science SOLs	6th grade science SOL 6.9
NGSS Cross-cutting Concepts	Cause and effect
Meeting Needs of Students	
Materials	Internet Videos, Images
Community Resources	
Safety and Class Management Issues	
Procedures for Teaching (include time frame for each phase)	
Engage (5-10 minutes)	Show time-lapse video for stadium
	Have students look over image of proposed land use <ul style="list-style-type: none"> What types of areas fall under the proposed land? (residential, commercial, parks) What impact might using this land have on the community?
Explore	Have students read and discuss article on eminent domain in AJC
	What were some issues brought up?
	How was the issue resolved?
	What other impacts can you think of that were not discussed in the article?
Explain	Students will summarize their group discussions in a T-chart
Elaborate	Have students participate in a mock town hall meeting.
Evaluate	
Formative	After, have students summarize, <ol style="list-style-type: none"> What is your personal stance on eminent domain in this case? What are some additional points you would make if given the chance?
Summative	

Activity Sheet	
----------------	--

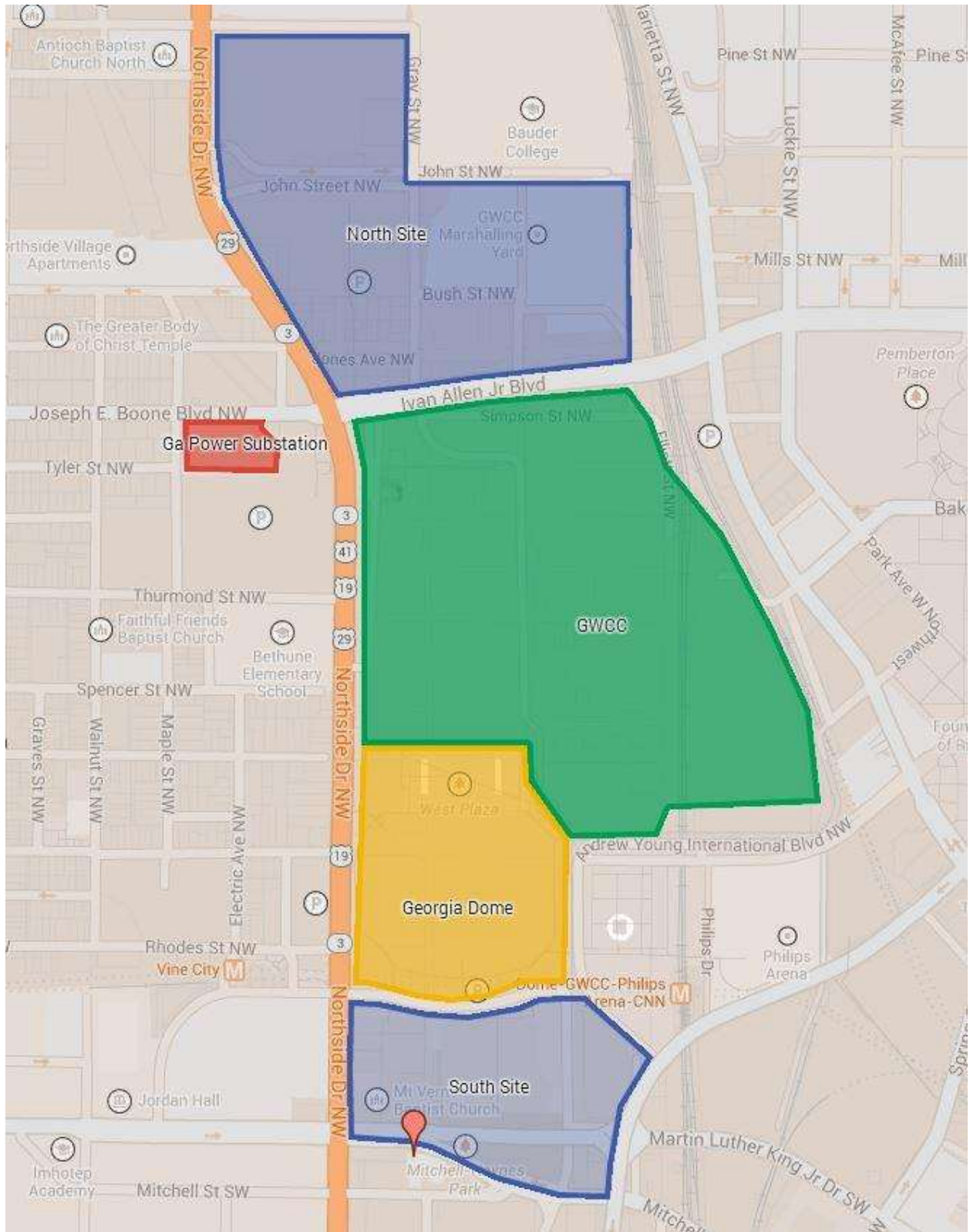


Image of proposed land use for new sports arena

Eminent domain in play for Falcons stadium property

Posted: 8:42 p.m. Friday, October 25, 2013

A state agency began the process Friday of using eminent domain to acquire a small piece of property in the way of the new Atlanta Falcons stadium.

The Georgia World Congress Center Authority posted notice of a public meeting regarding its intention to request that the state use the controversial power to obtain the property, currently a gravel parking lot near the Georgia Dome.

The property owners' attorney, Charles Pursley, said the state and his clients are many millions of dollars apart on the value of the land but that the **eminent domain** process would allow for the dispute to be litigated without delaying construction of the stadium.

Ground-breaking is planned for next spring. The stadium's schematic design has been completed and will be presented to the GWCCA board Tuesday.

For now, on the site where the stadium will be built is the tiny parcel of land that the GWCCA has been unable to acquire. Property owners Larry Zaglin and Laura Fetko "never wanted to sell the property" but are "certainly resigned to the fact this property is needed for the stadium and will be acquired one way or another," said Pursley, their attorney. The land has been in Zaglin's family since 1902, Pursley said. That, he said, is when Zaglin's grandfather bought it and started Puritan Mills as a producer of flour and animal feed. The property currently is used as a parking lot during Georgia Dome events but otherwise is empty except for an advertising billboard. On Friday, a sign was posted on the lot announcing the GWCCA's Nov. 12 public meeting regarding the use of eminent domain. The GWCCA has offered \$1.262 million for the parcel, Pursley said. The property owners have countered at \$12.5 million, he said. The GWCCA has contended its offer represents appraised value of the property, which is 296 feet long, fronting on Mangum Street, but only 73 feet deep. But the appraisal, Pursley argued, does not take into account the land's "best use" as a hotel.

"This property would be capable of a hotel building that would justify up to \$25 million in value of land," Pursley said.

He conceded that even \$12.5 million is an astronomical price if measured by square footage — but not, he said, if measured by the number of hotel rooms the property could accommodate.

The GWCCA declined to comment on the matter.

Pursley expects the eminent-domain process to result in a court-appointed "special master" setting the price that the state will pay to take title to the property. Either party then could appeal for a jury trial in Fulton County Superior Court over the final valuation, Pursley said.

"This process for acquiring title ... would be done in time for ground-breaking (next spring)," he said, although a determination of final valuation could last much longer.

Stadium planners are attempting to acquire about five additional parcels, totaling about 2 acres. Those include the Zaglin property. Some of the others are outside the stadium footprint but are needed for related infrastructure work.

T Chart for Notes during video

Student Name: _____

Mayor's point of view PRO reasons for taking the property by eminent domain	Business Owner's point of view CON reasons against taking the property by eminent domain

Analysis of Eminent Domain

Name _____ Date _____ Period _____

Date of the event: _____

Location described _____

Whose land will be taken? _____

What is on that land?

What was the issue that the land owner had with the taking of their property?

What hardships (costs) will the land owner face? _____

What was the purpose of taking the land described?

Was the land purpose of taking the land for public use? _____

Was the land being used for economic development? _____

Give your opinion in a paragraph below. Support your answers below.

Questions to think about as you write:

Do you think that the local government(s) will put the land to good use?

Do you think that the owners of the land will receive fair payment for their property?

Do you think the state (community) will be better off?
