

98-R-0777

(Do Not Write Above This Line)

A RESOLUTION BY:  
COMMUNITY DEVELOPMENT AND HUMAN RESOURCES COMMITTEE  
A RESOLUTION TO AMEND THE REDEVELOPMENT PLAN FOR THE WESTSIDE (formerly TECHWOOD PARK) REDEVELOPMENT AREA TAX ALLOCATION DISTRICT IN ACCORDANCE WITH THE STATE REDEVELOPMENT POWERS LAW; TO RESCIND CONFLICTING RESOLUTIONS AND FOR OTHER PURPOSES.

ADOPTED BY  
JUL - 6 1998  
COUNCIL

*Sub. A Amended*

CONSENT REFER  
REGULAR REPORT REFER  
ADVERTISE & REFER  
1st ADOPT 2nd READ & REFER

Date Referred  
Referred To:

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_

Committee *CD/HR*  
Date *4/29/98*  
Chair \_\_\_\_\_  
Actions \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Other *P.H. 6/7/98 & 6/9/98*  
Members \_\_\_\_\_  
*5/13/98*  
*5/27/98*  
*6/10/98 W.S.*  
*6/26/98*  
Refer To \_\_\_\_\_

Committee *CD/HR*  
Date *7/1/98*  
Chair *Jules K. Foster*  
Actions \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Other *Subst.*  
Members \_\_\_\_\_  
*Robert Bryant*  
*Mr. Thomas (Cofstg.)*  
Refer To \_\_\_\_\_

COUNCIL ACTION  
 2nd  1st & 2nd  3rd  
Readings  
 Consent  V Vote  RC Vote

CERTIFIED  
JUL 6 1998  
COUNCIL PRESIDENT PROTEM

CERTIFIED  
JUL 06 1998  
*Alma Shapiro Johnson*  
DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION  
APPROVED  
JUL 1 1998  
*Alma Shapiro Johnson*  
MAYOR

**FINAL**

98-R-0777

Municipal Clerk  
Atlanta, Georgia

**A SUBSTITUTE RESOLUTION**

**BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**A RESOLUTION TO CHANGE THE NAME OF THE TECHWOOD PARK URBAN REDEVELOPMENT AREA AND TAX ALLOCATION DISTRICT NUMBER ONE - ATLANTA/TECHWOOD PARK TO THE WESTSIDE REDEVELOPMENT AREA AND TAX ALLOCATION DISTRICT, NUMBER ONE - ATLANTA/WESTSIDE; TO AMEND THE REDEVELOPMENT PLAN TO INCLUDE ADDITIONAL PROPERTIES AND USES; TO CHANGE THE BOUNDARIES OF THE REDEVELOPMENT AREA; TO CREATE A TAX ALLOCATION DISTRICT WITHIN THE REDEVELOPMENT AREA AND TO DEFINE THE BOUNDARIES THEREOF; TO ESTABLISH THE TAX INCREMENT BASE; TO EXPRESS THE INTENT TO ISSUE AND SELL TAX ALLOCATION BONDS AND SUCH REDEVELOPMENT BONDS NECESSARY TO EFFECTUATE THE REDEVELOPMENT OF THE AREA; TO DESIGNATE THE ATLANTA DEVELOPMENT AUTHORITY (ADA) AS THE CITY'S REDEVELOPMENT AGENCY FOR THE PURPOSES OF THE REDEVELOPMENT POWERS LAW (O.C.G.A. SECTION 36-44-1 ET. SEQ.) ALL IN ACCORDANCE WITH SAID REDEVELOPMENT POWERS LAW; TO RESCIND CONFLICTING RESOLUTIONS; AND FOR OTHER PURPOSES.**

**NPU's L & M**

**COUNCIL DISTRICTS: 2 & 3**

**WHEREAS, by a resolution adopted by the Atlanta City Council on December 7, 1992, and approved by the Mayor on December 15, 1992, the City of Atlanta approved a redevelopment plan for the Techwood Park Redevelopment Area and Tax Allocation District; and**

**WHEREAS, the tax base of the original Techwood Park Redevelopment Area and Tax Allocation District has been decreased severely due to public projects developed in the original district; and**

**WHEREAS, The Atlanta Development Authority (ADA) has proposed an amendment to said redevelopment area and plan which would rename the proposed area and plan to the Westside Redevelopment Area and the Westside Redevelopment Plan respectively, and expand the area and plan's current boundaries so as to include distressed and vacant properties west of the district as depicted in Exhibits A and B; and**

**FINAL**

WHEREAS, the State Redevelopment Powers Law authorizes local legislative bodies to amend approved redevelopment plans; and

WHEREAS, the amended plan for said redevelopment area and tax allocation district would broaden the tax base of the district and allow the ADA to broaden its redevelopment efforts to include more distressed communities; and

WHEREAS a redevelopment plan document has been prepared by the ADA in cooperation with the property owners and neighborhoods within the proposed district, titled "Westside Redevelopment Plan & Tax Allocation Bond District (Tax Allocation District #1, As Amended)" dated March 1998;

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY RESOLVES AS FOLLOWS:

Section 1: "The Techwood Park Urban Redevelopment Area and Tax Allocation District Number One - Atlanta/Techwood Park", is hereby renamed "The Westside Redevelopment Area and Tax Allocation Bond District"(Tax Allocation District Number 1, As Amended - Atlanta/Westside)".

Section 2: The Techwood Park Redevelopment Plan" is hereby renamed "The Westside Redevelopment Plan and Tax Allocation Bond District (Tax Allocation District Number 1, As Amended - Atlanta/Westside)".

Section 3: The boundaries of the redevelopment area are hereby changed as shown on the attached Exhibits A and B.

Section 4:

- a) The City of Atlanta hereby finds and declares that the Westside Redevelopment Area as amended, complies with the definition of "redevelopment area" as defined in O.C.G.A. Section 36-44-3 (7) and based upon said finding and declaration, hereby adopts the Westside Redevelopment Plan & Tax Allocation Bond District (Tax Allocation District Number 1, As Amended - Atlanta Westside).
- b) The City of Atlanta declares that the amended Westside Redevelopment Area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the Redevelopment Plan.
- c) The City of Atlanta declares the improvement of the Westside area is likely to enhance the value of a substantial portion of other real property in the district.

Section 5: The existing tax allocation district as amended, is hereby established as a new tax allocation district to be named "The Westside Tax Allocation Bond District Number 1, As Amended - Atlanta/Westside" pursuant to the Westside Redevelopment

**FINAL**

**Plan.** The boundaries of said tax allocation district shall be the same as the boundaries of the Westside Redevelopment Area.

**Section 6:**

- a) The tax allocation increment base is hereby estimated to be \$1,982,896,975 (said tax allocation increment base being subject to a determination and certification by the state revenue commissioner as provided in O.C.G.A. Section 36-44-10).
- b) Existing and future Urban Enterprise Zone real property ad valorem tax payments shall be included in the increment only after the end of the abatement period, whereupon the base of the said tax payments shall be included in the City's general fund, and the increment will be calculated therefrom.
- c) The GO bond levy shall not be included in the increment.

**Section 7:** The City of Atlanta intends to authorize the issuance of Tax Allocation Bonds and such other Redevelopment Bonds as may be necessary to implement provisions of the Redevelopment Plan. General funds collected outside of the designated tax allocation district shall not be pledged or used to pay "redevelopment costs" as defined in O.C.G.A. Section 36-44-3(E).

**Section 8:** The Atlanta Development Authority (ADA) is hereby designated as the City's Redevelopment Agency for the purposes of the Redevelopment Powers Law in accordance with O.C.G.A. Section 36-44-4( c )and the Mayor is hereby authorized to execute any and all documents necessary to effectuate the purposes of this resolution.

**Section 9:** Pursuant to O.C.G.A. Section 36 - 44 - 6, all redevelopment powers which may be delegated to a redevelopment agency are hereby delegated to ADA. Said powers shall include but shall not be limited to :

- a) Present to the City Council for its approval proposals describing the boundaries of one or more redevelopment areas in the City. Any redevelopment area so described shall conform to the definition of a redevelopment area as provided by paragraph ( 7) of O.C.G.A. Section 36 - 44 - 3;
- b) Cause redevelopment plans to be prepared and, after approval by the City Council, to implement the provisions and effectuate the purposes of the plans;
- c) Present to the City Council for its approval, proposals to create tax allocation districts within redevelopment areas and to define the boundaries thereof or, proposals to designate an entire redevelopment area as a tax allocation district;
- d) Present to the City Council for its approval, proposals defining the boundaries of portions of a redevelopment area or an entire redevelopment area for the implementation of redevelopment plans other than plans calling for the creation of tax allocation districts.

**FINAL**

- e) Deposit moneys into and disburse moneys from the special fund of any tax allocation district.
- f) Enter into and execute any contracts, leases, mortgages, or other agreements, including agreements with bondholders or lenders, determined by the local legislative body to be necessary or convenient to implement the provisions and effectuate the purposes of redevelopment plans. The contracts or agreements may include conditions, restrictions, or covenants which either run with the land or otherwise regulate the use of land consistent with the City's zoning and land use plan.
- g) Acquire and retain or acquire and dispose of property or interests therein for redevelopment purposes or use or dispose of property or interests therein presently owned by the political subdivision for redevelopment purposes; and any disposition of such property or interests therein may be by public or private sale or lease; and
- h) Exercise, for the purposes of this chapter, any powers conferred upon political subdivisions by O.C.G.A. Section 36-61-1 et.seq., the "Urban Redevelopment Law".

Section 10: The ADA shall be bound by the following terms and conditions:

- a) Any revenues generated by ADA on tax allocation district land sales over and above the market purchase price shall be directed to retirement of the bonds or into the special fund.
- b) Prior to the issuance of any tax allocation bonds, ADA will create two advisory committees, one for the Downtown Area, east of the Empowerment Zone and the other for the neighborhoods in the Empowerment Zone and West of the Zone within the district for the purpose of advising the City and ADA on projects to be funded. The structure of said advisory committees and the method of appointment of their members shall be approved by resolution of the City Council.
- c) Twenty percent (20%) of the Tax Allocation Bond proceeds derived from within the Downtown Area (defined as the area within the Tax Allocation District east of the Empowerment Zone) will go toward projects in the Empowerment Zone and west of the Zone within the district.
- d) One hundred percent (100%) of the Tax Allocation Bond proceeds derived from the neighborhoods in the Empowerment Zone and west of the Empowerment Zone shall go toward projects in the Empowerment Zone and west of the Zone within the district.
- e) Only real property subject to ad valorem property taxes shall be used for computing tax allocation increments.
- f) ADA shall provide quarterly reports to the City Council on the committees of purview on the activity of the district.

**FINAL**

**Section 11:** Approval of the urban redevelopment plan and the creation of the tax allocation district as provided herein, shall in no way obligate the City to commit funding for the activities proposed in said plan.

**Section 12:** All resolutions or parts of resolutions in conflict herewith are hereby rescinded.

A true copy,

*Rhonda Daughin Johnson*  
Municipal Clerk, CMC

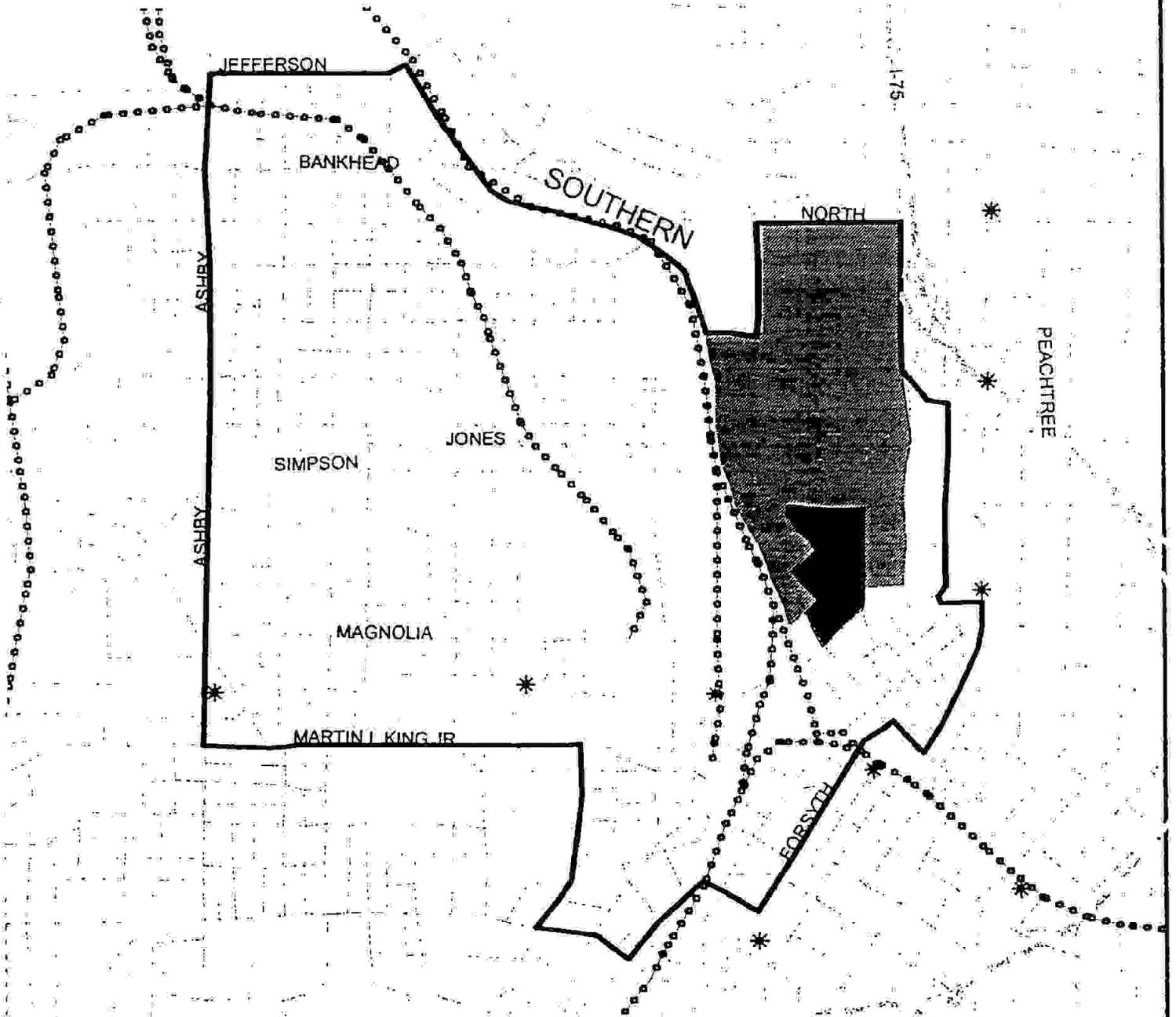
**ADOPTED as amended**  
**APPROVED by the Mayor**

July 06, 1998  
July 13, 1998

FINAL

EXHIBIT A

# Westside Redevelopment Plan Tax Allocation District (as expanded)



- Railroad
- Marta
- Interstates
- Olympic Park Streets
- Proposed TIF
- Old TIF District

0 0.7 1.4 Miles



ADA

**FINAL**

## **EXHIBIT B**

### **LEGAL DESCRIPTION OF THE PROPOSED WESTSIDE REDEVELOPMENT PLAN**

The proposed redevelopment area is located in land lots 77, 78, 79, 81, 82, 83, 84, 110, 111, and 112 of the 14<sup>th</sup> District of the City of Atlanta, in Fulton County Georgia. The street boundaries are North Avenue and the Southern Railway on the north, Ashby Street on the west, Fair Street on the south, and Spring, Williams, Peachtree, and Forsyth Streets on the east. The specific boundaries are as follows:

**FROM THE CORNER OF I-75/85 AT NORTH AVENUE, SOUTH ALONG THE I-75/85 RIGHT-OF-WAY TO SPRING STREET, SOUTH ALONG SPRING STREET TO CARNEGIE WAY, SOUTHEAST ALONG THE NORTHERN EDGE OF PARCEL # 14-0078-0008-017 TO PEACHTREE STREET. FOLLOW PEACHTREE STREET SOUTH TO MARIETTA STREET, THEN WEST ON MARIETTA STREET TO FORSYTH STREET, THEN SOUTH ALONG FORSYTH STREET TO GARNETT STREET. FOLLOW GARNETT STREET NORTHWEST TO SPRING STREET, NORTH ON SPRING TO PETERS STREET, SOUTH ALONG PETERS STREET TO FAIR STREET, THEN EAST ALONG FAIR STREET TO NORTHSIDE DRIVE. FOLLOWS NORTHSIDE DRIVE NORTH TO THE CORNER OF MARTIN LUTHER KING, JR. DRIVE. FOLLOW MLK, JR DRIVE WEST TO ASHBY STREET THEN NORTH ON ASHBY TO JEFFERSON STREET. FOLLOW JEFFERSON STREET EAST TO THE NORTHWEST LINE OF SOUTHERN RAILROAD. FOLLOW THE SOUTHERN RAIL LINE SOUTHEAST TO THE POINT WHERE PINE STREET AND THE RAIL LINE ARE AT THEIR CLOSEST, AND THEN GO DIRECTLY EAST TO PINE STREET. FOLLOW PINE STREET EAST TO LUCKIE STREET, THEN FOLLOW LUCKIE STREET NORTH TO NORTH AVENUE THEN BACK EAST ALONG NORTH AVENUE TO WHERE I-75/85 AND NORTH AVENUE CROSS.**

THE PROPOSED REDEVELOPMENT AREA IS LOCATED IN COUNCIL DISTRICTS 2 AND 3 AND NPU'S M AND L.

**LARGE ATTACHMENT:**

**DOCUMENT(S),**

**MANUAL(S)**

**OR**

**MAP(S)**

**ETC...**

**NOT COPIED,**

**PULL ORIGINAL**

**FOR COPY OR TO VIEW**

*Maddox Presided*

RCS# 488  
7/06/98  
7:32 PM

Atlanta City Council

Regular Session

98-R-0777

AMEND THE REDEVELOPMENT PLAN FOR THE  
WESTSIDE (FORMERLY TECHWOOD PARK) .  
ADOPT AS AMEND

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 1  
ABSENT 1

Y McCarty	E Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	B Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

*Maddox Presided*

RCS# 487  
7/06/98  
7:30 PM

Atlanta City Council

Regular Session

98-R-0777

AMEND THE REDEVELOPMENT PLAN FOR THE  
WESTSIDE (FORMERLY TECHWOOD PARK).  
AMEND/MORRIS

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 1  
ABSENT 1

Y McCarty	E Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	B Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

98-R-0777

COUNCIL FLOOR  
LEGISLATION AMENDMENT FORM

JULY 6, 1998

1 of 2

COUNCIL MEMBER: Lee Morris

LEGISLATIVE I.D. NUMBER: 98-R-0777

PAGE(S): 4 SECTION(S): 9 PARAGRAPH: ~~(7)~~ (8)

AMENDMENT:

Said subsection is amended by adding to the end thereof, the following:

"consistent with the City's zoning and land use plan".

RCS# 486  
7/06/98  
7:13 PM

Atlanta City Council

Regular Session

98-R-0777

AMEND THE REDEVELOPMENT PLAN FOR THE  
WESTSIDE (FORMERLY TECHWOOD PARK).  
AMEND/THOMAS

YEAS: 12  
NAYS: 1  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 1  
ABSENT 1

Y McCarty	E Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	B Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	N Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

COUNCIL FLOOR  
LEGISLATION AMENDMENT FORM

JULY 6, 1998

20 of 2

COUNCIL MEMBER: "Able" Mable Thomas

LEGISLATIVE I.D. NUMBER: 98-R-0777

PAGE(S): 4 SECTION(S): 10 PARAGRAPH: (b)

AMENDMENT:

By adding to the end thereof the  
following language:

"The structure of said advisory boards and  
the method of appointment of their members shall be  
approved by resolution of the City Council."

Motion to Amend  
CARRIED  
by roll call

TRANSMITTAL FORM FOR LEGISLATION

To Mayor's Office: Melinda Langston/Wanda McCoy  
(for review & distribution to Executive Management)

Commissioner Signature *Melinda Langston* Department of Planning  
Director Signature *Robert Gray* Bureau of Planning

From: Originating Dept. of Planning, Development and Neighborhood Conservation Contact (name) Robert Gray

Committee(s) of Purview: Community Development-Human Resources

Committee Meeting Date (s) CD/ 4-29 Committee Deadline 4-17-98  
City Council Meeting Date 5-4-98

CAPTION: A RESOLUTION TO AMEND THE REDEVELOPMENT PLAN FOR THE WESTSIDE (formerly Techwood Park) TAX ALLOCATION DISTRICT

BACKGROUND/PURPOSE/DISCUSSION:

THE TECHWOOD PARK REDEVELOPMENT AREA AND TAX ALLOCATION AREA WAS CREATED BY THE CITY COUNCIL ON 12-7-92. The Atlanta DEVELOPMENT AUTHORITY PROPOSES TO AMEND THE ORIGINAL PLAN TO AMEND THE PLAN TO EXPAND THE BOUNDARIES OF THE DISTRICT.

FINANCIAL IMPACT (if any): THE ADA WOULD RECEIVE ANY NEW TAX INCREMENTS CREATED FOR THIS DISTRICT THROUGH NEW DEVELOPMENTS AND IMPROVEMENTS.

Mayor's Staff Only

Received by Mayor's Office: \_\_\_\_\_  
(date)

Reviewed: *RW* 4/20/98  
(initials) (date)

Submitted to Council: \_\_\_\_\_  
(date)

Action by Committee:  Approved  Adversed  Held  Amended  
 Substitute  Referred  Other