

**A SUBSTITUTE ORDINANCE
BY FINANCE/EXECUTIVE COMMITTEE**

AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA (THE "AUTHORITY") AND THE CITY OF ATLANTA PERTAINING TO THE PERFORMANCE OF CERTAIN PUBLIC IMPROVEMENTS BY THE AUTHORITY FOR THE BENEFIT OF THE CITY OF ATLANTA; TRANSFERRING APPROPRIATIONS IN THE AMOUNT OF \$1,199,264 TO FUND A PORTION OF SAID PUBLIC IMPROVEMENTS; AND FOR OTHER PURPOSES.

WHEREAS, The Housing Authority of the City of Atlanta, Georgia (the "Authority") (together with its development partner, Carver Redevelopment, LLC, a Georgia limited liability company whose sole members are Integral Properties, LLC, a Georgia limited liability company (f/k/a The Integral Group, L.L.C.), and Russell New Urban Development, LLC, a Georgia limited liability company) is engaged in the revitalization of the Carver Homes public housing community into a new mixed-finance, mixed-income community (referred to herein sometimes as "Carver Homes"); and

WHEREAS, the redevelopment includes the demolition of 990 distressed units (which has been completed) and the redevelopment of Carver Homes into a new community containing approximately 718 mixed-finance, mixed-income rental units and up to 252 homeownership units which will include 32 units reserved for public housing-eligible residents; and

WHEREAS, Phase I, containing 220 units with 110 units reserved for public housing-eligible families and another 44 units reserved for low-income families, is under construction; and

WHEREAS, the redevelopment will include an array of social and economic development services such as daycare, health services, counseling, educational training and recreational activities; and

WHEREAS, the revitalization of this community is of enormous importance to the economic health of the City and the well-being of its residents; and

WHEREAS, the City owns, and has the responsibility for furnishing and performing certain public improvements, including landscaping, paving, curbs, gutters, streetscaping, sidewalks, lighting, streets, water, storm and sanitary sewer improvements and in the public

Right-of-way and necessary to support Phase I of the development of Carver Homes (the "Phase I Public Improvements"); and

WHEREAS, as part of the revitalization of Carver homes, the City and the Authority have agreed that in order to support the development timetable set forth for the revitalization, the City has authorized the Authority to perform Phase I public Improvements; and

WHEREAS, the City and the Authority have worked together to develop plans for the Phase I Public Improvements necessitated by the revitalization of Carver homes; and

WHEREAS, the City acknowledges that it would have had to perform the Phase I Public Improvements work but for the Authority's willingness to perform such work, as more fully described in the Public Improvements Budget attached as Exhibit A; and

WHEREAS, the City and the Authority have previously entered or will enter into a separate intergovernmental agreement for the City's contribution of \$1,600,000 for the cost of water and sanitary sewer improvements for Phases I, II, and III of Carver Homes; and

WHEREAS, the City and the Authority acknowledge and agree that the most efficient and economical manner in which to perform the Phase I Public Improvements is to have such work performed by the Authority or its contractors and to have the City contribute \$1,199,264 to the Authority for the costs incurred or to be incurred by the Authority in performing such work as described in the Public Improvements Budget attached as Exhibit A; and

WHEREAS, the City now wishes to make a contribution to the Authority for a portion of the cost of said improvements.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA AS FOLLOWS:

Section 1: The 2000 (1997 GO public Improvements Bond Fund and Annual Bond Funds) Budgets be and is hereby amended as follows:

Transfer from Appropriations

1C39792001T11001	Reserved Designated	<u>\$780,264.00</u>
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Transfer to Appropriations

1C39761001M24I014492BB	Carver Homes Redevelopment	<u>\$780,264.00</u>
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	<u>Transfer from Appropriations</u>	
1C23 792001 T11001	Reserve Designated	<u>\$30,968.66</u>
	<u>Transfer to Appropriations</u>	
1C23 761001 M41G020192AE	Payments to Other government	<u>\$30,968.66</u>
	<u>Transfer from Appropriations</u>	
1C25 792001 T11001	Reserve Designated	<u>\$18,479.66</u>
	<u>Transfer to Appropriations</u>	
1C25 761001 M41G020192AE	Payments to other governments	<u>\$18,479.66</u>
	<u>Transfer from Appropriations</u>	
1C27 792001 T11001	Reserve Designated	<u>\$43,053.61</u>
	<u>Transfer to Appropriations</u>	
1C27 761001 M41G020192AE	Payments to other governments	<u>\$43,053.61</u>
	<u>Transfer from Appropriations</u>	
1C29 792001 T11001	Reserve Designated	<u>\$54,442.07</u>
	<u>Transfer to Appropriations</u>	
1C29 761001 M41G020192AE	Payments to other governments	<u>\$54,442.07</u>
	<u>Transfer from Appropriations</u>	
1C30 792001 T11001	Reserve Designated	<u>\$57,128.40</u>
	<u>Transfer to Appropriations</u>	
1C30 761001 M41G020192AE	Payments to other governments	<u>\$57,128.40</u>



792001 T11001

Transfer from AppropriationsReserve Designated \$50,000.00Transfer to Appropriations1C35 762001 M41G020192AE Payments to other governments \$50,000.00Transfer from Appropriations1C36 792001 T11001 Reserve Designated \$50,000.00Transfer to Appropriations1C36 76001 M41G020192AE Payments to other governments \$50,000.00Transfer from Appropriations1C38 792001 T11001 Reserve Designated \$114,927.68Transfer to Appropriations1C38 761001 M41G020192AE Payments to other governments \$114,927.68

Section 2: The Mayor is authorized to enter into an intergovernmental agreement with the Authority for the construction of public improvements at Carver Homes by the Authority for the use and benefit of the Authority and the City in an amount not to exceed \$1,199,264.

Section 3: The City Attorney is authorized to prepare and review all necessary contractual agreements, and the Mayor is authorized to execute all necessary agreements after approval by the City Attorney as to form. **All \$780,264 will be re-paid to the above account, from the 2001 General Obligation Bond Issue that will be completed later this year.**

Section 4: Said agreements shall not be binding on the City until executed by the Mayor and delivered to the contracting party.

Section 5: The Chief Financial Officer be and is hereby authorized to make payment for said contractual agreement from the appropriations accounts cited above in the aggregate amount not to exceed \$1,199.264.

OMC Amendment incorporated by WHG 1/24/01

A true copy,

Phonda Daughkin Johnson
Municipal Clerk, OMC

ADOPTED as amended by the Council
APPROVED by the Mayor

JAN 16, 2001
JAN 23, 2001

Carver Homes

Development/Phase	Budget Requirement	Start Date	Completion Date	Description/Comments
		Jul-00	Jul-03	All work to be completed during Phases I-III.
Phase I		Jul-00	Jul-01	
Storm Sewer	\$780,264.00			
Sanitary Sewer	\$519,418.00			Sewer Main Replacement
Water	\$366,418.00			Water Distribution Lines
Sidewalks	\$220,780.00			
Streets	\$1,552,000.00			Moury Ave, Thirkeld Ave., Middleton St.
Streetscape	\$419,000.00			
Lighting	\$442,120.00			Moury Ave, Thirkeld Ave., Middleton St.
Subtotal Phase I	\$4,300,000.00			
Phase II		Apr-01	Apr-02	
Storm Sewer	\$1,500,000.00			
Sanitary Sewer	\$1,680,000.00			Sewer Main Replacement
Water	\$380,000.00			Water Distribution Lines
Sidewalks	\$310,000.00			
Streets	\$3,770,000.00			Meldon Ave., Shaw St., Twiggs St., Wilcox St., Capitol Ave.
Streetscape	\$525,000.00			Meldon Ave., Shaw St., Twiggs St., Wilcox St.
Lighting	\$1,160,000.00			Meldon Ave., Shaw St., Twiggs St., Wilcox St.
Subtotal Phase II	\$9,325,000.00			
Phase III		Apr-02	Jul-03	
Storm Sewer	\$300,000.00			
Sanitary Sewer	\$200,000.00			Sewer Main Replacement
Water	\$95,000.00			Water Distribution Lines
Sidewalks	\$100,000.00			
Streets	\$580,000.00			Troop St.
Streetscape	\$120,000.00			Troop St.
Lighting	\$280,000.00			Troop St.
Subtotal Phase III	\$1,675,000.00			
Totals	\$15,300,000.00			

Note: The Carver Homes estimates do not include any impacts that the Major League Baseball Facility will have on the site.

RCS# 2561
1/16/01
4:13 PM

Atlanta City Council

Regular Session

00-O-1653 Intergovt. Agree Atl. Housing Authority
& City for \$1,199,264 for public improv
ADOPT AS AMEND

YEAS: 11
NAYS: 3
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 0

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

RCS# 2560
1/16/01
4:05 PM

Atlanta City Council

Regular Session

00-0-1653 Intergovt. Agree Atl. Housing Authority
& City for \$1,199,264 for public improv
Boaz/Star Amend

YEAS: 13
NAYS: 2
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

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

RCS# 2559
1/16/01
4:04 PM

Atlanta City Council

Regular Session

Call the Question on 00-0-1653 on the
Boazman | Starnes Amendment

YEAS: 13
NAYS: 2
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Approved

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

00-0 -1653

(Do Not Write Above This Line)

AN ORDINANCE

[Signature]
Councilmembers Vern McCarty
and Derrick Boazman

An Ordinance authorizing the Mayor to execute an intergovernmental agreement by and between the Housing Authority of the City of Atlanta, Georgia (the "Authority") and the City of Atlanta pertaining to the performance of certain public improvements by the Authority for the benefit of the City of Atlanta; transferring appropriations in the amount of \$1,199,264 to fund a portion of said public improvements; and for other purposes.

1/16/01 - Muller Motion to Amend FAILED
1/16/01 - Bayman/Starnes Motion to Amend FAILED

AS AMENDED

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

Date Referred 10/16/00 COUNCIL

Referred To: Finance + Executive

Date Referred _____

Referred To: _____

Date Referred _____

Referred To: _____

Committee _____
Date _____
Chair _____
Referred to _____

Committee FIN STFC

Date 11-1-00

Chair _____

Action: Hold (see rev. side)

Other: _____

Members _____

Refer To _____

Committee FIN STFC

Date 11-1-00

Chair [Signature]

Action: Hold (see rev. side)

Other: Submitted to GIS

Members [Signature]

Refer To _____

2nd 1st & 2nd 3rd
Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED
JAN 16 2001

CERTIFIED
JAN 16 2001
[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
JAN 23 2001
[Signature]