

**A RESOLUTION  
BY COUNCILMAN IVORY YOUNG, JR.**

**A RESOLUTION TO AMEND THAT CERTAIN RESOLUTION #91-R-2052 ADOPTED JANUARY 6, 1992 AND APPROVED JANUARY 13, 1992 SO AS TO AUTHORIZE AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY AND THE PARCEL 25 LIMITED PARTNERSHIP OR ITS SUCCESSOR, THROUGH WHICH AMENDMENT, THE VINE CITY CIVIC ASSOCIATION SHALL BE DESIGNATED AS THE COMMUNITY ORGANIZATION RESPONSIBLE FOR IMPLEMENTING THE COMMUNITY PARTICIPATION PLAN TO PROVIDE SOCIAL AND/OR OTHER COMMUNITY FACILITIES AND SERVICES FOR THE BENEFIT OF THE RESIDENTS OF VINE CITY; TO AUTHORIZE THE MAYOR TO EXECUTE SAID AMENDMENT; AND FOR OTHER PURPOSES.**

**WHEREAS**, by Resolution #91-R-2052 adopted January 6, 1992 and approved January 13, 1992 (attached), the City accepted the proposal submitted by Parcel 25 Limited Partnership (the "Partnership") to purchase and redevelop Parcel 25 in the Vine City Urban Redevelopment Area and authorized the Mayor to execute an Agreement for Disposition of Land with the Partnership; and

**WHEREAS**, said Resolution also required that the land disposition contract include a community development plan that ensured the widest possible level of community participation; and

**WHEREAS**, said plan called for the inclusion of a Vine City based community organization as a Partner in the Partnership owning a 15% partnership interest and receiving 16.25% of the project's cash flow for as long as the project is owned by the



Partnership or its successor; and

**WHEREAS,** the Vine City Civic Association is a community organization incorporated as a nonprofit corporation pursuant to the laws of the State of Georgia, has received a 501(c)(3) designation from the U.S. Internal Revenue Service, and has the ability and expertise to effectively implement the Community Participation Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:**

**SECTION 1:** Resolution #91-R-2052 adopted January 6, 1992 and approved January 13, 1992 is hereby amended so as to authorize an amendment to the Agreement between the City and the Parcel 25 Limited Partnership or its successor, through which amendment, the Vine City Civic Association, incorporated as a nonprofit corporation pursuant to the laws of the State of Georgia and has received a 501(c)(3) designation from the U.S. Internal Revenue Service, shall be designated as the community organization responsible for implementing the Community Participation Plan to provide social and/or other community facilities and services for the benefit of the residents of Vine City and the Mayor is hereby authorized to execute said amendment.

**SECTION 2:** All resolutions or parts of resolutions in conflict herewith are hereby rescinded and Resolution #96-R-0412 (attached) designating the Westside Public Development Authority as the community organization responsible for implementing the Community Participation Plan, is hereby specifically repealed.

A true copy,

*Rhonda Daughin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

AUG 19, 2002  
AUG 26, 2002

MUNICIPAL CLERK  
ATLANTA, GEORGIA

91-R-2052

A RESOLUTION

BY COMMUNITY DEVELOPMENT COMMITTEE AND FINANCE COMMITTEES

RECD DJH --

JUN 92 16: 27

AUTHORIZING THE ACCEPTANCE OF A PROPOSAL SUBMITTED BY PARCEL 25 LIMITED PARTNERSHIP, CONSISTING OF H.M. BRAD BRADFORD, NOEL KHALIL, MIKE B. DAVIS, AND LEROY WILLIAMS, JR. TO PURCHASE AND REDEVELOP PARCEL 25 IN THE VINE CITY URBAN REDEVELOPMENT AREA FOR A PURCHASE PRICE OF \$855,000 AND FOR OTHER PURPOSES.

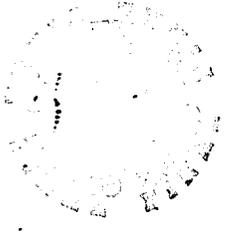
WHEREAS, Parcel 25 in the Vine City Urban Redevelopment area is owned by the City of Atlanta; and

WHEREAS, Parcel 25 contains 8.366 acres and is zoned C-3 with a designated re-use of multi-use in accordance with the Vine City Urban Redevelopment Plan; and

WHEREAS, Parcel 25 was advertised to the general public at a price based on \$4,000 per residential unit and \$7.00 per square foot of rental/office space and the deadline for submission of proposals was December 2, 1991; and

WHEREAS, the City received three (3) proposals which were reviewed and evaluated by a plan review committee; and

WHEREAS, after evaluating the submitted proposals the overall feasibility and level of readiness reflected in the proposal submitted by Parcel 25 Limited Partnership assures the greatest level of successful implementation; and



WHEREAS Parcel 25 Limited Partnership consists of Noel Khalil, H. M. Bradford, Mike Davis and Leroy Williams Jr.; and

WHEREAS, Parcel 25 Limited Partnership offered to purchase Parcel 25 for \$855,000 (\$750,000 to be paid at bond closing and \$105,000 to be paid by a five year note;) and

WHEREAS, Parcel 25 Limited Partnership has proposed to construct 182 residential units at an estimated construction cost of \$8,259,000, 15,000 sq. ft. of retail space and a child care center with 40% of the residential units set aside for low and moderate income tenants; and

WHEREAS, Parcel 25 Limited Partnership proposes to finance the housing component with bond proceeds and the retail/office and child care facility through conventional financing; and

WHEREAS, the State of Georgia, Department of Community Affairs has provided URFA a special tax exempt bond allocation for Parcel 25 of \$15,500,000 which will expire on January 15, 1992; and

WHEREAS, Neighborhood Planning Unit "L" recommends the acceptance of this proposal; and

WHEREAS, the City of Atlanta desires broader community involvement.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

**SECTION 1:** That acceptance of the proposal submitted by Parcel 25 Limited Partnership consisting of H.M. Brad Bradford, Noel Khalil, Mike B. Davis, and Leroy Williams, Jr. to purchase and redevelop Parcel 25 in the Vine City Urban Redevelopment Areas for a purchase Price of \$855,000 is hereby authorized.

**SECTION 2:** That the Mayor be and is hereby authorized to enter into an Agreement for Disposition of Land with Parcel 25 Limited Partnership, for the purchase and redevelopment of Parcel 25 in the Vine City Urban Redevelopment Area.

**SECTION 3:** That the sale of Parcel 25 based on the approved Disposition of Land with Parcel 25 Limited Partnership shall be contingent upon bond proceeds being available at the time of closing.

**SECTION 4:** That H.U.D. approve the sale price for Parcel 25 of \$855,000 prior to the closing of said property.

**SECTION 5:** That the City Attorney be and is hereby authorized and directed to prepare an appropriate contractual agreement for execution by the Mayor, to be approved by the City Attorney as to form.

**SECTION 6:** That said Contractual Agreement shall not become binding on the City and the City shall incur no liability upon same until said Agreement has been executed by the Mayor and delivered to the contracting party.

**NOW, THEREFORE, BE IT FURTHER RESOLVED THAT:**

**SECTION 7:** The City of Atlanta, Department of Housing, will include in its land disposition contract with Parcel 25 Limited Partnership, the City's right to review and approve the community participation plan for Parcel 25 to be submitted by the Partnership. The designated redeveloper shall seek to structure a community development plan that will include the widest possible level of community participation. The plan shall include a budget which will break down itemized costs for overhead and direct program expenditures. The redeveloper shall be required to submit quarterly reports and an annual audit statement certifying all actual expenditures.

A true copy.

ADOPTED as amended by Council  
APPROVED by the Mayor

January 06, 1992  
January 13, 1992

*Olivia Parks Woods*  
Municipal Clerk, C.M.C.



**MUNICIPAL CLERK  
ATLANTA, GEORGIA**

**96-R-0412**

**A RESOLUTION  
BY COMMUNITY DEVELOPMENT AND FINANCE COMMITTEES  
AS SUBSTITUTED BY  
COUNCILMEMBER MICHAEL JULIAN BOND**

**A RESOLUTION TO AMEND THAT CERTAIN RESOLUTION #91-R-2052 ADOPTED JANUARY 6, 1992 AND APPROVED JANUARY 13, 1992 SO AS TO AUTHORIZE AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY AND THE PARCEL 25 LIMITED PARTNERSHIP THROUGH WHICH AMENDMENT, THE WESTSIDE PUBLIC DEVELOPMENT AUTHORITY (WPDA) SHALL BE DESIGNATED AS THE COMMUNITY ORGANIZATION RESPONSIBLE FOR IMPLEMENTING THE COMMUNITY PARTICIPATION PLAN TO PROVIDE SOCIAL AND/OR OTHER COMMUNITY FACILITIES AND SERVICES FOR THE BENEFIT OF THE RESIDENTS OF VINE CITY; TO ESTABLISH AN ADVISORY BOARD AND THE PROCEDURE FOR APPOINTMENT TO SAID BOARD ALONG WITH THE QUALIFICATIONS FOR SERVICE AS A MEMBER OF SAID BOARD; TO AUTHORIZE APPROPRIATE AMENDMENTS TO DOCUMENTS FOR THE PURPOSE OF EFFECTUATING THE INTENT OF THIS RESOLUTION AND TO AUTHORIZE THE MAYOR TO EXECUTE SAID AMENDMENTS; AND FOR OTHER PURPOSES.**

**Whereas,** by Resolution #91-R-2052 adopted January 6, 1992 and approved January 13, 1992 (attached), the City accepted the proposal submitted by Parcel 25 Limited Partnership (the "Partnership") to purchase and redevelop Parcel 25 in the Vine City Urban Redevelopment Area and authorized the Mayor to execute an Agreement for Disposition of Land with the Partnership; and

**Whereas,** said Resolution also required that the land disposition contract include a community development plan that ensured the widest possible level of community participation; and



Whereas, said plan called for the inclusion of a Vine City based community organization as a Partner in the Partnership owning a 15% partnership interest and receiving 16.25% of the project's cash flow for as long as the project is owned by the Partnership; and

Whereas, The Westside Public Development Authority (WPDA) is a community organization which has the ability and expertise to effectively implement the Community Participation Plan; and

Whereas, the Council of the City of Atlanta wishes to create an Advisory Board to determine the use and disbursement of funds and to designate the WPDA as the community organization responsible for implementing the Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:**

**Section 1:** Resolution #91-R-2052 adopted January 6, 1992 and approved January 13, 1992 is hereby amended so as to authorize an amendment to the Agreement between the City and the Parcel 25 Limited Partnership through which amendment, the Westside Public Development Authority shall be designated as the community organization responsible for implementing the Community Participation Plan to provide social and/or other community facilities and services for the benefit of the residents of Vine City.

**Section 2:** The use and disbursement of said funds shall be determined by an advisory board consisting of five (5) members to be appointed as follows:

- 1 member shall be appointed by the At-Large Council Member for the district
- 1 member shall be appointed by the district Council Member
- 3 members shall be appointed by the City Council upon recommendation of NPU L and other community organizations.

**Section 3:** The members of said advisory board shall be adult residents of Vine City (herein defined as the area bounded on the east by Northside Drive, on the north by Simpson Street, on the west by Ashby Street and on the south by Martin Luther King, Jr., Drive).

**Section 4:** Members of said advisory board shall serve for a term of one (1) year and may be reappointed for additional terms which shall be within the sole discretion of those with the power of appointment.

**Section 5:** Any and all amendments to existing documents necessary to effectuate the intent of this resolution are hereby authorized and the Mayor is hereby authorized to execute any and all such amendments.

A true copy,  
*Rhonda Dauphin Johnson*  
Deputy Clerk, CMC

ADOPTED by the City Council  
APPROVED by the Mayor

May 20, 1996  
May 28, 1996

RCS# 3942  
8/19/02  
5:31 PM

Atlanta City Council

Regular Session

02-R-1445

Amend 91-R-2052; Re. Vine City Civic  
Association Implementing Comm. Plan  
ADOPT

YEAS: 12  
NAYS: 1  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 1

Y Smith	NV Archibong	N Moore	Y Mitchell
Y Starnes	Y Fauver	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

02-R-1445

**02-R-1445**  
(Do Not Write Above This Line)

A RESOLUTION BY COUNCILMAN IVORY YOUNG, JR.

A RESOLUTION TO AMEND THAT CERTAIN RESOLUTION # 91-R-2052 ADOPTED JANUARY 6, 1992 AND APPROVED JANUARY 13, 1992 SO AS TO AUTHORIZE AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY AND THE PARCEL 25 LIMITED PARTNERSHIP OR ITS SUCCESSOR, THROUGH WHICH AMENDMENT, THE VINE CITY CIVIC ASSOCIATION SHALL BE DESIGNATED AS THE COMMUNITY ORGANIZATION RESPONSIBLE FOR IMPLEMENTING THE COMMUNITY PARTICIPATION PLAN TO PROVIDE SOCIAL AND/OR OTHER COMMUNITY FACILITIES AND SERVICES FOR THE BENEFIT OF THE RESIDENTS OF VINE CITY; TO AUTHORIZE THE MAYOR TO EXECUTE SAID AMENDMENT; AND FOR OTHER PURPOSES

**ADOPTED BY**

**COUNCIL**

**AUG 19 2002**

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

Date Referred \_\_\_\_\_  
 Referred To: \_\_\_\_\_  
 Date Referred \_\_\_\_\_  
 Referred To: \_\_\_\_\_  
 Date Referred \_\_\_\_\_  
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First Reading

Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Referred To \_\_\_\_\_

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

CERTIFIED

**CERTIFIED**  
AUG 19 2002

ATLANTA CITY COUNCIL PRESIDENT  
*Robert W. Herbert*

**ADOPTED**  
AUG 19 2002  
*Robert W. Herbert*  
MAYOR'S ACTION

MAYOR'S ACTION

*Harvey Spivey*  
AUG 26 2002  
MAYOR