



AN ORDINANCE BY
CITY UTILITIES COMMITTEE

05-O-1126

AMENDING THE 2005 (WATER AND
WASTEWATER RENEWAL AND EXTENSION
FUND) BUDGET IN THE AMOUNT OF \$664,164.00
TO TRANSFER FUNDS FROM THE RESERVE FOR
APPROPRIATIONS TO THE ATLANTA HOUSING
AUTHORITY (AHA) FOR CARVER HOMES
COMMUNITY REVITALIZATION PROJECT
CENTER; AND FOR OTHER PURPOSES

WHEREAS, the Atlanta Housing Authority (AHA) is engaged in the revitalization of the Carver Home Public Housing Community into a new mixed-finance, mixed-income community (referred to herein sometimes as "Carver Homes"); and

WHEREAS, the City executed an intergovernmental agreement and the Chief Financial Officer was authorized to make payments for said contractual agreement from the appropriation accounts in the aggregate amount not to exceed \$1,600,000.00 (00-O-1420); and

WHEREAS, \$664,164.00 of these funds were transferred erroneously to the Reserve for Appropriation Account by Ordinance #03-O-1494 as part of a clean-up ordinance submitted by the Departments of Watershed Management and Finance; and

WHEREAS, these funds should now be transferred from that Reserve for Appropriations Account back to the Carver Home Improvement account to facilitate the payment of \$664,164.00 to the AHA per the aforementioned intergovernmental agreement with the City of Atlanta.

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

SECTION 1: That the 2005 (Water and Wastewater Renewal and Extension Fund) Budget be and is hereby amended as follows:

TRANSFER FROM APPROPRIATIONS

2J21 T11001	Water & Wastewater Renewal & Extension Fund	
791001	Reserve for Appropriations	<u>\$ 664,164.00</u>

TRANSFER TO APPROPRIATIONS

2J21 Q38I02579999	Carver Home Improvements	<u>\$ 664,164.00</u>
774001	Fac. Other Than Buildings	

SECTION 2: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby waived.

A true copy,

Deputy Clerk

ADOPTED by the City Council
APPROVED by the Mayor

JUL 18, 2005
JUL 26, 2005

A SUBSTITUTE ORDINANCE
BY FINANCE/EXECUTIVE COMMITTEE

00-0-1420

AUTHORIZING THE MAYOR TO EXECUTE AN 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 \$1,600,000.00 TO FUND WATER AND SEWER 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 Home 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 Home 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

CORRECTED COPY



WHEREAS, the City owns, and has the responsibility for performing water, and sanitary sewer improvements in the public right-of-way 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 Improvement Budget attached as Exhibit A; and

WHEREAS, the City has decided to fund water and sewer improvements in two phases the first payment being in the amount of \$1,600,000.00.

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

Section 1. The mayor is authorized to enter into an intergovernmental agreement with the Authority for the construction of water and sewer improvements at Carver Homes by the Authority for the use and benefit of the Authority and the City in an amount not to exceed \$1,600,000.

Section 2. That the 2000 (Water and Sewerage Renewal and Extension Fund) Budget be and is hereby amended as follows:

Transfer From Appropriations

2J21-791001-T11001	Reserve for Appropriations	<u>\$1,600,000.00</u>
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Transfer To Appropriations

2J21-761001-M24I02579999	Carver Home Improvements	<u>\$1,600,000.00</u>
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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.

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 payments for said contractual agreement from the appropriation accounts cited above in the aggregate amount not to exceed \$1,600,000.

A true copy

Deputy Clerk

ADOPTED by the Council
APPROVED by the Mayor

OCT 16, 2000
OCT 24, 2000

CITY COUNCIL
ATLANTA, GEORGIA

**AN ORDINANCE BY
CITY UTILITIES COMMITTEE**

03-O-1494

AMENDING THE 2003 (WATER AND WASTEWATER RENEWAL AND EXTENSION FUND) BUDGET IN THE AMOUNT OF TWO MILLION ONE HUNDRED SEVENTY SIX THOUSAND THREE HUNDRED FORTY DOLLARS AND TEN CENTS (\$2,176,340.10) TO TRANSFER FUNDS REMAINING FROM COMPLETED OR DISCONTINUED PROJECTS TO THE RESERVE ACCOUNT TO BE USED TO FUND VARIOUS CONSENT DECREE PROJECTS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta owns and operates a wastewater collection and treatment system; and

WHEREAS, the City has entered into a consent decree that requires certain improvements be made to the collection and treatment systems by the dates specified in the consent decree; and

WHEREAS, funds are still appropriated on some projects that have been completed or discontinued; and

WHEREAS, these funds need to be transferred to the Reserve for Appropriation Account to allow the funds to be used for various consent decree related projects.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATLANTA; as follows:

Section 1: That the 2003 (Water and Wastewater Renewal and Extension Fund) Budget be and is hereby amended as follows:

TRANSFER FROM APPROPRIATIONS

2J21 773001 Q32I20109999	R.M. Clayton, General Improvements	\$	8,311.21
2J21 724001 Q32I20159999	R.M. Clayton, CSO Mechanical Bar Screens		18,334.31
2J21 724001 Q32I20169999	Phosphorous Reduction FAC, RM Clayton		124,272.06
2J21 724001 Q33I19039999	Phosphorous Reduction FAC, Utoy Creek		1,069.00
2J21 774001 Q35I18019999	South River, General Improvements		16,469.40
2J21 724001 Q35I18029999	South River Sludge Incinerator		28,108.70
2J21 724001 Q35I18039999	Phosphorous Reduction FAC, South River		5,854.65
2J21 773001 Q35I18059999	South River, Solids Handling Imprv		17,185.77



2J21	774001	Q36I21049999	East Side CSO	1,945.56
2J21	724001	Q38I02459999	Mineral Springs Sewer	6,131.50
2J21	774001	Q38I02489999	Utoy Creek Basin	1,200.00
2J21	774001	Q38I02529999	Pine Meadows Sewer	200,959.25
2J21	774001	Q38I02539999	North Stratford Sewer	10,192.88
2J21	761001	Q38I02579999	Carver Homes Improvements	664,164.00
2J21	724001	Q67J05089999	Upgrade Chemical Storage and Feed	8,915.50
2J21	774001	Q67J05089999	Upgrade Chemical Storage and Feed	76,398.00
2J21	724001	Q67J05119999	River Sill Improvements	255,329.64
2J21	724001	Q32I20189999	RMC Odor Control	3.40
2J21	724001	Q33I19069999	Utoy Creek Odor Control	1.70
2J21	724001	Q38I02239999	General Improvements	7,464.64
2J21	774001	Q38I02239999	General Improvements	6,900.00
2J21	724001	Q67J02069999	Hemphill Flocculation	273,644.27
2J21	724001	Q67J04039999	General Improvements	2,730.23
2J21	723001	Q67J04039999	General Improvements	36,193.92
2J21	723001	Q67J09049999	C&M Facility Improvements	6,596.00
2J21	724001	Q67J09049999	C&M Facility Improvements	7,064.09
2J21	774001	Q67J05119999	River Sill Improvements	390,000.00
2J21	724001	Q67J05129999	Yard Piping, CTP	900.42
Total				<u>\$2,176,340.10</u>

TRANSFER TO APPROPRIATIONS

2J21	791001	T11001	Reserve for Appropriations	<u>\$2,176,340.10</u>
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Section 2: That all ordinances or parts of ordinances in conflict herewith be, and the same are hereby repealed.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

NOV 03, 2003
NOV 10, 2003



April 8, 2005

Mr. Benjamin KuKu
Deputy Commissioner, Administration
CITY OF ATLANTA
Department of Watershed Management
55 Trinity Avenue
Atlanta, Georgia 30303

SUBJECT: Carver Infrastructure Funds-Final Phase

Dear Mr. Kuku:

My purpose in writing this letter is to address the request for information you made during our recent meeting regarding the Atlanta Housing Authority (AHA) Carver Homes HOPE VI Community Revitalization. A \$35 million U. S. Department of Housing and Urban Development (HUD) HOPE VI Grant was awarded in 1998 for the Carver Revitalization and requires expenditure of all HOPE VI funds before December 31, 2006. Implementation of the Carver masterplan construction is occurring in phases and quarterly progress reports are submitted to HUD, with the goal of meeting AHA's required HUD funding obligation and expenditure deadlines. AHA and its private development partners, Carver Redevelopment, LLC have worked tirelessly over the past six years to realize the Carver revitalization vision in order to create a catalyst for transformation of the Pryor Road corridor into a vibrant neighborhood capable of sustaining retail and market quality rental as well as for-sale housing options. The City funded public improvements for the 105 acre Carver site consist of storm sewers, sanitary sewers, water distribution systems, sidewalks, streets, streetscapes, and lighting in the public right-of-way, which will be dedicated to the City of Atlanta upon completion. AHA and Carver Redevelopment, LLC are required to meet specific HUD HOPE VI construction schedule dates for completion of all Carver redevelopment activities funded by HUD.

The new Villages at Carver mixed-income, mixed-use community sponsored by AHA is an integrated part of the City of Atlanta's ongoing revitalization of the Pryor Road Corridor and the Southside Redevelopment Plan. The City of Atlanta's \$12.7 million total investment in the Villages at Carver masterplan and infrastructure public improvements is essential to complement and leverage a total investment of over \$168 million, as a combination of private debt and equity with approx. \$44 million in AHA/HUD HOPE VI Grant funding. Currently, a total of 718 mixed income apartments are planned, 502 mixed-income rental apartments have been completed, as well as new public streets, street lighting, sidewalks and sewer improvements supporting the development. A newly created \$1million linear park serves as the central greenspace amenity within the development. Site preparation has also begun for construction of a new family oriented YMCA as part of the Carver masterplan.

AHA's earlier request for \$1.6 million in Phase I public improvement water/sewer bond funding was made during the previous City administration and the Department of Watershed Management was not in existence during that time. The \$1.6 million Phase 1 water/sewer bond funding was

The Housing Authority of the City of Atlanta, Georgia

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allocated to fund water/sewer eligible costs across the three construction phases of Carver public improvements. The third and final phase of Carver public infrastructure for this redevelopment is now in permitting and construction start prior to May 31, 2005 is critical to support timely completion of the development and compliance with the HUD HOPE VI Grant expenditure date of December 31, 2006.

Sincerely,



Keith Morton, Director
Intergovernmental Relations

RCS# 6850
7/18/05
4:53 PM

Atlanta City Council

Regular Session

CONSENT I

CONSENT I PG(S) 6-19

ADOPT

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

CONSENT I

		7/05/05
ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT
1. 05-O-0663	31. 05-R-1226	52. 05-R-1265
2. 05-O-0666	32. 05-R-1227	53. 05-R-1266
3. 05-R-0900	33. 05-R-1228	54. 05-R-1267
4. 05-O-0901	34. 05-R-1302	55. 05-R-1268
5. 05-O-0902	35. 05-R-1303	56. 05-R-1269
6. 05-O-1294	36. 05-R-1304	57. 05-R-1270
7. 04-O-1363	37. 05-R-1318	58. 05-R-1271
8. 05-O-1129	38. 05-R-1220	59. 05-R-1272
9. 05-O-1131	39. 05-R-1250	60. 05-R-1273
10. 05-O-1132	40. 05-R-1252	61. 05-R-1274
11. 05-O-1133	41. 05-R-1295	62. 05-R-1275
12. 05-O-1134	42. 05-R-1255	63. 05-R-1276
13. 05-O-1135	43. 05-R-1256	64. 05-R-1277
14. 04-O-1973	44. 05-R-1257	65. 05-R-1278
15. 05-O-1126	45. 05-R-1258	66. 05-R-1279
16. 05-O-1128	46. 05-R-1259	67. 05-R-1280
17. 05-O-1296	47. 05-R-1260	68. 05-R-1281
18. 05-O-1300	48. 05-R-1261	69. 05-R-1283
19. 05-R-1140	49. 05-R-1262	70. 05-R-1284
20. 05-R-1320	50. 05-R-1263	71. 05-R-1285
21. 05-R-1215	51. 05-R-1264	
22. 05-R-1229		
23. 05-R-1254		
24. 05-R-1217		
25. 05-R-1218		
26. 05-R-1219		
27. 05-R-1251		
28. 05-R-1223		
29. 05-R-1224		
30. 05-R-1225		

(Do Not Write Above This Line)

AN ORDINANCE BY:
CITY UTILITIES COMMITTEE

AMENDING THE 2005 (WATER AND WASTEWATER RENEWAL AND EXTENSION FUND) BUDGET IN THE AMOUNT OF SIX HUNDRED SIXTY FOUR THOUSAND ONE HUNDRED SIXTY FOUR DOLLARS (\$664,164.00) TO TRANSFER FUNDS FROM THE RESERVE FOR APPROPRIATIONS (2J21 791001 T11001) TO 2J21 761001 Q38102579999 FOR PAYMENT TO ATLANTA HOUSING AUTHORITY (AHA) FOR CARVER HOMES COMMUNITY REVITALIZATION PROJECT AND FOR OTHER PURPOSES

ADOPTED BY
JUL 1 8 2005

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

Date Referred 7-5-2005
 Referred To: City Utilities
 Date Referred _____
 Referred To: _____
 Date Referred _____
 Referred To: _____

First Reading
 Committee City Utilities
 Date 7/5/2005
 Chair Paul Johnson
 Referred To City Council

Committee City Utilities
 Date 7/5/2005
 Chair Paul Johnson
 Action Fav, Adv, Hold (see rev. side) Other _____

Members
Paul Johnson
Clair Wheeler

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

Committee

Date _____
 Chair _____
 Action Fav, Adv, Hold (see rev. side) Other _____

Members

Refer To

Refer To

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

CERTIFIED

JUL 1 8 2005

CERTIFIED
Paul Johnson
 MUNICIPAL CLERK

MAYOR'S ACTION

Paul Johnson
 MAYOR