



**A RESOLUTION BY
COMMUNITY DEVELOPMENT/HUMAN RESOURCE COMMITTEE**

A RESOLUTION AMENDING AN AMENDED RESOLUTION 89-R-1117 ADOPTED BY COUNCIL ON AUGUST 21 1989 AND APPROVED BY THE MAYOR ON AUGUST 24, 1989 FOR THE PURPOSE OF ADJUSTING THE PURCHASE PRICE OF PARCEL 4 WITHIN THE MECHANICSVILLE URBAN REDEVELOPMENT AREA TO OFF SET THE COST UPTO \$251,000.00 TO CORRECT UNFORSEEN SITE CONDITIONS AND AMENDING THE DISPOSITION AGREEMENT FOR THE PURPOSE OF BUILDING A CULINARY SCHOOL AND STUDIO ON PARCEL 3 IN THE MECHANICSVILLE URBAN REDEVELOPMENT AREA; AND FOR OTHER PURPOSES.

WHEREAS, Council adopted and the Mayor approved by resolution 89-R-1117 authorizing the sale of Parcel 4 in the Mechanicsville Urban Redevelopment Area for a purchase price of \$17,000 (Seventeen Thousand dollars) to H.J. Russell and Company inc; and

WHEREAS, H. J. Russell and Company has agreed to develop Parcel 4 for commercial use to develop a culinary school; and

WHEREAS, the results of a subsurface investigation have revealed the presence of three (3) underground storage tanks, one (1) vent for another tank and contamination to the groundwater above acceptable EPA levels; and

WHEREAS, it will be necessary to remove this deleterious material and soil remediation to acceptable EPA levels before the site will be suitable for the proposed development; and

WHEREAS, the cost for removal of the materials, fill replacement and soil restoration ("remediation") will be estimated after completion of a Phase I and Phase II environmental determined by a vendor selected by the City; and

WHEREAS, the City has established the fair market value for Parcel 4 at \$251,000.00 (Two-hundred and Fifty-one thousand dollars) based on an appraisal report prepared by J.D. Crawford dated April 5, 2005; and

WHEREAS, H.J. Russell and Company has agreed to pay for the cost of Phase I and Phase II of the environmental studies; and

WHEREAS, it is necessary for the City of Atlanta, as seller of the site, to share in the cost by reducing the purchase price by 50% of the estimated expense remediation and reimburse H.J. Russell and Company 100% of the cost Phase I and Phase II environmental studies, up to and not to exceed \$251,000.00 (Two Hundred and fifty one thousand dollars); and



WHEREAS, Parcel 3 was authorized for purchase and redevelopment by HJ Russell on September 11, 1984 for the construction of a parking lot and closed Sept 23, 1987; and

WHEREAS, Parcel 3 and 4 will now be developed and used in accordance to the Mechanicsville Redevelopment Plan to build a culinary school, studio and auxiliary facilities; and

WHEREAS, H.J. Russell & Company will establish a time line for the planned Culinary school development; and

WHEREAS, the Commissioner of the Department of Planning and Community Development recommends this action.

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

SECTION 1: The City of Atlanta sells Parcel 4 to H.J. Russell and Company for redevelopment.

SECTION 2: That the purchase price for Parcel 4 of the Mechanicsville Urban Redevelopment Area be adjusted by an amount equal to fifty (50%) percent of the remediation cost, and the cost of Phase I & II, up to and not to exceed the appraised value of the property of \$251,000.00 (Two Hundred and fifty one thousand dollars).

SECTION 3: Parcel 3 and 4 will be developed and used for commercial purposes in accordance to the Mechanicsville Urban Redevelopment Plan.

SECTION 4: H.J. Russell will establish and follow a detailed written development schedule for the Culinary School.

SECTION 5: The City Attorney is hereby directed to prepare for execution by the Mayor, any and all deeds, promissory notes, instruments, or other documents that the City Attorney deems necessary or advisable to carry into effect the intent of this resolution, said documents to be approved as to form by the City Attorney.

SECTION 6: Said deeds, instruments, or other documents shall not become binding upon the City, and the City shall incur neither obligation nor liability thereunder, until the Mayor has signed the same.

A true copy,

Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

June 6, 2005
June 14, 2005

A RESOLUTION BY
COMMUNITY DEVELOPMENT COMMITTEE
AND FINANCE COMMITTEE

A RESOLUTION AMENDING A RESOLUTION ADOPTED BY COUNCIL ON FEBRUARY 15, 1988 AND APPROVED BY THE MAYOR ON FEBRUARY 17, 1988 FOR THE PURPOSE OF REDUCING THE PURCHASE PRICE BY \$55,000.00 TO OFF-SET THE COST OF CORRECTING UNFORSEEN SITE CONDITIONS ON PARCEL 4 IN THE MECHANICSVILLE URBAN REDEVELOPEMENT AREA AND FOR OTHER PURPOSES.

WHEREAS, Council adopted and the Mayor approved a resolution authorizing the acceptance of a proposal from H.J. Russell and Company to purchase Parcel 4 in the Mechanicsville Urban Redevelopment Area for a cash purchase price of \$72,000.000; and

WHEREAS, the results of a subsurface investigation have revealed the presence of three (3) underground storage tanks, one (1) vent for another tank and contamination to the groundwater above acceptable EPA levels; and

WHEREAS, it will be necessary to remove this deleterious material and soil remediation to acceptable EPA levels before the site will be suitable for the proposed development; and

WHEREAS, the cost for removal of the materials, fill replacement and soil restoration is estimated at \$110,700.00; and

WHEREAS, it is necessary for the City of Atlanta, as seller of the site, to share in the cost by reducing the purchase price by 50% of the estimated expense or \$55,000.00; and

WHEREAS, it is in the best interest of the City of Atlanta to adjust the purchase price to \$17,000.00; and

WHEREAS, the Commissioner of Community Development recommends this action.

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

SECTION 1: That the purchase price of Parcel 4 in the Mechanicsville Urban Redevelopment Area is hereby adjusted to \$17,000.00 from \$72,000.00 to offset the cost of correcting subsurface problems on the site.

SECTION 2: That the Agreement for Disposition of Land and Closing Documents between the City of Atlanta and H.J. Russell and Company are hereby authorized to be amended to reflect the adjusted purchase price of \$17,000.00.

SECTION 3: All resolutions and parts of resolutions in conflict with this resolution are hereby repealed.

A true copy,

Olivia Parks
Deputy Clerk, C.M.C.

ADOPTED by City Council August 21, 1989
APPROVED by the Mayor August 24, 1989

A RESOLUTION AMENDING A RESOLUTION ADOPTED BY COUNCIL ON FEBRUARY 15, 1988 AND APPROVED BY THE MAYOR ON FEBRUARY 17, 1988 FOR THE PURPOSE OF REDUCING THE PURCHASE PRICE BY \$55,000.00 TO OFFSET THE COST OF CORRECTING UNFOUNDED STATE CONDITIONS ON PARCEL 4 IN THE MECHANICSVILLE URBAN REDEVELOPMENT AREA AND FOR OTHER PURPOSES.

FAVORABLE REPORT

COM. *Community Revivlment*

DATE *7.1.89*

CHM *[Signature]*

[Handwritten signatures and notes]

Refer to previous

RECOMMENDED

RECOMMENDATION OF FINANCE

FAVORABLE REPORT

COM. FINANCE

DATE *8-17-89*

CHM *[Signature]*

[Handwritten signatures and notes]

OPPOSING

ABSTAINING

APPROVED

AUG 24 1989

MAYOR

[Handwritten signature]

CERTIFIED

AUG 21 1989

President City Council

AUG 21 1989

[Signature]
DEP. CLERK COUNCIL

ADOPTED BY CITY COUNCIL

AUG 21 1989

[Handwritten mark]

RCS# 311
8/21/89
2:52 PM

ATLANTA CITY COUNCIL

Regular Session

89-R-1117

AMENDING RES. TO OFF-SET COST OF UNFORE- SEEN SITE
CONDITIONS ON PAR.4 MECHANICSV

Adopt

YEAS: 12
NAYS: 1
ABSTENTIONS: 1
NOT VOTING: 5
EXCUSED: 0

Y MCCARTY	AB WILLIAMS	Y BYRON	NV PITTS	NV DAVIS, M.R.
Y CAMPBELL	Y DAVIS, M.	Y JACKSON	NV BANKS	Y FINLEY
Y SIMAMA	Y FOWLKES	Y MADDOX	Y MCGRUDER	NV ARRINGTON
NV CUFFIE	Y MASLIA	Y SMITH	N ASHER	

89-R-1117

RESOLUTION BY COMMUNITY DEVELOPMENT
COMMITTEE AND FINANCE COMMITTEE

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PROPOSAL
FROM H. J. RUSSELL AND COMPANY TO PURCHASE AND
REDEVELOP PARCEL 4 IN MECHANICSVILLE URBAN
REDEVELOPMENT AREA.

WHEREAS, the City of Atlanta has assumed the responsibility for
exercising the redevelopment power through the Commissioner of the
Department of Community Development; and

WHEREAS, Parcel 4 in the Mechanicsville Urban Redevelopment Area
was purchased under the Community Development Program of the City of
Atlanta for Redevelopment purposes; and

WHEREAS, Parcel 4 contains 1.70 acres and is designated for limited
Industrial usage by the Mechanicsville Urban Redevelopment Plan; and

WHEREAS, Parcel 4 in the Mechanicsville Urban Redevelopment Area
was appraised at \$91,000.00; and

WHEREAS, the City of Atlanta issued an invitation for proposals to
the general public for the purchase and redevelopment of Disposition Parcel
4 in the Mechanicsville Urban Redevelopment Area on November 2, 1987; and

WHEREAS, the bid opening date for proposals was December 17, 1987;
and

WHEREAS, two proposals were received on the opening date; and

WHEREAS, Southeast Grading, Inc., has offered a purchase price of
\$10,000.00 for Parcel 4; and

WHEREAS, H. J. Russell & Company has offered a purchase price of
\$72,000.00 for Parcel 4; and

WHEREAS, H. J. Russell & Company proposes to construct an office
building (3,000 SF) and Warehouse (7,000 SF) for redevelopers other
business pursuits, as well as parking; and

WHEREAS, H. J. Russell & Company also states that the site will be
used for future expansion of the City Beverage Company; and

WHEREAS, it is estimated that the actual construction cost will be
approximately \$448,000.00; and

WHEREAS, the Commissioner of the Department of Community
Development recommends acceptance of the proposal submitted by H. J.
Russell & Company.

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

SECTION 1: That acceptance of the proposal submitted by H. J. Russell & Company for the purchase and redevelopment of Parcel 4 in the Mechanicsville Urban Redevelopment Area is hereby authorized.

SECTION 2: That the Mayor be and is hereby authorized to enter into a contractual agreement with H. J. Russell and Company for the purchase and Redevelopment of Parcel 4 in accordance with the Mechanicsville Urban Redevelopment Plan.

SECTION 3: That H. J. Russell and Company proposes to purchase Parcel 4 for \$72,000.00 and to construct an Office Building and Warehouse at a cost of approximately \$448,000.00.

SECTION 4: That the City Attorney be and is hereby authorized and directed to prepare an appropriate contractual agreement and all other necessary documents to effectuate the sale and conveyance of Parcel 4 for execution by the mayor to be approved by the City Attorney as to form.

SECTION 5: That the Contract shall not become binding upon the City, and the City shall incur no liability upon same until such Contract has been executed by the Mayor and delivered to H. J. Russell & Company.

DCD/BHR
R-635
2-1-88

Page 2 of 2

true copy,

Lewis Parks
puty Clerk, C.M.C.

ADOPTED by City Council Feb. 15, 1988
APPROVED by the Mayor Feb. 17, 1988

RECOMMENDED

COMMISSIONER OF FINANCE

FAVORABLE REPORT

COM. FINANCE

DATE 2-11-88

COM. CHM

[Handwritten signature]

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COM. CHM

ABSTAINING

RESOLUTION BY COMMUNITY DEVELOPMENT
COMMITTEE AND FINANCE COMMITTEE

A RESOLUTION AUTHORIZING THE
ACCEPTANCE OF A PROPOSAL FROM H. J.
RUSSELL AND COMPANY TO PURCHASE AND
REDEVELOP PARCEL 4 IN MECHANICSVILLE
URBAN REDEVELOPMENT AREA.

FAVORABLE REPORT

COM. Community Development

DATE 2/15/88

COM. CHM

[Handwritten signature]

CONSENT AGENDA

[Handwritten note: Copy to Finance]

27

CERTIFIED

FEB 15 1988

[Signature]
President City Council

CERTIFIED

FEB 15 1988

[Signature]
DEP. CLERK COUNCIL

APPROVED

FEB 17 1988

MAYOR

[Signature]

ADOPTED BY
CITY COUNCIL

FEB 15 1988

CLERK OF COUNCIL
Atlanta Ga.

A RESOLUTION BY

DEVELOPMENT COMMITTEE AND
FINANCE COMMITTEE

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FROM H.J. RUSSELL AND COMPANY TO PURCHASE AND REDEVELOP PARCEL 3 IN THE MECHANICSVILLE URBAN REDEVELOPMENT AREA

WHEREAS, the City of Atlanta has assumed the responsibility for exercising the redevelopment powers through the Commissioner of the Department of Community Development; and

WHEREAS, Parcel 3 in the Mechanicville Urban Redevelopment Area was purchased under the Community Development Program of the City of Atlanta for redevelopment purposes; and

WHEREAS, Parcel 3 contains 1.51 acres and is designated for Limited Industrial usage by the Mechanicville Urban Redevelopment Plan; and

WHEREAS, the City of Atlanta issued an invitation for proposals to the general public for the purchase and redevelopment of Disposition Parcel 3 in the Mechanicville Urban Redevelopment Area on June 15, 1984; and

WHEREAS, the bid opening date for proposals was July 23, 1984; and

WHEREAS, only one proposal was received, that being an acceptable proposal from H.J. Russell and Company; and

WHEREAS, Parcel 3 in the Mechanicville Urban Redevelopment Area was appraised at \$74,500.000; and

WHEREAS, H.J. Russell and Company has offered a purchase price of \$50,000.00 for Parcel 3 in the Mechanicville Urban Redevelopment Area; and

WHEREAS, H.J. Russell and Company proposes to construct a parking lot for use by City Beverage Company, owned by H.J. Russell and Company, immediately adjacent to Parcel 3 to the north; and

WHEREAS, H.J. Russell and Company also states that the site will be used for the future expansion of the City Beverage Company; and

WHEREAS, it is estimated that the actual construction cost of the parking area and miscellaneous support facilities will be approximately \$94,000.00; and

WHEREAS, the Commissioner of the Department of Community development recommends acceptance of the proposal submitted by H.J. Russell and Company.

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

Section 1. That Parcel 3 in the Mechanicsville Urban Redevelopment Area was purchased under the Community Development Program of the City of Atlanta.

Section 2. That acceptance of the proposal submitted by H.J. Russell and Company for the purchase and redevelopment of Parcel 3 in the Mechanicsville Urban Redevelopment Area is hereby authorized.

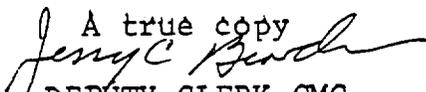
Section 3. That the Mayor be and is hereby authorized to enter into a contractual agreement with H.J. Russell and Company for the purchase and redevelopment of Parcel 3 in accordance with the Mechanicsville Urban Redevelopment Plan.

Section 4. That H. J. Russell and Company proposes to purchase Parcel 3 for \$50,000.00 and to construct a vehicular parking lot to serve their existing City Beverage Company immediately adjacent to the north at a cost of approximately \$94,000.00.

Section 5. That the City Attorney be and is hereby authorized and directed to prepare an appropriate contractual agreement and all other necessary documents to effectuate the sale and conveyance of Parcel 3 for execution by the Mayor to be approved by the City Attorney as to form.

Section 6. That the Contract shall not become binding upon the City, and the City shall incur no liability upon same until such Contract has been executed by the Mayor and delivered to H.J. Russell and Company.

DCD:ReD
R-544
8/20/84

A true copy

DEPUTY CLERK CMC

ADOPTED by City Council Sept. 4, 1984
APPROVED by the Mayor Sept. 11, 1984

RCS# 6714
6/06/05
2:56 PM

Atlanta City Council

Regular Session

CONSENT I

CONSENT I PG(S) 3-18 EXCEPT:05-O-0893
05-R-1006 05-R-1001
ADOPT

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

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	B Sheperd	NV Borders

CONSENT I

			06-06-05 Council Meeting
ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT	ITEMS ADVERSED ON CONSENT
1. 05-O-0891	31. 05-R-0963	49. 05-R-0794	80. 05-R-0947
2. 05-O-0890	32. 05-R-0964	50. 05-R-0796	81. 05-R-0948
3. 05-O-0894	33. 05-R-0966	51. 05-R-0797	82. 05-R-0949
4. 05-O-0668	34. 05-R-0967	52. 05-R-0798	83. 05-R-0950
5. 05-O-0667	35. 05-R-0918	53. 05-R-0802	84. 05-R-0951
6. 05-O-0899	36. 05-R-0919	54. 05-R-0803	85. 05-R-0952
7. 05-O-0816	37. 05-R-0920	55. 05-R-0804	86. 05-R-0953
8. 05-O-0817	38. 05-R-0921	56. 05-R-0808	87. 05-R-0958
9. 05-R-0983	39. 05-R-0922	57. 05-R-0809	
10. 05-R-0984	40. 05-R-0923	58. 05-R-0811	
11. 05-R-0985	41. 05-R-0924	59. 05-R-0813	
12. 05-R-0986	42. 05-R-0925	60. 05-R-0815	
13. 05-R-0987	43. 05-R-0926	61. 05-R-0928	
14. 05-R-0959	44. 05-R-0927	62. 05-R-0929	
15. 05-R-0994	45. 05-R-0954	63. 05-R-0930	
16. 05-R-0995	46. 05-R-0955	64. 05-R-0931	
17. 05-R-0996	47. 05-R-0956	65. 05-R-0932	
18. 05-R-0997	48. 05-R-0957	66. 05-R-0933	
19. 05-R-0998		67. 05-R-0934	
20. 05-R-0989		68. 05-R-0935	
21. 05-R-0974		69. 05-R-0936	
22. 05-R-0975		70. 05-R-0937	
23. 05-R-0973		71. 05-R-0938	
24. 05-R-0898		72. 05-R-0939	
25. 05-R-0977		73. 05-R-0940	
26. 05-R-0978		74. 05-R-0941	
27. 05-R-0979		75. 05-R-0942	
28. 05-R-0980		76. 05-R-0943	
29. 05-R-1000		77. 05-R-0944	
30. 05-R-0962		78. 05-R-0945	
		79. 05-R-0946	

(Do Not Write Above This Line) **05th Floor 0973**

RESOLUTION BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION AMENDING AN AMENDED RESOLUTION 89-R-1117 ADOPTED BY COUNCIL ON AUGUST 21 1989 AND APPROVED BY THE MAYOR ON AUGUST 24, 1989 FOR THE PURPOSE OF ADJUSTING THE PURCHASE PRICE OF PARCEL 4 WITHIN THE MECHANICSVILLE URBAN REDEVELOPMENT AREA TO OFF SET THE COST UPTO \$251,000.00 TO CORRECT UNFORSEEN SITE CONDITIONS AND AMENDING THE DISPOSITION AGREEMENT FOR THE PURPOSE OF BUILDING A CULINARY SCHOOL AND STUDIO ON PARCEL 3 IN THE MECHANICSVILLE URBAN REDEVELOPMENT AREA; AND FOR OTHER PURPOSES.

ADOPTED BY

JUN 06 2005

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

Date Referred _____
 Referred To: _____
 Date Referred _____
 Referred To: _____
 Date Referred _____
 Referred To: _____

First Reading

Committee _____
 Date _____
 Chair _____
 Referred To _____

Committee *2/1/12*

Date *5/15/12*

Chair *[Signature]*

Action *[Signature]*

Fav. Adv, Hold (see rev. side)

Members *[Signature]*

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 _____

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

CERTIFIED

JUN 06 2005

CERTIFIED
 JUN 06 2005
Rick Douglas
 MUNICIPAL CLERK

MAYOR'S ACTION

[Signature]