



The Honorable William "Bill" Edwards, Mayor
The Honorable Mark Baker, District 7, Mayor Pro Tem
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs, District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember
The Honorable Naeema Gilyard, District 4 Councilmember
The Honorable Rosie Jackson, District 5 Councilmember
The Honorable khalid kamau, District 6 Councilmember

SPECIAL CALLED MEETING AGENDA

1. Meeting Called to Order
2. Roll Call
3. Agenda Items
 - a. Council Approval of Amending the URA Resolution and Plan **(Willis and Baker)**
 - b. Council Approval of a Resolution Authorizing Conveyance of Two (2) Old National Park Parcels to SFDA with Quit Claim Deed **(Baker)**
 - c. Council Approval of Council Disciplinary Actions
4. Executive Session

When an Executive Session is Required, one will be called for the following issues:
1) Personnel, 2) Litigation or 3) Real Estate
5. Adjournment



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL SPECIAL MEETING



SUBJECT: Council Approval of Amending the URA Resolution and Plan

DATE OF MEETING: 11/26/2019

DEPARTMENT: Attorney

ATTACHMENTS:

Description	Type	Upload Date
Updated URA Resolution	Cover Memo	11/22/2019
Updated URA Plan	Cover Memo	11/22/2019

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**
4
5

6 **AN UPDATED RESOLUTION REAFFIRMING THE NEED OF A SOUTH FULTON**
7 **URBAN REDEVELOPMENT AGENCY, ESTABLISHING AN URBAN**
8 **REDEVELOPMENT AREA, APPROVING A REDEVELOPMENT PLAN,**
9 **EXPRESSING THE CITY’S OFFICIAL INTENT TO REIMBURSE EXPENDITURES**
10 **FOR PURPOSES OF TREASURY REGULATORY COMPLIANCE AND FOR OTHER**
11 **LAWFUL PURPOSES**
12

13 **(Sponsored by Councilmember Willis and Mayor Pro Tem Baker)**
14

15 **WHEREAS**, the City of South Fulton (“City”) is a municipal corporation duly
16 organized and existing under the laws of the State of Georgia;
17

18 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
19 Council thereof (“City Council”);

20 **WHEREAS**, it has been determined that there exists within the City areas in
21 which there is inadequate transportation, connectivity and infrastructure, unoccupied
22 and deteriorated buildings, tax delinquency and other adverse economic and social
23 conditions;
24

25 **WHEREAS**, the Urban Redevelopment Law requires, as a condition to the
26 exercise of any of the powers conferred by the Urban Redevelopment Law, the adoption
27 of a resolution finding that one or more pockets of blight exist in the municipality
28 (“**Urban Redevelopment Area**”) and that the rehabilitation, conservation or
29 redevelopment, or a combination thereof, of such area or areas is necessary in the
30 interest of the public health, safety, morals or welfare of its residents;
31

32 **WHEREAS**, the Urban Redevelopment Law defines an Urban Redevelopment
33 Area to include an area which: (1) the governing body of the municipality designates as
34 appropriate for an urban redevelopment project and (2) by reason of the presence of a
35 substantial number of deteriorated or deteriorating structures; predominance of
36 defective or inadequate street layout; faulty lot layout in relation to size, adequacy,
37 accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or
38 other improvements; tax or special assessment delinquency exceeding the fair value of
39 the land; the existence of conditions which endanger life or property by fire and other
40 causes; having development impaired by airport or transportation noise or other
41 environmental hazards; or any combination of such factors substantially impairs or
42 arrests the sound growth of the municipality, retards the provisions of housing
43 accommodations, or constitutes an economic or social liability and is a menace to the
44 public health, safety, morals, or welfare in its present condition and use;
45

46 **WHEREAS**, after careful study and investigation, the City has determined that
47 one or more areas exist within the City meeting the Urban Redevelopment Law's
48 definition of a "pocket of blight" and that it is in the public interest of the City that the
49 Urban Redevelopment Law be exercised in order to remediate conditions within the City
50 which constitute an economic and social liability, impairs or arrests the sound growth of
51 the City and for which the rehabilitation, conservation, or redevelopment, or a
52 combination thereof, of such area or areas is necessary in the interest of the public
53 health, safety, morals, or welfare of its residents;

54
55 **WHEREAS**, the City Council desires to designate the parcels of land within the
56 City along the roads and highlighted areas identified in Exhibit A (attached hereto and
57 made a part hereof), as its Urban Redevelopment Area;

58
59 **WHEREAS**, the City Council has caused for a proposed "Urban Redevelopment
60 Plan" to be prepared for the South Fulton Urban Redevelopment Area and for notice of
61 a public hearing to be published for the purpose of considering such Urban
62 Redevelopment Plan at the City's August 13, 2019 Regular Meeting, in accordance with
63 §36-61-7(c) of the Urban Redevelopment Law;

64
65 **WHEREAS**, the City intends to finance the costs of the acquisition, construction,
66 installation, redevelopment and improvement of certain real and personal property
67 consistent with the Redevelopment Plan, including (i) fire and other public safety
68 facilities and equipment, (ii) parks and recreation areas and facilities, (iii) public service
69 vehicles, (iv) computer software and (v) certain lighting and other infrastructure projects
70 (collectively, the "**FY2020 Redevelopment Project**");

71 **WHEREAS**, the City expects to advance its own funds, or cause funds to be
72 advanced, to pay certain expenditures related to the FY2020 Redevelopment Project
73 prior to incurring indebtedness and to receive reimbursement for such expenditures
74 from proceeds of tax-exempt obligations or taxable debt, or both;

75 **WHEREAS**, it is not anticipated that any families will be displaced from the urban
76 redevelopment area described in the Urban Redevelopment Plan, and therefore no
77 method for relocation of such family's need be provided;

78
79 **WHEREAS**, the Urban Redevelopment Plan conforms to the general plan for the
80 City;

81
82 **WHEREAS**, the City Council has determined that the Urban Redevelopment
83 Plan will afford maximum opportunity, consistent with the sound needs of the City as a
84 whole, for the rehabilitation or redevelopment of the urban redevelopment area
85 described in the Urban Redevelopment Plan by private enterprise;

86
87 **WHEREAS**, the City Council has determined that the Urban Redevelopment
88 Plan constitutes an appropriate part of the City's workable program for utilizing
89 appropriate private and public resources to reduce the number of unoccupied and
90 deteriorating structures, to develop transportation and infrastructure opportunities, to

eliminate inadequate street layout, and to encourage needed urban rehabilitation, rehabilitation and conservation in furtherance of the public purpose of protecting the public health, safety, morals and welfare of the City, all as set forth in the Urban Redevelopment Law;

WHEREAS, after careful study and investigation, the City desires to approve the Urban Redevelopment Plan; and

WHEREAS, this Resolution will benefit the health and general welfare of the City, its citizens and general public.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL as follows:

Section 1.

A. Declaration of Necessity. The City Council hereby reaffirms its finding and declaration made on or about June 19, 2019 and August 13, 2019, that one or more pockets of blight exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

B. Establishment of South Fulton Urban Redevelopment Area. The City Council hereby declares that the area described in Exhibit A attached hereto (the “**South Fulton Urban Redevelopment Area**”) qualifies as an Urban Redevelopment Area (i) in which there is a predominance of buildings or improvements which by reason of dilapidation, deterioration, age or obsolescence and inadequate provision for ventilation, light, air, sanitation, or open spaces of buildings of improvements is conducive to ill health, delinquency and is detrimental to the public health, safety, morals or welfare, (ii) which by reason of a predominance of defective or inadequate street layout substantially impairs the sound growth of the City and (iii) which by reason of the presence of a substantial number of deteriorated or deteriorating structures constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. The City Council furthermore declares that by reason of these conditions such area is designated as appropriate for an urban redevelopment project.

C. Rehabilitation and Redevelopment of Urban Redevelopment Area. The City Council finds, determines, and declares that the rehabilitation and redevelopment of South Fulton Urban Redevelopment Area is likely to improve the economic and social conditions of such Urban Redevelopment Area and abate or eliminate deleterious effects of its current depressed and underutilized state.

133
134 **D. Treasury Regulatory Compliance.**
135

- 136 1. The City intends to utilize the proceeds of tax-exempt obligations or to incur
137 other debt (collectively, the “**Obligations**”), to pay the costs of the FY2020
138 Redevelopment Project in an amount not currently expected to exceed
139 Fifteen Million Dollars (\$15,000,000).
140
- 141 2. The City intends that the proceeds of the Obligations be used to reimburse
142 the City for certain expenditures with respect to the FY2020 Redevelopment
143 Project (the “**Expenditures**”) made after the date which is 60 days prior to the
144 date of this Ordinance. The City reasonably expects on the date hereof that it
145 will reimburse the Expenditures with the proceeds of the Obligations.
146
- 147 3. Each Expenditure was or will be, unless otherwise approved by bond counsel,
148 either (a) of a type properly chargeable to a capital account under general
149 federal income tax principles (determined in each case as of the date of the
150 Expenditure), (b) a cost of issuance with respect to the Obligations, (c) a
151 nonrecurring item that is not customarily payable from current revenues, or
152 (d) a grant to a party that is not related to or an agent of the City so long as
153 the grant does not impose any obligation or condition (directly or indirectly) to
154 repay any amount to or for the benefit of the City.
155
- 156 4. The City intends to make a reimbursement allocation, which is a written
157 allocation by the City that evidences the City’s use of proceeds of the
158 Obligations, to reimburse an Expenditure no later than 18 months after the
159 later of the date on which the Expenditure is paid or the date on which the
160 Project is placed in service or abandoned, but in no event more than three
161 years after the date on which the Expenditure is paid. The City recognizes
162 that exceptions are available for costs of issuance, certain *de minimis*
163 amounts, expenditures for long-term construction projects for which both the
164 City and a licensed architect or engineer certify that at least 5 years is
165 necessary to complete the construction and certain “preliminary expenditures”
166 including amounts up to, but not in excess of 20% of the Obligations which
167 finance or are reasonably expected to finance the FY2020 Redevelopment
168 Project. The Expenditures may include preliminary expenditures for
169 architectural, engineering, surveying, soil testing, reimbursement of bond
170 issuance costs and similar costs that are incurred prior to the commencement
171 of the acquisition, construction, redevelopment, installation and improvement
172 of the FY2020 Redevelopment Project, other than land acquisition, site
173 preparation, and similar cost incident to the commencement of construction.
174
- 175 5. The City intends that the adoption of this Ordinance confirms the “official
176 intent” within the meaning of Treasury Regulations Section 1.150-2
177 promulgated under the Internal Revenue Code of 1986, as amended.
178

E. Approval of Plan. The City hereby declares that the Urban Redevelopment Plan, attached hereto as Exhibit A, and the urban redevelopment projects described therein are hereby approved.

Section 2. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 4. The city attorney and city clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution and accompanying Exhibit for proofing/editing purposes. The final version of the Resolution shall be filed with the city clerk.

Section 3. All Resolutions and parts of Resolutions in conflict herewith are hereby expressly repealed.

Section 4. The effective date of this Resolution shall be the date of adoption unless provided otherwise by the City Charter or state and/or federal law.

221 THIS RESOLUTION adopted this _____ day of _____ 2019.

222
223 **CITY OF SOUTH FULTON, GEORGIA**
224

225
226
227
228 _____
229 WILLIAM "BILL" EDWARDS, MAYOR

230
231 ATTEST:
232

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235 _____
236 S. DIANE WHITE, CITY CLERK

237 APPROVED AS TO FORM:
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241 _____
242 EMILIA C. WALKER, CITY ATTORNEY
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267
268 The foregoing RESOLUTION No. 2019-_____, adopted on _____
269 was offered by Councilmember _____, who moved its approval. The motion
270 was seconded by Councilmember _____, and being put to a vote, the
271 result was as follows:

272			
273			
274		AYE	NAY
275 William "Bill" Edwards, Mayor	_____	_____	_____
276 Mark Baker, Mayor Pro Tem	_____	_____	_____
277 Catherine Foster Rowell	_____	_____	_____
278 Carmalitha Lizandra Gumbs	_____	_____	_____
279 Helen Zenobia Willis	_____	_____	_____
280 Gertrude Naeema Gilyard	_____	_____	_____
281 Rosie Jackson	_____	_____	_____
282 khalid kamau	_____	_____	_____

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City of South Fulton Urban Redevelopment Plan



Adopted November 26, 2019

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EXECUTIVE SUMMARY

This City of South Fulton Urban Redevelopment Plan (“Plan”) shall constitute an Urban Redevelopment Plan for the City of South Fulton, Georgia (the “City”) within the meaning of the “Urban Redevelopment Law,” Title 36, Chapter 61 of the Official Code of Georgia Annotated, as amended. This Plan meets the requirements of O.C.G.A. § 36-61- 2(24) and conforms to the general plan for the City as a whole. This Plan further considers zoning and planning changes, land use issues, maximum densities, building and development requirements, and the plan's relationship to City goals regarding suitable land uses, improved traffic and public transportation, the provision of public utilities, the creation or expansion of recreational and community facilities, and other public improvements in identified urban redevelopment areas.

The steps to fulfil the requirements under the Urban Redevelopment Law:

- Define boundaries of an Urban Redevelopment Area.
- Develop a draft Urban Redevelopment Plan.
- Hold a public Hearing.
- Adopt a “Finding of Necessity”, declaring that there exist pockets of blight which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of this state.

This resolution declares that certain pockets of blight or portions thereof may require acquisition, clearance, and disposition subject to use restrictions. Additionally, this resolution declares that public money may be expended, and the power of eminent domain may be exercised for the purposes of removing blight.

- Adopt the Urban Redevelopment Plan and designate an Urban Redevelopment Agency responsible for implementation.

BACKGROUND AND PURPOSE

Certain areas within the City of South Fulton meet the State of Georgia criteria for targeted urban redevelopment, as defined by the State of Georgia Urban Redevelopment Law (O.C.G.A. 36-61). These areas present conditions of persistent deteriorating or inadequate utility, transportation, or transit infrastructure; a predominance of buildings or improvements, which by reason of dilapidation, deterioration, age, vacancy, or obsolescence are detrimental to the public health, safety, morals, or welfare; the presence of a substantial number of vacant, deteriorated, or deteriorating structures; or a combination of such conditions. As such, the persistence of these conditions substantially impairs or arrests the sound growth of the City, retards the provisions of adequate housing accommodations, and constitutes an economic and social liability that is a menace to the public health, safety, morals, or welfare in its present condition and use.

As such, the State of Georgia enables the use of redevelopment tools through the Urban Redevelopment Law to undertake actions to improve the “public health, safety, morals and

welfare” of a specifically designated and qualifying area, otherwise labeled as an Urban Redevelopment Area. In order to enact these tools, an area must be declared to be meeting certain standards for depressed or derelict conditions based upon the predominance of the physical indicators mentioned above. In addition to identifying areas that meet these conditions, an Urban Redevelopment Plan must be approved which conforms to the general plan of the City as a whole (O.C.G.A.36-61-2.21). This document is intended to fulfill the role of the Urban Redevelopment Plan for the City of South Fulton and identify the Urban Redevelopment Area (URA) as adopted by the City.

This document will highlight several significant tools that could be used to begin addressing the poor environmental quality pervasive within the URA and contribute to sustainable growth for the City as a whole.

URA PLAN BOUNDARIES

The urban redevelopment area is made up of multiple separate areas, each of which has been determined to be a “pocket of blight” and each of which displays the presence of conditions or a combination of factors that substantially impairs and arrests the sound growth of the City of South Fulton. For the purposes of the plan, these areas are identified as Areas 1 through 13 and are each more fully defined below.

"Pocket of blight" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and detrimental to the public health, safety, morals, or welfare.

Pocket of blight also means an area which by reason of the presence of a number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or other environmental hazards; or any combination of such factors, substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

CONSISTENCY WITH OTHER CITY PLANS

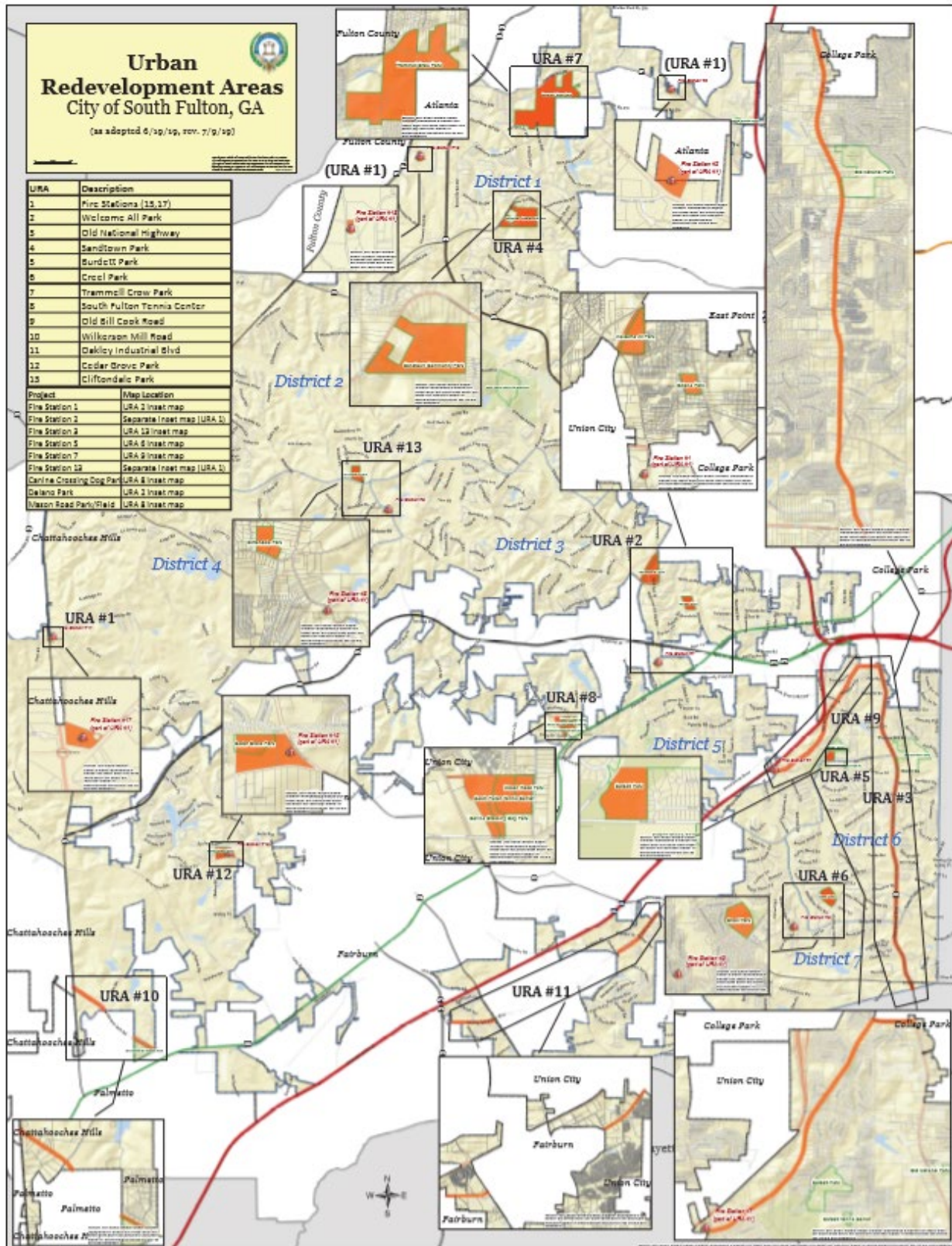
This plan is consistent with the plans as adopted or proposed by the City, like the ideas behind the 2035 Comprehensive Plan, in which six essential elements were considered as the basis for decision making and planning for Fulton County's future. A vision that included neighborhoods, businesses, industries, investments, redevelopment, recreation, and quality of life. This Plan will assist in pursuing redevelopment projects and partnerships that will support those goals.

The City of South Fulton has completed a Capital Project plan that identifies various needs and allocates funds for improvements of areas, shared public safety equipment upgrades, buildings, and other general improvements.

DESCRIPTION OF URBAN REDEVELOPMENT AREAS

- URA 1—Fire Stations Number 2, 13, 15 and 17
 - Updates, repairs, improvements and equipment upgrades.
- URA 2—Welcome All Park, Delano Park and Fire Station Number 1
 - Infrastructure and related repairs, equipment upgrades and improvements, including sod replacement for athletic fields, building updates, replacing of dated structures.
- URA 3—Old National Highway Park and Public Safety Facilities
 - Public Safety Facility/buildout and general public safety upgrades and updates.
 - Old National Park infrastructure and related repairs and improvements, including sod replacement for athletic fields, building updates, replacing of dated structures.
- URA 4—Sandtown Park
 - Infrastructure and related repairs and improvements, including sod replacement for athletic fields, building updates, replacing of dated structures, trail construction/repaving, shelters/restrooms and landscaping.
- URA 5—Burdett Park
 - Infrastructure and related repairs and improvements.
- URA 6—Creel Park and Fire Station 5
 - Infrastructure, equipment upgrades and related repairs and improvements including sod replacement for athletic fields, building updates, replacing of dated structures.

- URA 7—Trammell Crow Park
 - Equipment upgrades, infrastructure and related repairs and improvements.
- URA 8—South Fulton Tennis Center, Canine Dog Crossing Park and Mason Rd. Park/Field
 - Repairs, equipment/structure updates and general improvements.
- URA 9—Old Bill Cook Road and Fire Station 7
 - Includes park and recreational acquisitions.
 - Updates, equipment upgrades, repairs and improvements.
- URA 10—Wilkerson Mill Road
 - Park and recreational acquisitions, also sod replacement for athletic fields, building updates, replacing of dated structures.
- URA 11—Oakley Industrial Boulevard
 - Includes park and recreational acquisitions and related equipment, construction and improvements.
- URA 12—Cedar Grove Park and Fire Station
 - Infrastructure and related repairs, equipment upgrades, updates and improvements, including sod replacement for athletic fields, building updates, replacing of dated structures.
- URA 13—Clifftondale Park
 - Infrastructure and related repairs, updates and improvements, including sod replacement for athletic fields, building updates, replacing of dated structures.



NEGATIVE CONDITIONS WITHIN THE URBAN REDEVELOPMENT AREAS

The URA Plan has future economic potential, however, it has been determined to be a pocket of blight that contains: high percentage levels of poverty; underutilized commercial land and structures; deteriorated or poorly maintained housing stock; obsolescent buildings or facilities; visual blight; substandard public infrastructure, including lack of sidewalks and pedestrian amenities, lighting, open space; inefficient street layout; and fragmented, inappropriate or commercially nonviable subdivision platting or lot layout; the high land to building value makes the properties located in the Plan economically viable for redevelopment.

The areas listed in this Plan consists of deteriorating buildings or areas, inadequate infrastructure, poor landscaping or inefficient land planning, and other negative conditions consistent with the ideas of blight as identified by applicable Georgia law.

ILLUSTRATIVE PHOTOGRAPHS

URA 1 Fire Stations

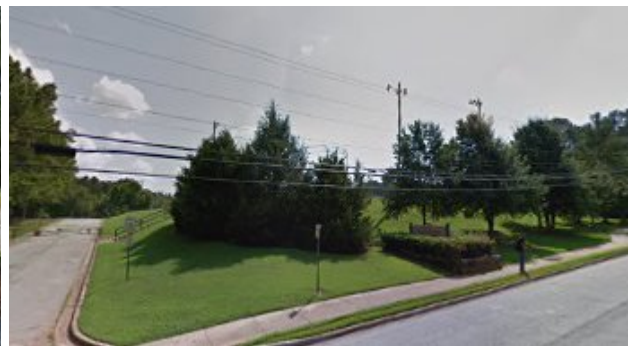


URA 2 Welcome All Park





URA 3 Old National Highway



URA 5 Burdett Park



URA 8 Old Bill Cook Road

**Land Use Objectives**

- Types of Uses
 - Land uses in each of the URAs will be a mixture of commercial, residential, industrial, and mixed-use. The existing allowable land uses in the URAs are diverse enough to permit a wide range of commercial and residential uses (see Zoning Map and list of zones in Appendix A).
- Building Requirements
 - The City of South Fulton will utilize the existing building requirements and life-safety regulations in the Zoning Ordinance (“ZO”).
- Zoning Changes
 - Existing zoning classifications in the South Fulton ZO should be appropriate to drive redevelopment in each URA. If zoning changes are proposed to individual parcels, or as amendments to the ZO, or Zoning Map, those changes will conform to O.C.G.A. Title 36 Chapter 66, known as “The Zoning Procedures Law.”
- Development Densities
 - No changes to existing development densities currently allowed in the South Fulton ZO are proposed in this Plan (see zoning dimension table in Appendix A).
- Description of Parcels to be Acquired.
 - The City does not anticipate acquiring any additional property at this time. In the future, the City or its designee may act to acquire one or more properties at which time this Plan will be amended.

PLAN IMPACTS

Historic Preservation Considerations

The City of South Fulton values its local history and heritage, and this Plan seeks to preserve as many historic structures as possible. No historic properties will be impacted by this Plan.

Strategy for Relocating Displaced Residents

The City has determined that the development of a relocation strategy is not necessary at this time. In the event displacement of residents becomes necessary at a later date, this Plan will be amended to incorporate a plan for relocating displaced residents in accordance with all local and state statutory requirements.

Strategies for Access to Affordable Housing

Revitalization efforts in the Urban Redevelopment Area will focus on promoting mixed-use development and redevelopment in the City of South Fulton. The residential component of this development should promote a variety of housing types, including units available to low- and moderate-income residents.

Covenants and Restrictions to be Placed on Properties

No covenants or restrictions will be placed on properties at this time. Should circumstances arise where making use of covenants and restrictions becomes necessary, this Plan will be amended.

Strategy for Leveraging Private Resources for Redevelopment

The purpose of this Plan is to encourage private redevelopment to the greatest extent possible. Implementation of this Plan will focus on master planning efforts and funding mechanisms for necessary public infrastructure to attract increased private development.

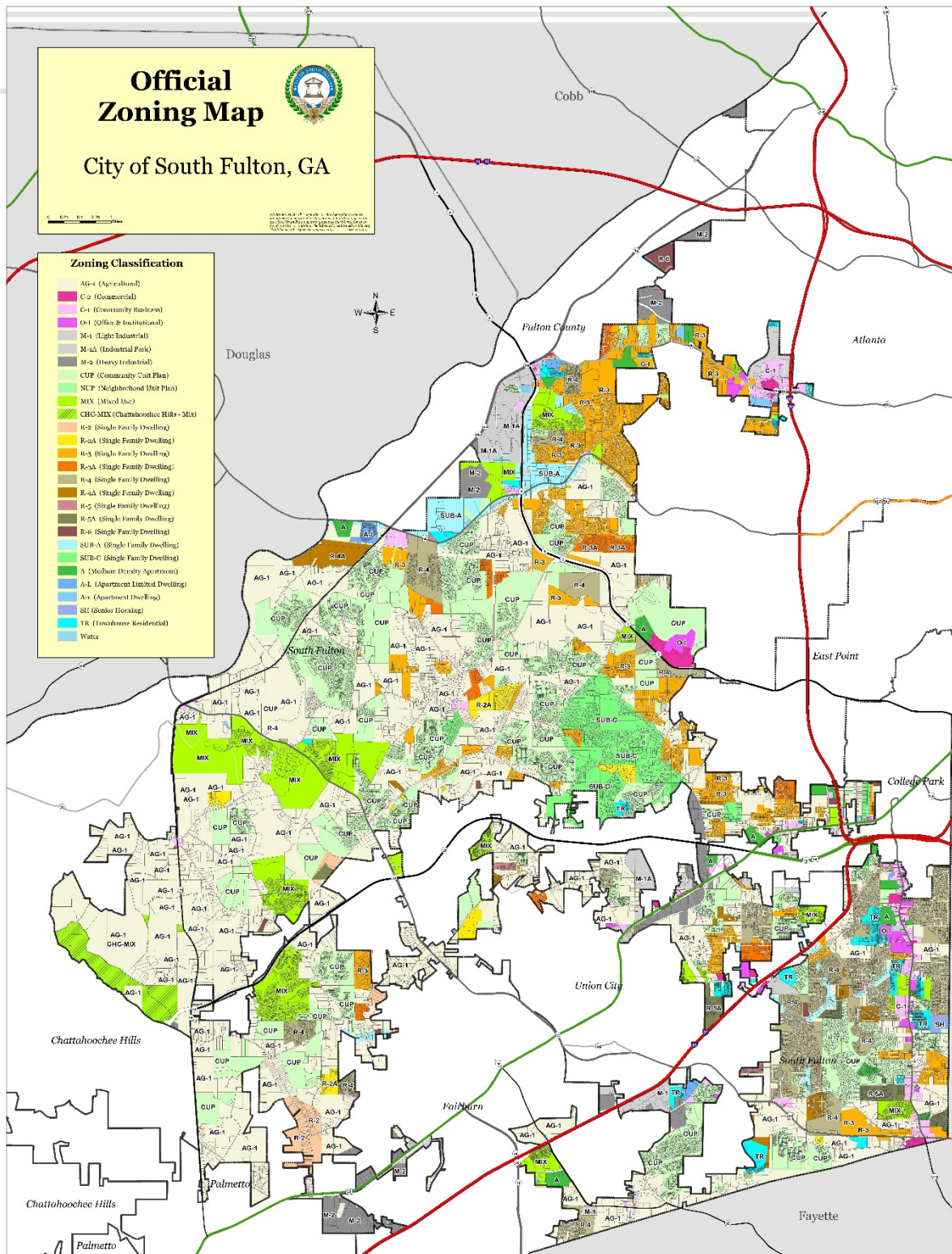
Public Infrastructure to be Provided

The City will work to provide the public infrastructure necessary to promote private redevelopment in these areas. The City of South Fulton Capital Improvement Plan (CIP) will be a guide for transportation enhancements – including sidewalks and transit – improved lighting, streetscapes, public recreational space, and public parking in the URA. A copy of the City of South Fulton CIP is incorporated in this Plan in Appendix B.

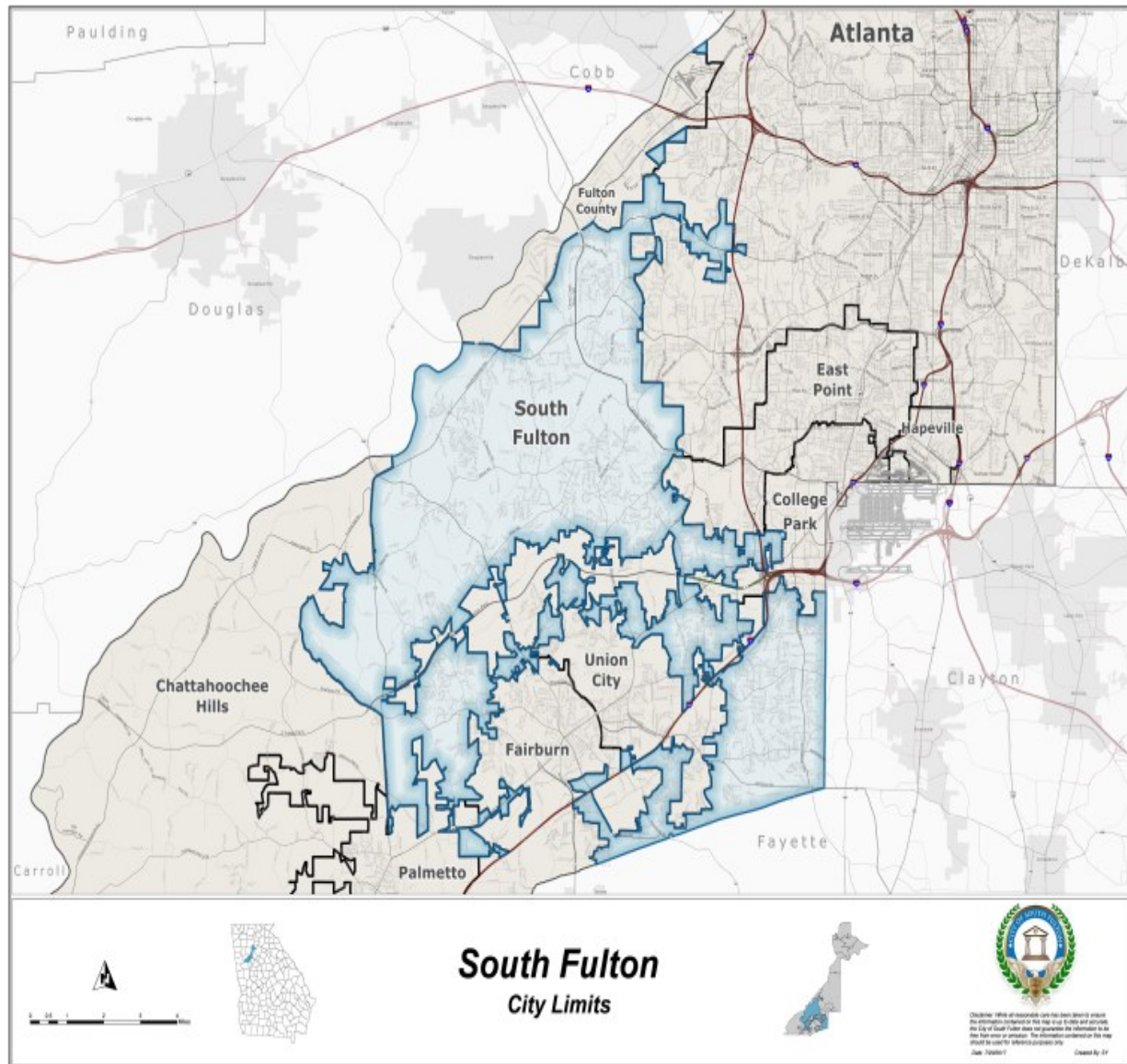
PROJECT SPECIFICS

Many of the urban redevelopment areas identified within this Plan require similar improvements, updates, and changes. Under each area, as shown on page five and six, there is a brief description of the specifics that will be applied to each area. Overall, the areas defined need building structure repair, landscaping changes, improvements, and replacements, and improvements to the infrastructure surrounding the areas identified.

As plans are finalized and the work begins, the Urban Redevelopment Authority will have more in depth specifics regarding the Plan as it applies to each area.

Appendix A

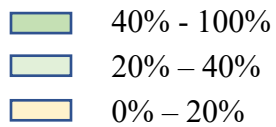
Appendix B



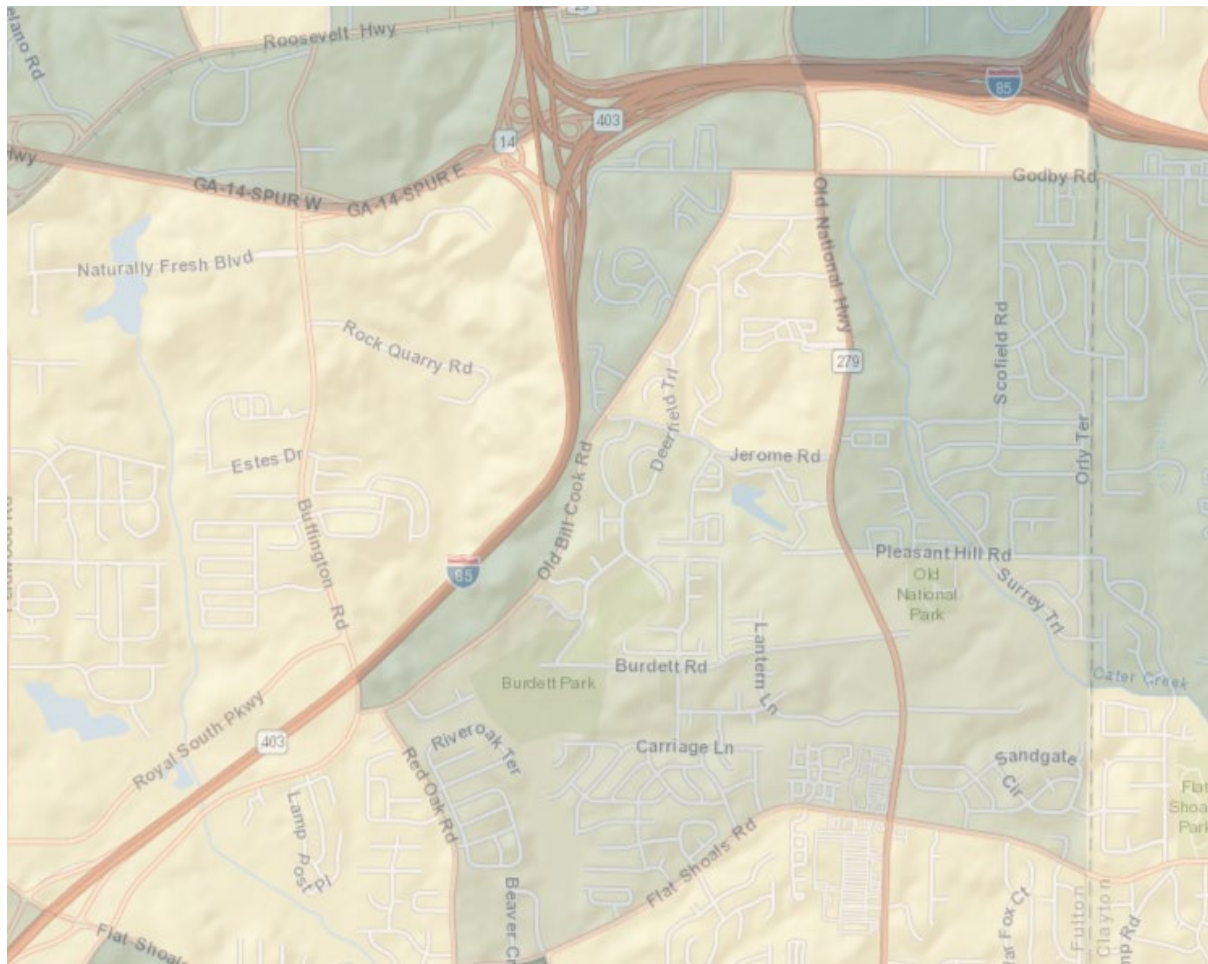
Appendix C

Percent Poverty 2017 ACS

Percent poverty



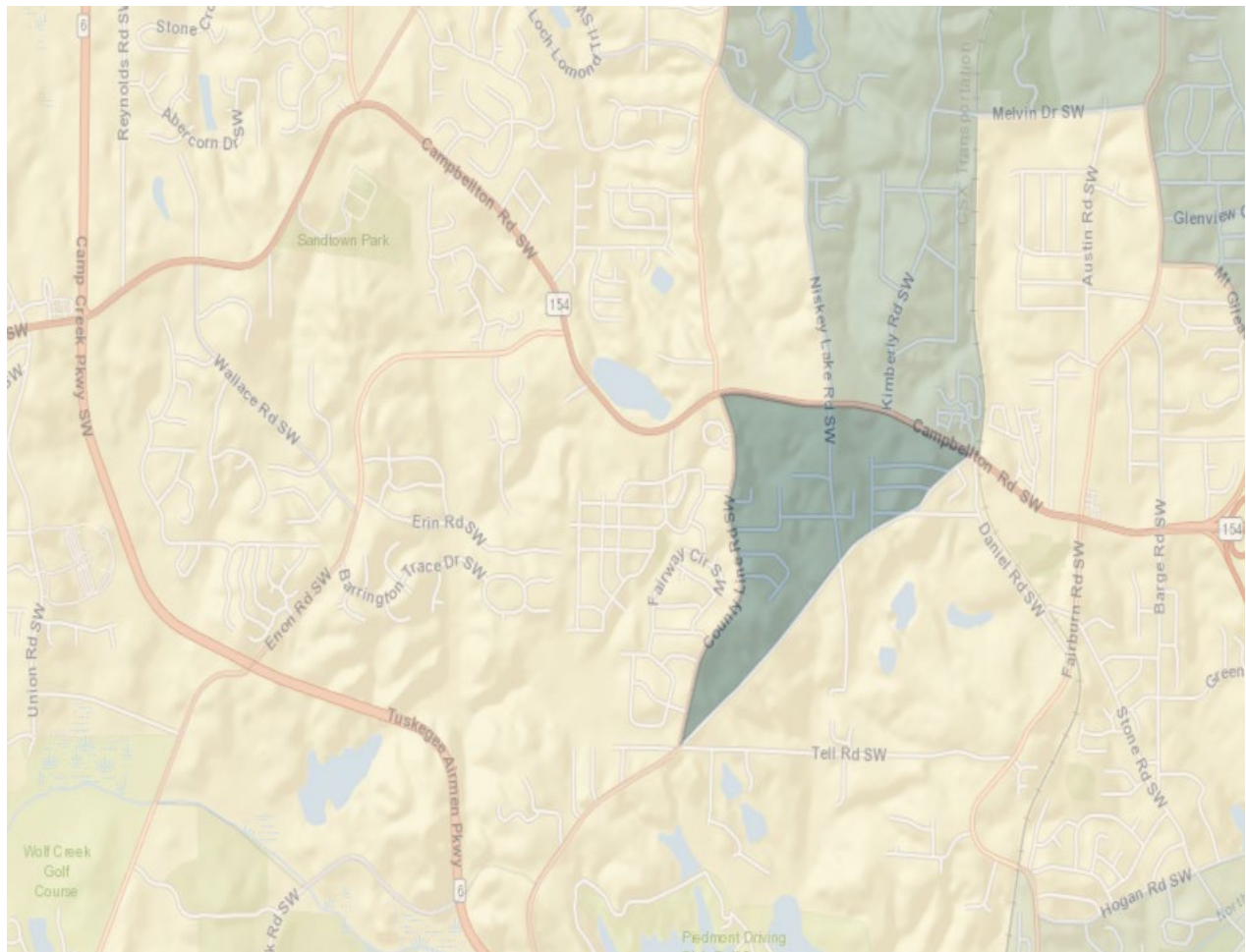
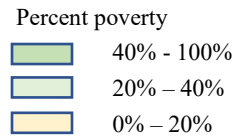
MAP 1



ArcGIS Poverty: Block Groups (2015-2017)

Old National Park, Burdett Park, Old Bill Cook Road.

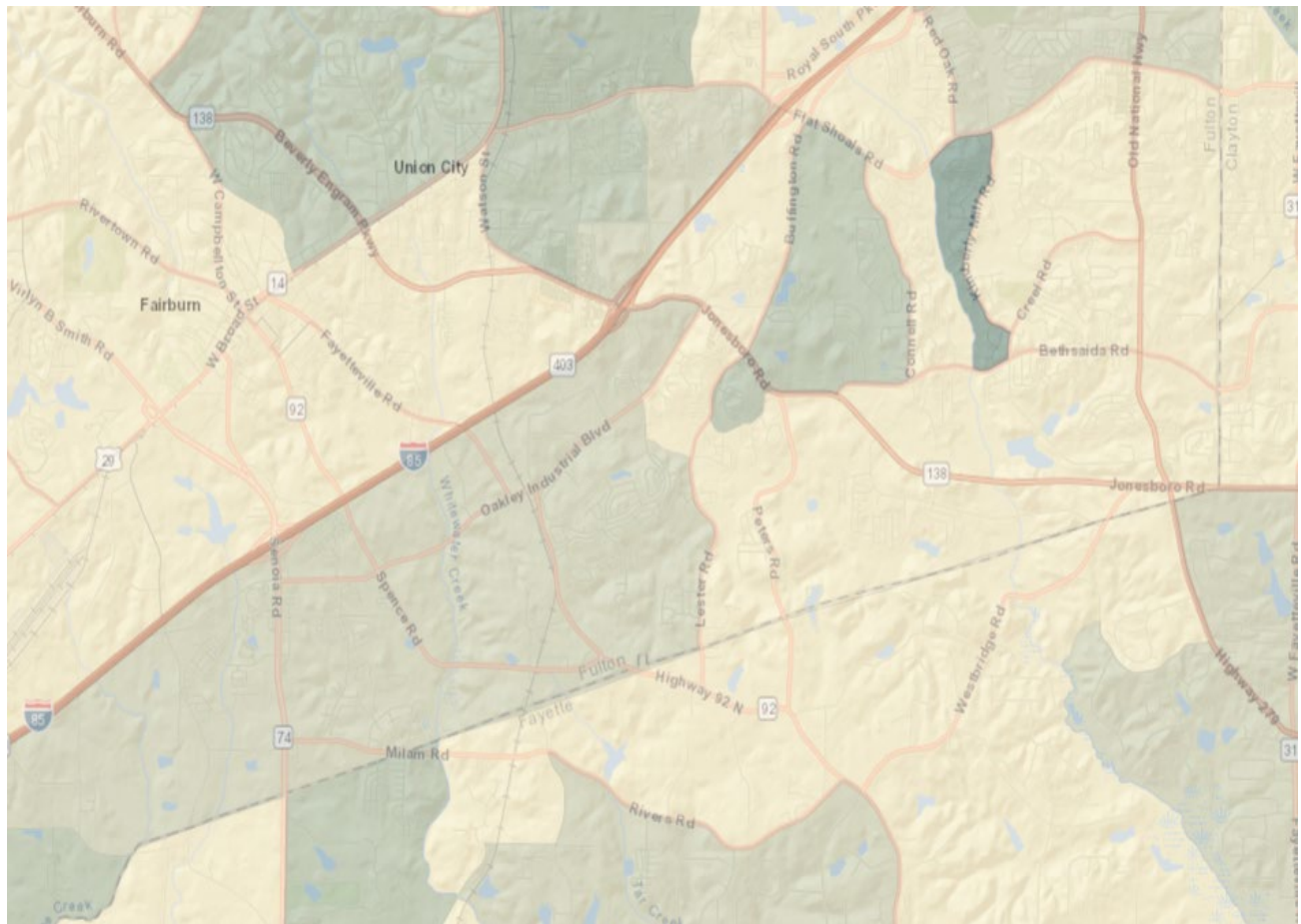
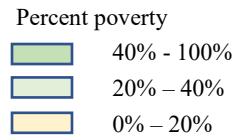
<https://www.arcgis.com/home/webmap/viewer.html?webmap=64b02993618346aeae737cf3b32d6bfc>

MAP 2**Percent Poverty 2017 ACS**

ArcGIS Poverty: Block Groups (2015-2017)

Sandtown Park and Campbellton Road.

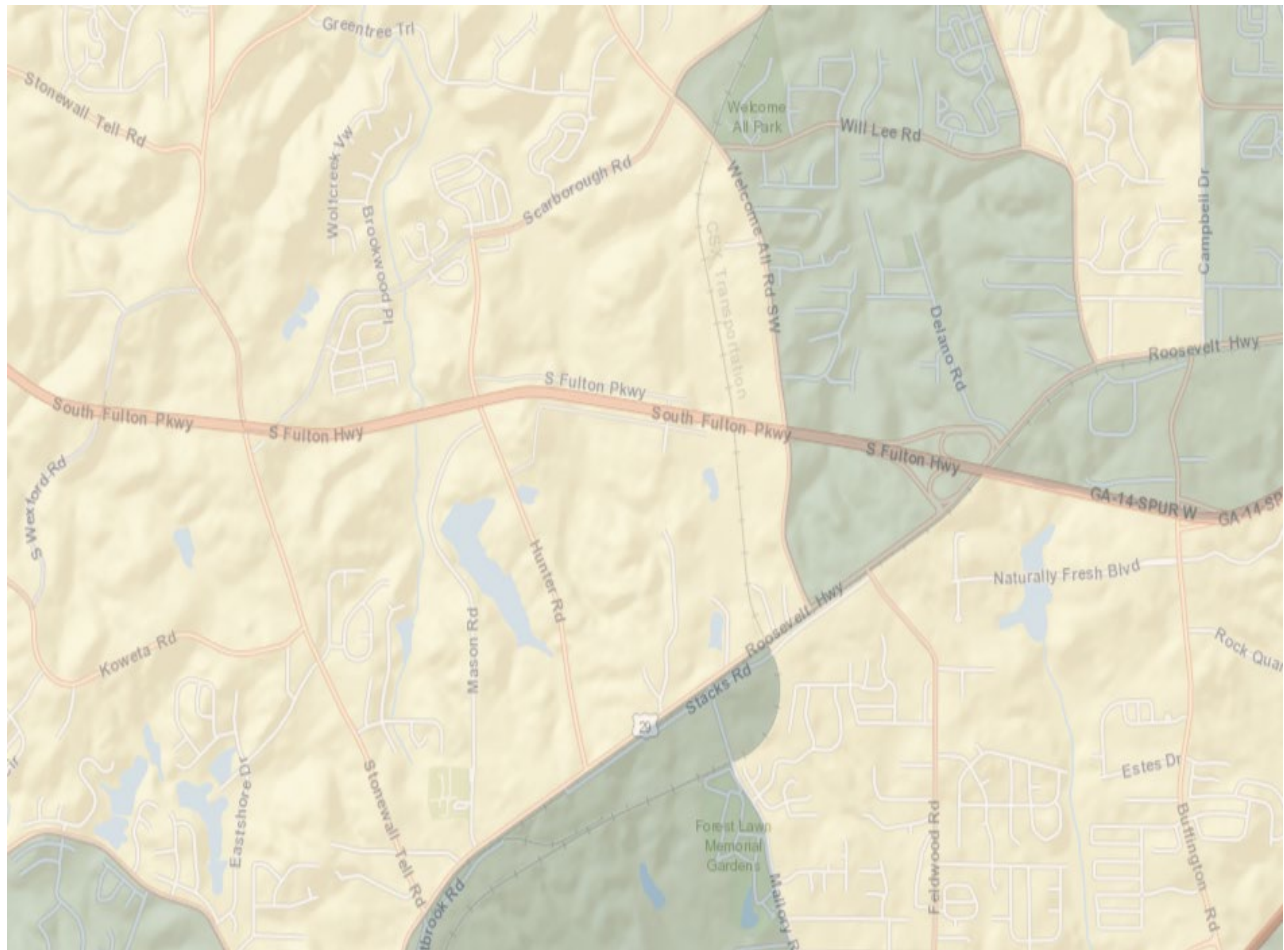
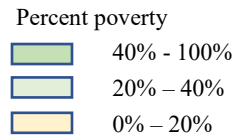
<https://www.arcgis.com/home/webmap/viewer.html?webmap=64b02993618346aeae737cf3b32d6bfc>

MAP 3**Percent Poverty 2017 ACS**

ArcGIS Poverty: Block Groups (2015-2017)

Oakley Industrial Boulevard and Creel Road.

<https://www.arcgis.com/home/webmap/viewer.html?webmap=64b02993618346aeae737cf3b32d6bfc>

MAP 4**Percent Poverty 2017 ACS**

ArcGIS Poverty: Block Groups (2015-2017)

Will Lees Road and South Fulton Tennis Center on Mason Road.

<https://www.arcgis.com/home/webmap/viewer.html?webmap=64b02993618346aeae737cf3b32d6bfc>



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL SPECIAL MEETING



SUBJECT: Council Approval of a Quit Claim Deed of Old National Park

DATE OF MEETING: 11/26/2019

DEPARTMENT: Mayor

ATTACHMENTS:

Description	Type	Upload Date
Resolution Old National Parcels	Cover Memo	11/21/2019

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON

**A RESOLUTION OF THE CITY OF SOUTH FULTON AUTHORIZING THE
CONVEYANCE OF TWO OLD NATIONAL PARK PARCELS TO THE SOUTH
FULTON DEVELOPMENT AUTHORITY FOR ECONOMIC DEVELOPMENT AND
OTHER LAWFUL PURPOSES**

(Sponsored by Councilperson Baker)

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and City Council ("City Council");

WHEREAS, the Georgia Legislature enacted the Development Authorities Law (O.C.G.A. 36-62-1, et al.), to give local governments territorial authority to facilitate development related projects and related activities within their jurisdictional bounds, such as incentive/bond deals and tax abatements;

WHEREAS, the City activated the City of South Fulton Development Authority to facilitate development related projects and related activities within the City under the Development Authorities Law;

WHEREAS, the City desires to convey property to the City of South Fulton Development Authority as set forth herein to promote and encourage economic development; and

WHEREAS, this Resolution is in the best interests of the general welfare of the City, its residents and general public.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL as follows:

Section 1. The Mayor and/or City Manager are hereby authorized to execute the quick claim deed attached hereto conveying two parcels of Old National Park to the City of South Fulton Development Authority.

Section 2. It is hereby declared to be the intention of the Mayor and Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or

were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 3. The City Attorney is hereby authorized to make proofing and non-substantive changes to this Resolution and attachments for purposes of finalizing the same consistent with the authorization and purpose of this Resolution.

Section 4. All Resolutions and parts of Resolutions in conflict herewith are hereby expressly repealed.

Section 5. The effective date of this Resolution shall be the date of adoption unless provided otherwise by the City Charter or state and/or federal law.

THIS RESOLUTION adopted this _____ day of _____ 2019.

CITY OF SOUTH FULTON, GEORGIA

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

APPROVED AS TO FORM:

S. DIANE WHITE, CITY CLERK

EMILIA C. WALKER, CITY ATTORNEY

[1239-0001/287042/1]

After Recording Return To:

Fincher Denmark LLC
8024 Fair Oaks Court
Jonesboro, Georgia 30236
Attn: Emilia C. Walker, Esq.

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made as of the _____ day of _____, 2019, between the **City of South Fulton, Georgia**, a municipal corporation (hereinafter called “**Grantor**”) and **City of South Fulton Development Authority**, a public body corporate and politic and an instrumentality and public corporation created and existing under the laws of the State of Georgia and (hereinafter called “**Grantee**”).

WITNESSETH that Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all the right, title, interest, claim or demand which the Grantor has, or may have had, in and to the following described property to wit:

[1239-0001/287042/1]

Tract IV

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 101 of the 13th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point on the Southerly right-of-way of Pleasant Hill Road 868.4 feet East of the West land lot line of Land Lot 101 as measured along said right-of-way; running thence South 01 degree 11 minutes East a distance of 983.9 feet to a point; running thence South 88 degrees 47 minutes West a distance of 170.8 feet to a point; running thence South 01 degree 11 minutes East a distance of 467.0 feet to a point; running thence North 08 degrees 47 minutes East a distance of 1057.0 feet to a point; running thence South 89 degrees 25 minutes East a distance of 668.4 feet to a point; running thence North 23 degrees 23 minutes West a distance of 145.0 feet to a point; running thence North 31 degrees 13 minutes West a distance of 344.6 feet to a point; running thence North 41 degrees 31 minutes West a distance of 218.3 feet to a point; running thence North 53 degrees 49 minutes West a distance of 910.0 feet to a point; thence running North 23 degrees 20 minutes West a distance of 336.3 feet to a point on the Southerly right-of-way of Pleasant Hill Road; thence continuing along said right-of-way South 89 degrees 38 minutes West a distance of 327.8 feet to a point which is the point of beginning.

Tax Parcel ID# 13-0101-LL-042-4

ALL THAT TRACT or parcel of land lying and being in Land Lot 101 of the 13th District of Fulton County, Georgia and being more particularly described as follows:

TRACT #1

BEGINNING at the point formed by the intersection of the eastern right-of-way line of Old National Highway (a 100 foot wide right-of-way) and the western line of Land Lot 101; thence leaving said true POINT OF BEGINNING and running along said western line of Land Lot 101, North 00°21'01" East, 495.24 feet to a stone found; thence leaving said western line of Land Lot 101 and running, South 88°33'14" East, 112.00 feet to a 1/2" rebar found; thence, South 89°33'17" East, 212.88 feet to 1/2" square rod found; thence South 89°07'42" East, 366.89 feet to a 1/2" rebar found; thence South 89°10'19" East, 339.64 feet to a point; thence, South 00°26'13" West, 924.75 feet to a point along the northern right-of-way line of Sheriff Road (a variable width right-of-way); thence running along said northern right-of-way line of Sheriff Road, North 83°30'14" West, 66.04 feet to a point; thence North 89°42'42" West, 410.78 feet to a point, thence, North 00°49'41" East, 15.13 feet to a point; thence, North 88°42'03" West, 536.55 feet to a concrete monument found along said eastern right-of-way line of Old National Highway; thence running along said eastern right-of-way line of Old National Highway North 45°53'14" West, 36.68 feet to a concrete monument found; thence running 358.83 feet along an arc of a curve to the left having a radius of 2914.79 feet and being scribed by a chord bearing North 06°50'10" West, 358.60 feet to a point; and thence, North 10°21'46" West, 31.15 feet to a point and the true POINT OF BEGINNING.

Said tract contains 22.5368 acres (981,704 square feet), as shown in a survey prepared for Fulton County, Georgia, a Political Subdivision of the State of Georgia, by Charles D. McCann & Associates, Inc., R.L.S. # 2245, dated June 1, 1999.

TRACT #2

To find the point of beginning commence at the point formed by the intersection of the eastern right-of-way line of Old National Highway (a 100 foot wide right-of-way) and the western line of Land Lot 101; thence running along said eastern right-of-way line of Old National Highway, South 10°21'46" East, 31.15 feet to a point; thence running 358.83 feet along an arc of a curve to the right, having a radius of 2914.79 feet and being scribed by a chord bearing South 06°50'10" East, 358.60 feet to a concrete monument found; thence South 45°53'14" East, 36.68 feet to a concrete monument found along the northern right-of-way line of Sheriff Road (a variable width right-of-way); thence running along said northern right-of-way line of Sheriff Road, South 88°42'03" East, 536.55 feet to a point; thence, South 00°49'41" West, 15.13 feet to a point; thence South 89°42'42" West, 410.78 feet to a point; thence, South 83°30'14" East, 66.04 feet to a point and the true POINT OF BEGINNING; thence leaving said northern right-of-way line of Sheriff Road and running North 00°26'13" East, 924.75 feet to a point, thence running South 89°10'19" East, 468.02 feet to a stone found; thence running South 00°26'13" West, 925.03 feet to a fence post found along said northern right-of-way line of Sheriff Road; thence running South 89°04'52" West, 118.19 feet to a point; thence running South 88°12'15" West, 100.34 feet to a point; thence running South 88°54'02" West, 63.05 feet to a point; thence running North 88°06'26" West, 98.33 feet to a point; and thence running North 83°30'14" West, 88.76 feet to a point and the true POINT OF BEGINNING.

Said tract contains 10.000 acres (435,600 square feet), as shown in a survey prepared for Fulton County, Georgia, a Political Subdivision of the State of Georgia, by Charles D. McCann & Associates, Inc., R.L.S. # 2245, dated June 1, 1999.

Tax Parcel ID# 13-0101-LL-040-8

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and
delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:

[NOTARY SEAL]

GRANTOR:

City of South Fulton, Georgia

By: _____

Attest:

S. Diane White, City Clerk



CITY OF SOUTH FULTON
COUNCIL AGENDA ITEM
COUNCIL SPECIAL MEETING



SUBJECT: Council Approval of Council Disciplinary Actions

**DATE OF
MEETING:** 11/26/2019

DEPARTMENT: Mayor
