



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

COUNCIL WORK SESSION MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Presentations
 - 1. Capability Briefing Value Added Accounting Services Professional, LLC (VAAS) (Finance)
 - 2. Programs & Performance Activities (City Manager)
 - 3. Presentation of Grant Writer (Finance)
- IV. Previous Agenda Items
 - 4. Old National Main Street Initiative - Christopher Pike, Economic Development Administrator
 - 5. Discussion on a Resolution to Activate a Downtown Development Authority (DDA) (**khalid & Jackson**)
- V. Agenda Items
 - 6. Discussion on the Resolution for Approval of DDA Funding (**khalid & Jackson**)
 - 7. Discussion on Approval of Procedures of Proclamations Resolution (**Edwards**)

8. Discussion of the Capital Funding Needs of the City by the Finance Director and the Financial Advisor (Milazi)

VI. Executive Session

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

VII. Adjournment



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: Capability Briefing

DATE OF MEETING: 4/9/2019

DEPARTMENT: Finance

ATTACHMENTS:

Description	Type	Upload Date
Capability Briefing	Cover Memo	4/3/2019



Capability Briefing

VAAS Professionals, LLC

325 Edgewood Ave. SE

Suite 600

Atlanta, GA 30312

Phone: 404.223.1058



Mission Statement

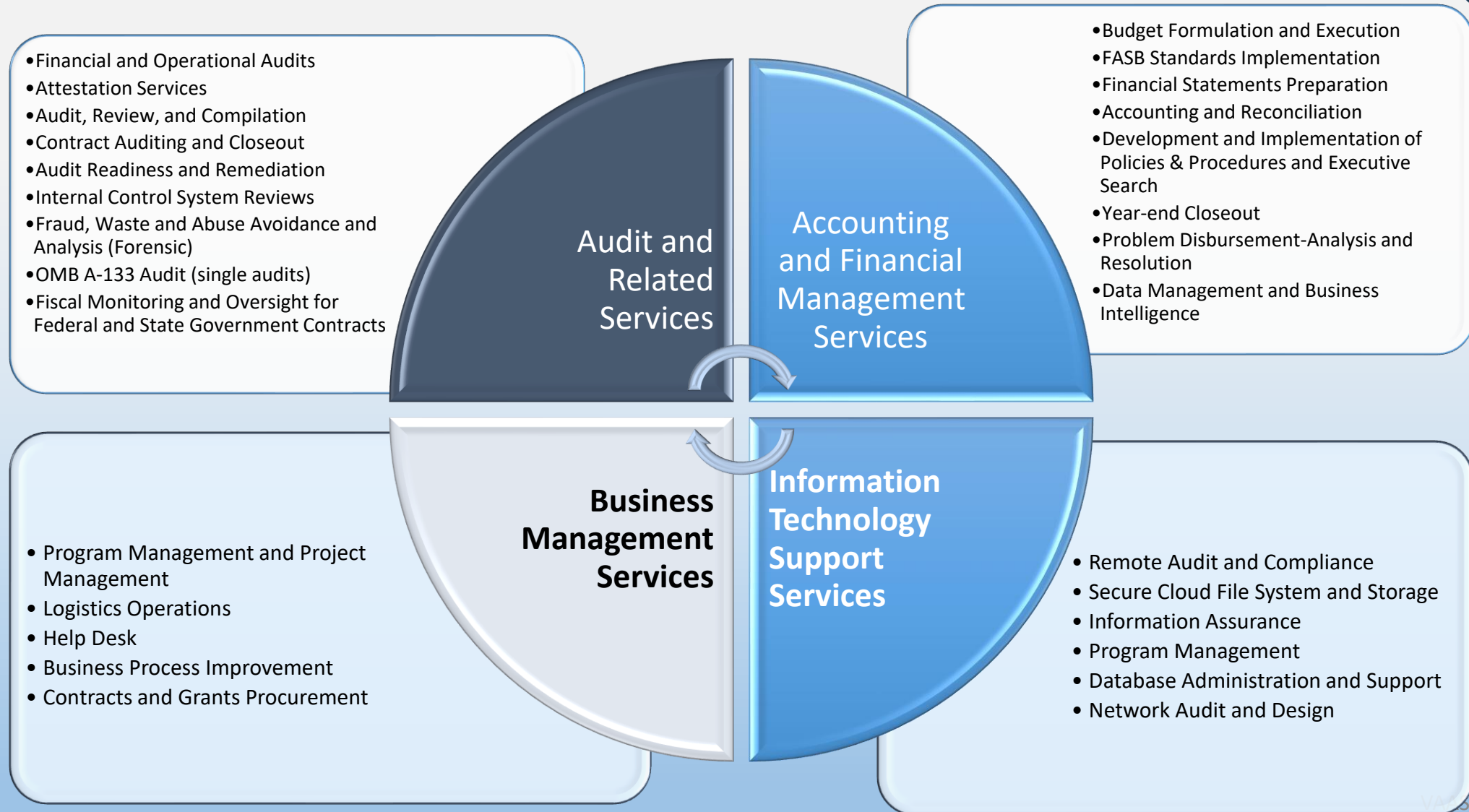
“ To deliver high quality and innovative services with a personal touch.”



Differentiators

- ✓ **Multidisciplinary Expertise** – Each engagement team’s deliverables are focused on quality, validity, and reliability.
- ✓ **Experience** – We are a financially stable firm with over 80 combined years of proactive, future-oriented perspectives, and robust IT capabilities to provide our clients with financial advantages.
- ✓ **Trustworthiness** – Our credentials and qualifications enable us to provide the right solutions and deliver effective and timely consulting, as evidenced by our 98% client retention rate.
- ✓ **Collaboration** – Our engagement process dynamic and collective.

Core Competencies



VAWS Professionals, LLC



Process Overview

- ✓ **Customized Solutions** – to meet your operational needs
- ✓ **Training Materials** – developed and aligned with your specific mission and objectives
- ✓ **Process Flowcharts** – implemented to streamline and enhance customer experience
- ✓ **System and Process Modification** – to optimize existing platforms



State and local government is required to deliver more transparency, efficiency and accountability. VAAS Professionals teams with government entities in delivering:

Quality Services

Implementing efficient processes

Setting new standards

With our service deliverables the city can withstand all examinations.



At VAAS Professionals, we work together with you to address a variety of challenges including:

- Reporting and compliance requirements
- Risk and internal controls
- Business process re-engineering and operational transformation
- Investment Reviews

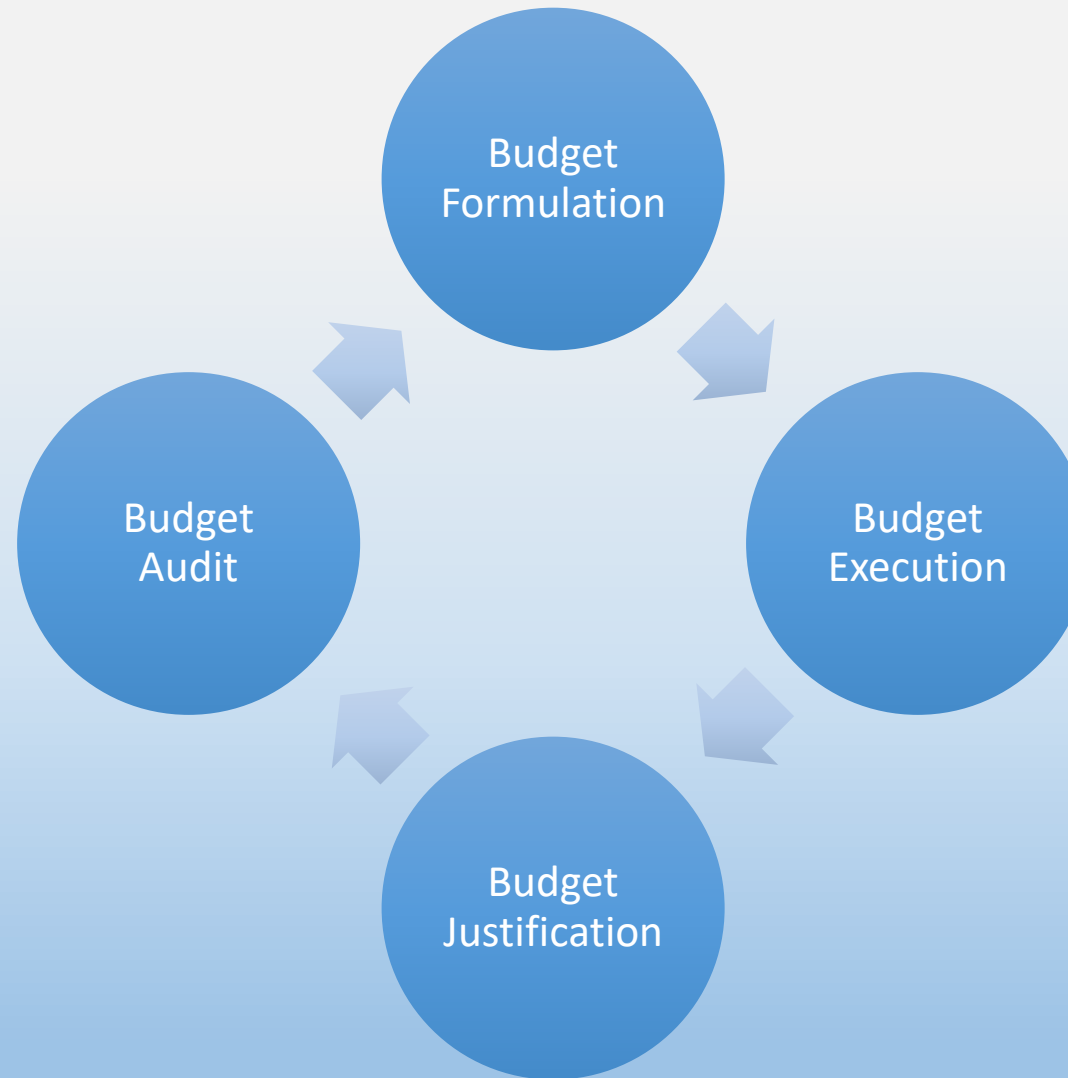


Reporting and Compliance Requirement

The VAAS Professionals approach includes these budgetary elements for a successful plan:

- Revenue Projections
- Expenditure Projections
- Annual Deficits/Surpluses
- Reserves/Fund Balances
- Fiscal Improvement Plan (FIP)

Stages of the Budget Cycle



VAAS Professionals, LLC



Reporting and Compliance Requirement

The VAAS Professionals Strategic Approach

- Identify ways to expand the tax base and economic development projects
- Reduce personal service expenditures
- Explore opportunities to achieve savings through shared service agreements.



VAAS Professionals reports can be tailored to the City of South Fulton needs. Our offering can address:

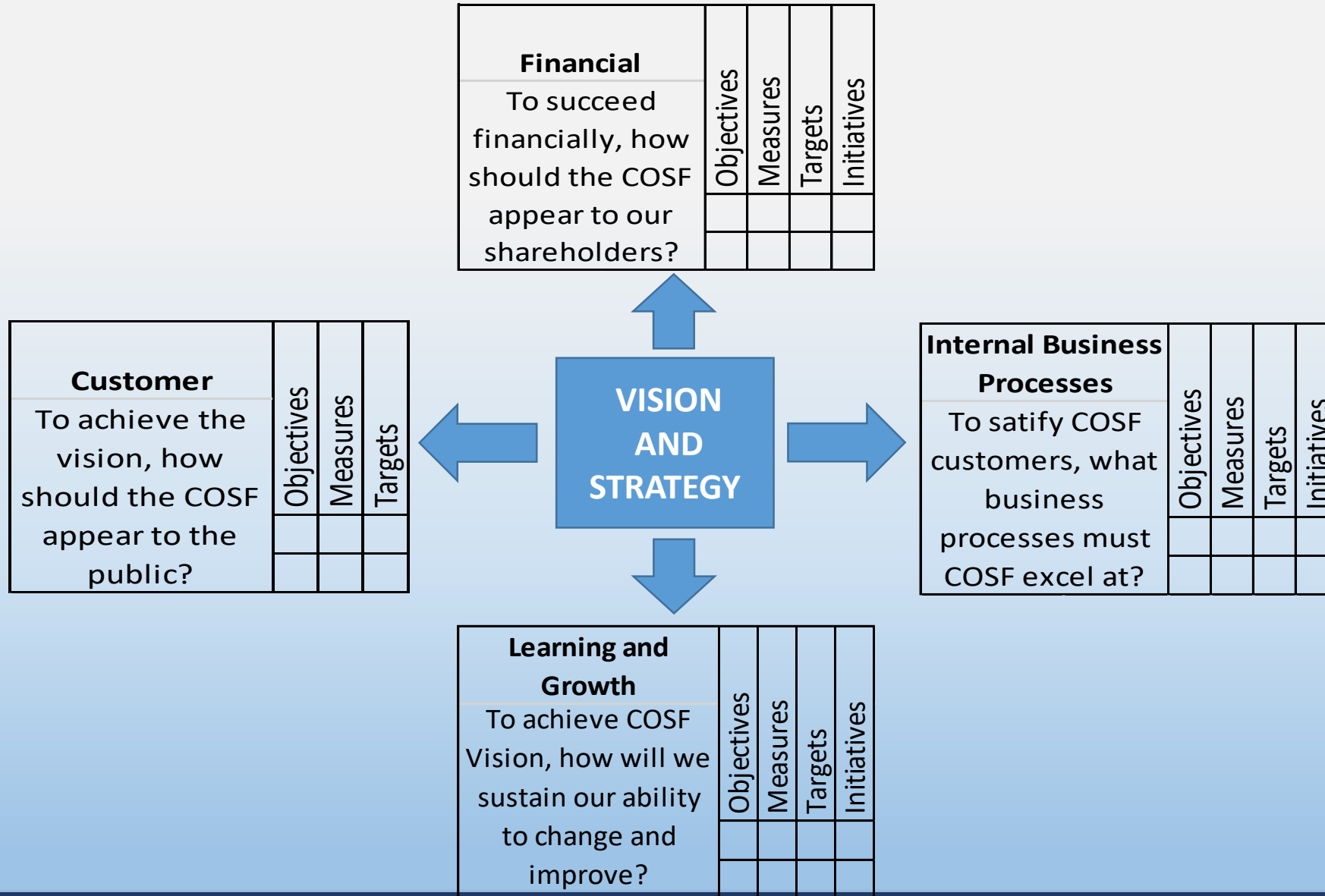
SSAE 16/ SOC 1 Reports

SOC 1 is a report on the city internal controls over financial reporting that affect its customers. The report evaluates the effectiveness of the City of South Fulton controls and confirms that the controls have been placed in operation as of a specific date.

SOC 2 Reports

The purpose of this report is to specifically address one or more of the following five principles related to the City of South Fulton's controls: security, availability, processing integrity, confidentiality, or privacy.

City of South Fulton Balanced Scorecard



VAAS Professionals, LLC



Risk and Internal Control

Review and develop policies and procedures

- Stabilization Funds
- Fees and Charges
- Debt Issuance and Management
 - Debt level and capacity
- Use of one-time revenues
 - Use of unpredictable revenues
- Balancing the operating budget
- Contingency planning
- Capital assets acquisition, maintenance, replacement and retirement



VAAS Approach to Operational Transformation

- Assess services and programs, and identify issues, opportunities, and challenges
- Assess capital assets, and identify issues, opportunities, and challenges
- Assess governmental management systems, and identify issues, opportunities, and challenges



VAAS Approach to Optimal Performance

Monitor, Measure, and Evaluate Performance

- Monitor, measure, and evaluate program performance
- Monitor, measure, and evaluate stakeholder's satisfaction
- Monitor, measure, and evaluate budgetary performance
- Monitor, measure, and evaluate financial condition
- Monitor, measure, and evaluate external factors
- Monitor, measure, and evaluate capital program implementation



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: Programs & Performance Activities

**DATE OF
MEETING:** 4/9/2019

DEPARTMENT: City Manager



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: Grant Writer Presentation

DATE OF MEETING: 4/9/2019

DEPARTMENT: Finance

ATTACHMENTS:

Description	Type	Upload Date
Grant Writer	Cover Memo	4/3/2019



Resurgens Impact Consulting

City of South Fulton Grant Services Contracts

Page 24 of 37

City of South Fulton | April 9, 2019

Agenda

- About Resurgens Impact Consulting
- Organizational (Grants) Assessment Services
- Grant Research and Writing Services
- Proposed Timeline
- Anticipated Impacts
- Questions

ABOUT US



Resurgens Impact Consulting

*ACTIVATING POTENTIAL FOR TRANSFORMATIVE
SOCIAL PROGRESS AND HEALING*

www.resurgensimpact.com

CONTACT RESURGENS IMPACT CONSULTING



Irene Turner, LMSW
irene@resurgensimpact.com



Betty Barnard, MNPO, GPC
betty@resurgensimpact.com

ORGANIZATIONAL ASSESSMENT

GOAL: Analyze the City of South Fulton's internal infrastructure to identify gaps, areas of growth, and areas of success with the goal of assisting this newer city to be grant winning and implementation ready

OBJECTIVES:

- Assess use of best practices that fulfill community needs, adherence to 2 CFR Part 200 Uniform Guidance for federal grants, and high capacity to manage grant funds
- Conduct a detailed review and assessment of documents and practices related to the entire grant life cycle
- Produce a final report with recommendations and implementation plan
- Offer templates for documents, policies, or procedures

GRANT RESEARCH AND WRITING

GOALS: Develop and implement a comprehensive grant strategy and secure grant funding to fulfill the City of South Fulton's needs and priorities

OBJECTIVES:

- Align grants strategy with current needs, priorities, and mayoral/council initiatives
- Research, develop, and update a strategic grants calendar
- Provide project coordination and regular, ongoing communication with staff teams
- Help staff design the project, collect data, and complete budgets
- Conduct research to develop needs assessments
- Complete narratives and all required forms
- Draft key attachments
- Provide consultation on competitive project design, developing partnerships, and collecting community input
- **Secure grant funding**

Timeline: March 1, 2019 - February 29, 2020

- **Organizational Assessment - complete by April 30, 2019**
 - Data Collection - March 31
 - Assessment - April 15
 - Report - April 30
- **Grant Services - complete by February 29, 2020**
 - Research prospects - April 30
 - Review first draft of prospect calendar - May 15
 - Complete final version - May 31
 - Grant seeking - *ad hoc depending on deadlines and final approval*
- **Ongoing**
 - Biweekly check-in calls
 - Regular email communication
 - Meetings as needed

Anticipated Impacts

- Establish systems that optimize potential for success
- Develop a cohesive grants strategy
- Educate and empower key stakeholders in the grant seeking and management process
- Facilitate communication and transparency
- Secure grant funding to fulfill constituent needs and council priorities

Building a Team

Create a Collaborative Culture



WRAP-UP AND QUESTIONS





CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: Old National Main Street Initiative

DATE OF MEETING: 4/9/2019

DEPARTMENT: City Manager

ATTACHMENTS:

Description	Type	Upload Date
Memo- Old National Main Street	Cover Memo	4/3/2019
Presentation Old National Initiative	Cover Memo	4/3/2019



OLD NATIONAL DISTRICT PROPOSAL

Christopher G. Pike, EDFP
Economic Development Administrator

March 26, 2019



Old National Highway

- Much of the commercial development along the Old National Highway corridor was constructed during the early 1970's.
- Once the center of much economic activity, Old National Highway has since experienced significant decline and underinvestment.
- Recent population decline has had a negative impact on local consumer spending and retail sales.
- High retail vacancy, declining commercial land values, and the continued presence of undeveloped commercial parcels.





Main Street is a Movement

- Main Street America has been helping to revitalize older and historic **commercial districts** for more than 35 years. Made up of small towns, mid-sized communities, and urban commercial districts, Main Street America represents the broad diversity that makes this country so unique.
- Main Street America is also a special mark of distinction. It is a seal recognizing that participating programs, organizations, and communities are part of a national movement with a proven track record for celebrating community character, preserving local history, and generating impressive economic returns.





Your Roadmap to Revitalization

- Every community and commercial district is different, with its own distinctive assets and sense of place.
- The Main Street Approach™ offers community-based revitalization initiatives with a practical, adaptable framework for downtown transformation that is easily tailored to local conditions.
- The Main Street Approach helps communities get started with revitalization and grows with them over time.





Transformation Strategies

The Main Street Approach is centered around Transformation Strategies. A Transformation Strategy articulates a focused, deliberate path to revitalizing or strengthening a downtown or commercial district's economy.



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- Generated through meaningful community engagement
- Informed by an analysis of the district's market position
- Help to guide a revitalization program's work
- Serves a particular customer segment
- Responds to an underserved market demand and creates a differentiated destination



Four Points Approach

A program's work on Transformation Strategies should be organized around the Four Points: Economic Vitality, Design, Promotion, and Organization.



- **ECONOMIC VITALITY** focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses.
- **DESIGN** supports a community's transformation by enhancing the physical and visual assets that set the commercial district apart.
- **PROMOTION** positions the downtown or commercial district as the center of the community and hub of economic activity, while creating a positive image that showcases a community's unique characteristics.
- **ORGANIZATION** involves creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district.



Georgia Main Street

- The Georgia Main Street Program began in 1980 as one of the original pilot state coordinating programs of the National Main Street Initiative launched by the National Trust for Historic Preservation.
- The program launched with five local communities and has grown to serve 100+ communities statewide.
- Georgia Main Streets represent some of the strongest central business districts in the state and in the Southeast.





Objective 1: Getting Started

- Vote on and Sign Affiliate Memorandum of Understanding
- Develop job description and program budget
- Provide DCA with Main Street Director's job description
- Advertise Main Street Director position
- Provide DCA with new Main Street Director's contact information
- Designate an office location for the Main Street Director
- Join the National Main Street Center at the "Designated Member" level





QUESTIONS

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Honorable Mayor William "Bill" Edwards and City Council Members

FROM: Odie Donald II 
City Manager

DATE: March 15, 2019

SUBJECT: Old National District

Background:

Old National Highway has long been a commercial corridor in the south metro area. Once the center of much commercial activity, Old National Highway has suffered from underinvestment in recent years. Healthy commercial activity is vitally important to the success of the City of South Fulton and the diversification of revenue to the city is a priority of the Mayor and Council.

Summary of Event:

The Georgia Department of Community Affairs is excited to partner with the City of South Fulton through the Georgia Main Street Program. The Georgia Program is an affiliate organization of Main Street America which has been helping to revitalize older and historic commercial districts for more than 35 years. Made up of small towns, mid-sized communities, and urban commercial districts, Main Street America represents the broad diversity that makes this country so unique.

Next Steps/Need for Briefing:

In an effort to bring much needed attention and investment into the Old National Highway Corridor, staff is recommending the establishment of the Old National District with specific focus of driving customers, positive attention and needed investment to the corridor.

Enclosed are the following documents for your review:

- Overview of the National and State Main Street Program
- Explanation of the Four Points Approach along with a sample scope of work which could be used in the District
- 2018-2019 Georgia Downtown Affiliate Network Memorandum of Understanding from the Georgia Department of Community Affairs
- Georgia Main Street Affiliate to Classic Main Street Program Transitional Work Plan

Should you need further information regarding this correspondence, please contact Christopher Pike at christopher.pike@cityofsouthfultonga.gov.

Old National District Proposal

Old National Highway

Much of the commercial development along the Old National Highway corridor was constructed during the early 1970's. Once the center of much economic activity, Old National Highway has since experienced significant decline and underinvestment. Recent population decline has had a negative impact on local consumer spending and retail sales, leading to high retail vacancy, declining commercial land values, and the continued presence of undeveloped commercial parcels.

National Main Street Model | Main Street America

Main Street Programs aim to revitalize downtowns and commercial districts through preservation-based economic development and community revitalization. The National Main Street model commenced in 1977 with a pilot involving 3 towns: Galesburg, Illinois, Madison, Indiana, and Hot Springs, South Dakota. Since then, the program has been expanded to include many other towns. These may be statewide or regional "coordinating programs" or "local programs." Programs determined to be "Designated" follow best-practices established by the National Main Street Center and/or statewide or regional coordinating programs. A main street manager is appointed to implement the program locally.

Main Street America is also a special mark of distinction. It is a seal, recognizing that participating programs, organizations, and communities are part of a national movement with a proven track record for celebrating community character, preserving local history, and generating impressive economic returns.

Georgia Main Street Program

The Georgia Main Street Program began in 1980 as one of the original pilot state coordinating programs of the National Main Street Initiative launched by the National Trust for Historic Preservation. The program launched with five local communities and has grown to serve 100+ communities statewide. Georgia Main Streets represent some of the strongest central business districts in the state and in the Southeast.

The Main Street Approach

The Main Street Approach is centered around Transformation Strategies. A Transformation Strategy articulates a focused, deliberate path to revitalizing or strengthening a downtown or commercial district's economy.

Every community and commercial district is different, with its own distinctive assets and sense of place. The Main Street Approach™ offers community-based revitalization initiatives with a practical, adaptable framework for downtown transformation that is easily tailored to local conditions. The Main Street Approach helps communities get started with revitalization and grows with them over time.

The Main Street Approach is most effective in places where community residents have a strong emotional, social, and civic connection and are motivated to get involved and make a difference.

It encourages communities to take steps to enact long term change, while also implementing short term, inexpensive and place-based activities that attract people to the commercial core and create a sense of enthusiasm and momentum about their community.

Important Partners for Success

OLD NATIONAL HIGHWAY MERCHANT'S ASSOCIATION – The Old National Highway Merchant's Association provides a voice for businesses located along the commercial corridor.

SOUTH FULTON CHAMBER OF COMMERCE – The South Fulton Chamber is focused exclusively on economic development and business advocacy in South Fulton.

Main Street Four Points

A program's work on Transformation Strategies should be organized around the Four Points: Economic Vitality, Design, Promotion, and Organization.

ECONOMIC VITALITY focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies.

SAMPLE: Economic Vitality Committee Program of Work:

- District Vacant Property Inventory
- Shop Local Promotions
- Economic Development Week
- Pre-Development Fund
- Façade Grants
- Small Business Sustainability Grants

DESIGN supports a community's transformation by enhancing the physical and visual assets that set the commercial district apart.

SAMPLE: Design Committee Program of Work:

- Public Art Program | Mural Projects
- Light Pole Banners
- Holiday Decorations
- Public Planters
- District Design Guidelines

PROMOTION positions the downtown or commercial district as the center of the community and hub of economic activity, while creating a positive image that showcases a community's unique characteristics.

SAMPLE: Promotions Committee Program of Work:

- City Sponsored 5k for Old National
- Holiday Festivals & Events
- Old National Annual Awards
- Old National Arts Fest
- Old National Jazz Festival
- Old National Restaurant Week

ORGANIZATION involves creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district.

SAMPLE: Organization Committee Program of Work:

- Ribbon Cuttings
- Grand Openings
- Ground Breakings
- Mayor's Walk in the District
- Old National Discount Card
- Old National Membership Program
- Rise-n-Shine
- Works with Old National Merchant's Association

Similar Districts and Programs:

Midtown Atlanta | Midtown Alliance: www.midtownatl.com

Since its creation in 1978, Midtown Alliance has been the driving force behind the revitalization of Midtown.

Midtown Alliance is a non-profit membership organization and a coalition of leading business and community leaders – united in our commitment to Midtown as a premiere destination for commerce, culture, education and living.

The mission of the Alliance is to improve and sustain the quality of life for those who live, work and play here. The Alliance accomplishes this goal through a comprehensive approach to planning and development that includes initiatives to enhance public safety, improve the physical environment, and strengthen the urban amenities which give the area its unique character.

Creating and maintaining a livable, lovable community doesn't happen on its own. It's a full-time job, requiring the right mix of programs and capital projects to generate results today – while attracting continued investment to bring our community's long-term vision to life.

Atlanta Downtown | Central Atlanta Progress: www.atlantadowntown.com

Downtown Atlanta, the historic center city, boasts walkable streets, an authentic urban atmosphere, well-known attractions, and undiscovered gems. From Sweet Auburn to the Centennial Park District, we invite you to experience Downtown's storied past and dynamic future.

Since 1941, Central Atlanta Progress, Inc. (CAP) has served as the leading advocate for the economic vitality and growth of Downtown Atlanta.

CAP is a member-based nonprofit organization funded through the investment of businesses and institutions committed to creating a vibrant Downtown Atlanta.

CAP has acted as a catalyst for a wide range of programs and projects for the improvement of the central city by convening key stakeholders in the public and private sectors and establishing consensus among public policy makers and private business leaders. Through careful research, planning, and attention to details, CAP has been a leader and advocate for Downtown Atlanta for more than 75 years.

Sweet Auburn Works: www.sweetauburnworks.com

Sweet Auburn is home to businesses, residents, and institutions, including the National Park Service, Georgia State University, and a number of churches.

More than 1 million+ visitors come each year to visit the Martin Luther King Jr. National Historic Site.

GSU's 30,000+ students pass through this neighborhood every day on their way to class. New businesses have opened, with more on the way. And investors are eyeing properties in the neighborhood with plans to invest.

Sweet Auburn is also home to the Atlanta Streetcar, which provides a convenient way to travel between the Sweet Auburn historic district, the heart of downtown Atlanta, downtown attractions, and Georgia State University.

Downtown Affiliate Network

The Downtown Affiliate Network is available to communities, neighborhoods, and non-traditional business districts that have a strong commitment towards downtown development but have a desire for a more flexible approach in the revitalization of their downtown. Affiliate programs can participate in Main Street training and still retain limited access to all of the technical services offered by the Office of Downtown Development. Participating programs are not required to have paid staff, but it is encouraged.

Once all requirements have been met in the Transitional Work Plan, the District can be designated as a Classic Main Street Program.

Classic Main Street Program

The Georgia Main Street Program has been an active contributor to the revitalization success of Georgia's historic commercial districts since 1980. All Classic Main Street Programs are designated by the state of Georgia and nationally accredited by the National Main Street Center annually. As part of the annual accreditation process all Classic Main Street communities are required to meet the 10 standards for accreditation. These standards place an emphasis on historic preservation education as well as economic development lending itself to an active and vibrant downtown.

Community Requirements to Establish a District:

1. Appoint or contract with an entity to serve as the Board of Directors for the local Main Street Program.
2. Set and review boundaries for the target area of the local Main Street Program.
3. Employ a paid professional downtown manager/main street manager responsible for the daily administration of the local Main Street Program.
4. Provide for local Main Street Program solvency through a variety of direct and in-kind financial support.
5. Approve and sign MOU with Department of Community Affairs.



2018- 2019

Georgia Downtown Affiliate Network

Memorandum Of Understanding

MOU

4/1/2018

This document should be signed by all local parties and returned including original signatures to the Georgia Department of Community Affairs, c/o Tess Harper, 60 Executive Park South, NE, Atlanta, Georgia 30329 by July, 1, 2018.

GEORGIA DOWNTOWN AFFILIATE NETWORK MEMORANDUM OF UNDERSTANDING

2018 - 2019 Program Year

This agreement is entered into and executed by the Georgia Department of Community Affairs Office of Downtown Development (hereinafter referred to as "DCA") and the City/Town of [REDACTED], Georgia (hereinafter referred to as "Community"). DCA will enter into this agreement with the above party to provide services in return for active and meaningful participation in the Georgia Downtown Affiliate Network by the Community as specified below.

This agreement outlines the necessary requirements set forth by DCA for the Community's participation in the Georgia Downtown Affiliate Network for 2018. DCA is the sponsoring state agency for the Georgia Main Street program and is licensed by the National Main Street Center (hereinafter referred to as "National Program") to designate, assess, and recommend for accreditation cities within the State of Georgia.

Those communities that participate in the Georgia Downtown Affiliate Network will receive a national designation from the National Main Street Center as a Main Street America Affiliate™ community. As members of this designation level your community, program or organization has demonstrated a commitment to comprehensive community revitalization and is on the pathway to achieving meaningful economic, social, physical and organizational improvements in the downtown or historic commercial district. Affiliate status is for programs, districts, or communities that are interested in learning more about the Main Street model and would like to tap into the national network's strategies and resources, as well as for those who do not have the capacity, or who are not eligible for higher levels of Main Street America™ designation.

In recognition of the agreement by DCA and the Communities, the parties have agreed to the following:

ARTICLE 1: THE COMMUNITY AGREES TO—

1. Broadly engage community stakeholders in the revitalization process;
2. Work with stakeholders to identify a unified vision for success for the district along with appropriate success indicators;
3. Develop diversified and sustainable funding sources to support your efforts;
4. Participate in available training, professional development, and networking opportunities to strengthen leadership capacity and deepen knowledge of the Main Street Approach™ and community revitalization field;
5. Maintain membership with the National Main Street Center, in order to be eligible for national designation.
6. Appoint a person within the community or organization to serve as the main point of contact with DCA.
7. Set and review boundaries for the target area of the local Downtown Affiliate Network program.
 - A. A copy of these boundaries should remain on file with DCA at all times.
8. Use the "Main Street America Affiliate™" name in accordance with the National Main Street Policy on the Use of the Name Affiliate.
9. Notify DCA in writing prior to any wholesale changes in the local program.

ARTICLE 4: DCA AGREES TO—

1. Supervise all communications between the Community, state government agencies and the National Main Street Center as it relates to the local Main Street America Affiliate Program.
2. Provide access to a curriculum of training on an annual basis to assist the community, volunteers, downtown manager and the Affiliate Program Board with the local downtown revitalization program.
3. Provide a detailed Transition Strategy to assist local Downtown Affiliate Network programs who want to pursue the Classic Main Street Program designation.
4. Provide access to resource materials, sample codes and ordinances, organizational documents, and templates for local programs.

ARTICLE 5: ALL PARTIES AGREE THAT—

1. This agreement shall be valid through June 30, 2019.
2. This agreement may be terminated by DCA or the Community by written notice of 60 days. Termination of this agreement by the Community will result in the loss of local Downtown Affiliate Network Designation.
3. If the Community fails to fulfill their obligations set forth in this agreement, DCA reserves the right to determine a course of action for the local Affiliate Program as it deems appropriate. Such course may include probation or termination of designation.
4. Any change in the terms of this agreement must be made in writing and approved by both parties.

GEORGIA DOWNTOWN AFFILIATE NETWORK
MEMORANDUM OF UNDERSTANDING: 2018/19 Program Year

THIS AGREEMENT IS HEREBY EXECUTED BY AND BETWEEN THE PARTIES BELOW:

LOCAL GOVERNMENT (COMMUNITY): _____

Mayor/Chief Elected Official's Signature

Date

Printed Name

Date Term Expires

DESIGNATED POINT OF CONTACT

Name of Contact

Contact's Phone Number

Contact's Email Address

Contact's Mailing Address

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF DOWNTOWN DEVELOPMENT
GEORGIA MAIN STREET PROGRAM

Jessica Reynolds

Director's Signature

Jessica Reynolds
Director, Office of Downtown Development
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

April, 3 2018

Date

Phone: 404-679-4859
Email: Jessica.reynolds@dca.ga.gov

This guide is to serve as a resource for communities interested in becoming a designated Main Street America™ city. The benchmarks and objectives outlined below make-up the necessary steps that must be taken to earn this designation.

Benchmark Overview

- ☐ Participate at the Affiliate level
- ☐ Hire a full-time manager
- ☐ Define the Main Street district
- ☐ Appoint a board of directors
- ☐ Create a work plan
- ☐ Create budget to support the work plan
- ☐ Complete required training
- ☐ Develop preservation ethic
- ☐ Complete 12 months of reporting
- ☐ Make formal presentation to DCA

Objective 1: Getting Started

- ☐ Sign Affiliate Memorandum of Understanding
- ☐ Develop job description and program budget
- ☐ Provide DCA with Main Street director's job description
- ☐ Advertise Main Street director position
- ☐ Provide DCA with new Main Street director's contact information
- ☐ Designate an office location for the Main Street director
- ☐ Join the National Main Street Center at the "Designated Member" level

Objective 2: Board Development

- ☐ Designate a Main Street district
- ☐ Pass resolution adopting Main Street boundaries
- ☐ Provide DCA with a copy of boundaries and resolution
- ☐ Determine who will serve on Main Street board
- ☐ Complete the board roster template, provided by DCA
- ☐ Adopt Main Street Board bylaws
- ☐ Create a vision statement
- ☐ Create a mission statement
- ☐ Become Main Street 101 certified

Objective 3: Community Engagement

- ☐ Approve meeting agenda for community visioning session
- ☐ Advertise community visioning session 30 days in advance
- ☐ Invite local media and elected officials to the meeting
- ☐ Ensure meeting space is accessible and meets ADA standards
- ☐ Choose a time that allows for optimal participation
- ☐ Provide a sign-in sheet and keep as a record of attendance
- ☐ Provide opportunity for public input and questions
- ☐ Create a follow-up summary about the meeting

Objective 4: Work Plan Development

- ☐ Bring in a third-party facilitator to develop community transformation strategies and comprehensive downtown work plan
- ☐ Identify goals and objectives to support strategies
- ☐ Develop a budget to support the plan of work
- ☐ Identify revenue sources
- ☐ Identify smaller, individual tasks and jobs
- ☐ Assign jobs to board members and committee volunteers
- ☐ Identify timeline to implement the work plan

Objective 5: Preservation Ethic

- ☐ Develop a comprehensive list of historic properties
- ☐ Develop a baseline business report categorizing and noting all businesses within the district
- ☐ Identify new or existing ordinances to support good downtown design practices
- ☐ Develop or identify incentives to support preservation rehabilitation projects
- ☐ Host a preservation-related training or activity
- ☐ Attend a preservation-focused training session

Objective 6: Director's Objectives

- ☐ Complete Main Street 101 certification
- ☐ Complete 12 months of consecutive monthly reports
- ☐ Participate in 30 hours of downtown development training
- ☐ Attend the annual Georgia Downtown conference or the Main Street Now conference
- ☐ Join the Managers Facebook group
- ☐ Sign-up to receive the Georgia Main Street newsletter

Objective 7: Accreditation

- ☐ Set a date for Main Street presentation with DCA
- ☐ Invite elected officials and board members to attend
- ☐ Prepare presentation for DCA using provided template

Objective 8: Designation

- ☐ Determine if all above objectives have been met
- ☐ Make recommendations for next steps
- ☐ Conduct a community site visit

Tips, Tricks and Things to Note

The Main Street Manager's position is full time.
Per the Memorandum of Understanding, managers are required to spend at least 75 percent of their time focused on downtown projects and programming.

The Main Street budget should represent diversified revenue streams and should be robust enough to support salaries, office space, supplies and staff/board training.

All documents should be shared with DCA via Dropbox. To gain access to your programs Dropbox folder, please email our team. Note: Your Main Street Program will need its own Dropbox account to connect to your DCA-designated Dropbox folder.

Main Street 101 is now offered entirely online.
This information is free to everyone, but all managers and board members must become Main Street 101 certified, which does have a cost associated with it.



GEORGIA MAIN STREET

In Georgia's
Main Street Cities
in fiscal year 2017-2018 . . .

The elite cities that have earned **Georgia Main Street** status — more than 100 of them — boast some of the strongest central business districts in the state and across the Southeast. They lead Georgia cities in both small business development and job creation, leveraging private and public investment for the preservation and revitalization of the state's historic commercial districts.

1,159 OPEN
businesses

opened or expanded leading
to the creation of

3,059
net new jobs

657
buildings

were rehabilitated
for a total impact of

\$61
million

\$533 million

was invested in private/public
projects in Georgia Main Street
communities, accounting for

14%
of the National
Main Street program's
economic impact



892
**downtown
housing units**

equaling a
\$120 million
investment

Reinvestment Ratio

\$26:\$1

The amount of new investment that occurs, on average,
for every dollar a participating community spends to
support the operation of its Main Street program

492 **public
improvement
projects**

were funded, which
created an impact of **\$42** million

PLACEMAKING
WITH **IMPACT**

ROME

**GROWING
BUSINESS.
PRESERVING
HISTORY.**

georgiamainstreet.org
mainstreet@dca.ga.gov

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Photo courtesy of the Georgia Department of Economic Development



CITY OF SOUTH FULTON
COUNCIL AGENDA ITEM
COUNCIL WORK SESSION



SUBJECT: Resolution Activating DDA

DATE OF MEETING: 4/9/2019

DEPARTMENT: Attorney

ATTACHMENTS:

Description	Type	Upload Date
Resolution DDA	Cover Memo	4/3/2019

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**
4
5
6

7 **A RESOLUTION ACTIVATING THE DOWNTOWN DEVELOPMENT AUTHORITY**
8 **FOR THE CITY OF SOUTH FULTON; DECLARING THE NEED FOR A DOWNTOWN**
9 **DEVELOPMENT AUTHORITY TO FUNCTION IN THE CITY OF SOUTH FULTON**
10 **PURSUANT TO THE PROVISIONS OF THE DOWNTOWN DEVELOPMENT**
11 **AUTHORITIES LAW, O.C.G.A. § 36-42-1 et seq.; ESTABLISHING THE**
12 **GEOGRAPHICAL BOUNDARIES OF THE DOWNTOWN DEVELOPMENT AREA;**
13 **MAKING INITIAL APPOINTMENTS OF DIRECTORS OF THE DOWNTOWN**
14 **DEVELOPMENT AUTHORITY FOR THE CITY OF SOUTH FULTON; PROVIDING**
15 **FOR THE FILING OF A CERTIFIED COPY OF THIS RESOLUTION WITH THE**
16 **SECRETARY OF STATE AND THE GEORGIA DEPARTMENT OF COMMUNITY**
17 **AFFAIRS; AUTHORIZING THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX**
18 **THE OFFICIAL SEAL OF THE CITY OF SOUTH FULTON, AS NECESSARY;**
19 **PROVIDING FOR SEVERABILITY; REPEALING INCONSISTENT RESOLUTIONS;**
20 **PROVIDING FOR AN EFFECTIVE DATE OF THIS RESOLUTION AND FOR OTHER**
21 **PURPOSES**

22
23 **(Sponsored by Councilpersons khalid and Jackson)**
24

25 **WHEREAS**, the City of South Fulton ("City") is a duly organized municipal
26 corporation located within Fulton County, Georgia and is charged with providing public
27 services to residents located within its corporate limits;

28 **WHEREAS**, the duly elected governing authority of the City consists of a Mayor
29 and seven Councilmembers ("City Council");

30 **WHEREAS**, the Downtown Development Authorities Law (the "DDA Law"),
31 O.C.G.A. § 36-42-1 *et seq.*, establishes a process whereby Georgia cities can activate
32 downtown development authorities in order to assist in the revitalization and
33 redevelopment of central business districts of the municipal corporations of the state;

34 **WHEREAS**, it has been determined by the City Council that there is a need for
35 the revitalization and redevelopment of the central business district of the City to

36 develop and promote for the public good and general welfare trade, commerce, industry
37 and employment opportunities and to promote the general welfare of the State of
38 Georgia by creating a climate favorable to the location of new industry, trade and
39 commerce and the development of existing industry, trade and commerce within the
40 City;

41 **WHEREAS**, it has been determined by the City Council that revitalization and
42 redevelopment of the central business district of the City by financing projects under the
43 DDA Law will develop and promote, for the public good and general welfare, trade,
44 commerce, industry and employment opportunities and promote the general welfare of
45 the State of Georgia;

46 **WHEREAS**, it has been determined by the City Council that it is in the public
47 interest and is vital to the public welfare of the people of the City and of the people of
48 the State of Georgia to revitalize and redevelop the central business district of the City;

49 **WHEREAS**, the DDA Law creates in and for each municipal corporation in the
50 State of Georgia a downtown development authority for the purpose of revitalizing and
51 redeveloping the central business district of such municipal corporation, promoting for
52 the public good and general welfare, trade, commerce, industry and employment
53 opportunities, and promoting the general welfare of the State of Georgia;

54 **WHEREAS**, the City Council, after thorough investigation, has determined that it
55 is desirable and necessary that the Downtown Development Authority for the City be
56 activated immediately, pursuant to the DDA Law, in order to fulfill the needs expressed
57 herein; and

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

60 **THEREFORE, THE CITY COUNCIL OF SOUTH FULTON HEREBY**
61 **RESOLVES** as follows:

62
63 **Section 1. Declaration of Need.** The City Council hereby resolves that there
64 is determined and declared to be a present and future need for a downtown
65 development authority (as more fully described and defined in the Downtown
66 Development Authorities Law, O.C.G.A. § 36-42-1 *et seq.*) to function in the City.

67 **Section 2. Activation.** The City Council further resolves that there is hereby
68 activated in the City the public body corporate and politic known as the “South Fulton
69 Downtown Development Authority” which was created upon adoption and approval of
70 the Downtown Development Authorities Law.

71 **Section 3. Board of Directors.** The City Council further resolves that the
72 members appointed as the Board of Directors of the South Fulton Downtown
73 Development Authority consist of the following:

- 74 (A) A taxpayer residing in the municipal corporation for which the authority is
75 created; or
76 (B) An owner or operator of a business located within the downtown development
77 area and who shall be a taxpayer residing in the county in which is located the
78 municipal corporation for which the authority is created; and
79 (C) One (1) director may be a member of the City Council, and not less than four (4)
80 directors shall be, or represent, a party who has an economic interest in the
81 redevelopment and revitalization of the downtown development area (as such
82 area is defined in this resolution).

83 The members appointed through this Resolution as the Board of Directors of the South
84 Fulton Downtown Development Authority are hereby named and identified as:

<u>Name</u>	<u>Term of Office</u>
Kwame Wise, Sr. 5940 Longmeadow Lane, South Fulton, GA, 30349	Two years
Isaac Cobb 4175 Matisse Lane, South Fulton, GA 30213	Two years
Arnold Jiggetts 5865 Village Loop, South Fulton, GA 30213	Four years
Councilman khalid kamau City Council, City of South Fulton	Four years
Kevin Smith Restoration Community Resources 5536 Old National Hwy #L3, South Fulton, GA 3034	Six years
Dr. Paul McKoy Beautiful Smiles 6175 Old National Hwy, South Fulton, GA 30349	Six years
Derrick Burnett 2470 Creel Road, South Fulton, GA 30349	Six years

86 The City Council further resolves that, commencing with the date of the adoption
87 of this Resolution, each of the persons named above as members of the Board of
88 Directors shall serve in such capacity for the number of years set forth opposite his or
89 her respective name above, however, that after the expiration of their initial terms, the
90 term for subsequent appointments and/or reappointments of directors shall be four (4)
91 years. The term of a member of the Board of Directors who is also a member of the
92 City Council shall end when such director is no longer a member of the City Council. If
93 at the end of any term of office of any director a successor to such director has not been
94 elected, the director whose term of office has expired shall continue to hold office until a

successor is appointed. Successors to the directors shall be appointed by the City Council.

Section 4. Duties, Responsibilities and Powers. The City Council further resolves that the Board of Directors herein named shall organize itself, carry out its duties and responsibilities and exercise its powers and prerogatives in accordance with the terms and provisions of the Downtown Development Authorities Law, as said law now exists and as it may hereafter be amended or modified. A majority of the board of directors shall constitute a quorum.

Section 5. Downtown Development Authority. The City Council further resolves that the “downtown development area” shall be that geographical area described in Exhibits A and B, attached hereto and made a part hereof by reference, which area, in the judgment of the City Council, constitutes the “central business district” of the City as contemplated by the Downtown Development Authorities Law.

Section 6. Secretary of State. The City Council further resolves that the City shall furnish promptly to the Secretary of State of the State of Georgia a certified copy of this Resolution in compliance with the provisions of the Downtown Development Authorities Law.

Section 7. Department of Community Affairs. The City Council further resolves that the City shall furnish promptly to the Department of Community Affairs of the State of Georgia a certified copy of this Resolution in compliance with the provisions of the Downtown Development Authorities Law.

Section 8. Previous Authorities. The City Council further resolves that the actions taken by the City Council as herein specified are not intended in any way to

118 affect any public corporation, industrial development, downtown development, or payroll
119 authority previously created by legislative act or constitutional amendment including,
120 without limitation, its existence, purpose, organization, powers or function.

121 **Section 9. Documents.** The City Clerk is authorized to execute, attest to, and
122 seal any documents which may be necessary to effectuate this Resolution, subject to
123 approval as to form by the City Attorney.

124 **Section 10. Severability.** To the extent any portion of this Resolution is
125 declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining
126 portions of this Resolution.

127 **Section 11. Repeal of Conflicting Provisions.** All Resolutions and parts of
128 Resolutions in conflict herewith are hereby expressly repealed.

129 **Section 12. Effective Date.** The effective date of this Resolution shall be the
130 date of adoption unless provided otherwise by the City Charter or state and/or federal
131 law.

133 THIS **RESOLUTION** adopted this _____ day of _____ 2019. CITY OF
134 **SOUTH FULTON, GEORGIA.**
135
136
137
138
139

140 _____
141 WILLIAM "BILL" EDWARDS, MAYOR
142
143
144
145

146 ATTEST:
147
148
149

150 _____
151 S. DIANE WHITE, CITY CLERK
152
153
154
155

156 APPROVED AS TO FORM:
157
158
159

160 _____
161 EMILIA C. WALKER, CITY ATTORNEY

162 The foregoing **RESOLUTION No. 2019-0XX**, was adopted on _____
163 was offered by Councilmember _____, who moved its approval. The
164 motion was seconded by Councilmember _____, and being put to a
165 vote, the result was as follows:

	AYE	NAY
166		
167		
168		
169 William "Bill" Edwards, Mayor	_____	_____
170 Mark Baker, Mayor Pro Tem	_____	_____
171 Catherine Foster Rowell	_____	_____
172 Carmalitha Lizandra Gumbs	_____	_____
173 Helen Zenobia Willis	_____	_____
174 Gertrude Naeema Gilyard	_____	_____
175 Rosie Jackson	_____	_____
176 khalid kamau	_____	_____
177		

178

EXHIBIT A • Parcel Listing

179

(Attached)

180

EXHIBIT B • Map

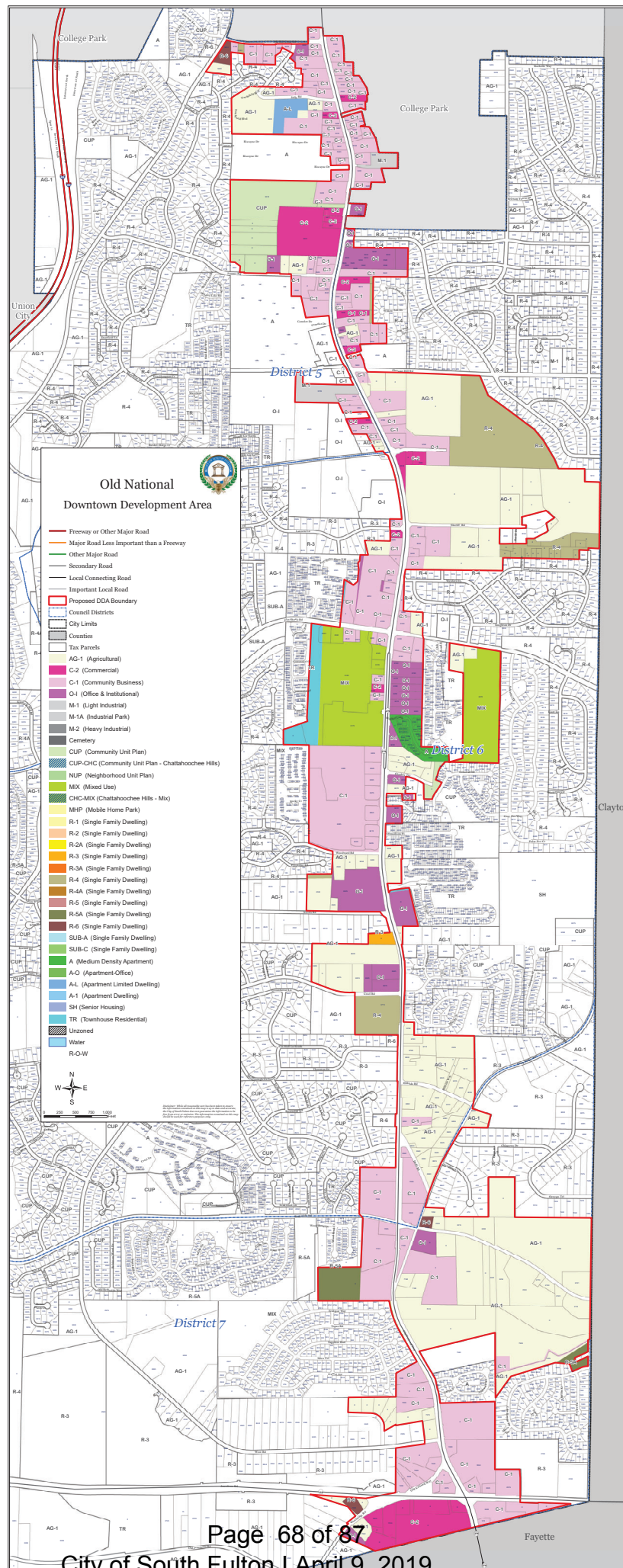
181

(Attached)

EXHIBIT B SOUTH FULTON DDA PARCEL LIST																								
ParcelID	TaxYear	Address	AddrNumber	AddrPreDir	AddrSuffix	AddrPosDir	AddrUnitTyp	AddrUnit	Owner	OwnerAddr1	OwnerAddr2	TaxDist	TotalAssess	LandAssess	ImpAssess	TotalAppr	LandAppr	ImpAppr	LUCode	ClassCode	ExCode	LivUnits	LandAcres	NbrRoad
13 0067 L01131	2018	5200 OLD BILL COOK RD	5200		OLD BILL COOK				SHEITY SHASHIBEN	10855 CHATELAIN WAY	DULUTH GA 30097	55	22200	6520	15480	55000	16300	38700	301	R3		1	1.8016000000	1328
13 0067 L03736	2018	5200 OLD BILL COOK RD	5200		OLD BILL COOK				1111111111 ALLEN LEATHA H	5200 OLD BILL COOK RD	ATLANTA GA 30349	55	13560	4240	9320	15800	23300	3201	R3		1	1.2513000000	823	
13 0068 L0805	2018	2545 JOLLY RD	2545		JOLLY				MARYS LUTTE LAMIES INC	2245 JOLLY RD	COLLEGE PARK GA 30349	55	192280	80960	111320	489200	202400	278300	3609	C3		0	0.8600000000	0802
13 0068 L0888	2018	5250 NORTHERFIELD BLVD	5250		NORTHERFIELD				MAYS CHARLES B PACKER WALTER G	2595 CARRINGTON DR	ELLENWOOD GA 30349	55	79680	77480	2200	195200	197000	5500	C30		0	0.5650000000	0802	
13 0068 L1236	2018	5350 OLD NATIONAL HWY	5350		OLD NATIONAL HWY				FAWCEY CALVIN D	648 EVANDEY HOUSE FIELDED HWY 279	FAWCEYVILLE GA 30214	55	598800	245120	353680	192400	124200	318	C3		0	1.9800000000	0802	
13 0068 L1407	2018	5315 OLD NATIONAL HWY	5315		OLD NATIONAL HWY				ADADE FELIX OJUSU	P O BOX 490784	ATLANTA GA 30319	55	178800	131640	47160	147000	329100	117900	301	C3		0	0.6744000000	0802
13 0068 L1431	2018	5320 OLD NATIONAL HWY	5289		OLD NATIONAL HWY				10515 NORTHERFIELD INC	4300 TRC WAY	PALM BEACH GARDENS FL 33410	55	198640	138060	60060	496600	345100	115100	332	C3		0	0.5342000000	0802
13 0068 L1436	2018	5320 OLD NATIONAL HWY	5289		OLD NATIONAL HWY				CHINA VU PROPERTIES LLC	3505 CEDAR VALLEY DR	SANITARY GA 30080	55	178800	178800	427800	192000	207500	311	C3		0	0.9816000000	0802	
13 0068 L1456	2018	5323 OLD NATIONAL HWY	5323		OLD NATIONAL HWY				VASQUEZ MARCHEWA LLC	1294 OLD DIXIE HWY	JONESBORO GA 30336	55	79600	60600	19000	199000	151500	47700	373	C3		0	0.9100000000	0802
13 0068 L1464	2018	5350 OLD NATIONAL HWY	5350		OLD NATIONAL HWY				UNL MEXICAN LLC	5350 OLD NATIONAL HWY	ATLANTA GA 30349	55	208000	160000	48000	520000	400000	120000	321	C3		0	2.0000000000	0802
13 0068 L1498	2018	5240 OLD NATIONAL HWY	5240		OLD NATIONAL HWY				BANKS CHARLES W	2631 JORDEN RD	ATLANTA GA 30316	55	165240	123600	41540	411300	309000	104100	325	C3		0	1.3100000000	0802
13 0068 L1536	2018	5350 OLD NATIONAL HWY	5350		OLD NATIONAL HWY				KUBIRU GARY WASH INC	1310 HOPWELL PLANTATION DR	ALPHARETTA GA 30004	55	280020	379480	894200	251300	338	C3		0	1.2451000000	0802		
13 0068 L1597	2018	5275 OLD NATIONAL HWY	5275		OLD NATIONAL HWY				GULABANI H LLC	4011 STOKEDD RD	FAYETTEVILLE GA 30215	55	199960	195800	4160	499910	489100	10400	348	C3		0	0.9025000000	0802
13 0068 L1613	2018	5403 OLD NATIONAL HWY	5403		OLD NATIONAL HWY				RLY HOLDINGS INC	1900 MAIN ST 5TH FL	IRVINE CA 92614	55	595320	182880	412440	1488300	457200	1011100	373	C3		0	1.0400000000	0802
13 0068 L1651	2018	5330 OLD NATIONAL HWY	5330		OLD NATIONAL HWY				OLD NATIONAL INVESTMENT PROPERTY LLC	3350 MONTE VILSA CT	MARIETTA GA 30062	55	199120	144680	54640	498300	361700	136600	374	C3		0	0.6680000000	0802
13 0068 L1662	2018	5328 OLD NATIONAL HWY	5328		OLD NATIONAL HWY				PARTISSE LEE KENNETH III TR	8130 FORMBY CT	DULUTH GA 30349	55	297880	259960	37920	744700	649900	94800	325	C3		0	1.0000000000	0802
13 0068 L1670	2018	5324 OLD NATIONAL HWY	5324		OLD NATIONAL HWY				ABACUSUS LAND HOLDING LLC	5324 OLD NATIONAL HWY	COLLEGE PARK GA 30349	55	212320	210600	1720	530800	526500	4300	373	C3		0	1.1700000000	0802
13 0068 L1688	2018	5345 OLD NATIONAL HWY	5345		OLD NATIONAL HWY				10950 GRANDVIEW DR	OVERLAND PARK KS 66210	55	267760	241600	126160	669400	354000	315400	325	C3		0	0.5719000000	0802	
13 0068 L1696	2018	5325 OLD NATIONAL HWY	5255		OLD NATIONAL HWY				KOMASAROW ENTERPRISES L P	5520 PIEDMONT RD NE STE 410	ATLANTA GA 30305	55	455880	182550	253320	1089700	456400	63300	325	C3		0	1.4500000000	0802
13 0068 L1704	2018	5340 OLD NATIONAL HWY	5340		OLD NATIONAL HWY				AGH ARK LLC	1547 LAUREL PARK CIR	ATLANTA GA 30349	55	83600	56000	27600	209000	140000	69000	325	C3		0	0.2895000000	0802
13 0068 L1712	2018	5340 OLD NATIONAL HWY R	0		OLD NATIONAL HWY			R	HEAL REALTY INC	3800 SOUTH OCEAN DR # 415 H	HOLLYWOOD FL 33020	55	71540	71540	0	179100	179100	0	300	C3		0	0.8424000000	0802
13 0068 L1719	2018	5332 OLD NATIONAL HWY	5328		OLD NATIONAL HWY				SOLID EQUITIES INC	P.O. BOX 70	DOUGLASVILLE GA 30133	55	146880	141520	5360	367200	353800	13400	328	C3		0	0.8500000000	0802
13 0068 L1787	2018	5320 OLD NATIONAL HWY	5320		OLD NATIONAL HWY				GRACIA RONI	200 RAINHAM CT	UNION CITY GA 30291	55	80000	60000	20000	200000	150000	5000	336	C3		0	0.8500000000	0802
13 0068 L1875	2018	5400 OLD NATIONAL HWY	5400		OLD NATIONAL HWY				TWELVE SAC SELF STORAGE CORP	207 E CLARENDON AVE	PHOENIX AZ 85012-2072	55	1290800	247680	1042400	3225200	619200	206000	396	C3		0	1.9400000000	0802
13 0068 L1881	2018	5337 OLD NATIONAL HWY	5337		OLD NATIONAL HWY				BLADE PROPERTIES INC	1154 SANDY SPRINGS LANE	MARIETTA GA 30062	55	145160	131680	32880	363900	232000	24700	353	C3		0	0.4613700000	0802
13 0068 L1889	2018	5335 OLD NATIONAL HWY	5335		OLD NATIONAL HWY				GOVINO & ALVAREZ PROPERTIES LLC DBA POD PROPERTIES	1975 HWY 54 W STE 205	BROOKTREE CITY GA 30609	55	182800	123480	59320	457000	308700	148300	353	C3		0	1.0708000000	0802
13 0068 L1884	2018	5302 OLD NATIONAL HWY	0		OLD NATIONAL HWY				RCM PROPERTIES LLC	668 RISING STAR RD	PEACOCK GA 30205	55	89840	88800	3040	224600	217000	7600	300	C3		0	0.5302000000	0802
13 0068 L1885	2018	5343 OLD NATIONAL HWY	5343		OLD NATIONAL HWY				RCM PROPERTIES LLC	668 RISING STAR RD	PEACOCK GA 30205	55	130320	128840	1800	37400	36900	700	300	C3		0	1.2513000000	0802
13 0068 L1886	2018	5370 OLD NATIONAL HWY	5370		OLD NATIONAL HWY				AVYACTA ENTERPRISES LLP	423 LANDOVER DR	DECATUR GA 30030	55	152000	127680	24320	380000	312000	68000	373	C3		0	1.1400000000	0802
13 0068 L1878	2018	5400 OLD NATIONAL HWY	5400		OLD NATIONAL HWY				TWELVE SAC SELF STORAGE CORP	207 E CLARENDON AVE	PHOENIX AZ 85012-2072	55	491360	285840	205520	1228400	714000	51380	396	14		1	2.4700000000	0802
13 0068 L1910	2018	5280 OLD NATIONAL HWY	5280		OLD NATIONAL HWY				SOON & HONG INC	4848 TAYLOR DR	LILBURB GA 30047	55	219400	190280	29120	548500	475700	72800	373	C3		0	1.1400000000	0802
13 0068 L1934	2018	5395 OLD NATIONAL HWY	5395		OLD NATIONAL HWY				ELI LLC	132 N HARTEN DR	MALCON GA 31219-1219	55	440000	391560	478000	1310000	1091000	621100	349	C3		0	1.2000000000	0802
13 0068 L2017	2018	2575 JOLLY RD	2575		JOLLY				ADAMS ANTHONY B & NELLIE W	2575 JOLLY RD	ATLANTA GA 30349	55	172000	98200	73800	430000	245500	184500	349	C3		0	0.9100000000	0802
13 0068 L2025	2018	2565 JOLLY RD	2565		JOLLY				2565 JOLLY ROAD COLLEGE PARK INC	2565 JOLLY RD	COLLEGE PARK GA 30349-3103	55	327240	115160	212080	818100	287900	530200	363	C3		0	1.0200000000	0802
13 0068 L2041	2018	2600 JOLLY RD	2600		JOLLY				FLATIRON COUNTY BOARD OF EDUCATION	186 CLEVELAND AVE	ATLANTA GA 30215	55	346400	160510	250820	6120	2990	3	C3		0	0.6550000000	0802	
13 0068 L2058	2018	5307 OLD NATIONAL HWY	5307		OLD NATIONAL HWY				COLLING BROTHER	P O BOX 1025	FOREST PARK GA 30039	55	263960	145320	118640	659900	363300	296600	373	C3		0	0.6150000000	0802
13 0068 L2066	2018	5299 OLD NATIONAL HWY	5299		OLD NATIONAL HWY				OSTERBERG & CO INC	5299 OLD NATIONAL HWY	COLLEGE PARK GA 30349	55	212840	103460	72480	532100	350900	181200	373	C3		0	0.5600000000	0802
13 006800010324	2018	5200 OLD BILL COOK RD	5200		OLD BILL COOK				ALANA BROWN STATE ASSOCIATION OF NIGERIA USA INC	5120 OLD BILL COOK RD	ATLANTA GA 30349	55	105040	105040	27360	169400	169400	15900	373	C3		0	0.5890000000	0802
13 006800010357	2018	5080 OLD BILL COOK RD	5080		OLD BILL COOK				ROSE KENNE W	130 KIMEL LN	COLLEGE PARK GA 30349	55	77720	22960	25640	194300	162000	69500	373	C3		0	0.7700000000	0802
13 006800010365	2018	5070 OLD BILL COOK RD	5070		OLD BILL COOK				BELE PATIENCE F	6 BELLA MINOZZIA	LAKE ELSHORE CA 92532	55	75880	21360	54520	189700	53400	136300	301	C3		0	0.3325000000	0802
13 006800010472	2018	5140 OLD BILL COOK RD	5140		OLD BILL COOK				BIX NOVA LLC	4140 DAVIDSON AVE	ATLANTA GA 30319	55	24440	4240	20200	61100	10000	5050	101	R3		0	1.3765000000	1318
13 006800010480	2018	5150 OLD BILL COOK RD	5150		OLD BILL COOK				ALAN TERRY RD	1150 OLD BILL COOK RD	ATLANTA GA 30349	55	31440	31440	0	15600	15600	0	140	C3		0	0.4325000000	0802
13 006800010498	2018	5100 OLD BILL COOK RD	5100		OLD BILL COOK				BALDI MAMAMDOU L	5100 OLD BILL COOK RD	ATLANTA GA 30349	55	166400	104000	61600	416000	262600	154000	105	C3	HF01	0	1.5243000000	0802
13 006800010506	2018	5100 OLD BILL COOK RD	5100		OLD BILL COOK				STOCKBRIDGE CHRISTOPHER	305 ST PAULS CT	STOCKBRIDGE GA 30281	55	2480	2480	0	6200	6200	0	100	R3		0	0.7776000000	1318
13 006800010509	2018	5060 OLD BILL COOK RD	5060		OLD BILL COOK				P.O. BOX 2609	CANALBOD CA 92018-2609	ATLANTA GA 30349	55	287200	187200	28960	158700	127200	31200	373	C3		0	1.4000000000	0802
13 006800010571	2018	5195 OLD NATIONAL HWY	5195		OLD NATIONAL HWY				ALEMBAK AARON J ET AL	201 ALLEN RD NE STE 300	ATLANTA GA 30328-4864	55	440000	422960	17040	1100000	1057400	42600	344	C3		0	0.3165000000	0802
13 006800010605	2018	5231 OLD NATIONAL HWY	5235		OLD NATIONAL HWY				STORE MASTER FURNING LLC	P.O. BOX 12427	ATLANTA GA 30355	55	329680	195480	134200	824200	487900	33550	325	C3		0	2.1889000000	0802
13 006800010637	2018	5195 OLD NATIONAL HWY	5195		OLD NATIONAL HWY				CITIZENS & SOUTHERN BELL	101 N TRYON ST	CHARLOTTE NC 28205	55	428960	164580	416200	1169000	664000	455	373	C3		0	0.8500000000	0802
13 006800010639	2018	5185 OLD NATIONAL HWY	5185		OLD NATIONAL HWY				FELIX ADAMA BONSU MD PC	5185 CENTINELLA LANE	ATLANTA GA 30313	55	155200	129400	21160	388000	331500	27900	349	C3		0	0.4400000000	0802
13 006800010647	2018	5175 OLD NATIONAL HWY	5175		OLD NATIONAL HWY				STRONG LAND LEAS LLC	4300 W CYPRESS ST STE 600	TAMPA FL 33607-1300	55	214400	129560	84840	516								

13 0132 1L0443	2018	0	OLD NATIONAL HWY	0	OLD NATIONAL HWY	CATALDO RONALD W & CAROLINE M	402 JEFF DAVIS DR N	FAYETTEVILLE GA 30214	55	4560	4560	0	100	R3		0	0.9780000000	1328		
13 0132 1L0450	2018	6350	OLD NATIONAL HWY	6350	OLD NATIONAL HWY	MOMEN PROPERTIES LLC	162 GRADY AVE	FAYETTEVILLE GA 30214	55	24880	4600	20080	61700	11500	101	R3	1	0.9914000000	1328	
13 0132 1L0460	2018	23400	OLD NATIONAL HWY	23400	OLD NATIONAL HWY	ONEZ THOMAS O	1370 OLD NATIONAL HWY	COLLEGE PARK GA 30049	55	23400	18940	4580	11900	47100	100	R3	1	1.0030000000	1328	
13 0132 1L0799	2018	2500	WOODWARD RD	2500	WOODWARD RD	BAKER LOUISE & HILL JOHN	39 BRIVERTON PL	BROOKLYN NY 11216	55	27600	10620	16680	69000	27300	41700	101	R3	1	1.6985000000	1328
13 0132 1L0807	2018	6525	OLD NATIONAL HWY	6525	OLD NATIONAL HWY	ATLANTA COLLEGE PARK DISTRICT BOARD OF TRUSTEES INC	ATLANTA COLLEGE PARK DISTRICT BOARD OF TRUSTEES INC	ATLANTA GA 30203	55	31400	31400	0	78500	78500	0	100	R5	1	10.8000000000	1328
13 0132 1L1001	2018	11400	OLD NATIONAL HWY	11400	OLD NATIONAL HWY	WILSONSON BUILDERS & DEVELOPERS INC	1309 MOONLIGHT WALK	LITHONIA GA 30057	55	11400	11400	0	26100	26100	0	100	R3	0	1.8742000000	1328
13 0132 1L3348	2018	6385	OLD NATIONAL HWY	6385	OLD NATIONAL HWY	INLAND ATLANTIC COLLEGE NATIONAL PHASE I LLC	P.O. BOX 3666	HINDSLE 610522	55	3291360	106400	2225160	8228400	265500	5562900	344	CS	0	17.2830000000	1328
13 0132 1L3355	2018	6385	OLD NATIONAL HWY	6385	OLD NATIONAL HWY	INLAND ATLANTIC COLLEGE NATIONAL PHASE I LLC	2901 BUTTERFIELD RD	OAK BROOK IL 60523-1390	55	4730880	1132400	3588480	#####	283100	8986200	346	CS	0	14.2228000000	1328
13 0132 1L3363	2018	6435	OLD NATIONAL HWY	6435	OLD NATIONAL HWY	NP OUTLOT A LLC	2901 BUTTERFIELD RD	OAK BROOK IL 60523-1390	55	100680	100680	0	254000	251700	0	100	R3	1	1.0290000000	1328
13 0132 1L3371	2018	6415	OLD NATIONAL HWY	6415	OLD NATIONAL HWY	NP OUTLOT B LLC	2901 BUTTERFIELD RD	OAK BROOK IL 60523	55	110000	110000	0	215000	275000	0	100	CS	0	1.0186000000	1328
13 0132 1L3389	2018	6395	OLD NATIONAL HWY	6395	OLD NATIONAL HWY	INLAND ATLANTIC COLLEGE NATIONAL PHASE I LLC	P.O. BOX 3666	HINDSLE 610522	55	412760	115800	296960	103190	285500	742400	374	CS	0	1.2830000000	1328
13 0132 1L3397	2018	6375	OLD NATIONAL HWY	6375	OLD NATIONAL HWY	NP OUTLOT D LLC	2901 BUTTERFIELD RD	OAK BROOK IL 60523	55	110000	110000	0	275000	275000	0	100	CS	0	1.2420000000	1328
13 0132 1L3401	2018	6395	OLD NATIONAL HWY	6395	OLD NATIONAL HWY	NP OUTLOT E LLC	2901 BUTTERFIELD RD	OAK BROOK IL 60523	55	104440	104440	0	261100	261100	0	100	R3	1	1.0200000000	1328
13 0132 1L3413	2018	6325	OLD NATIONAL HWY	6325	OLD NATIONAL HWY	NP OUTLOT F LLC	2901 BUTTERFIELD RD	OAK BROOK IL 60523	55	104840	104840	0	262100	262100	0	100	CS	0	1.0980000000	1328
13 0132 1L3421	2018	6305	OLD NATIONAL HWY	6305	OLD NATIONAL HWY	NP OUTLOT G LLC	2901 BUTTERFIELD RD	OAK BROOK IL 60523	55	135280	135280	0	338200	338200	0	100	CS	0	1.6110000000	1328
13 0132 1L3439	2018	6445	OLD NATIONAL HWY	6445	OLD NATIONAL HWY	INVICTUS ATLANTA HOLDING LLC	1128 MAIN ST FLOOR 2ND	CHRONOTA OH 45202	55	70880	70880	0	17200	17200	0	100	CS	0	0.5640000000	1328
13 0133 1L0032	2018	0	OLD NATIONAL HWY # R	0	OLD NATIONAL HWY	UKANI BROTHERS INC	4316 MOONLIGHT WALK	LILBURN GA 30047	55	7040	7040	0	17600	17600	0	100	R4	0	2.0200000000	1328
13 0133 1L0277	2018	2385	CAROBET TER	2385	CAROBET TER	MAYWOOD OLD NATIONAL LAND LLC	P.O. BOX 2184	NEW YORK NY 10313	55	5720	5720	0	14300	14300	0	100	R3	0	0.9130000000	1328
13 0133 1L0368	2018	0	C CAROBET TER	0	C CAROBET TER	MAYWOOD OLD NATIONAL LAND LLC	P.O. BOX 2184	NEW YORK NY 10313	55	4720	4720	0	11800	11800	0	100	R3	1	1.0712000000	1328
13 0133 1L0384	2018	0	OLD NATIONAL HWY	0	OLD NATIONAL HWY	COLT TR ERD WALTER ROSS COLT JR THE	180 LAKE PARK DR	SHARPSBURG GA 30277	55	4160	4160	0	10400	10000	0	100	R3	0	0.8061000000	1328
13 0133 1L0392	2018	6340	OLD NATIONAL HWY	6340	OLD NATIONAL HWY	MAYWOOD OLD NATIONAL LAND LLC	P.O. BOX 2184	NEW YORK NY 10313	55	8600	8600	0	21500	21500	0	100	R3	0	2.0000000000	1328
13 0133 1L0467	2018	6380	OLD NATIONAL HWY B	6380	OLD NATIONAL HWY	JONES WARREN R	6765 MARLBOROUGH CR S	COLLEGE PARK GA 30349	55	27600	7200	19880	69000	19300	49700	101	R3	1	0.7000000000	1328
13 0133 1L3461	2018	0	CROSSBAIL DR	0	CROSSBAIL DR	FAIRFIELD SQUARE HOMEOWNERS ASSOCIATION	1585 OLD NORKCROSS RD SUITE 101	LAURENCEVILLE GA 30046	55	40	40	0	100	100	0	111	R3	0	0.0000000000	1328
13 0133 1L5789	2018	2332	MCGEE LANDING	2332	MCGEE LANDING	UKANI BROTHERS INC	4309 MOONLIGHT WALK	LILBURN GA 30047	55	6200	6200	0	15500	15500	0	100	R3	0	1.0800000000	1328
13 0156 1L0211	2018	2330	HILLSIDE RD	2330	HILLSIDE RD	DUNN DIANNE E & BARTON GINA ROSE	2330 HILLSIDE RD	RIVERDALE GA 30296	55	15800	4640	11160	39500	11600	27900	101	R3	1	1.0124000000	1328
13 0156 1L0220	2018	6860	OLD NATIONAL HWY	6860	OLD NATIONAL HWY	W & W REALTY CO ET AL	P.O. BOX 127	FAIRBURN GA 30213	55	25120	25120	0	62800	62800	0	800	CS	0	0.8516000000	1328
13 0156 1L0246	2018	6750	OLD NATIONAL HWY	6750	OLD NATIONAL HWY	MATTHEWS BARBARA G	184 BROOKSIDE LN	BROOKS GA 30205	55	19920	5960	13960	49800	14900	34900	101	R3	1	1.0020000000	1328
13 0156 1L0279	2018	2345	HILLSIDE RD	2345	HILLSIDE RD	CHANGING LIVES FOR CHRISTIANITY INC	5625 MORNING CREEK CIR	COLLEGE PARK GA 30349	55	0	68000	71960	349900	170000	179900	620	E2	0	3.2500000000	1328
13 0156 1L0480	2018	6740	CAMP VALLEY RD	6740	CAMP VALLEY RD	COOPER CAMON COOPER JR INC	7088 THELORD CR	ATLANTA GA 30349	55	40320	14400	26880	11100	11100	89700	101	R3	1	0.9000000000	1328
13 0156 1L0469	2018	6885	CAMP VALLEY RD	6885	CAMP VALLEY RD	SHOCKLEY VINSON F	6885 CAMP VALLEY RD	RIVERDALE GA 30296	55	29640	5880	23760	74100	59400	30200	101	R3	1	0.9741000000	1328
13 0156 1L0485	2018	2310	HILLSIDE RD	2310	HILLSIDE RD	WILSON JOAN E	2310 HILLSIDE RD	RIVERDALE GA 30296-1756	55	18160	5920	12240	45400	14800	30600	101	R3	1	0.9952800000	1328
13 0156 1L0527	2018	2325	HILLSIDE RD	2325	HILLSIDE RD	WATROUDHAMMOONCOON INC	2325 HILLSIDE RD	RIVERDALE GA 30296	55	0	9120	20800	75400	23300	51200	620	E2	0	5.0000000000	1328
13 0156 1L0535	2018	2317	HILLSIDE RD	2317	HILLSIDE RD	LANNON DESSIE W & CALVIN JR	1317 HILLSIDE RD	RIVERDALE GA 30296	55	22420	3080	14400	36100	36100	0	100	R3	1	2.0142000000	1328
13 0156 1L0543	2018	2315	HILLSIDE RD	2315	HILLSIDE RD	BARTLETT TANNA R	301 4TH AVE SE APT A	THOMASTON GA 30286	55	17240	4720	12520	43100	11800	11300	101	R3	1	1.0311000000	1328
13 0156 1L0550	2018	2305	HILLSIDE RD	2305	HILLSIDE RD	MANTHONG PHENG & KRISTIE L	2305 HILLSIDE RD	RIVERDALE GA 30296	55	27600	4720	22880	69000	11800	57100	101	R3	1	1.0311000000	1328
13 0156 1L0564	2018	2299	HILLSIDE RD	2299	HILLSIDE RD	MCADISE JIMMY R	2299 HILLSIDE RD	RIVERDALE GA 30296-1757	55	21240	4720	17400	52800	39800	101	R3	1	0.7560000000	1328	
13 0156 1L0576	2018	2335	HILLSIDE RD	2335	HILLSIDE RD	HARRISON JOHN T	2335 HILLSIDE RD	RIVERDALE GA 30296	55	25320	9720	15600	63300	24200	39000	101	R3	1	0.9489200000	1328
13 0156 1L0584	2018	0	HILLSIDE RD	0	HILLSIDE RD	WATROUDHAMMOONCOON INC	2335 HILLSIDE RD	RIVERDALE GA 30296	55	0	2760	0	6900	6900	0	621	E2	0	0.6216700000	1328
13 0156 1L0600	2018	6896	OLD NATIONAL HWY	6896	OLD NATIONAL HWY	GREATER NEW LIFE BAPTIST CHURCH INC	6930 DODD RD	RIVERDALE GA 30296	55	0	6760	0	16900	16900	0	600	E2	0	1.9000000000	1328
13 0156 1L0618	2018	6890	OLD NATIONAL HWY	6890	OLD NATIONAL HWY	SHIPLEY JOHN	6890 OLD NATIONAL HWY	COLLEGE PARK GA 30349-4926	55	18720	5080	13640	60800	71000	34100	100	R3	1	1.2000000000	1328
13 0156 1L0717	2018	2290	HILLSIDE RD	2290	HILLSIDE RD	PASCHAL HELEN J	2290 HILLSIDE RD	RIVERDALE GA 30296	55	26440	9240	17200	66100	23100	43000	101	R4	1	2.0592000000	1328
13 0156 1L0725	2018	2280	HILLSIDE RD	2280	HILLSIDE RD	MITCHELL ANTI JUAN	2280 HILLSIDE RD	RIVERDALE GA 30296-7371	55	27200	6000	21200	68000	15000	53000	101	R3	1	1.5754000000	1328
13 0156 1L0751	2018	6760	OLD NATIONAL HWY	6760	OLD NATIONAL HWY	DEE KENNIE	130 KIMEL LN	COLLEGE PARK GA 30349	55	20520	6760	15920	59800	11800	39800	101	R3	1	0.9880000000	1328
13 0156 1L0766	2018	6770	OLD NATIONAL HWY	6770	OLD NATIONAL HWY	VARELA VICENTE COLOCHO & COLOCHO OSWALDO JACOB	2765 SWANSEA CT	ATLANTA GA 30349	55	20640	6720	13920	51600	16800	34800	101	R3	1	2.0000000000	1328
13 0156 1L0832	2018	0	HILLSIDE RD	0	HILLSIDE RD	GREEN GEORGE H INC ET AL	P.O. BOX 127	FAIRBURN GA 30213-0127	55	11520	11520	0	28800	28800	0	100	R4	0	1.4000000000	1328
13 0156 1L0897	2018	6800	CAMP VALLEY RD	6800	CAMP VALLEY RD	TAYLOR RONNIE & TERRY J	6800 CAMP VALLEY RD	RIVERDALE GA 30296	55	3640	5960	14000	39800	76700	101	R3	1	1.0000000000	1328	
13 0156 1L0917	2018	6890	CAMP VALLEY RD	6890	CAMP VALLEY RD	HAYES ZEMBA B & JULIA M	6890 CAMP VALLEY RD	RIVERDALE GA 30296-1708	55	29440	6240	23200	72600	15800	34000	101	R3	1	1.0000000000	1328
13 0156 1L3893	2018	6800	OLD NATIONAL HWY	6800	OLD NATIONAL HWY	NGUYEN TRI NGOC	449 LESTER RD SW	LAURENCEVILLE GA 30044	55	19600	5560	14040	49000	13300	35100	101	R3	1	0.8880000000	1328
13 0157 1L3914	2018	0	OLD NATIONAL HWY	0	OLD NATIONAL HWY	APERX INC	2335 HILLSIDE RD	RIVERDALE GA 30296	55	0	3560	0	8900	8900	0	101	R3	1	1.2200000000	1328
13 0157 1L0212	2018	6715	OLD NATIONAL HWY	6715	OLD NATIONAL HWY	BEAU J INC	1309 MOONLIGHT WALK	ATLANTA GA 30047-8812	55	56840	43400	13440	142100	108500	33600	101	R5	1	10.4600000000	1328
13 0157 1L0553	2018	6645	OLD NATIONAL HWY	6645	OLD NATIONAL HWY	ADK NATIONAL HWY LLC	6685 PEACHTREE INDUSTRIAL BLVD	ATLANTA GA 30349	55	24640	9440	15200	61600	23600	38000	101	R4	1	2.7000000000	1328
13 0157 1L0336	2018	2485	CRIEL RD	2485	CRIEL RD	DOUG COCKER PROPERTIES LLP	4400 H HENRY BLVD	STOCKBRIDGE GA 30281	55	19720	4560	15160	49300	11400	17900	101	R3	1	0.9754000000	1328
13 0157 1L0344	2018	0	CRIEL RD	0	CRIEL RD	AMSTAR BUILDERS INC	1475 CRIEL RD RD #17 A	COLLEGE PARK GA 30349	55	2280	2280	0	5700	5700	0	100	R3	0	0.9000000000	1328
13 0157 1L0351	2018	2455	CRIEL RD	2455	CRIEL RD	OTTAWA MAYOLA ET AL	2455 CRIEL RD	ATLANTA GA 30349	55	28040	7000	21040	75000	52600	101	R3	1	2.0000000000	1328	
13 0157 1L0369	2018	2445	CRIEL RD	2445	CRIEL RD	ISOM LACORTE M	166 LECORTE HWY	ATLANTA GA 30318	55	76000	30120	45880	190000	75300	114700	369	CS	1	1.3157000000	1328
13 0157 1L0427	2018	6675	OLD NATIONAL HWY	6675	OLD NATIONAL HWY	NEW LIFE PRESBYTERIAN CHURCH UNLIMITED INC	6485 PEACHTREE INDUSTRIAL BLVD	ATLANTA GA 30349	55	8520	8520	0	21400	21400	0	100	R3	1	1.8600000000	1328
13 0157 1L0435	2018	6600	OLD NATIONAL HWY	6600	OLD NATIONAL HWY	CHURCH OF CHRIST OF OLD NATIONAL INC	6600 OLD NATIONAL HWY	COLLEGE PARK GA 30349	55	0	2492									

13 0188 LL0669	2018	0 OLD NATIONAL HWY	0	OLD NATIONAL	HWY	HERITAGE BANK	830 EAGLES LANDING PKWY	STOCKBRIDGE GA 30281	55	201440	201440	0	503600	503600	0	300	C4	1	3.8800000000	C809	
13 0188 LL0677	2018	0 JONESBORO RD	0	JONESBORO	RD	SAMS REAL ESTATE HOLDINGS GEORGIA LLC	7935 COUNCIL FL	MATTHEWS NC 28105	55	175120	175120	0	437800	437800	0	300	C3	0	1.5410000000	C809	
13 0188 LL1691	2018	7329 BETHSADA	7329	BETHSADA	RD	BARNETT STEEL LAURIE JEAN & BARNETT JOHNSON KAREN LAVONNE	1030 CARPENTER LN	BUCKHEAD GA 30625	55	27120	12320	14800	67800	30800	37000	101	R4	1	7.1500000000	1328	
13 0188 LL2970	2018	2275 JONESBORO RD	2275	JONESBORO	RD	HR&B ENTERPRISE LLC	2275 HIGHWAY ONE THIRTY EIGHT	FAIRBURN GA 30213	55	381360	182160	199200	953400	455400	498000	348	C3	0	1.0300000000	C809	
13 0189 LL0585	2018	0 LANE KANG DR	0	LANE KANG	DR	LOUNARATH KHAMBAY ET AL	1094 CLIFTWOOD DR	RIVERDALE GA 30296-3437	55	6160	6160	0	15400	15400	0	100	R3	0	1.0766000000	1328	
13 0189 LL0593	2018	0 LANE KANG DR	0	LANE KANG	DR	MANACHINEDA SAMAI & KENCHAN	6431 RIDGE CT	RIVERDALE GA 30274	55	6120	6120	0	15300	15300	0	100	R3	0	1.0526000000	1328	
13 0189 LL0601	2018	0 LANE KANG DR	0	LANE KANG	DR	SOVRAVONG SOMLITH	2465 WEST RD	RIVERDALE GA 30296	55	6400	6400	0	16000	16000	0	100	R3	0	1.1483000000	1328	
13 0189 LL0619	2018	0 LANE KANG DR	0	LANE KANG	DR	LOUNARATH KHAMBAY ET AL	1094 CLIFTWOOD DR	RIVERDALE GA 30296-3437	55	6080	6080	0	15200	15200	0	100	R3	0	1.0419000000	1328	
13 0189 LL0630	2018	0 LANE KANG DR	0	LANE KANG	DR	PHOKHAM DON & KONGSY	3440 PARSON RUN	SUNWAVE GA 30024	55	6240	6240	0	15600	15600	0	100	R3	0	1.0992000000	1328	
13 0196 LL0230	2018	7600 WESTBRIDGE RD	7600	WESTBRIDGE	RD	JACKSON MAYA G	7600 WESTBRIDGE RD	FAIRBURN GA 30213	55	27520	4560	22960	68800	11400	57400	101	R3	HF01	1	0.9700000000	1328
13 0196 LL0370	2018	0 JONESBORO RD	0	JONESBORO	RD	GODBY JAMES W & REGINA D EX UW & GLENNIS W	7595 JONESBORO RD SE # 1406	JONESBORO GA 30236	55	240	240	0	600	600	0	100	R3	0	0.0833000000	1328	
13 0196 LL0404	2018	0 JONESBORO RD	0	JONESBORO	RD	RAEIGHASEM KHADIJAH & TERMEI FARHAD	2317 HOLLYRIDGE DR	MARIETTA GA 30060	55	3720	3720	0	9300	9300	0	100	R3	0	1.0044000000	1328	
13 0196 LL0511	2018	0 JONESBORO RD	0	JONESBORO	RD	JACKSON MAYA G	7600 WESTBRIDGE RD	FAIRBURN GA 30213	55	9640	9640	0	24100	24100	0	100	R4	0	2.7000000000	1328	
13 0196 LL0552	2018	7510 WESTBRIDGE RD	7510	WESTBRIDGE	RD	VOVOC VENTURES LLC	100 WINTERBERRY RDG	FAYETTEVILLE GA 30214	55	26800	8840	17960	67000	22100	44900	101	R4	1	2.5000000000	1328	
13 0196 LL0644	2018	2220 JONESBORO RD	2220	JONESBORO	RD	OLD NATIONAL LP	4311 W LOVERS LN STE 100	DALLAS TX 75209	55	680000	375560	304440	1700000	938900	761100	344	C4	0	3.7176000000	C809	
13 0196 LL0651	2018	0 JONESBORO RD	0	JONESBORO	RD	KIMBELL MARCANNE	7540 WESTBRIDGE RD	FAIRBURN GA 30213	55	3200	3200	0	8000	8000	0	100	R3	0	0.4600000000	1328	
13 0196 LL0743	2018	7585 WESTBRIDGE RD	7585	WESTBRIDGE	RD	ADEYEFA OLAWANDE J & OLUREMI	12153 DICKSON RD	HAMPTON GA 30228	55	23560	4920	18640	58900	12300	46600	101	R3	1	1.1200000000	1328	
13 0196 LL0768	2018	0 JONESBORO RD	0	JONESBORO	RD	GODBY JAMES W & REGINA D EX UW	7595 JONESBORO RD	JONESBORO GA 30236-2446	55	1960	1960	0	4900	4900	0	100	R3	0	0.7122000000	1328	
13 0196 LL0776	2018	7590 WESTBRIDGE RD	7590	WESTBRIDGE	RD	JACKSON WANDA G & JAMES N	7590 JONESBORO RD	JONESBORO GA 30236-2447	55	22400	5280	17120	56000	13200	42800	101	R3	HF01	1	1.2700000000	1328
13 0196 LL0784	2018	7540 WESTBRIDGE RD	7540	WESTBRIDGE	RD	KIMBELL MARCANNE	7540 WESTBRIDGE RD	FAIRBURN GA 30213	55	20240	5280	14960	50600	13200	37400	101	R3	1	1.2700000000	1328	
13 0196 LL0792	2018	0 KENWOOD RD	0	KENWOOD	RD	AU WEAM	2705 DIMMOOR GLEN DR	BIRMINGHAM AL 35211	55	70840	70840	0	177100	177100	0	300	C3	0	0.9760000000	C809	
13 0196 LL0818	2018	0 JONESBORO RD	0	JONESBORO	RD	CLIFTWOOD PROPERTIES LLC	333 SANDY SPRINGS CIR SUITE 130	ATLANTA GA 30328-3833	55	267560	267560	0	668900	668900	0	300	C4	0	9.7000000000	C809	
13 0196 LL0826	2018	0 JONESBORO RD	0	JONESBORO	RD	CLIFTWOOD PROPERTIES LLC	333 SANDY SPRINGS CIR STE 130	ATLANTA GA 30328-3833	55	153160	153160	0	382900	382900	0	300	C4	0	2.9500000000	C809	
13 0196 LL0842	2018	0 JONESBORO RD	0	JONESBORO	RD	CLIFTWOOD PROPERTIES LLC	333 SANDY SPRINGS CIR STE 130	ATLANTA GA 30328	55	60760	60760	0	151900	151900	0	300	C3	0	1.1700000000	C809	
13 0196 LL0859	2018	0 JONESBORO RD	0	JONESBORO	RD	OLD NATIONAL STATION LLC	485 VALLEY RD	ATLANTA GA 30305	55	5240	5240	0	13100	13100	0	800	C3	0	1.0900000000	C809	
13 0196 LL0867	2018	915 KENWOOD RD	915	KENWOOD	RD	WH CAPITAL LLC	5966 FINANCIAL DR	NORCROSS GA 30071	55	134280	46020	87360	335700	117300	218400	125	C3	0	0.4220000000	C809	
13 0196 LL0875	2018	0 JONESBORO RD	0	JONESBORO	RD	OLD NATIONAL LP	4311 W LOVERS LN STE 100	DALLAS TX 75209	55	142280	142280	0	355700	355700	0	300	C3	0	2.0289000000	C809	





CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: Resolution to Approval DDA Funding

DATE OF MEETING: 4/9/2019

DEPARTMENT: Attorney

ATTACHMENTS:

Description	Type	Upload Date
Resolution DDA Funding	Cover Memo	4/3/2019

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

4
5
6 **A RESOLUTION PROMOTING FUNDING FOR THE SUCCESSFUL OPERATION OF**
7 **THE SOUTH FULTON DOWNTOWN DEVELOPMENT AUTHORITY AND FOR**
8 **OTHER LAWFUL PURPOSES**
9

10 **(Sponsored by Councilpersons khalid and Jackson)**
11

12 **WHEREAS**, the City of South Fulton (the "City") is a municipal corporation duly
13 organized and existing under the laws of the State of Georgia;
14

15 **WHEREAS**, the duly elected governing authority of the City is the Mayor and City
16 Council (the "City Council");
17

18 **WHEREAS**, the Downtown Development Authorities Law (the "DDA Law"),
19 O.C.G.A. § 36-42-1 *et seq.*, establishes a process whereby municipalities can activate
20 downtown development authorities in order to assist in the revitalization and
21 redevelopment of central business districts;
22

23 **WHEREAS**, the DDA Law creates in and for each Georgia municipality a
24 downtown development authority for the purpose of revitalizing and redeveloping the
25 central business district of such municipal corporation, promoting trade, commerce,
26 industry and employment opportunities;
27

28 **WHEREAS**, it has been determined by the City Council that there is a need for
29 the revitalization and redevelopment of central business district(s) within the City to
30 develop and promote trade, commerce, industry and employment opportunities;
31

32 **WHEREAS**, the City Council wishes through this Resolution to formalize its
33 commitment to the success of the City's Downtown Development Authority; and
34

35 **WHEREAS**, this Resolution in the best interests of the health and general
36 welfare of the City, its residents and general public;
37

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

40 **Section 1.** The City Council hereby voices its desire to properly fund the operations
41 of the City Downtown Development Authority for all years hereafter, as annual
42 budgeting allows. In furtherance of this desire, the City Manager is hereby instructed to
43 designate Twenty-Thousand Dollars (\$20,000.00) as a separate line item within the
44 proposed FY2019 mid-year budget amendment, with such funds, upon approval of the

proposed budget, to be kept in a special account restricted for lawful use by the City
Downtown Development Authority upon its activation.

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. 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.

71 THIS **RESOLUTION** adopted this _____ day of _____ 2019. CITY OF
72 **SOUTH FULTON, GEORGIA.**
73
74
75
76
77

78 _____
79 WILLIAM "BILL" EDWARDS, MAYOR
80
81
82

83 ATTEST:
84
85
86

87 _____
88 S. DIANE WHITE, CITY CLERK
89
90
91

92 APPROVED AS TO FORM:
93
94
95

96 _____
97 EMILIA C. WALKER, CITY ATTORNEY
98

99 The foregoing **RESOLUTION No. 2019-**_____, adopted on _____
100 was offered by Councilmember _____, who moved its approval. The motion
101 was seconded by Councilmember _____, and being put to a vote, the
102 result was as follows:

103

104

105

106

AYE

NAY

107 William "Bill" Edwards, Mayor

108 Mark Baker, Mayor Pro Tem

109 Catherine Foster Rowell

110 Carmalitha Lizandra Gumbs

111 Helen Zenobia Willis

112 Gertrude Naeema Gilyard

113 Rosie Jackson

114 khalid kamau



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: Council Approval of Proclamation Resolution

DATE OF MEETING: 4/9/2019

DEPARTMENT: Mayor

ATTACHMENTS:

Description	Type	Upload Date
Resolution for Proclamations	Cover Memo	4/3/2019
Application for Proclamations	Cover Memo	4/4/2019

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

6 **A RESOLUTION OF THE CITY OF SOUTH FULTON ESTABLISHING**
7 **PROCLAMATION PROTOCOLS AND FOR OTHER LAWFUL PURPOSES**

8
9 **(Sponsored by Mayor Edwards)**

10 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
11 organized and existing under the laws of the State of Georgia;
12

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

15 **WHEREAS**, the City Council places great significance on proclamations and the
16 need to recognize outstanding members of the public;

17 **WHEREAS**, the City Council desires to facilitate proclamations in a manner
18 which recognizes public contributions while respecting public time;

19 **WHEREAS**, an efficient proclamation process will help to ensure that all City
20 agenda items are given proper consideration and attention; and

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

23 **NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL** as
24 follows:
25

26 **Section 1. Proclamation guidelines.** The following criteria shall govern the
27 acceptance and presentation of proclamations:

28 **a. Criteria:** The following criteria shall govern the provision of City proclamations:
29

30 **i. Recipient:** The recipient of a proclamation shall be a:

- 31 1. City resident or business owner;
- 32 2. Person who resided within the City for a substantial part of their life;
- 33 3. Nationally or internationally known dignitary visiting the City; or
- 34 4. Non-profit, educational entity, business or church with connections to the
35 City or member of the City Council.

36
37 **ii. Basis.** Proclamations shall be limited to recognition of:
38

1. Positive issues of widespread community interest or concern;
 2. Major event occurring within the City or in conjunction with a City activity;
 3. Major accomplishments or milestone achievements that bring local, national or international acclaim to the City.
- b. **Presentation**: The following rules shall govern the presentation of proclamations during City Council meetings:
- i. **First Regular Monthly Meeting**. The public presentation of proclamations shall be limited to the first regular City Council meeting of each month and limited to ten minutes per proclamation.
 - ii. **Limitation to Four**. No more than four proclamations shall be publically presented at any meeting.
- c. **Citizen Requests**. Citizen requests shall be submitted on the City's website through a form to be provided by the City Clerk. The City Clerk shall forward all completed citizen submitted requests by email to the City Council. Any member of the City Council, on a first come first serve basis and in accordance with d(ii) herein, may email the City Clerk with notice of their intent to sponsor a citizen submitted request. The request shall be placed in que by the Clerk upon receipt of such notice of sponsorship.
- d. **Requests by City Council**: The following rules shall govern proclamation requests by members of the City Council:
- i. **Fourteen Day Notice to Clerk**. All City Council members shall cause for the wording and formatting for proclamations to be emailed to the City Clerk at least fourteen days in advance of the meeting at which they are requested to be presented. The submission to the City Clerk shall include:
 1. The full name of the recipient;
 2. The fully formatted proclamation;
 3. Whether the proclamation is requested to be publically presented at a City Council meeting or placed on a consent agenda; and
 4. The date that the proclamation is requested to be publically presented or placed on a consent agenda.
 - ii. **One Submission at a Time**: City Council members shall submit fourteen days in advance only one proclamation request to the City Clerk at a time. A subsequent request shall not be considered unless the pending request is

79 withdrawn or has been approved on a consent agenda or presented at a
80 regular meeting.

- 81 iii. **Priority.** Proclamations shall be scheduled for public presentation in the order
82 that they are fully submitted to the City Clerk. Once a complete submission is
83 received, the City Clerk shall reply to requesting City Council member with the
84 Regular Meeting date that the proclamation shall appear on the agenda.

- 85
86 iv. **Respect for Time Limitations.** The City Council respects the public's time
87 with respect to the length of meetings and numerous items to be discussed.
88 As such, and where appropriate, City Council members are encouraged to
89 present proclamations at private scheduled functions or events honoring or
90 held in conjunction with a proclamation recipient.
91

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

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

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

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

110 **Section 4.** The effective date of this Resolution shall be the date of adoption unless
111 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:

S. DIANE WHITE, CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

158 The foregoing **RESOLUTION No. 2019-**_____, adopted on _____
159 was offered by Councilmember _____, who moved its approval. The motion
160 was seconded by Councilmember _____, and being put to a vote, the
161 result was as follows:

	AYE	NAY
162		
163		
164		
165 William "Bill" Edwards, Mayor	_____	_____
166 Mark Baker, Mayor Pro Tem	_____	_____
167 Catherine Foster Rowell	_____	_____
168 Carmalitha Lizandra Gumbs	_____	_____
169 Helen Zenobia Willis	_____	_____
170 Gertrude Naeema Gilyard	_____	_____
171 Rosie Jackson	_____	_____
172 khalid kamau	_____	_____



CITY OF SOUTH FULTON PROCLAMATION APPLICATION

Return Completed Proclamation Application to:

The Office of City Clerk

Mail: 5440 Fulton Industrial Blvd., SW or **Email:** diane.white@cityofsouthfultonga.gov

Atlanta, GA 30336

Telephone: 470-809-7712

APPLICANT INFORMATION

DATE: _____

ORGANIZATION NAME:	
APPLICANT NAME:	DISTRICT:
ADDRESS:	
TELEPHONE NUMBER:	FACSIMILE:
EMAIL ADDRESS:	
CONTACT PERSON:	
CONTACT TELEPHONE:	FACSIMILE:
CONTACT EMAIL ADDRESS:	

All requests must be submitted at least fourteen (14) days prior to event and prior to a Council Meeting for presentation.

PRESENTATION INFORMATION (check one)

☐ Planned Event

☐ Council Meeting

☐ Schedule Pickup

☐ Mail

PLANNED EVENT INFORMATION

EVENT DATE: _____

INVITEE(S) / PROCLAMATION PRESENTER:	
NAME OF VENUE/EVENT LOCATION:	
EVENT ADDRESS:	
CONTACT PERSON AT EVENT:	
EVENT START TIME:	EVENT END TIME:
ESTIMATED TIME PROCLAMATION IS TO BE PRESENTED:	
IS CITY REPRESENTATIVE TO ATTEND ENTIRE EVENT OR PRESENTATION ONLY:	

COUNCIL MEETING

REQUEST FOR PROCLAMATION PRESENTATION AT THE _____ (date) COUNCIL MEETING
Please provide a list of names and respective titles of the individuals who will be attending the proclamation presentation on behalf of your organization.

FACTS TO BE CONSIDERED FOR USE IN PROCLAMATION:

Please attach a brochure about your organization along with other official literature describing your organization and its primary focus

The City of South Fulton reserves the right to use submitted facts as deemed appropriate and may request additional information when necessary. Supplemental information may be attached.



CITY OF SOUTH FULTON
COUNCIL AGENDA ITEM
COUNCIL WORK SESSION



SUBJECT: Capital Funding Needs

DATE OF MEETING: 4/9/2019

DEPARTMENT: Finance

ATTACHMENTS:

Description	Type	Upload Date
Capital Funding Presentation	Cover Memo	4/9/2019

City of South Fulton

FY 2019 CAPITAK NEEDS FUNDING OPTIONS

FRANK S. MILAZI, CPFA, CPFIM
CITY TREASURER/CFO



BACKGROUND



- The 2019 balanced budget is halfway through the year with several unbudgeted capital needs. Most of these capital needs will be included in the 2019 midyear budget amendment.
- All other capital needs that are not urgent will be included in the upcoming 2020 Budget.
- Mayor and Council will have to approve the funding of these capital needs during the midyear budget amendment on April 23, 2019 in order to be implemented.
- The following are some of the options available for Capital needs funding

CAPITAL NEEDS FUNDING OPTIONS

1. General Obligation Bonds known as GO Bonds – will require citizen approval through November referendum. The City can borrow up to 10 percent of tax digest – this option will not be able to meet our current needs, FY2019
2. Create Urban Redevelopment Agency and sell bonds backed by the City taxes – there is no cap on how much the city can borrow other than what the City can afford to repay but will need property tax increase – this option will take about 60 days to complete the process.



CAPITAL NEEDS FUNDING OPTIONS

- 3 Use Downtown Development Authority (DDA) or Development Authority but limited to 3 mills backing and 3 mills is outside City's millage rate cap. Note that our millage rate is capped at 13.469 mills – Mayor and Council may lift the cap or get approval from voters through referendum. A Downtown Development Authority and a Development Authority can only do projects for profit or private entities. Their public purpose is promotion of trade, industry, commerce and employment opportunities.



CAPITAL NEEDS FUNDING OPTIONS



Development Authority and a DDA cannot do governmental projects. A 1984 Ga Supreme Court case called Union City vs Odum stopped them from doing Governmental projects.

4. Take Tax Anticipation Note (TAN) to fund working capital and use General Fund to fund capital need but we must increase property taxes and we must repay the TAN every December 31.

ACTION BY MAYOR AND COUNCIL

- Mayor and Council will approve one or more of the available funding options during the 2019 midyear Budget Amendment on April 23, 2019 in order to fund capital needs.

