

1           **A RESOLUTION CONSENTING TO AND RATIFYING THE USE OF**  
2           **FULTON COUNTY AD VALOREM PROPERTY TAX INCREMENT FOR**  
3           **FIVE PROJECTS LOCATED IN WESTSIDE TAX ALLOCATION DISTRICT**  
4           **NUMBER 1 - ATLANTA/WESTSIDE.**

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6           **WHEREAS**, pursuant to the Redevelopment Powers Law (O.C.G.A. § 36-44-1, *et seq.*, as  
7 amended), the City of Atlanta (the "City"), pursuant to Resolution No. 92-R-1575 adopted by the  
8 Atlanta City Council (the "City Council") on December 7, 1992 and approved by the Mayor of the  
9 City (the "Mayor") on December 15, 1992, (i) created the Techwood Park Urban Redevelopment Area  
10 and Tax Allocation District Number One - Atlanta/Techwood Park (the "Techwood Redevelopment  
11 Area"), (ii) adopted the Techwood Park Urban Redevelopment Plan (the "Techwood Redevelopment  
12 Plan"), and (iii) created Tax Allocation District Number One - Atlanta/Techwood Park (the "Techwood  
13 TAD"); and  
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15           **WHEREAS**, pursuant to Resolution No. 98-R-0777, adopted by the City Council on July 6,  
16 1998 and approved by the Mayor on July 13, 1998, as amended (the "Westside Resolution"), the City,  
17 among other matters, (i) renamed the Techwood Redevelopment Area as The Westside Redevelopment  
18 Area and Tax Allocation Bond District (Tax Allocation District Number 1, as Amended -  
19 Atlanta/Westside) (the "Westside Redevelopment Area"), (ii) renamed the Techwood Redevelopment  
20 Plan as The Westside Redevelopment Plan and Tax Allocation Bond District (Tax Allocation District  
21 Number 1, as Amended - Atlanta/Westside) (the "Westside Redevelopment Plan"), (iii) amended the  
22 Techwood TAD and established The Westside Tax Allocation Bond District Number 1, As Amended  
23 - Atlanta/Westside (the "Westside TAD"), and (iv) expanded the boundaries of the Westside TAD so  
24 as to include certain distressed and vacant properties; and  
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26           **WHEREAS**, the City appointed The Atlanta Development Authority d/b/a Invest Atlanta as  
27 its redevelopment agent (the "Redevelopment Agent") pursuant to the Redevelopment Powers Law for  
28 the purpose of implementing the redevelopment initiatives set forth in the Westside Redevelopment  
29 Plan; and  
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31           **WHEREAS**, pursuant to Resolution No. 98-1452, adopted on November 18, 1998, as amended  
32 by Resolution No. 05-0851 adopted on July 20, 2005 and Resolution No. 08-1010 adopted on  
33 December 17, 2008 (collectively, the "County Resolution"), the Board of Commissioners of Fulton  
34 County consented to the inclusion of its ad valorem property taxes in the computation of the tax  
35 allocation increment for the Westside TAD, with certain conditions, through December 31, 2038; and

36           **WHEREAS**, pursuant to the County Resolution, projects financed after December 31, 2018  
37 with Fulton County *ad valorem* property tax increment generated within the Westside TAD shall be  
38 subject to review by the County regarding the terms of its participation in the redevelopment efforts of  
39 the Westside TAD; and

40           **WHEREAS**, the Redevelopment Agent has requested that the Board of Commissioners  
41 consent to and ratify the use of Fulton County *ad valorem* property tax increment to fund five projects  
42 approved by its Board of Directors, located in the Westside TAD: (i) a \$900,000 grant to the Westside  
43 Acquisitions I, LLC d/b/a Westside Future Fund from the Westside TAD Ascension Fund to construct a  
44 thirty-three (33) unit multifamily rental housing facility in the English Avenue neighborhood located at 839  
45 Joseph E. Boone Boulevard, Atlanta, Georgia 30318; (ii) a \$640,000.00 grant to Westside Acquisitions I,  
46 LLC d/b/a Westside Future Fund to construct two buildings, each consisting of twelve (12) multifamily

housing units to be located at 646 Echo Street, NW, Atlanta, Georgia 30318; (iii) a \$66,000.00 grant to oaksATL Community Development, LLC to construct a three-story, mixed-use development located at 557 Lindsay Street, Atlanta, Georgia 30314; (iv) a \$250,000.00 grant to the National Center for Civil and Human Rights Foundation, Inc./National Center for Civil and Human Rights, Inc., to construct a new 23,898 square feet educational, training, and conference facilities located at 100 Ivan Allen Jr., Blvd., Atlanta, Georgia 30313; and (v) a \$1,000,000.00 grant to construct a small multifamily development located at 385 Joseph E. Lowery Boulevard, Atlanta, Georgia 30318 (collectively the "Projects") as further described in the Resolutions of the Redevelopment Agent and accompanying Fact Sheets attached collectively as Exhibit A and incorporated herein by reference; and

**WHEREAS**, the Board of Commissioners finds that it is in the public interest to consent to and ratify the use of Fulton County *ad valorem* property tax increment to fund such projects.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of Fulton County, Georgia, that Westside Tax Allocation District grants approved by the Redevelopment Agent on November 16, 2023: (i) a Grant not to exceed Nine Hundred Thousand and No/100 Dollars (\$900,000) to assist in the construction, installation, and equipping of the a new 33- unit mixed-use development in the English Avenue neighborhood located at 839 Joseph E. Boone Boulevard, Atlanta, Georgia 30318; (ii) a Grant not to exceed Six Hundred Forty Thousand Dollars (\$640,000.00) to assist in the construction, installation, and equipping of a new multifamily residential development complex located at 646 Echo Street, Atlanta, Georgia 30318; and that Grant approved by the Redevelopment Agent on January 18, 2024; (iii) an additional Grant not to exceed Sixty-Six Thousand Dollars (\$66,000.00) to construct a three-story small mixed-use development located at 557 Lindsay Street, Atlanta, Georgia 30314; (iv) a Grant not to exceed Two Hundred Fifty Thousand Dollars (\$250,000.00) to help finance an expansion of the National Center for Civil and Human Rights located at 100 Ivan Allen Jr., Boulevard; and (v) a Grant not to exceed One Million Dollars (\$1,000,000.00) to renovate and construct a small multifamily development located at 385 Joseph E. Lowery Boulevard, Atlanta, Georgia 30318; all Grants approved by the Redevelopment Agent at its November 16, 2023, January 18, 2024 February 15, 2024 and March 21, 2024 Board Meetings, which will ultimately lead to the production of affordable multifamily housing, are hereby ratified, approved, and consented to pursuant to and in accordance with the County Resolution.

**BE IT FURTHER RESOLVED**, that all provisions of the County Resolution shall remain in full force and effect.

**BE IT FURTHER RESOLVED**, that any act consistent with the authority of this Resolution and taken prior to the effective date of this Resolution is hereby ratified and confirmed.

**BE IT FURTHER RESOLVED**, that any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are rescinded.

**BE IT FINALLY RESOLVED**, that this Resolution shall be in full force and effect immediately upon its adoption.


90 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County, Georgia,  
91 this 1<sup>st</sup> day of May, 2024.

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93 **FULTON COUNTY BOARD OF COMMISSIONERS**

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95 SPONSORED BY:

96   
97  
98 Dana Barrett, Commissioner (District3)  
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103 ATTEST:

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106  
107 Tonya R. Grier  
108 Clerk to the Commission  
109 of Fulton County, Georgia  
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APPROVED AS TO FORM:

  
Y. Soo Jo  
County Attorney