

1 **A RESOLUTION TO SUPPORT THE GROWTH AND LONG-TERM SUSTAINABILITY**  
2 **OF LOCAL, INDEPENDENT SMALL BUSINESSES AS THEY EXPAND AND CREATE**  
3 **JOB IN SOUTH DOWNTOWN, TO ENSURE THAT LOCAL SMALL BUSINESSES**  
4 **ARE INCLUDED IN THE ECONOMIC OPPORTUNITIES PROVIDED BY THE 2026**  
5 **WORLD CUP, AND FOR OTHER PURPOSES.**  
6

7 **WHEREAS**, small businesses make up 99.7 percent of all businesses in Georgia,  
8 employ 42.5 percent of the state’s workforce, and contribute to the economic vitality of  
9 their communities; and

10 **WHEREAS**, small business owners face serious financial barriers to growth,  
11 expansion, and long-term stability including rising costs, workforce challenges, and  
12 intense competition from larger corporations with greater resources; and

13 **WHEREAS**, accessing capital remains one of the greatest challenges for small  
14 business owners in Georgia and is even more challenging, if not impossible, for women  
15 and minority business owners; and

16 **WHEREAS**, Fulton County is committed to supporting small businesses and  
17 strengthening local economic opportunities through Select Fulton, WorkSource Fulton,  
18 Develop Fulton, Invest Atlanta, and other partnerships, programs and initiatives; and

19 **WHEREAS**, Invest Atlanta’s Small Business Improvement Grant Program  
20 provides grants of up to \$50,000 to small businesses and commercial property owners  
21 located in seven of the City of Atlanta’s Tax Allocation Districts (TADs) - Campbellton  
22 Road, Hollowell-ML King, Metropolitan Parkway, Perry Bolton, Eastside, Westside and  
23 Stadium Neighborhoods; and

24 **WHEREAS**, the Fulton County Board of Commissioners is proud to support all the  
25 awardees of the Small Business Improvement Grant program with its tax increment  
26 dollars; and

1           **WHEREAS**, four women- and minority-owned small businesses expanding into  
2 South Downtown (see Exhibit A) that have been awarded Small Business Improvement  
3 Grants by Invest Atlanta are awaiting approval from the Fulton County Board of  
4 Commissioners in order to receive their grant funds which are partially comprised of  
5 Fulton County’s tax increment; and

6           **WHEREAS**, these businesses are all within blocks of Mercedes-Benz Stadium and  
7 are a key part of creating a vibrant experience and sharing local flavor with visitors to  
8 Fulton County during the 2026 World Cup and beyond; and

9           **WHEREAS**, the \$12,500 portion of each \$50,000 Small Business Improvement  
10 Grant award that comes from Fulton County’s tax increment is already being held by  
11 Invest Atlanta, does not impact Fulton County’s 2026 budget, and cannot be repurposed  
12 by Fulton County for any other purpose through 2038; and

13           **WHEREAS**, the \$250,000 Downtown Pop-Up Opportunity Fund is a micro-grant  
14 initiative designed to support independent, locally owned retail and restaurant businesses  
15 seeking to occupy storefront locations in a limited geographic area ahead of the 2026  
16 World Cup with grants ranging from \$5,000 to \$50,000; and

17           **WHEREAS**, the Downtown Pop-Up Opportunity Fund is administered by Central  
18 Atlanta Progress in partnership with Invest Atlanta and Showcase Atlanta and is designed  
19 to cover tenant improvement costs that may otherwise prevent businesses from securing  
20 downtown space; and

21           **WHEREAS**, the \$62,500 portion of the Downtown Pop-Up Opportunity Fund that  
22 would come from Fulton County’s tax increment is already being held by Invest Atlanta,

1 does not impact Fulton County’s 2026 budget, and cannot be repurposed by Fulton  
2 County for any other purpose through 2038.

3 **WHEREAS**, pursuant to Resolution 98-1452, adopted on November 18, 1998, as  
4 amended by Resolution 05-0851 adopted on July 20, 2005, and Resolution 08-1010  
5 adopted on December 17, 2008 (collectively, the “County Resolution”), the Board of  
6 Commissioners of Fulton County consented to the inclusion of its ad valorem property tax  
7 increment to fund the Westside TAD through December 31, 2038; and

8 **WHEREAS**, the County Resolution requires that projects financed after December  
9 31, 2018, with Fulton County property tax increment generated within the geographical  
10 boundaries of the Westside TAD shall be subject to review by Fulton County; and

11 **WHEREAS**, Fulton County is a party to the bond obligations committed to by the  
12 Westside TAD and as such, must continue to contribute its tax increment payments to the  
13 Westside TAD until such bond obligations are paid in full through 2038; and

14 **WHEREAS**, the Fulton County Board of Commissioners recognizes that the  
15 highest and best use of all tax increment dollars contributed to the Westside TAD is to  
16 fund projects that will grow the tax base while addressing affordability and providing  
17 economic opportunity.

18 **NOW, THEREFORE BE IT RESOLVED**, that the Fulton County Board of  
19 Commissioners hereby consents to the use of a total of \$50,000 of Westside TAD tax  
20 increment dollars for the Small Business Improvement Grant program awardees detailed  
21 in Exhibit A described herein.

1           **BE IT FURTHER RESOLVED**, that the Fulton County Board of Commissioners  
2 consents to the use of \$62,500 of its Westside TAD tax increment dollars for the  
3 Downtown Pop-Up Opportunity Fund as described herein.

4           **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,  
5 Georgia, this 18th day of March 2026.

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**FULTON COUNTY  
BOARD OF COMMISSIONERS**

**Sponsored by:**

\_\_\_\_\_  
Dana Barrett, Commissioner  
(District 3)

**ATTEST:**

\_\_\_\_\_  
Tonya R. Grier,  
Clerk to the Commission

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Y. Soo Jo, County Attorney

**EXHIBIT A:**  
**Small Business Improvement Grant (SBIG) Awards\***

<b>Grant Approval Date</b>	<b>Business Name</b>	<b>Address</b>	<b>Fulton County District</b>	<b>Total Grant \$</b>	<b>Fulton County Portion of Grant \$</b>
12/18/2025	Delilah's Everyday Soul	227 Mitchell Street SW, Atlanta, 30303	4	\$50,000	<b>\$12,500</b>
4/17/2025	The Vick at Healey	57 Forsyth Street, NW, Atlanta, 30303	4	\$50,000	<b>\$12,500</b>
10/16/2025	Crates	215 Mitchell Street SW, Atlanta, 30303	4	\$50,000	<b>\$12,500</b>
10/16/2025	Bottle Rocket Fine Food & Beverage	231 Mitchell Street SW, Atlanta, 30303	4	\$50,000	<b>\$12,500</b>
<b>Total</b>				<b>\$200,000</b>	<b>\$50,000</b>

*\*Note: This list only includes current Small Business Improvement Grants within the Westside TAD awaiting approval by the Fulton County Board of Commissioners. It is not a comprehensive list of all Small Business Grant Improvement Awardees.*

## Delilah's Everyday Soul

227 Mitchell Street, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

**Summary** To authorize the release of \$12,500 of the Fulton County Increment set aside in the Westside TAD to be used as part of a Small Business Improvement Grant (SBIG) to fund interior and exterior improvements to Delilah's Everyday Soul.

**Funding Source** Westside TAD Small Business Improvement Grant

**Location** 227 Mitchell Street, Atlanta, GA, 30303  
**Council District:** 4 **NPU:** M **APS District:** 1  
**Fulton County District:** 4

**Timeline** 4-6 weeks  
Construction Start Date: January 2026  
Completion Date: March 2026

**Business Entity** Delilah's on Hotel Row LLC

**Description** Delilah's Everyday Soul is a well-loved soul food concept with a strong presence in Atlanta through its locations at Chattahoochee Food Works and Colony Square in the city of Atlanta, and Politan Row in Dunwoody. They are now expanding with their first stand-alone restaurant in South Downtown, located on historic Hotel Row.

With support from the SBIG program, these funds will enable a full buildout of the new location, including a complete kitchen, dining area, bar, furniture and fixtures, signage, and modern technology upgrades. These enhancements will create a fully functional, welcoming full-service restaurant,

### Development Budget

Sources	Total
WTAD SBIG Grant	\$50,000
Business Owner Contributions	\$515,000
<b>Total Sources</b>	<b>\$565,000</b>

Uses	Total
Tenant Improvements	\$465,000
Fixtures/Furniture	\$50,000
Signage, Tile Entry, Awning, Exterior Lighting	\$50,000
<b>Total Uses</b>	<b>\$565,000</b>

\*Fulton County's portion of the Westside TAD for the SBIG is 25%

### (\$12,500). Project Benefits

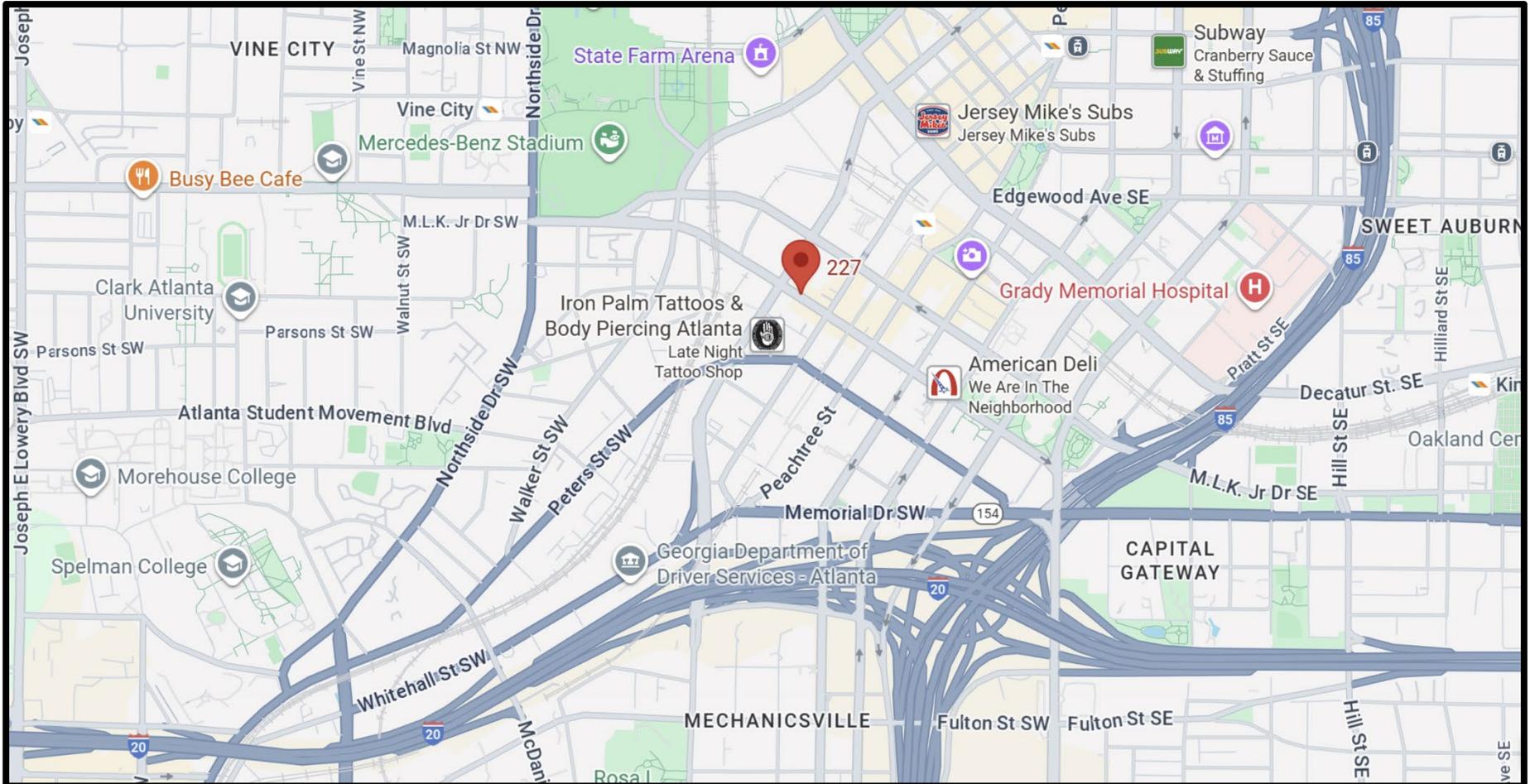
- Activates an underutilized commercial space in South Downtown, bringing new energy and activity to the area.
- Strengthens the growth and long-term sustainability of a local, independent business as they expand their footprint in South Downtown.
- Helps retain existing jobs and create new positions in the food service sector, further enhancing the economic vitality of South Downtown.

# Delilah's Everyday Soul

227 Mitchell Street, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

## Project Location

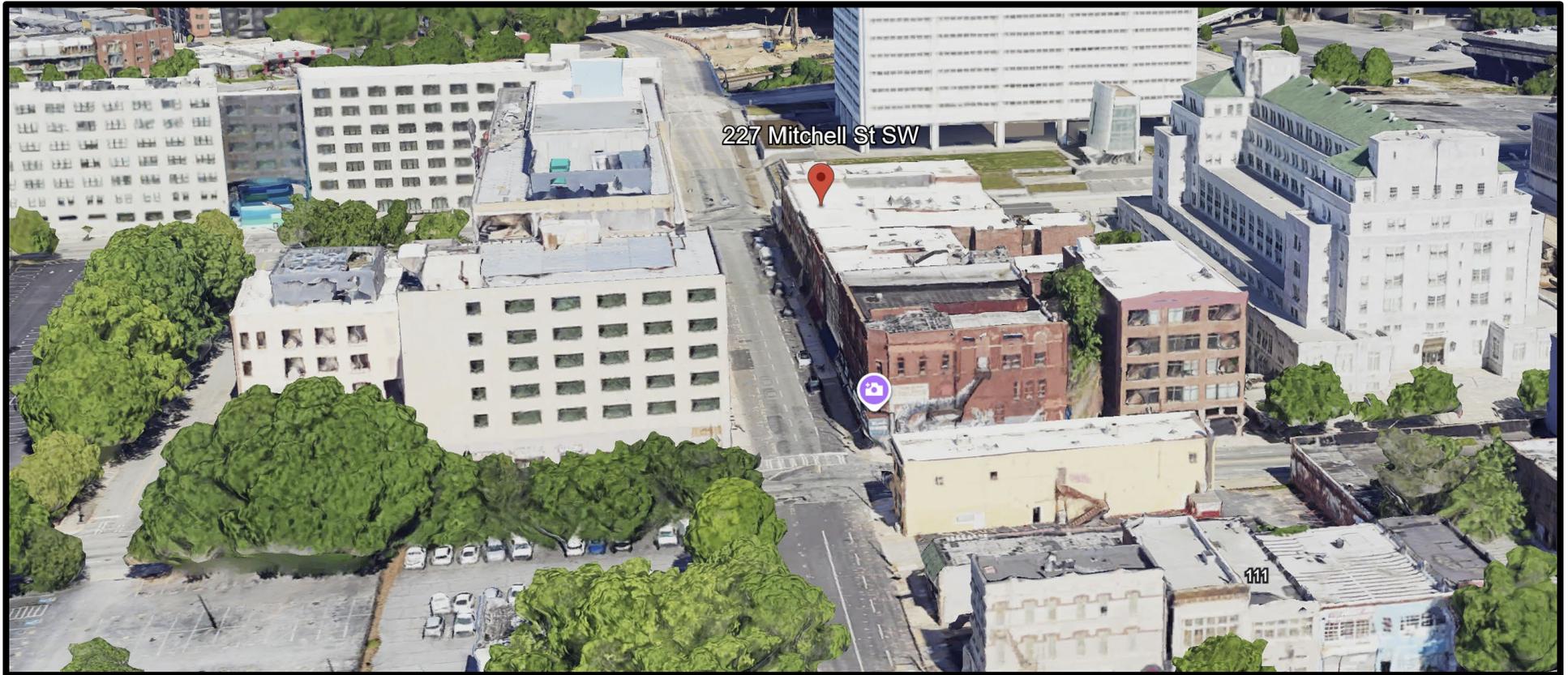


**Delilah's Everyday Soul**

227 Mitchell Street, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

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## Delilah's Everyday Soul

227 Mitchell Street, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

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### Project Photos



**Delilah's Everyday Soul**

227 Mitchell Street, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

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## The Vick at Healey

57 Forsyth Street NW, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

**Summary** To authorize the release of \$12,500 of the Fulton County Increment set aside in the Westside TAD to be used as part of a Small Business Improvement Grant (SBIG) to fund interior and exterior improvements to The Vick at Healey.

**Funding Source** Westside TAD Small Business Improvement Grant

**Location** 57 Forsyth Street NW, Atlanta, GA 30303  
**Council District:** 4 **NPU:** M **APS District:** 1 **Fulton County District:** 4

**Timeline** 4-6 weeks  
Construction Start Date: May 2025  
Completion Date: July 2025

**Project Type** Full-Service Restaurant

**Business Entity** The Vick at Healey LLC *d/b/a* The Vick at Healey

**Description** The Vick at Healey will be the second location for Chef and owner Kadajah Vickers, who opened The Vick on Canton on Roswell's Canton Street in 2021. Her Roswell location is open 5 days a week, serving breakfast, lunch and dinner, with live music from 6p – 9p Thursday through Sunday. A similar concept is envisioned for the downtown Atlanta location.

The proposed project will renovate the existing restaurant space, with upgrades to the dining room, kitchen, and interior and exterior surfaces. Support from the SBIG program will enable the business owner to do a full update of all areas of the restaurant, positioning her to open sooner, with a better build-out, and establish successful operations in advance of the World Cup in 2026.

### Development Budget

Sources	Total
WTAD SBIG Grant	\$50,000
Business Owner Contributions	\$11,800
<b>Total Sources</b>	<b>\$61,800</b>

Uses	Total
Demo and site prep	\$4,000
Kitchen – cleaning and appliance installation	\$3,500
Plumbing, HVAC and Fire System repairs	\$7,000
Flooring	\$7,500
Restroom Updates	\$3,000
Electrical Updates	\$6,000
Interior Painting	\$10,000
Window sealing and repairs	\$3,000
Construction of new booths, stage and bar area	\$17,800
<b>Total Uses</b>	<b>\$61,800</b>

\*Fulton County's portion of the Westside TAD for the SBIG is 25% (\$12,500).

### Project Benefits

- Activates a currently vacant restaurant location in the Healey Building, adjacent to the Broad Street pedestrian activity center
- 2<sup>nd</sup> location, first location on Canton Street in Roswell
- Brings new full-service restaurant to the Downtown neighborhood, positioned to serve residents as well as visitors and tourists
- Creation of 7 new jobs

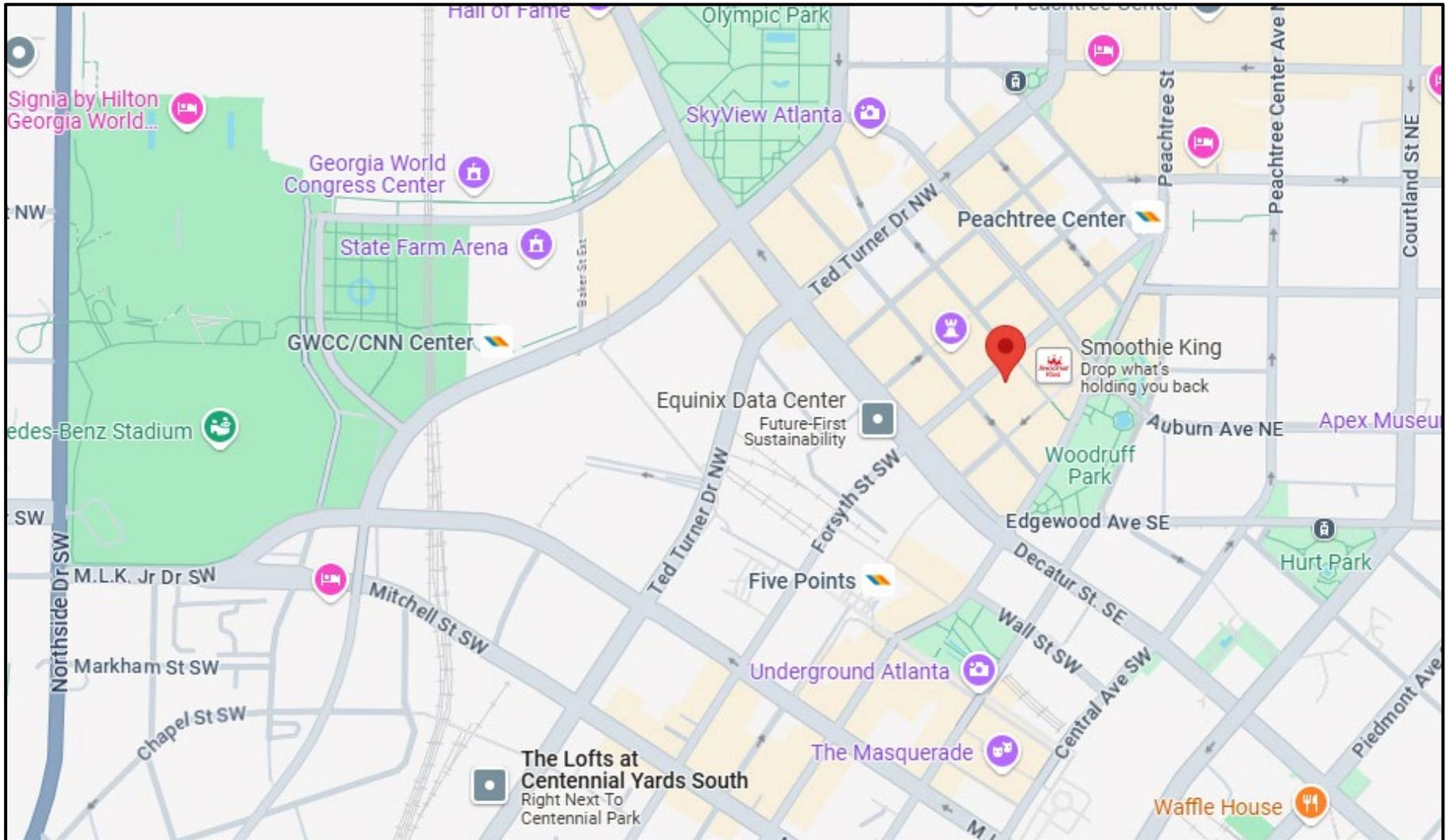
# The Vick at Healey

57 Forsyth Street, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

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## Project Location Map



**The Vick at Healey**

57 Forsyth Street NW, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

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**The Vick at Healey**

57 Forsyth Street NW, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant



## Crates

215 Mitchell St. SW, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

**Summary** To authorize the release of \$12,500 of the Fulton County Increment set aside in the Westside TAD to be used as part of a Small Business Improvement Grant (SBIG) to fund interior and exterior improvements to Crates.

**Funding Source** Westside TAD Small Business Improvement Grant

**Location** 215 Mitchell St SW, Atlanta GA, 30303  
**Council District:** 4 **NPU:** M **APS District:** 1  
**Fulton County District:** 4

**Timeline** 4-6 weeks  
Construction Start Date: October 2025  
Completion Date: January 2026

**Business Entity** CratesATL LLC

**Description** Crates is a music store that originally opened in Little Five Points in 2015. This is the second location, which has been open in South Downtown's historic Hotel Row since April 2025. They are in need of essential upgrades.

With financial resources from the SBIG program, the project will fund new flooring, updated cabinetry, and enhanced lighting. Additional work will include key improvements to their HVAC and electrical systems to support efficient operations and sustainability.

## Development Budget

Sources	Total
WTAD SBIG Grant	\$50,000
Business Owner Contributions	\$55,400
<b>Total Sources</b>	<b>\$105,400</b>

Uses	Total
Flooring	\$5,700
Cabinetry	\$54,000
Lighting	\$10,000
HVAC	\$12,500
Electrical	\$23,200
<b>Total Uses</b>	<b>\$105,400</b>

**\*Fulton County's portion of the Westside TAD for the SBIG is 25% (\$12,500).**

## Project Benefits

- Modernizes an existing commercial space to strengthen operations in the South Downtown market
- Upgrades core systems and infrastructure to ensure long-term functionality
- Enhances customer and employee experience through improvements to cabinetry, flooring, lighting, HVAC, and electrical systems
- Supports business growth, job retention, and the potential creation of new employment opportunities in the local community

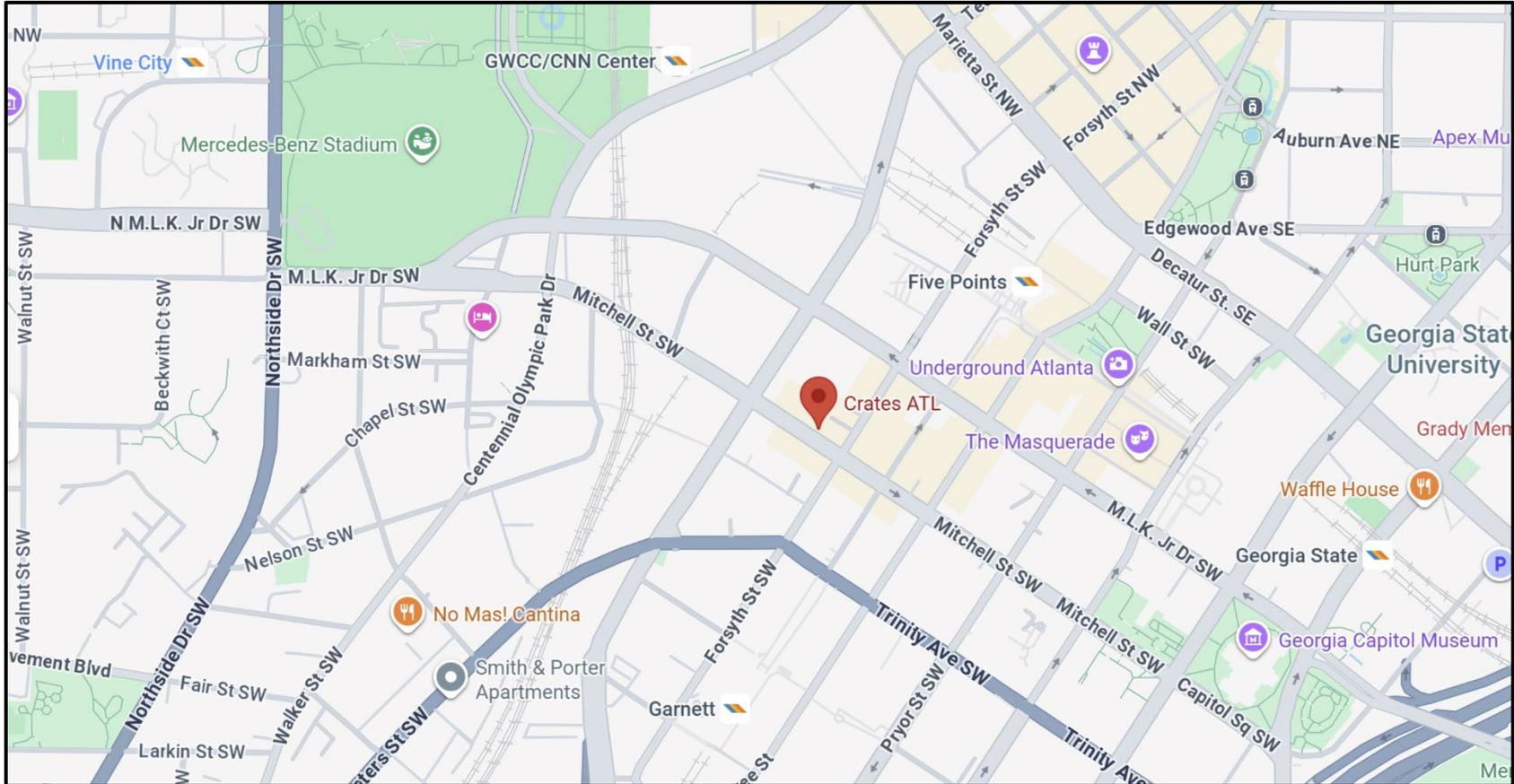
# Crates

215 Mitchell Street, SW Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

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## Project Location

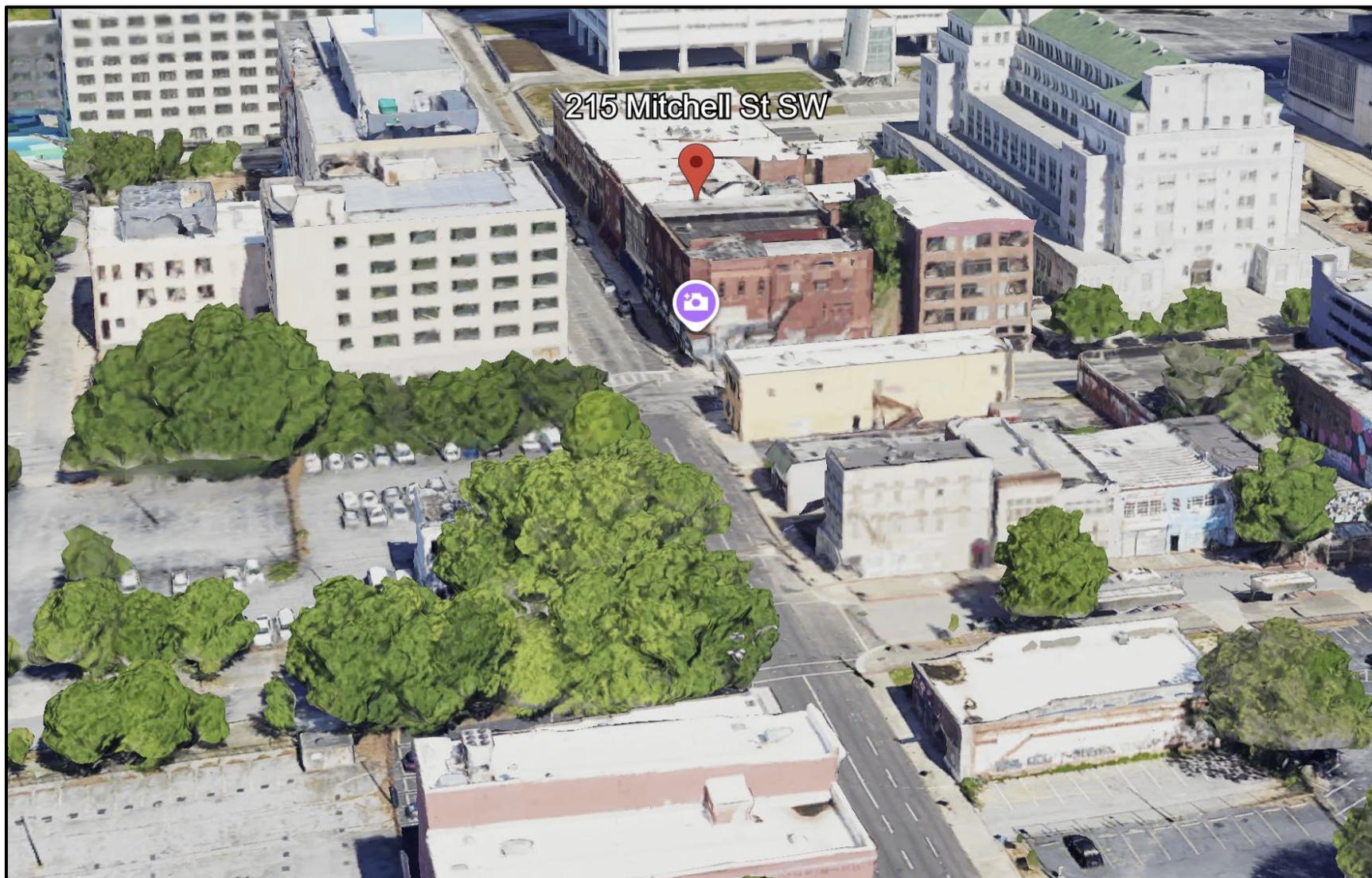


## Crates

215 Mitchell Street, SW Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

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# Crates

215 Mitchell Street, SW Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for the Small Business Improvement Grant

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## Bottle Rocket Fine Food & Beverage

231 Mitchell St. SW, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD for Small Business Improvement Grant

**Summary** To authorize the release of \$12,500 of the Fulton County Increment set aside in the Westside TAD to be used as part of a Small Business Improvement Grant (SBIG) to fund interior and exterior improvements at Bottle Rocket Fine Food & Beverage.

**Funding Source** Westside TAD Small Business Improvement Grant

**Location** 231 Mitchell Street SW, Atlanta, Georgia, 30303  
**Council District:** 4 **NPU:** M **APS District:** 1  
**Fulton County District:** 4

**Timeline** 6-8 weeks  
Construction Start Date: October 2025  
Completion Date: January 2026

**Business Entity** Castleberry Co-op LLC

**Description** Castleberry Co-Op LLC dba Bottle Rocket Fine Food & Beverage has been a popular neighborhood restaurant in Castleberry Hill for the last fourteen years. They are now relocating a few blocks away to South Downtown's historic Hotel Row.

This scope of work is part of a complete buildout that will allow them to expand their service and grow their business. Leveraging resources from the SBIG program, the project includes construction of a full kitchen, bar, and dining room. Exterior improvements include signage, entryway and window upgrades.

### Development Budget

Sources	Total
WTAD SBIG Grant	\$50,000
Business Owner Contributions	\$22,000
<b>Total Sources</b>	<b>\$72,000</b>

Uses	Total
HVAC	\$25,000
Electrical Lighting: Kitchen & Bar	\$8,000
Exterior Improvements & Signage	\$6,500
Plumbing	\$10,000
Finishes (Ceiling Grid Systems, Wall Finishes)	\$22,500
<b>Total Uses</b>	<b>\$72,000</b>

\*Fulton County's portion of the Westside TAD for the SBIG is 25% (\$12,500).

### Project Benefits

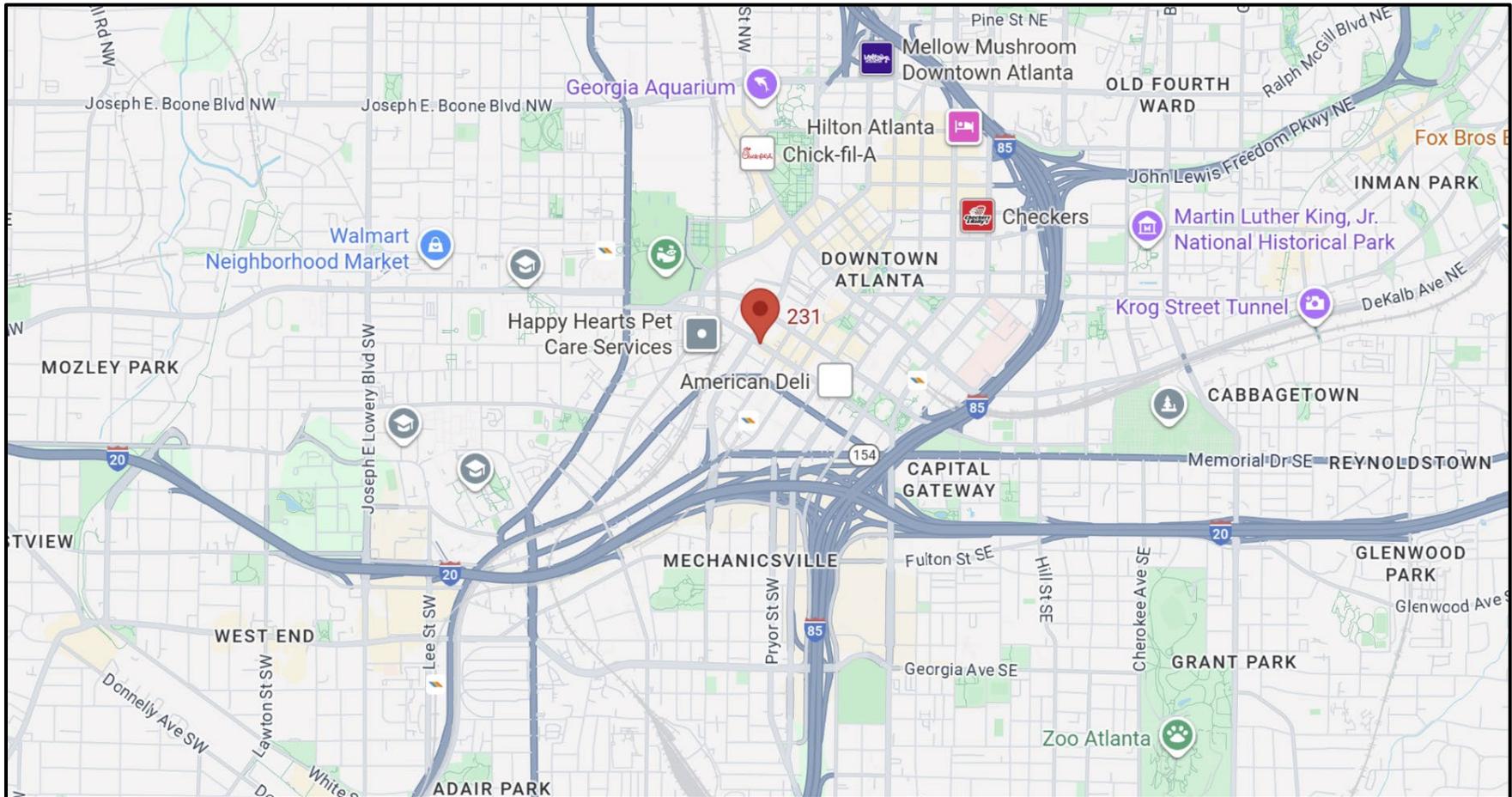
- Revitalizes a vacant commercial space in South Downtown's Historic Hotel Row
- Enables the growth and long-term viability of a local, independent business as they relocate to continue operating in the downtown area
- Supports job retention and the creation of new opportunities in the food service sector, contributing to the vibrancy of South Downtown

# Bottle Rocket Fine Food & Beverage

231 Mitchell St. SW, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD Small Business Improvement Grant

## Project Location

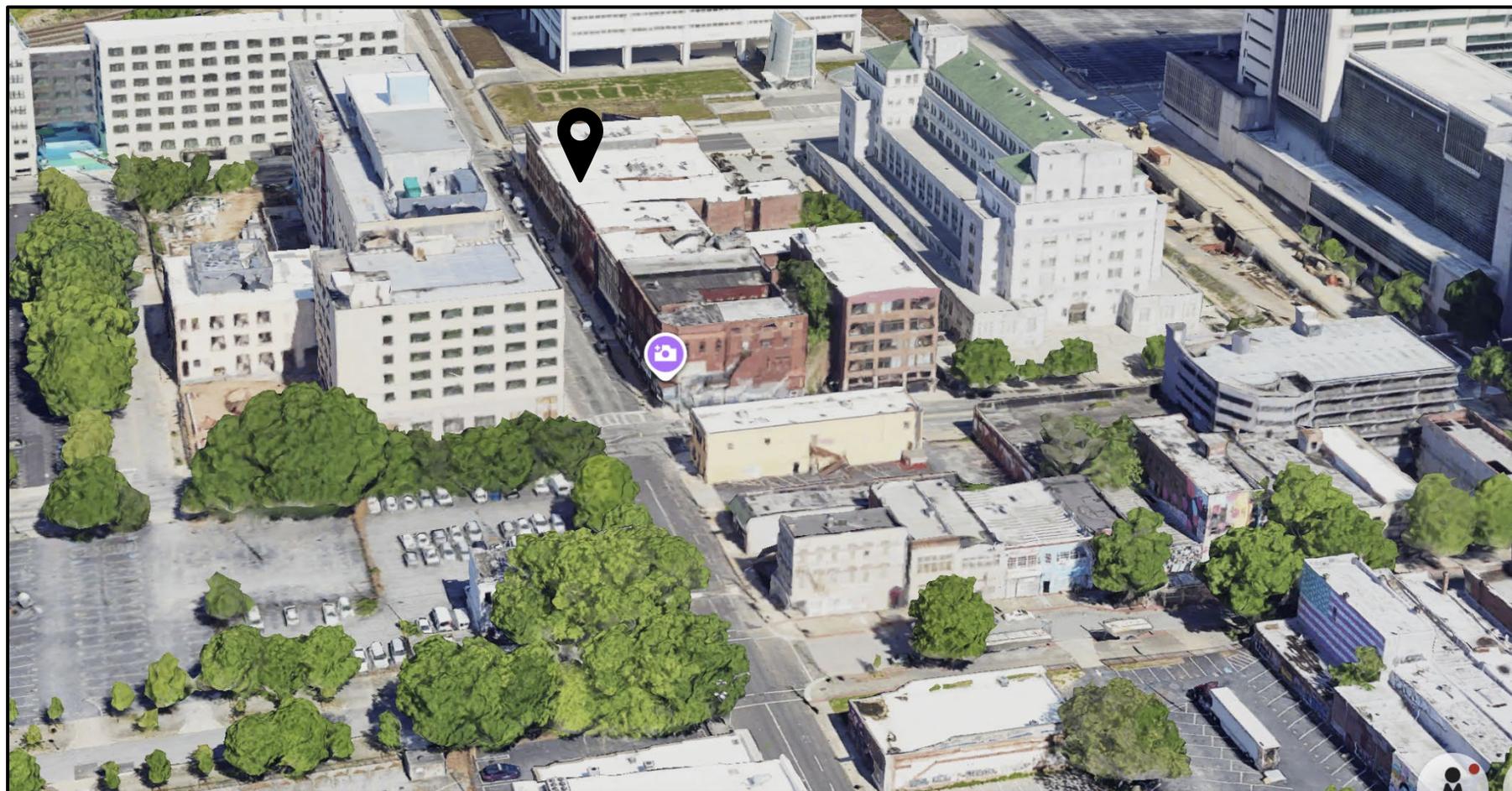


**Bottle Rocket Fine Food & Beverage**

231 Mitchell St. SW, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD Small Business Improvement Grant

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**Bottle Rocket Fine Food & Beverage**

231 Mitchell St. SW, Atlanta, 30303

Approval to Release Fulton County Portion of Westside TAD Small Business Improvement Grant

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# Downtown Pop-Up Opportunity Fund

The **Downtown Pop-Up Opportunity Fund** is a grant initiative supported by the Eastside and Westside TADs. It is designed to accelerate the lease and activation of vacant or underutilized small commercial storefronts within the Eastside and Westside TADs (see map on the next page).

The program specifically supports independent, locally owned retail and restaurant businesses seeking to occupy storefront locations ahead of the 2026 FIFA World Cup and other upcoming large-scale events.

Grants range from **\$5,000 to \$50,000**, helping cover tenant improvement costs that may otherwise prevent businesses from securing downtown space.

The Fund is administered by Central Atlanta Progress in partnership with Invest Atlanta and Showcase Atlanta.

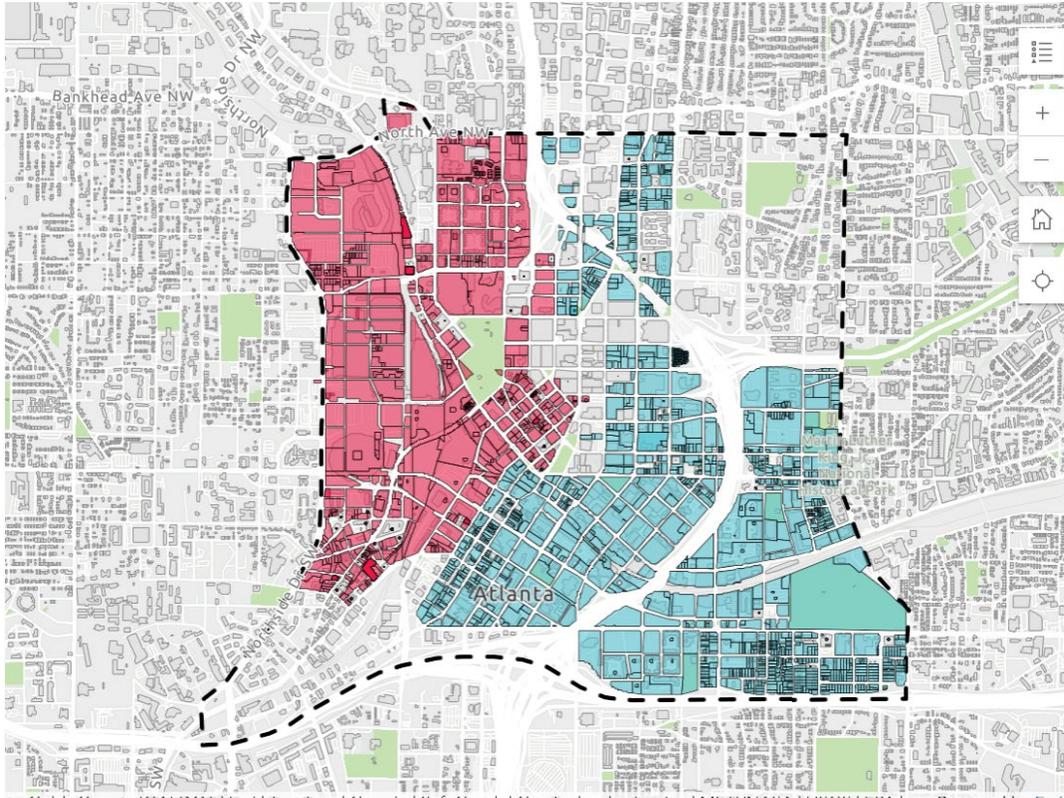
## **ELIGIBLE IMPROVEMENTS:**

Grant funds may be used for physical improvements in a previously vacant space that:

- Comply with local zoning, design and historic preservation guidelines.
- Enhance customer experience and storefront appearance, function, and condition.
- Examples include:
  - Construction of walls, ceilings, and structural elements
  - Flooring, painting, lighting
  - Booth-specific electrical, plumbing, and HVAC systems
  - Signage, canopies, awnings, vendor branding
  - Food prep surfaces, counters, fixed displays
  - Furniture, fixtures, and equipment (up to 20% of total grant)

# Downtown Pop-Up Opportunity Fund

## Map of Eastside and Westside TADs



## Sample Properties



Auburn Ave NE



Mitchell St SW

# Downtown Pop-Up Opportunity Fund



Broad St SW



Marietta St NW