

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

4
5 **WHEREAS**, pursuant to the Redevelopment Powers Law (O.C.G.A. § 36-44-1, *et*
6 *seq.*, as amended), the City of Atlanta (the “City”), pursuant to Resolution No. 92-R-1575,
7 adopted by the Atlanta City Council (the “City Council”) on December 7, 1992 and
8 approved by the Mayor of the City (the “Mayor”) on December 15, 1992, (i) created the
9 Techwood Park Urban Redevelopment Area and Tax Allocation District Number One -
10 Atlanta/Techwood Park (the “Techwood Redevelopment Area”), (ii) adopted the
11 Techwood Park Urban Redevelopment Plan (the “Techwood Redevelopment Plan”), and
12 (iii) created Tax Allocation District Number One - Atlanta/Techwood Park (the “Techwood
13 TAD”); and
14

15 **WHEREAS**, pursuant to Resolution No. 98-R-0777, adopted by the City Council
16 on July 6, 1998 and approved by the Mayor on July 13, 1998, as amended (the “Westside
17 Resolution”), the City, among other matters, (i) renamed the Techwood Redevelopment
18 Area as The Westside Redevelopment Area and Tax Allocation Bond District (Tax
19 Allocation District Number 1, as Amended - Atlanta/Westside) (the “Westside
20 Redevelopment Area”), (ii) renamed the Techwood Redevelopment Plan as The
21 Westside Redevelopment Plan and Tax Allocation Bond District (Tax Allocation District
22 Number 1, as Amended - Atlanta/Westside) (the “Westside Redevelopment Plan”), (iii)
23 amended the Techwood TAD and established The Westside Tax Allocation Bond District
24 Number 1, As Amended - Atlanta/Westside (the “Westside TAD”), and (iv) expanded the
25 boundaries of the Westside TAD so as to include certain distressed and vacant
26 properties; and
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28 **WHEREAS**, the City appointed The Atlanta Development Authority d/b/a Invest
29 Atlanta as its redevelopment agent (the “Redevelopment Agent”) pursuant to the
30 Redevelopment Powers Law for the purpose of implementing the redevelopment
31 initiatives set forth in the Westside Redevelopment Plan; and
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33 **WHEREAS**, pursuant to Resolution No. 98-1452, adopted on November 18, 1998,
34 as amended by Resolution No. 05-0851 adopted on July 20, 2005, and Resolution No.
35 08-1010 adopted on December 17, 2008 (collectively, the “County Resolution”), the
36 Fulton County Board of Commissioners consented to the inclusion of its *ad valorem*
37 property taxes in the computation of the tax allocation increment for the Westside TAD,
38 with certain conditions, through December 31, 2038; and
39

40 **WHEREAS**, pursuant to the County Resolution, projects financed after December
41 31, 2018 with Fulton County *ad valorem* property tax increment generated within the
42 Westside TAD shall be subject to review by Fulton County regarding the terms of its
43 participation in the redevelopment efforts of the Westside TAD; and
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45 **WHEREAS**, the Redevelopment Agent has requested that the Fulton County
46 Board of Commissioners consent to and ratify the use of Fulton County *ad valorem*

47 property tax increment to fund three projects approved by its Board of Directors, located
48 in the Westside TAD: (i) \$260,000.00 grant to 471 English Avenue, LLC to convert an
49 existing quadraplex into six multifamily housing units to be located at 471 English Avenue,
50 N.W., Atlanta, Georgia 30318; (ii) \$3,500,000.00 grant to Tapestry Development, Inc., to
51 develop a multiphase, multiuse development to include multifamily housing units and
52 commercial retail space to be located at 143 Alabama Street, N.W., Atlanta, Georgia
53 30303; and (iii) a \$400,000.00 grant to ATL RE Holdings, LLC d/b/a Westside Future
54 Fund, to develop four (4) single-family homes to be located on scattered sites within
55 English Avenue and Vine City communities (collectively the "Projects") as further
56 described in the Resolutions of the Redevelopment Agent and accompanying Fact
57 Sheets attached collectively as Exhibit A and incorporated herein by reference; and

58
59 **WHEREAS**, the Fulton County Board of Commissioners finds that it is in the public
60 interest to consent to and ratify the use of Fulton County *ad valorem* property tax
61 increment to fund such projects.

62
63 **NOW, THEREFORE, BE IT RESOLVED**, by the Fulton County Board of
64 Commissioners, that the Westside Tax Allocation District grants approved by the
65 Redevelopment Agent on November 21, 2024 and February 20, 2025: (i) a Grant not to
66 exceed Two Hundred Sixty Thousand Dollars (\$260,000.00) to convert an existing
67 quadraplex into six multifamily housing units to be located at 471 English Avenue N.W.,
68 Atlanta, Georgia 30318; (ii) a Grant not to exceed Three Million, Five Hundred Thousand
69 Dollars (\$3,500,000.00) to facilitate a multiphase, multiuse development including
70 multifamily housing units and commercial retail space located at 143 Alabama St., NW,
71 Atlanta, Georgia 30303; and (iii) a Grant not to exceed Four Hundred Thousand Dollars
72 (\$400,000.00) to develop four (4) single-family homes on scattered sites within the
73 English Avenue and Vine City communities; all Grants approved by the Redevelopment
74 Agent at its November 21, 2024 and February 20, 2025 Board Meetings, which will
75 ultimately lead to the production of affordable housing in the Westside Tax Allocation
76 District, are hereby ratified, approved, and consented to pursuant to and in accordance
77 with the County Resolution.

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

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

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

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

92 **PASSED AND ADOPTED** by the Fulton County Board of Commissioners, this
93 ____ day of _____, 2025.

94
95 **FULTON COUNTY BOARD OF COMMISSIONERS**

96
97 SPONSORED BY:

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99
100 _____
101 Dana Barrett, Commissioner
102 (District 3)

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104
105
106 ATTEST:

107
108
109 _____
110 Tonya R. Grier
111 Clerk to the Commission

112
113
114 APPROVED AS TO FORM:

115
116
117 _____
118 Y. Soo Jo
119 County Attorney