



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

CITY COUNCIL WORK SESSION

January 13, 2020

6:00PM

3120 Stonecrest Blvd. Suite 190

Stonecrest, Georgia

I. CALL TO ORDER: Mayor Jason Lary

II. AGENDA ITEMS:

1. SPLOST Update
2. Proposed 2020 Paving Schedule
3. Consideration of a Resolution consenting to the Housing Authority of the County of DeKalb, Georgia exercising its powers within the City of Stonecrest for the purpose of financing for the benefit of Stone Terrace GA LLC the development of a 240-unit multifamily housing project located on a 14-acre site at the intersection of Chupp Road and Evans Mill Drive, Stonecrest, Georgia
4. Urban Redevelopment Agency Implementation
5. Holiday Calendar 2020

III. ADJOURNMENT

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Megan Reid, as soon as possible, preferably 2 days before the activity or event.

Work Session
Agenda Item 1
SPLOST Update



Stonecrest
SPLOST
Your Pennies at Work!

Stonecrest SPLOST Program Update

January 2020





Presentation Outline

- ❖ **What is SPLOST?**
- ❖ **How SPLOST Funds Will Be Utilized in Stonecrest**
- ❖ **Program Management Plan Approach**
- ❖ **Procurement/Purchasing Plan**
- ❖ **Next Steps for Stonecrest SPLOST Initiative**
- ❖ **Stonecrest SPLOST Projects (2019 & 2020)**

What is SPLOST?

- ❖ **Special Purpose Local Option Sales Tax**
- ❖ SPLOST is an optional **1 percent** county sales tax used to fund capital outlay projects proposed by the county government and qualified participating municipal governments.
- ❖ The tax is collected on items subject to the state sales tax and use tax within the county, including the sale of motor fuels as defined in O.C.G.A. § 48-9-2.
- ❖ The DeKalb County SPLOST is **NOT** imposed on the sale of unprepared food (groceries) and pharmaceuticals.

Types of Projects Funded by SPLOST

Infrastructure Improvements – 85%

- Transportation Improvements: paving/resurfacing (roads, streets, cul-de-sacs, and bridges), improvements to intersections (safety improvements, traffic flow, etc.), road diet
- Multi-modal Improvements: sidewalks and bicycle paths
- Public Works: water, sewer, drainage, storm water projects

Capital Improvements/Facilities – 15%

- Capital Projects: City Hall, courthouse or administrative buildings, community center, police services
- Other facilities: library, parks & recreation, local or regional jail, fire stations

Allocation of Funds to Municipalities

City/County	Distribution Percentage
Unincorporated DeKalb County	60.940%
Stonecrest	7.500%
Brookhaven	7.411%
Dunwoody	6.908%
Tucker	4.991%
Chamblee	4.000%
Decatur	3.224%
Clarkston	1.801%
Doraville	1.484%
Stone Mountain	0.894%
Avondale Estates	0.445%
Lithonia	0.294%
Pine Lake	0.108%



Allocation of Funds to Municipalities

- ❖ Since May 2018, each municipality in DeKalb County has received a pro-rated share of SPLOST revenue based on its population (2016 US Census estimate) directly from the Department of Revenue...
- ❖ As of November 30, 2019, Stonecrest has received **\$11,850,645** in SPLOST revenues
- ❖ Balance of **\$7,809,642** in the city's SPLOST piggybank



Program Management Plan Approach

Phase	Deliverable
Phase I	Complete Transportation Master Plan (TMP) <i>(managed by VHB)</i>
Phase II	Identify SPLOST Category Project Initiatives List <i>(developed from Transportation Master Plan)</i>
Phase III	Establish SPLOST 1 (Tier 1) Project List <i>(based on revised SPLOST budget)</i>
Phase IV	Implementation of SPLOST I Project List <i>(go to bid on Tier 1 Projects according to schedule)</i>

- ❖ Transportation Analysis (Current State vs. Future State)
- ❖ Series of Public Outreach Meetings (by District)
(completed 5 of 10)
- ❖ Identify Project Locations/Scope by Category
 - ❖ Transportation Improvement
 - ❖ Widening, New Road Construction, Intersection Improvement
 - ❖ Multi-Modal Transportation
 - ❖ Multi-modal Paths (bike/trail), Sidewalks
 - ❖ Parks & Recreation
 - ❖ Acquisition and Capital Improvements to Park Assets
 - ❖ Capital Improvements
 - ❖ Community Center, Police Sub-station, DeKalb Fire Dept. Contribution
- ❖ Re-paving Projects dictated by Pavement Condition Analysis & Road Maintenance Study (from Stantec)



Phase II - SPLOST Category Project List

Projects for the City of Stonecrest	Estimated SPLOST Funding
Resurfacing/Street Paving	\$???
Transportation Master Plan (TMP)	\$178,000
Transportation Improvements	\$???
Parks & Recreation	\$???
Bicycle & Pedestrian (Multi-modal) Improvements	\$???
Capital Improvements <ul style="list-style-type: none">• City Hall• Public Safety (Fire Station & Police Services)• Community Center	\$6,660,000
6 Year SPLOST TOTAL (estimate)	\$44,450,000

Revised via TMP

All amounts are estimates based on revenues and will be adjusted as necessary

Phase III – Establish SPLOST 1 Projects

- ❖ Identify Top Projects from each Category
(Transportation Improvements, Sidewalks, Bike Paths, Parks & Recreation, Public Safety, Capital Improvements, etc.)
- ❖ Prioritize SPLOST Initiatives List into Tier 1 & Tier 2 Projects
- ❖ Incorporate Pavement Condition Analysis & Road Maintenance Study (LMIG/SPLOST Resurfacing Projects)
- ❖ Prepare Cost Estimates for each Project
(Identify \$45 million in Projects)
- ❖ Prioritize Projects Based on Cash Flow from SPLOST
- ❖ Develop & Publish Gantt Chart for Project Schedule/Sequencing
- ❖ Initiate RFQ Process to Identify Design Firms
- ❖ Setup Project Specific Budgets & Estimates

- ❖ Identify vendors for SPLOST work (engineering design, construction, roads maintenance, paving, sidewalks, ROW acquisition, project management/controls, etc.)
- ❖ Bake-in robust (federal standards) procurement function that incents participation by local, and minority- & women-owned companies
- ❖ Stonecrest SPLOST website for Opportunities, Tracks Bids, Tracks Progress (completion, cost, etc.)
- ❖ Removes subjectivity from contract awards
- ❖ Adds quality control to contract fulfillment before payment



- ❖ Selection of Design Firms
- ❖ Finalize Budget Estimates
- ❖ Completion of Project Design
- ❖ Implement Procurement Process for Construction
- ❖ Start Construction



Next Steps for Stonecrest SPLOST Initiative

- ❖ Schedule Public Meetings to gather transportation issues and provide feedback, as follows:
 - ❖ 10 Public Engagement Meetings (**5 of 10 completed**)
 - ❖ 5 Open House Review Meetings (**discussion of findings**)
 - ❖ 2-3 Mayor/Council Briefings
- ❖ Complete Transportation Master Plan in Q2 2020
- ❖ Integrate Pavement Condition Analysis with Public Feedback to create Stonecrest Pavement Management Plan





Stonecrest SPLOST Projects (to date)

Date	Project/Contractor(s)	Amount
April 2019	Evans Mill Rd & Salem Rd Purchase for Parks & Recreation	\$348,486
June 2019 – Nov 2019	2019 LMIG/SPLOST Road Resurfacing & Associated Engineering Project Services / Blount Construction, SEI, and Jacobs Engineering (Phase 1 and Phase 2 for 2019)	\$2,903,615
June 2019	Stonecrest City Hall Systems Analysis / Quicket Solutions	\$25,000
Aug 2019	Intersection Control Evaluation (ICE) Study for Evans Mill Rd & Salem Rd / VHB	\$9,200
Sept 2019	Transportation Master Plan (TMP) / VHB	\$178,000
Oct 2019	Fairington Pkwy Park Acquisition (66 acres)	\$324,125
Oct 2019	Sears Property Earnest Money	\$105,000
	Total SPLOST Spend (to date)	\$4,041,003

All 2019 projects and purchases have not been completed/invoiced (to date)



By the Numbers

- ❖ 22 Roads (just about 9 miles) were paved from May 2019 until October 2019
- ❖ Cost of \$2.9 million using LMIG and SPLOST funds
- ❖ Savings from Phase I (LMIG/SPLOST) was approximately \$300,000
- ❖ Savings from Phase II (SPLOST) will be approximately \$400,000 (Salem Road has not been completed due to DeKalb County Watershed Management work on the road)
- ❖ One additional subdivision (Chestnut Lakes) – 1.3 miles – was paved using portion of cost savings

CITY OF STONECREST 2019 PAVEMENT MANAGEMENT ANALYSIS REPORT

Analysis Results
June 3, 2019

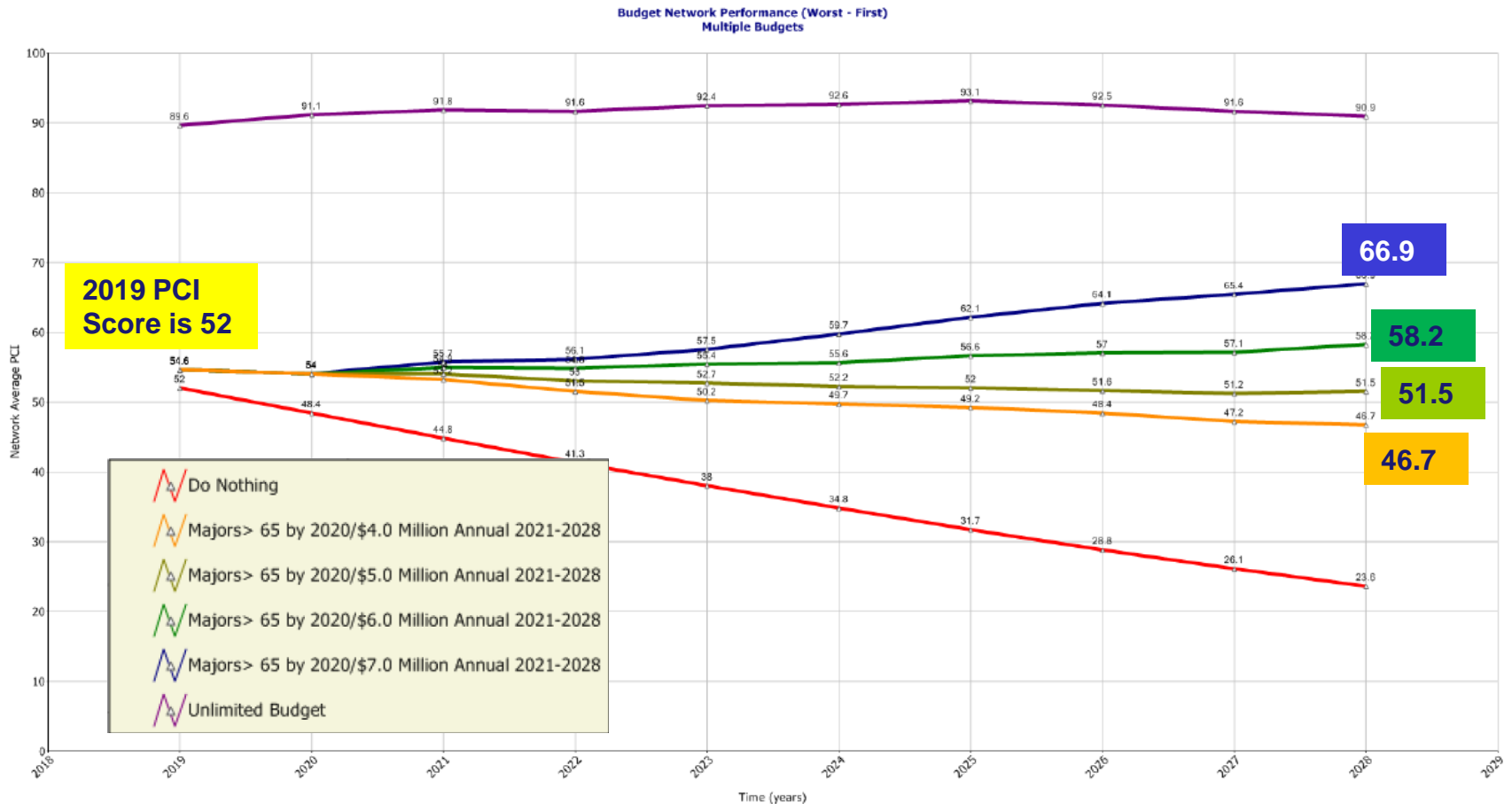


Figure 4.4: Various Budget Scenario Impacts on Network Condition (PCI)

Proposal

- ❖ 36 Roads (12.36 miles) to be paved from April 2020 until October 2020
- ❖ Cost of approximately \$6.0 million using LMIG & SPLOST funds
- ❖ Concentrating on major thoroughfares (arterial and collectors) with a few subdivisions that require major work or risk pavement failure
- ❖ Using the LMIG funds for those unfinished roads that were left by builders subsequent to the 2008 bank failures



2020 SPLOST/LMIG Resurfacing Project

Street List (1 of 2)

#	Street Name	From	To	Length (ft)	Area (sq.ft.)	Pavement Condition Index (PCI)
1	BEDFORD CT	MARBUT RD	END	641.7	18624	22.7
2	FIELD SPRING DR	HILLVALE RD	END	4402	132915	24.3
3	BROOK HOLLOW LN	END	FIELD SPRING DR	173.4	7689	
4	WILLOW WAY DR	FIELD SPRING DR [S]	FIELD SPRING DR [N]	646.4	13456	
5	MEADOW BROOKE CT	FIELD SPRING DR	END	368.3	12229	
6	MEADOW SPRING DR	FIELD SPRING DR	HILLVALE RD	988.9	30468	
7	BROWNS MILL FERRY DR	END	END	1879.6	50332	25.3
8	BROWNS MILL TRL	BROWNS MILL FERRY DR	END	448.7	13630	
9	BROWNS MILL WALK	BROWNS MILL FERRY DR	END	369.5	10333	
10	CROSSVALE RD	EVANS MILL RD	SALEM RD	7269.9	182418	31.2
11	BROWNS MILL FERRY RD	BROWNS MILL RD	END	5505	117026	33
12	PHILLIPS RD	COVINGTON HWY	MARBUT RD	3971	135225	35.1
13	FAIRINGTON RD	PANOLA RD	HILLDALE DR	8861.6	314766	35.2
14	MALL PKWY	WOODROW DR	KLONDIKE RD	3109.3	194986	36.4
15	PANOLA RD	SNAPPFINGER RD	BROWNS MILL RD	7493.3	179372	36.6
16	REGENCY PARK DR	ROCK SPRINGS RD	ABERDEEN WAY	1118.3	28035	36.8
17	ALPINE CT	END	REGENCY PARK DR	444.6	15627	
18	HARDIN CT	REGENCY PARK DR	END	310.2	12261	
19	ABERDEEN WAY	WEST END	END	658.7	54463	
20	REGENCY FOREST CT	END	ABERDEEN WAY	591.3	18093	
21	REGENCY MANOR CT	END	ABERDEEN WAY	208.4	8217	
22	ROCK SPRINGS RD	CLEVELAND RD	PANOLA RD	5717.2	163654	41.8



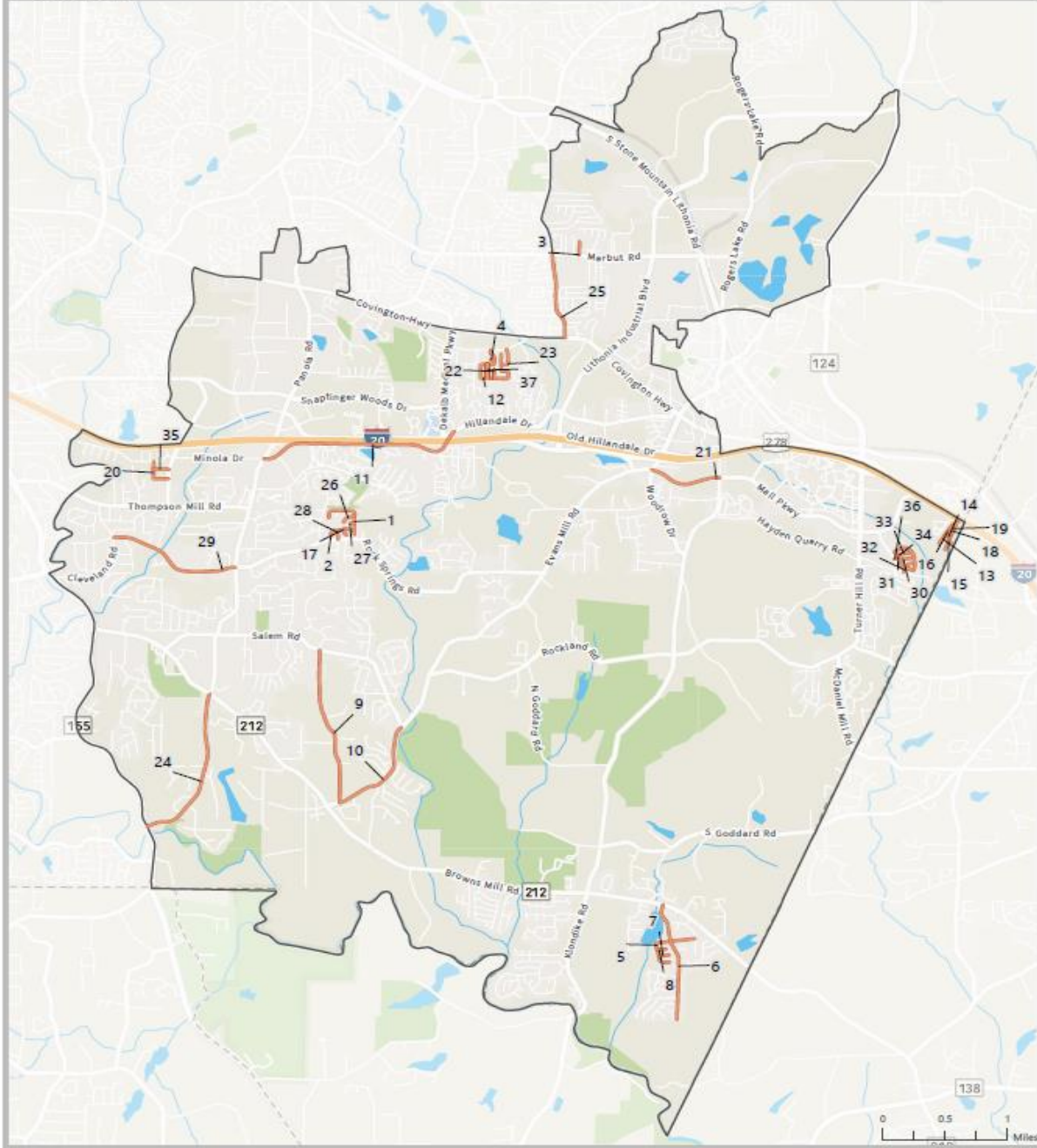
2020 SPLOST/LMIG Resurfacing Project

Street List (2 of 2)

#	Street Name	From	To	Length (ft)	Area (sq.ft.)	Pavement Condition Index (PCI)
	Unfinished Roads left by Builder (LMIG 2020 Resurfacing)					
	MILLER PARK Subdivision					
23	LACY LN	SHIRE DR	MILLER RD	1425.9	44369	
24	TADMORE LN	LACY LN	MILLER RD	660.2	13873	
	HAYNES PARK DR			2738.9	69263	49.2
25	GARDEN GLADE LN	CITY LIMIT	NORTH END	940.7	23744	
26	HAYNES PARK DR	CITY LIMIT	MALL PKWY	1072.1	26805	
27	GLADE WALK	HAYNES PARK DR	END	114.7	2706	
28	GLADE TRL	GARDEN GLADE LN	HAYNES PARK DR	247.5	6052	
29	GREEN GLADE WAY	GARDEN GLADE LN	HAYNES PARK DR	202.7	5103	
30	HAYNES PARK ST	GARDEN GLADE LN	HAYNES PARK DR	161.2	4853	
	Terrace at Stonecrest			7220.8	253801	51.7
31	STONE CREEK PATH	HAYDEN QUARRY RD	SPICY CEDAR LN	682.4	16309	
32	WILLOW OAK WALK	STONECREST BLVD	SWEET MAPLE WALK	271.8	5559	
33	SPICY CEDAR LN	WILLOW OAK WALK	SWEET MAPLE WALK	2058.6	48384	
34	SWEET MAPLE WALK	SPICY CEDAR LN	SUMMER BERRY LN	1089.7	23317	
35	ROSEBERRY WAY	SWEET MAPLE WALK	SPICY CEDAR LN	544.5	12748	
36	SUMMER BERRY LN	SPICY CEDAR LN	SPICY CEDAR LN	621.2	14341	



2020 STREET RESURFACING



Stonecrest SPLOST

Special Purpose Local Option Sales Tax

your pennies at work



Work Session
Agenda Item 2
Proposed 2020 Paving Schedule

— CITY OF STONECREST —

TRANSPORTATION MASTER PLAN

An illustration at the bottom of the title features a red horizontal line. Above this line, from left to right, are icons for a modern building, a bus with 'MARTA' written on its side, a car, a stylized mountain range, a silhouette of a family (two adults and a child), a person on a bicycle, and a cluster of trees.

City Council Meeting

January 13, 2020

Study Purpose

- Address transportation issues and needs in the City of Stonecrest
- Establish study goals and objectives
- Identify mobility solutions and enhancements
- Create a 20-year vision for transportation
- Establish transportation policies, programs and projects
- Identify costs and funding opportunities



Improve Connectivity for Live, Work and Play

Develop multi-modal transportation solutions that provides seamless connectivity for residents and visitors to access jobs and other activities.



Reduce Traffic Congestion

Enhance traffic capacity and travel flow along major roadways.



Enhance Biking and Walking Access

Identify bicycle and pedestrian infrastructure improvements that provide greater access to transit and recreational areas.



Increase Travel Safety

Incorporate design treatments and policy measures to increase mobility and safety.



Mobility



Land Use



Livability



Economic Development



Sustainability Goals



Next Step Action Plan

Project Timeline

- September 2019 – November 2019
 - Collect and review existing plans and data
 - Identify transportation needs
 - Conduct first round of public and stakeholder outreach
- December 2019 – February 2020
 - Assess transportation needs
 - Analyze performance of potential projects
 - Develop a draft list of recommended projects
- March 2020 – May 2020
 - Conduct second round of public and stakeholder outreach
 - Refine and submit plan recommendations
 - Publish final Transportation Master Plan

PROJECT TIMELINE

The process will consist of activities to obtain input, identify needs and develop recommendations for the plan.

SEPTEMBER 2019	Collect and review existing data and plans
OCTOBER 2019/ NOVEMBER 2019	Conduct concentrated public and stakeholder involvement to identify project needs
DECEMBER 2019	Assess transportation needs
JANUARY 2020	Analyze the performance of potential projects
FEBRUARY 2020	Develop a draft list of recommended projects
MARCH 2020	Conduct concentrated public and stakeholder involvement to present draft recommendations and obtain feedback on project list and funding priorities
APRIL 2020	Refine and submit plan recommendations
MAY 2020	Publish final Transportation Master Plan



Mobility



Land Use



Livability



Economic Development



Sustainability Goals

Next Step Action Plan



Transportation Needs Assessment

- Review of previous and current plans
- Existing conditions data collection
 - Roadways
 - Traffic
 - Travel patterns
 - Transit
 - Freight
 - Sidewalks/crosswalks
 - Bike facilities/multi-use trails
- Existing transportation system performance
- Peer review of transportation program funding, structure and staffing levels



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Economic Development



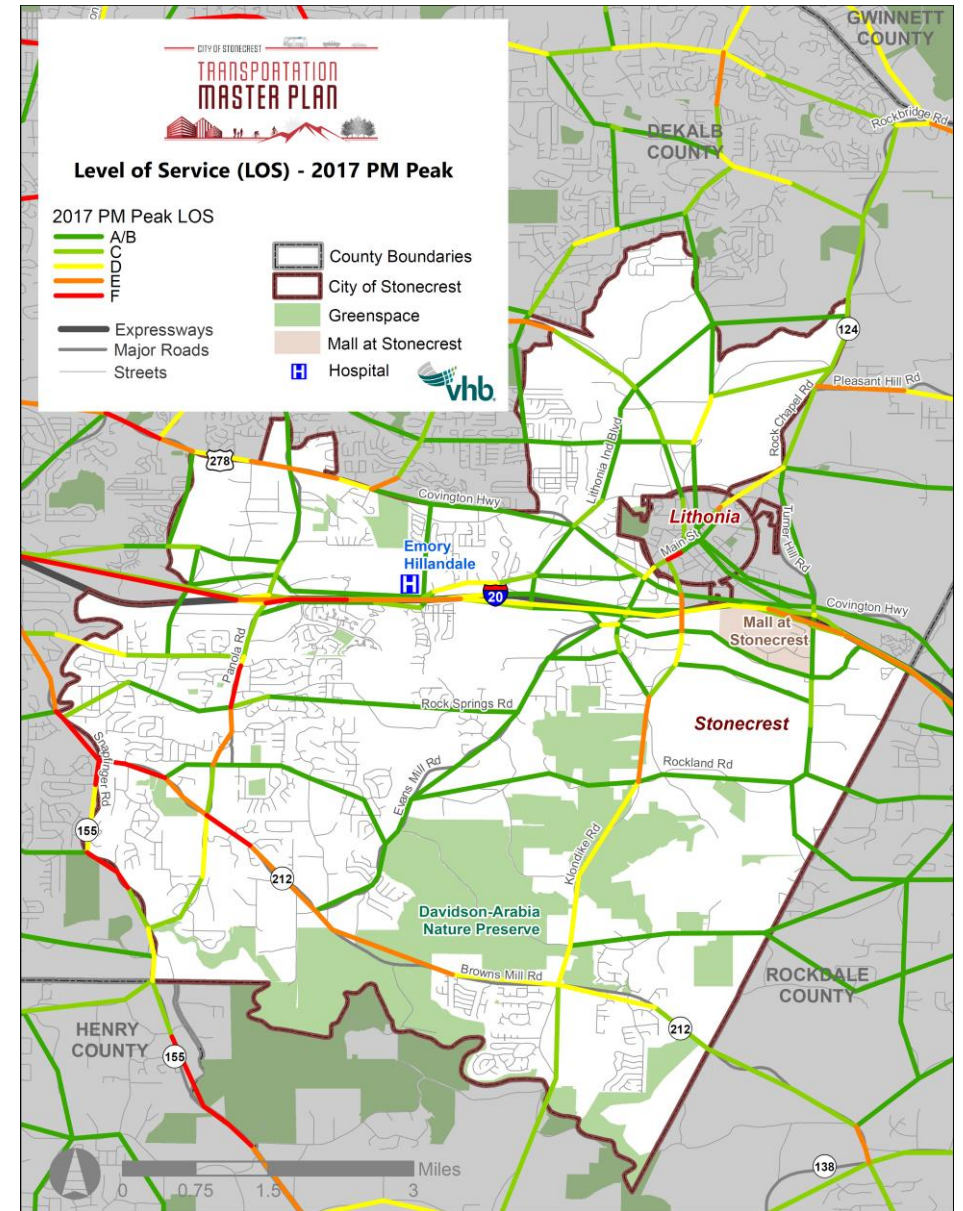
Sustainability Goals



Next Step Action Plan

Roadways and Traffic

- Primary mode of travel to/from Stonecrest is by auto
- Roadway conditions and traffic congestion to continue to worsen along major corridors
- Majority of commuting to/from Stonecrest:
 - Downtown/Midtown Atlanta
 - DeKalb County
 - Rockdale County
- Needs and opportunities:
 - Intersection improvements to increase efficiency and address safety
 - Coordination with multi-modal improvements
 - Balance of passenger and freight traffic



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Economic Development



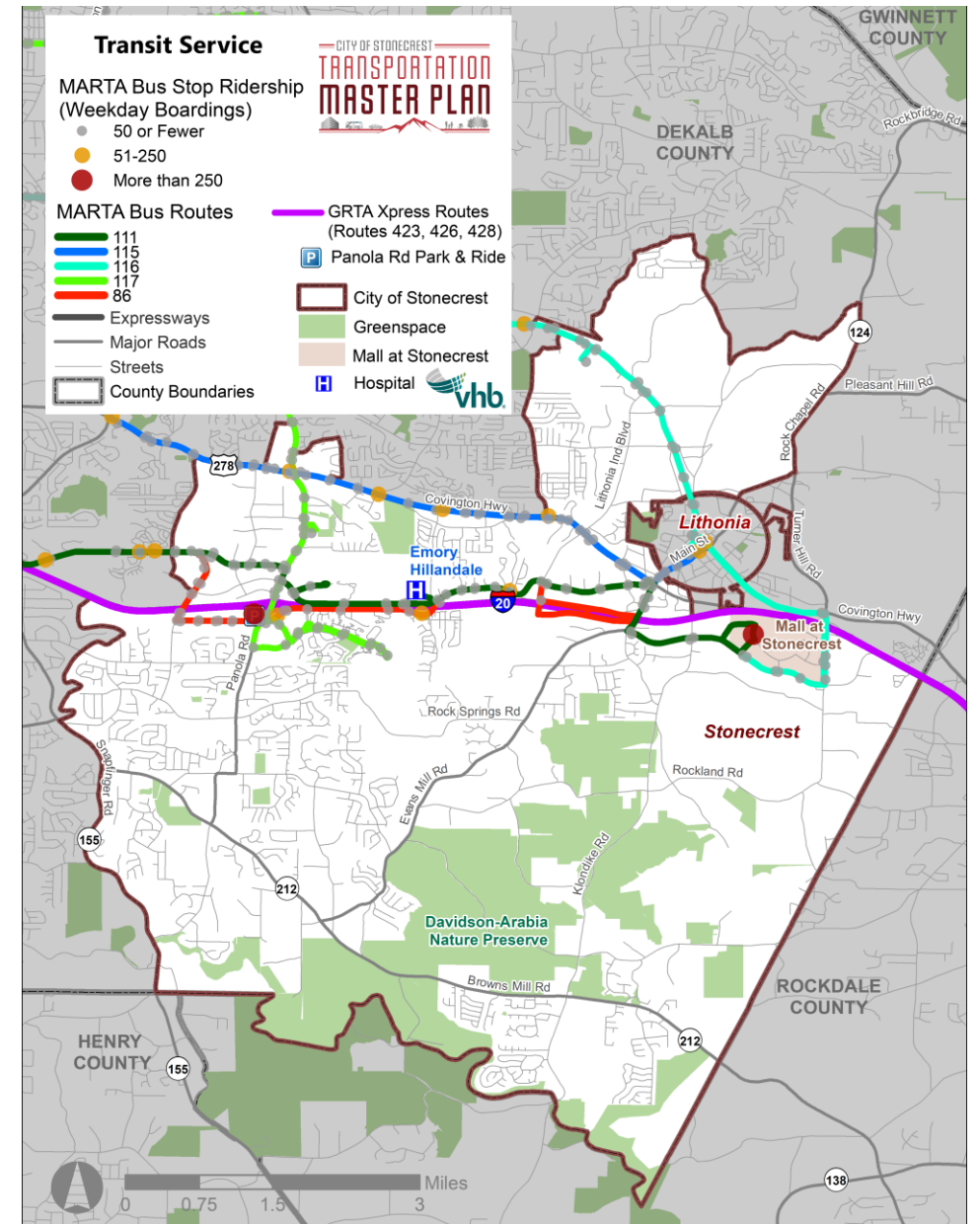
Sustainability Goals

Next Step Action Plan



Transit

- Existing MARTA and Xpress bus service
- Concentrated primarily in northern part of the City
- Primarily east-west oriented service
- Needs and opportunities:
 - More frequent service
 - Expanded hours
 - Expanded coverage
 - Connectivity to future high capacity transit



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Economic Development



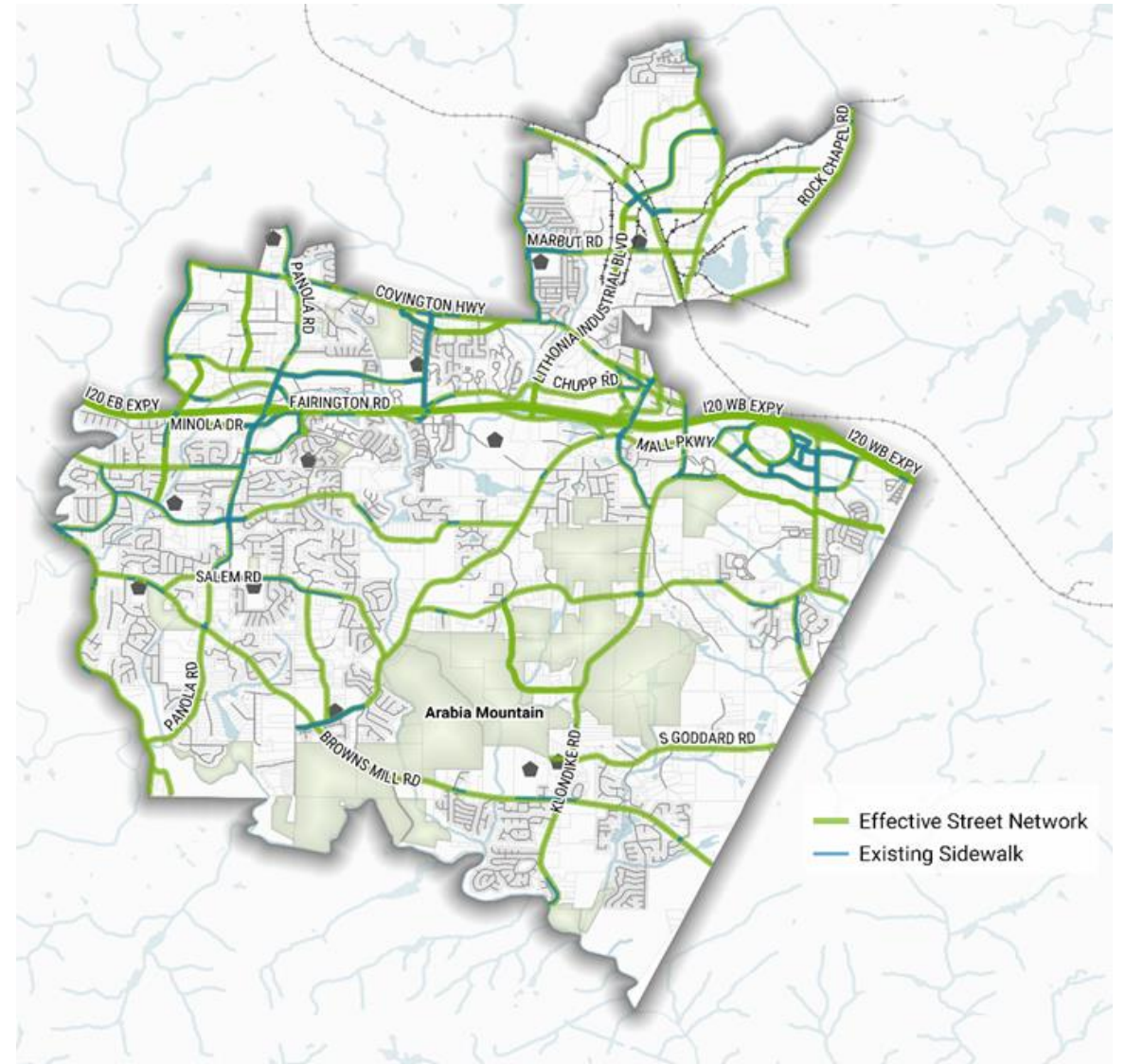
Sustainability Goals



Next Step Action Plan

Sidewalks

- 20% of existing streets with sidewalks
- Sidewalks mostly in new developments
- Lack of connectivity and safety concerns
- Needs and opportunities:
 - Establish a pedestrian network
 - Greater access to schools, community facilities and transit
 - Connections to multi-use trails



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Economic Development



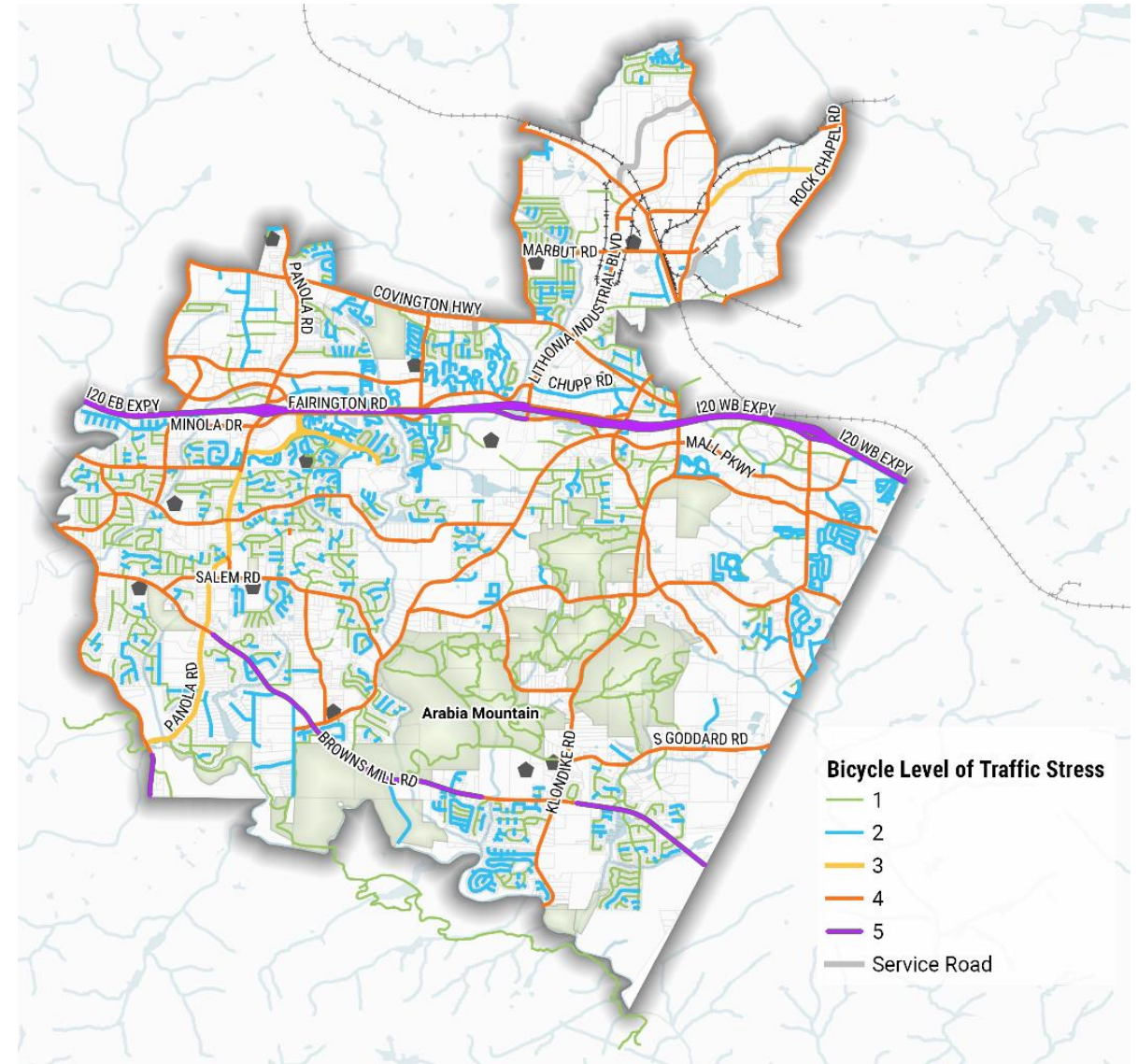
Sustainability Goals

Next Step Action Plan



Bicycles

- Extensive multi-use paths around Arabia Mountain
- No current on-street bicycle facilities
- Current roads suited for advanced cyclists
- Needs and opportunities:
 - Reduce level of traffic stress
 - More on- and off-street facilities
 - Encourage more bicyclists



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Livability



Economic Development



Sustainability Goals

Next Step Action Plan



Stakeholder Interviews/Focus Groups

- City of Stonecrest
 - Elected officials
 - Department staff
- Local Business and Stakeholder Community
 - Stonecrest Business Alliance
 - Chamber of Commerce
 - Lithonia Industrial Park
 - Snapfinger Woods Industrial Park
 - Arabia Mountain National Heritage Area
 - Allen Family Investments, LLC
- Regional Agencies
 - DeKalb County
 - MARTA

What are your primary transportation concerns?

What are the unmet transportation needs?

What are your top transportation priorities?

What your long-term goals for transportation?



Mobility



Land Use



Livability



Economic Development



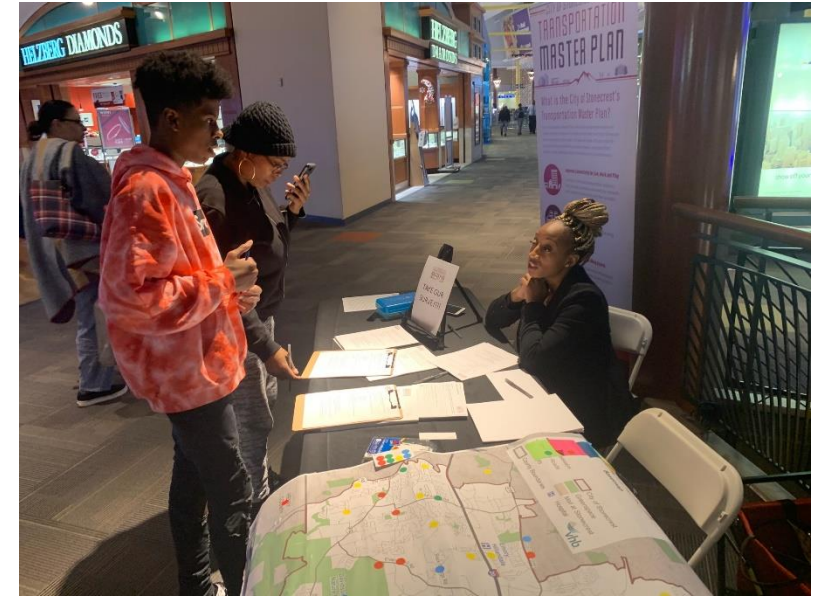
Sustainability Goals



Next Step Action Plan

Community Pop-Ups

- Engage and educate public on Transportation Master Plan
- Identify transportation needs and opportunities
- Conducted community pop-up events
 - Stonecrest Fest – *October 5, 2019*
 - Browns Mill Community Center Re-Opening – *October 12, 2019*
 - Stonecrest Mall – *November 21, 2019*
 - Salem-Panola Library – *December 7, 2019*
 - Stonecrest Library – *December 10, 2019*
- Continue coordination with City on upcoming events for additional community pop-ups



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Economic Development



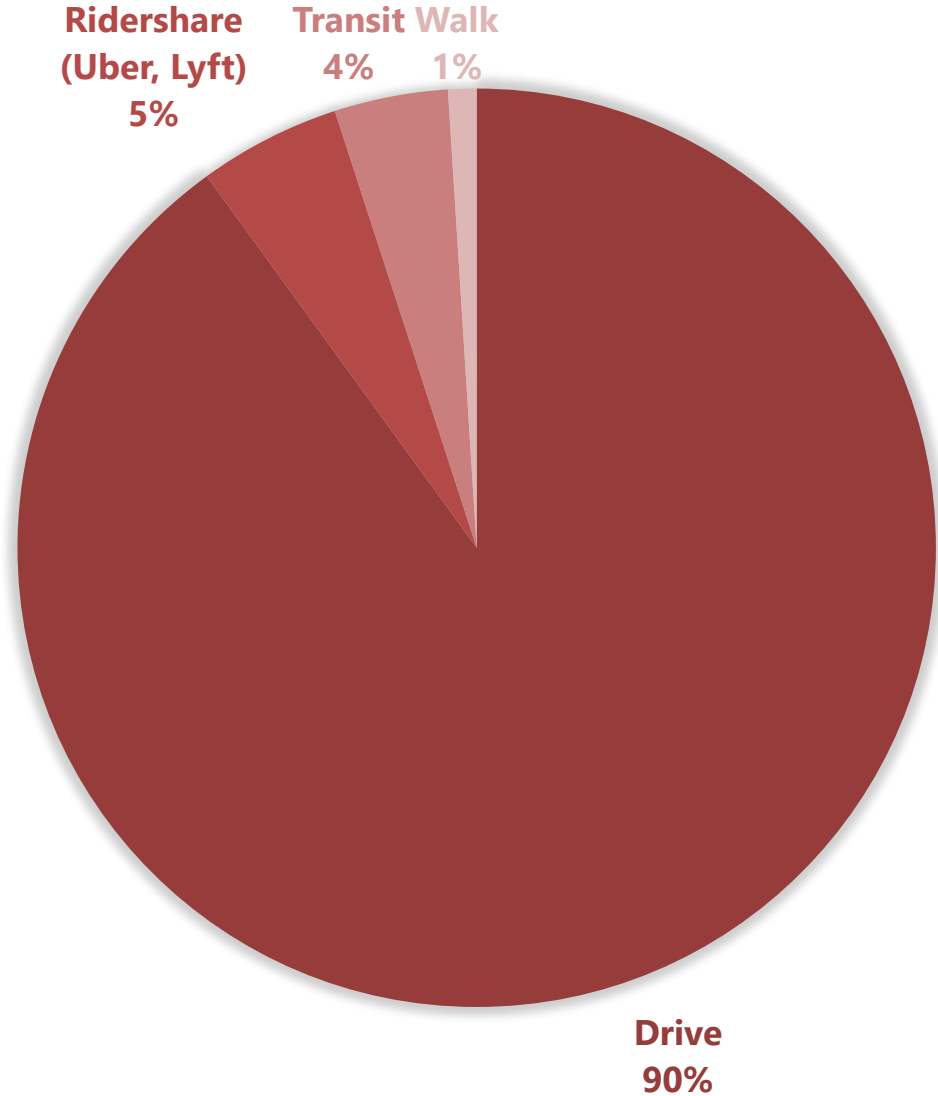
Sustainability Goals



Next Step Action Plan

Online Survey

- Available on City's website through February 15th
- Information collected
 - Live, work, play locations
 - Transportation mode usage
 - Intersections with congestion and safety concerns
 - Suggestions for transportation improvements
- 80+ survey responses received to date
 - 85% - Repave/repair streets and/or sidewalks
 - 68% - Improve existing transit
 - 76% - Add new transit
 - 82% - Add new bike lanes and/or multi-use paths



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Economic Development



Sustainability Goals



Next Step Action Plan

Next Steps

- Complete stakeholder interviews and focus group meetings
- Schedule upcoming community pop-ups
- Summarize and document transportation needs
- Identify and analyze performance of potential improvements



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Economic Development



Sustainability Goals



Next Step Action Plan



— CITY OF STONECREST —

TRANSPORTATION MASTER PLAN

An illustration at the bottom of the title section shows various transportation and urban elements. From left to right: a modern building with horizontal lines, a bus with 'MARTA' written on its side, a car, a stylized mountain range, a silhouette of a family (two adults and a child) walking, a person on a bicycle, and a cluster of trees. These elements are positioned above a double-line red horizontal bar.

Questions and Discussion

Work Session
Agenda Item 3
Housing Authority Resolution

**RESOLUTION OF THE CITY COUNCIL OF STONECREST, GEORGIA,
CONSENTING TO THE HOUSING AUTHORITY OF THE COUNTY OF DEKALB,
GEORGIA, EXERCISING ITS POWERS WITHIN THE CITY OF STONECREST FOR
THE PURPOSE OF FINANCING PROPOSED MULTIFAMILY HOUSING PROJECTS.**

WHEREAS, the Mayor and Council (“City Council”) of the City of Stonecrest, Georgia (the “City”), have been informed by representatives of (i) Stone Terrace GA LLC, a Georgia limited liability company (which together with any successor(s) or assignee(s) is hereinafter referred to as the “Borrower Phase I”) that the Borrower Phase I proposes the acquisition, construction, installation and equipping of an approximately 240-unit multifamily housing apartment project located on a 14-acre site near the intersection of Chupp Road and Evans Mill Drive, in DeKalb County, Georgia, said project to consist of certain land, buildings, structures, equipment and related real and personal property (collectively, the “Phase I Project”) and (ii) Stone Terrace Phase II GA LLC, a Georgia limited liability company (which together with any successor(s) or assignee(s) is hereinafter referred to as the “Borrower Phase II”) that the Borrower Phase II proposes the acquisition, construction, installation and equipping of an approximately 84-unit multifamily housing apartment project located on a 4-acre site near the intersection of Chupp Road and Evans Mill Drive, in DeKalb County, Georgia, said project to consist of certain land, buildings, structures, equipment and related real and personal property (collectively, the “Phase II Project”, and, together with the Phase I Project, the “Projects”) and that the availability of revenue bond financing is an important factor under consideration by the Borrower in determining the feasibility of the acquisition, construction and installation of the proposed Projects from a financial standpoint;

WHEREAS, at the request of Stone Terrace GA, LLC, the Housing Authority of the County of DeKalb, Georgia, a public body corporate and politic (the “DeKalb Authority”) adopted an inducement resolution on September 23, 2016, as subsequently amended on March 29, 2019 (the “Inducement Resolution”) declaring its intention to issue revenue bonds in an amount not to exceed \$34,000,000 (the “Bonds”) for the purpose of financing the Projects;

WHEREAS, at the time of the inducement of the Projects by the DeKalb Authority, the City of Stonecrest, Georgia did not exist as an incorporated municipality;

WHEREAS, the City was subsequently created and organized in 2017 and the City most recently activated the Housing Authority of the City of Stonecrest by resolution adopted and approved in 2019 by the Mayor and Council of the City of Stonecrest, Georgia;

WHEREAS, the DeKalb Authority has been working with the Borrower for more than three years to assist in the financing and development of the Projects;

WHEREAS, the Housing Authorities Law of the State of Georgia (O.C.G.A. Section 8-3-1 *et seq.*), as amended (the “Act”) and specifically O.C.G.A. Section 8-3-110 provides that the area of operation of a housing authority created for a county shall include all of the county for which it was created provided that a county housing authority shall not undertake any housing project within the boundaries of a city unless a resolution shall have been adopted by the governing body of such city declaring that there is a need for the county housing authority to exercise its powers within such city (the “City Consent Resolution);

WHEREAS, the DeKalb Authority has indicated its willingness to issue revenue bonds, in one or more series on behalf of the Borrower Phase I and Borrower Phase II to finance the Projects conditioned upon the receipt of a City Consent Resolution adopted by City Council; and

WHEREAS, after careful study and investigation of the nature of the proposed Projects and as required by the Act, City Council has determined that it is in the best interest of the inhabitants of the City that the DeKalb Authority issue revenue bonds in one or more series to finance the Projects located within boundaries of the City.

NOW, THEREFORE, BE IT RESOLVED by the MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA, and **IT IS HEREBY RESOLVED** by authority of the same, as follows:

Section 1. Authority for Resolution. This City Consent Resolution is adopted pursuant to the provisions of the Constitution and the laws of the State of Georgia.

Section 2. Findings. City Council hereby declares that there is a need for the DeKalb Authority to exercise its powers within the City solely for the purpose of issuing revenue bonds in one or more series to finance the Projects. The bonds issued by the DeKalb Authority shall not constitute a debt of the City within the meaning of any constitutional or statutory provision, and the City shall have no financial obligation or responsibility with respect to the bonds or the Projects.

Section 3. Severability of Invalid Provision. If any one or more of the agreements or provisions herein contained shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining agreements and provisions and shall in no way affect the validity of any of the other agreements and provisions hereof.

Section 4. Repealing Clause. All resolutions or parts thereof of City Council in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 5. Effective Date. This City Consent Resolution shall take effect immediately upon its adoption.

SO RESOLVED AND EFFECTIVE, this ____ day of _____, 2020.

**MAYOR AND COUNCIL OF THE CITY
OF STONECREST, GEORGIA**

By: _____
Jason Lary, Sr., Mayor

Attest:

Megan Reid, City Clerk

[3209743/1]

Work Session
Agenda Item 4
URA Implementation

RESOLUTION DESIGNATING URBAN REDEVELOPMENT AREAS

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the “Urban Redevelopment Law,” as amended (the “Urban Redevelopment Law”), authorizes the City of Stonecrest (the “City”) to designate an “urban redevelopment area,” which is defined to mean a “pocket of blight” that the City Council of the City designates as appropriate for an urban redevelopment project; and

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

WHEREAS, after careful study and investigation, the City desires to designate the areas described in Exhibit A attached to this resolution as urban redevelopment areas;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Stonecrest that the areas described in Exhibit A attached to this resolution are hereby determined to be “pockets of blight,” by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, and deterioration of site or other improvements, which substantially impairs or arrests the sound growth of the City or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and that such areas are therefore designated as appropriate for urban redevelopment projects.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the City Council of the City.

PASSED, ADOPTED, SIGNED, APPROVED, and EFFECTIVE this 13th day of January 2019.

CITY OF STONECREST

(SEAL)

By: _____
Mayor

Attest:

City Clerk



SEARS BUILDING

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 170, 16th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at northeastern end of the mitered intersection of the Northerly right of way line of Mall Parkway (100-foot right of way) and the westerly right of way line of Turner Hill Road (right of way varies); run thence along said westerly right of way line the following five (5) courses and distances: (1) North 00 degrees 19 minutes 17 seconds East a distance of 196.09 feet to a point, (2) North 00 degrees 37 minutes 30 seconds West a distance of 1574.92 feet to a point, (3) North 89 degrees 22 minutes 30 seconds East a distance of 7.89 feet to a point, (4) along a curve to the left on arc distance of 24.49 feet (said arc being subtended by a chord bearing North 00 degrees 37 minutes 36 seconds West a chord distance of 24.49 feet and having a radius of 3908.15 feet) to a point, and (5) along a curve an arc distance of 90.63 feet (said arc being subtended by a chord bearing North 01 degree 28 minutes 14 seconds West a chord distance of 90.63 feet and having a radius of 3908.15 feet) to a point and THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, leaving said westerly right of way line, run thence South 87 degrees 51 minutes 56 seconds West a distance of 86.69 feet to a point; run thence along a curve to the right an arc distance of 409.79 feet (said arc being subtended by a chord bearing North 68 degrees 17 minutes 55 seconds West a chord distance of 401.95 feet and having a radius of 603.11 feet) to a point; run thence North 48 degrees 50 minutes 02 seconds West a distance of 137.86 feet to a point; run thence along a curve to the left an arc distance of 511.30 feet (said arc being subtended by a chord bearing North 73 degrees 07 minutes 14 seconds West a chord distance of 496.12 feet and having a radius of 603.11 feet) to a point; run thence North 01 degree 43 minutes 47 seconds West a distance of 100.83 feet to a point; run thence along a curve to the left an arc distance of 399.66 feet (said arc being subtended by a chord bearing North 15 degrees 52 minutes 25 seconds West a chord distance of 395.61 feet and having a radius of 809.50 feet) to a point; run thence North 30 degrees 00 minutes 00 seconds West a distance of 262.32 feet to a point; run thence along a curve to the left an arc distance of 376.45 feet (said arc being subtended by a chord bearing North 45 degrees 10 minutes 48 seconds West a chord distance of 372.05 feet and having a radius of 709.50 feet) to a point; run thence South 37 degrees 30 minutes 00 seconds West a distance of 560.12 feet to a point; run thence South 07 degrees 30 minutes 00 seconds East a distance of 52.80 feet to a point; run thence South 37 degrees 30 minutes 00 seconds West a distance of 35.36 feet to a point; run thence North 74 degrees 59 minutes 59 seconds West a distance of 28.75 feet to a point; run thence South 15 degrees 00 minutes 00 seconds West a distance of 60.00 feet to a point; run thence North 74 degrees 59 minutes 59 seconds West a distance of 273.86 feet to a point; run thence North 15 degrees 00 minutes 00 seconds East a distance of 53.33 feet to a point; run thence North 69 degrees 22 minutes 30 seconds West a distance of 21.82 feet to a point; run thence North 15 degrees 00 minutes 00 seconds East a distance of 55.28 feet to a point; run thence North 75 degrees

00 minutes 00 seconds West a distance of 80.40 feet to a point; run thence North 30 degrees 00 minutes 00 seconds West a distance of 63.00 feet to a point; run thence North 60 degrees 00 minutes 00 seconds East a distance of 60.00 feet to a point; run thence North 30 degrees 00 minutes 00 seconds West a distance of 572.77 feet to a point; run thence along a curve to the right an arc distance of 249.74 feet (said arc being subtended by a chord bearing North 88 degrees 26 minutes 28 seconds East a distance of 248.42 feet and having a radius of 700.00 feet) to a point; run thence South 81 degrees 20 minutes 18 seconds East a distance of 491.88 feet to a point; run thence along a curve to the right an arc distance of 234.39 feet (said arc being subtended by a chord bearing South 71 degrees 44 minutes 44 seconds East a chord distance of 233.30 feet and having a radius of 700.00 feet) to a point; run thence South 62 degrees 09 minutes 11 seconds East a distance of 70.01 feet to a point; run thence North 37 degrees 55 minutes 46 seconds East a distance of 135.88 feet to a point on the southerly right of way line of Interstate 20; run thence along said southerly right of way line the following two (2) courses and distances; (1) South 77 degrees 49 minutes 48 seconds East a distance of 318.42 feet to a point and (2) South 72 degrees 38 minutes 36 seconds East a distance of 88.28 feet to a point; leaving said southerly right of way line, run thence South 15 degrees 48 minutes 15 seconds West a distance of 257.69 feet to a point; run thence South 60 degrees 00 minutes 00 seconds West a distance of 108.38 feet to a point; run thence South 15 degrees 00 minutes 00 seconds West a distance of 35.36 feet to a point; run thence South 30 degrees 00 minutes 00 seconds East a distance of 211.47 feet to a point; run thence along a curve to the right an arc distance of 415.58 feet (said arc being subtended by a chord bearing South 15 degrees 59 minutes 36 seconds East a chord distance of 411.46 feet and having a radius of 850.00 feet) to a point; run thence North 88 degrees 00 minutes 47 seconds East a distance of 17.99 feet to a point; run thence along a curve to the left an arc distance of 83.66 feet (said arc being subtended by a chord bearing South 47 degrees 04 minutes 22 seconds East a chord distance of 77.04 feet and having a radius of 60.00 feet) to a point; run thence along a curve to the right an arc distance of 435.24 feet (said arc being subtended by a chord bearing South 67 degrees 55 minutes 31 seconds East a chord distance of 427.23 feet and having a radius of 653.11 feet) to a point; run thence South 48 degrees 50 minutes 02 seconds East a distance of 137.86 feet to a point; run thence along a curve to the left an arc distance of 392.04 feet (said arc being subtended by a chord bearing South 69 degrees 08 minutes 19 seconds East a chord distance of 383.88 feet and having a radius of 553.11 feet) to a point; run thence along a curve to the left an arc distance of 96.45 feet (said arc being subtended by a chord bearing North 44 degrees 53 minutes 09 seconds East a chord distance of 86.56 feet and having a radius of 60.50 feet) to a point; run thence North 86 degrees 53 minutes 52 seconds East a distance of 2.10 feet to a point on the westerly right of way line of Turner Hill Road (right of way varies); run thence along said westerly right of way line the following two (2) courses and distances; (1) South 03 degrees 06 minutes 08 seconds East a distance of 41.90 feet to a point and (2) run thence along a curve an arc distance of 66.01 feet (said arc being subtended by a chord bearing South 02 degrees 37 minutes 08 seconds East a chord distance of 66.01 feet and having a radius of 3908.15 feet) to a point and THE TRUE POINT OF BEGINNING; shown as "Sears" and containing 15.167 acres on that certain plat of survey entitled

"ALTA/ACSM Land Title Survey for Stonecrest Mall, LLC"-, prepared by Development Consultants Group, bearing the seal and certification of Donald G. Holland. Georgia Registered Land Surveyor No. 2637, dated October 10, 2000, last revised February 7, 2001.

TOGETHER WITH and benefiting the subject property, the easement created by that certain Declaration of Surface and Storm Water Drainage Easements by DeKalb Center Associates, a Georgia limited Partnership, dated May 13, 1986, filed for record May 14, 1986 at 9:33 a.m., recorded in Deed Book 5470, Page 390, Records of DeKalb County, Georgia; as amended by that certain First Amendment to Declaration of Surface and Storm Water Drainage Easement by and between DeKalb Center Associates, a Georgia limited partnership and JDN Associates, Ltd., Turner Hill Road, a Georgia limited Partnership, dated May 2, 1986, filed for record June 4, 1986 at 8:57 a.m., recorded in Deed Book 5486, Page 511, aforesaid Records; as further amended by that certain Second Amendment to Declaration of Surface and Storm Water Drainage Easements by and between DeKalb Center Associates, a Georgia limited partnership and Atlanta East Mall Limited Partnership, a Georgia limited partnership dated February 28, 1989, filed for record May 2, 1989 at 10:12 a.m., recorded in Deed Book 6421, Page 271, aforesaid Records; as further amended by that certain Third Amendment to Declaration of Surface and Storm Water Drainage Easements by and between DeKalb Center Associates, a Georgia limited partnership, Lewis G. Abbott, Betty L. Abbott, Pat Abbott, as Executrix of the Estate of Robert G. Abbott, and Joseph Abbott as Executor of Joseph Ernest Abbott, dated November 13, 1989, filed for record January 31, 1990 at 8:30 a.m., recorded in Deed Book 6629, Page 189, aforesaid Records.

ALSO TOGETHER WITH and benefiting the subject property the easements created in that certain Construction, Operation and Reciprocal Easement Agreement by and between Stonecrest Mall, LLC, a Georgia limited liability company, Development Authority of DeKalb County, a public body corporate and politic of the State of Georgia, Dillard's, Inc., a Delaware corporation, Sears, Roebuck and Co., a New York corporation, J.C. Penney Company Inc., a Delaware corporation, Parisian, Inc., an Alabama corporation and Rich's Department Stores, Inc., an Ohio corporation, dated February 26, 2001, filed for record February 27, 2001 at 12:00 p.m., recorded in Deed Book 11897, Page 186, aforesaid Records.

ALSO TOGETHER WITH and benefiting the subject property the easements created in that certain Declaration of Easements, Covenants, Conditions & Restrictions by Development Authority of DeKalb County, Georgia, a public body corporate and politic, DeKalb Center Associates, a Georgia limited Partnership, and CFN (I-20), Inc., a Delaware corporation, dated February 26, 2001, filed for record February 27, 2001 at 12:00 p.m., recorded in Deed Book 11897, Page 70, aforesaid Records; as affected by Assignment of Declarant's Rights and Powers under Declaration of Easements, Covenants, Conditions & Restrictions by and between DeKalb Center Associates, a Georgia limited partnership, and Stonecrest Mall, LLC, a Georgia limited liability company, dated February 26, 2001, filed for record February 27, 2001 at 12:00 p.m., recorded in Deed Book 11898, Page 29, aforesaid Records.

LESS AND EXCEPT, property conveyed by Georgia Department of Transportation Right of Way Deed from Development Authority of DeKalb to Department of Transportation, dated July 2, 2003, recorded August 11, 2003 in Deed Book 15040, Page 5, aforesaid Records.

AND FURTHER LESS AND EXCEPT, property released to Department of Transportation No. 2 Capital Square, Atlanta, GA 20334 Quitclaim Deed from Sears Roebuck and Co. dated December 31, 2003 in Deed Book 15794, Page 770, aforesaid Records.

SAM'S BUILDING
[Legal Description]

Tract 1

All that tract or parcel of land lying and being in Land Lot 183 of the 16th District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at a 5/8" rebar found at the intersection of the Southerly right of way of Georgia Interstate 20 (having a variable right of way) and the Easterly right of way of Turner Hill Road, said point being the Northeasterly end of a mitered right of way line and the point of commencement; thence along said mitered right of way line South 52 degrees 28 minutes 24 seconds West for a distance of 46.45 feet to a 5/8" rebar found on the Easterly right of way of Turner Hill Road (having a 150 foot right of way), said point being the Southwesterly end of aforesaid mitered right of way; thence along the Easterly right of way of Turner Hill Road South 00 degree 37 minutes 30 seconds East for a distance of 828.40 feet to a point; thence North 42 degrees 38 minutes 21 seconds East for a distance of 116.33 feet leaving said right of way to a point; thence North 89 degrees 28 minutes 47 seconds East for a distance of 33.72 feet to a point; thence North 76 degrees 46 minutes 52 seconds East for a distance of 45.49 feet to a point; thence North 89 degrees 28 minutes 44 seconds East for a distance of 436.75 feet to a point; thence along a curve to the right having a radius of 749.86 feet and an arc length of

249.82 feet, being subtended by a chord of South 80 degrees 58 minutes 46 seconds East for a distance of 248.66 feet to a point, said point being the Point of Beginning; thence along a curve to the right having a radius of 749.86 feet and an arc length of 19.48 feet, being subtended by a chord of South 70 degrees 41 minutes 40 seconds East for a distance of 19.48 feet to a point; thence South 69 degrees 56 minutes 56 seconds East for a distance of 73.98 feet to a point; thence South 26 degrees 53 minutes 39 seconds West for a distance of 161.14 feet to a point; thence North 69 degrees 56 minutes 56 seconds West for a distance of 40.43 feet to a point; thence North 00 degrees 37 minutes 30 seconds West for a distance of 144.28 feet to a point; thence North 54 degrees 42 minutes 47 seconds East for a distance of 30.09 feet to the Point of Beginning.

Said property contains 0.287 acres more or less.

Tract 2

All that tract or parcel of land lying and being in Land Lot 183 of the 16th District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at a 5/8" rebar found at the intersection of the Southerly right of way of Georgia Interstate 20 (having a variable right of way) and the Easterly right of way of Turner Hill Road, said point being the Northeasterly end of a mitered right of way line and the point of commencement; thence along said mitered right of way line South 52 degrees 28 minutes 24 seconds West for a distance of 46.45 feet to a 5/8" rebar found on the Easterly right of way of Turner Hill Road (having a 150 foot right of way), said point being the Southwesterly end of aforesaid mitered right of way; thence along the Easterly right of way of Turner Hill Road South 00 degree 37 minutes 30 seconds East for a distance of 828.40 feet to a point; thence

North 42 degrees 38 minutes 21 seconds East for a distance of 116.33 feet leaving said right of way to a point; thence North 89 degrees 28 minutes 47 seconds East for a distance of 33.72 feet to a point; thence North 76 degrees 46 minutes 52 seconds East for a distance of 45.49 feet to a point; thence North 89 degrees 28 minutes 44 seconds East for a distance of 237.72 feet, said point being the Point of Beginning; thence North 89 degrees 28 minutes 44 seconds East for a distance of 199.03 feet to a point; thence along a curve to the right having a radius of 749.86 feet and an arc length of 182.23 feet, being subtended by a chord of South 83 degrees 33 minutes 39 seconds East for a distance of 181.78 feet to a point; thence South 00 degrees 37 minutes 30 seconds East for a distance of 178.56 feet to a point; thence South 89 degrees 22 minutes 30 seconds West for a distance of 379.80 feet to a point; thence North 00 degrees 31 minutes 16 seconds West for a distance of 201.27 feet to the Point of Beginning.

Said property contains 1.721 acres more or less.

Tract 4

All that tract or parcel of land lying and being in Land Lot 183 of the 16th District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at a 5/8" rebar found at the Northeasterly end of the mitered right of way line of the Southerly right of way line of Georgia Interstate Highway 20 (having a variable right of way) and the Easterly right of way line of Turner Hill Road, said point being the point of commencement; thence along said mitered right of way line South 52 degrees 28 minutes 24 West for a distance of 46.45 feet to a 5/8" rebar found on the Easterly right of way of Turner Hill Road (having a 150 foot right of way); thence along the Easterly right of way of Turner Hill Road South 00 degree 37 minutes 30 seconds East a distance of 1607.33 feet; thence leaving the Easterly right of way line of Turner Hill Road, North 89 degrees 22 minutes 30 seconds East for a distance of 180.00 feet to a point, said point being the Point of Beginning; thence North 36 degrees 35 minutes 39 seconds East a distance of 210.87 feet to a point; thence North 89 degrees 08 minutes 11 seconds East a distance of 52.45 feet to a point; thence South 00 degrees 37 minutes 30 seconds East a distance of 238.00 feet to a point; thence North 75 degrees 08 minutes 28 seconds West a distance of 186.78 feet to a point; thence North 00 degrees 37 minutes 30 seconds West a distance of 20.00 feet to a point, said point being the Point of Beginning.

Said property contains 0.634 acres more or less.

Together With the easements appurtenant to the above described tracts of land created by that certain Agreement of Easements and Restrictive Covenants by JDN Associates, Ltd., Turner Hill Road, a Georgia Limited Partnership having JDN Equities, Inc., a Georgia Corporation, as its sole general partner and DeKalb Center Associates, a Georgia Limited Partnership, whose sole general partner is CF I-20E Associates, a New York General Partnership, which has as its managing general partner Cadillac Fairview Shopping Center Properties (Georgia), Inc., a Delaware Corporation, dated October 30, 1990, filed for record October 31, 1990 at 1:23 p.m., recorded in Deed Book 6823, Page 427, Records of DeKalb County, Georgia.

CITY CLERK'S CERTIFICATE

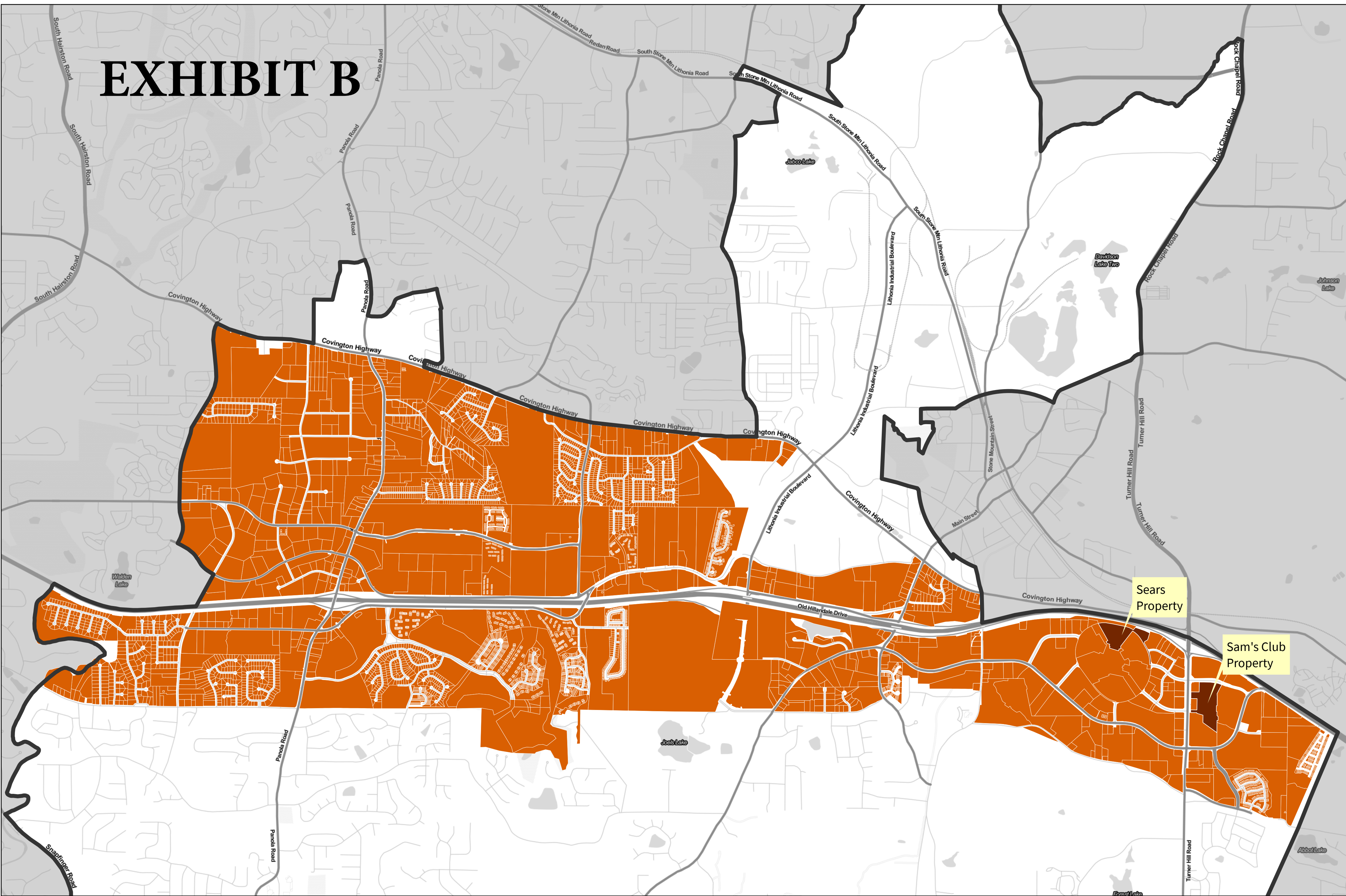
I, **MEGAN REID**, the duly appointed, qualified, and acting City Clerk of the City of Stonecrest (the "City"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on January 13, 2020 by the City Council of the City in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the City, by a vote of __ Yea and __ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City, which is in my custody and control.

GIVEN under my hand and the seal of the City, this 13th day of January 2020.

(SEAL)

City Clerk, City of Stonecrest

EXHIBIT B



Work Session
Agenda Item 5
Holiday Calendar

STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST

RESOLUTION 2020-_____

**A RESOLUTION OF THE CITY OF
STONECREST, GEORGIA, APPROVING
THE CITY'S 2020 HOLIDAY SCHEDULE**

WHEREAS, the Mayor and Council of the City of Stonecrest, Georgia desire to establish the City's Holiday Schedule for 2020; and

WHEREAS, the Mayor and City Council find that the City's Holiday Schedule for the 2019 calendar year must be established and published in a timely manner to provide for informed citizens; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stonecrest, Georgia, that the Mayor and City Council do hereby adopt the City's Holiday Schedule for 2020 attached hereto.

This Resolution shall be effective immediately upon its adoption.

SO, RESOLVED this the day of January 13, 2020.

Approved:

Jason Lary, Sr., Mayor

Attested:

Megan P. Reid, City Clerk

2020 Holidays

January 20, 2020- Martin Luther King, Jr. Day

May 25, 2020- Memorial Day

July 3, 2020- Independence Day

September 7, 2020- Labor Day

November 11, 2020- Veterans Day

November 26, 2020- Thanksgiving

November 27, 2020- Holiday

December 24, 2020- Christmas Eve

December 25, 2020- Christmas Day

January 1, 2021- New Year's Day