

Mayor and Council

700 Doug Davis Drive
Hapeville, GA 30354

March 1, 2016

Agenda

6:00PM

1. Call To Order

2. Roll Call

Mayor Alan Hallman
Alderman at Large Ruth Barr
Councilman at Large Michael Randman
Councilman Ward I Joshua Powell
Councilman Ward II Diane Dimmick

3. Public Comments

At this time, the Chairperson opens the floor to comments from the audience. Comments should relate to a specific agenda item, not listed on the agenda for a Public Hearing, or to a concern within the jurisdiction of the City. Mayor and Council meetings serve the purpose of conducting city business and are not a forum for the unlimited expression of opinion. The Chairperson reserves the right to limit comments to matters germane to city business and may refer speakers to the City Manager or other staff for resolution.

4. Informal Discussion Of Agenda Items

5. Old Business

5.I. Discussion Of CIDs

Background

Community Improvement Districts (CID's) are special taxing mechanisms designed to provide increased maintenance, security and aesthetic improvements in the areas authorized to establish such improvement districts.

CID's are **NOT** controlled by local governments and are basically allowed by State law to form by permission and the petition of the business community they impact and serve. State statutes provide that business and land owners who choose to tax themselves may form CID's in order to pay for and maintain various improvements outlined in their adopted plans.

The CID West and South formed near the airport desires to expand and unify in the Aerotropolis area which includes properties in Hapeville. The Director of the CID's wants to brief the Council and community on the process and outline the plans they have for potential expansion in the Hapeville portion of the Aerotropolis.

Please see the attached materials provided by the CID Director.

Documents: [INFORMATION FOR HAPEVILLE CID.PDF](#), [AIPORT WEST CID PRESENTATION - HAPEVILLE.PDF](#)

6. New Business

7. City Manager Report
8. Update By Department
 - Recreation
 - Economic Development
 - Planning & Zoning Consultant
 - Fire
 - City Clerk
 - Finance
 - Community Services
 - Police
 - Legal
 - Economic Development Consultant
9. Mayor And Council Comments
10. Adjourn

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.



William R. Whitson
City Manager
City of Hapeville
3468 N. Fulton Avenue
Hapeville, GA 30354

RE: Atlanta Aerotropolis CIDs Expansion Presentation

Dear Mr. Whitson,

The Atlanta Aerotropolis CIDs (AACIDs) are in the process of expanding the CID boundaries and are pursuing expansion efforts within the City of Hapeville. As a part of this process, I am presenting to the Hapeville City Council on March 1, 2016 to provide an overview of the AACIDs.

I am requesting that as a part of the presentation, I may provide two handouts to City Council members. The first is an overview of the expansion process and timeline. The second is a sample City resolution that the Mayor and Council will enact in support of the Fulton County Board of Commissioners approval of the expansion. I have attached both documents for your review.

Should you have any questions or concerns, please do not hesitate to contact me at (404) 349.2211 or gmcdowell@airportwestcid.com.

Thank you for your consideration and I look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerald McDowell", written over a light blue horizontal line.

Gerald McDowell
Executive Director, AACIDs



Community Improvement District (CID) Expansion Process

November – April – Collect consent forms from property owners within the expansion area.

April – Determine the final expansion boundary.

- Determine the non-consenting parcels to be included with the expansion (49% of the property owners representing 25% of the total value of the expansion).
- The expansion boundary must be contiguous. Tax-exempt, CID ineligible parcels, and roads can connect CID eligible parcels to make the boundary contiguous.

April – Submit final package to the Tax Assessor's office for certification. The Tax Assessor will determine if the expansion criteria has been met by assessing the number of owners consenting and the total value of their properties.

May – The CID attorney will draft the resolution for each of the jurisdictions the boundary is expanding within. Once drafted the resolution will be submitted to the jurisdiction for review and consideration on an agenda. The jurisdictions which need to pass the resolution are Fulton County and any city the CID is expanding within.

May - The participating jurisdictions will review and pass the resolution approving the boundary expansion.

June – Any new participating jurisdiction will appoint a property owner within the boundaries of their jurisdiction to serve on the Board of Directors of the CID. This property owner will serve on the Board of Directors at the discretion of the local jurisdiction for any length of time the jurisdiction so chooses.

June – The Board of Directors Election/Caucus of Owners will be advertised in the local legal organs to inform participating property owners of the upcoming election for board seats with expiring terms. Any property owner participating in the CID is eligible to serve on the Board of Directors.

July - The Board of Directors Election/Caucus of Owners is held and new Board Members are elected. Board members currently serving on the board are eligible to run for their board seat for another term.

September – County tax bills will be sent out to property owners. New CID participants will see a new line item on their tax bill with their respective CID contribution for their property.

October - November - CID revenue will be collected from participating property owners. Once revenue is collected by the County, the CID will receive the funds.

**CITY OF EAST POINT
RESOLUTION CREATING THE AIRPORT WEST
COMMUNITY IMPROVEMENT DISTRICT**

WHEREAS, by Act of the Georgia General Assembly, Ga. L. 1987, p. 5460, the Fulton County Community Improvement Districts Act (the "Act") was enacted; and

WHEREAS, a majority of the owners of real property within a proposed Airport West Community Improvement District ("CID"), as shown on the map attached hereto as Exhibit "A" and list of tax parcels attached hereto as Exhibit "B", and incorporated herein by reference, which real property will be subject to taxes, fees, and assessments levied by the District Board, have consented in writing to the creation of an Airport West CID with boundaries as shown on the above-referenced map; and

WHEREAS, the owners of real property within the proposed CID which constitutes at least 75% by value of all real property within said CID which will be subject to taxes, fees and assessments levied by the District Board, according to the most recent approved Fulton County ad valorem tax digest, have consented in writing to the creation of the Airport West CID, with boundaries as shown on the above-referenced map and list; and

WHEREAS, the aforesaid written consents have been certified as satisfactory in compliance with the Act for the creation of the Airport West CID; and

WHEREAS, the creation of the Airport West CID will not cause diversion of existing City of East Point ("City") funds or erosion of the tax base; and

WHEREAS, the City has determined the activation of the Airport West CID would help provide governmental services and facilities within said district; and

WHEREAS, the City has determined the activation of the Airport West CID would be in the best interest of, and would promote the health, safety and welfare of, the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED, that the City of East Point, Georgia consents to the creation of a CID to be known as the Airport West Community Improvement District and to be comprised of the geographical area as shown on the map and list attached hereto as Exhibit "A" and Exhibit "B", respectively, for the provision of the following governmental services and facilities:

- 1) Street and road construction and maintenance, including curbs, sidewalks, street lights, and devices to control the flow of traffic on streets and roads;**
- 2) Parks and recreation areas and facilities;**
- 3) Storm water and sewage collection and disposal systems;**
- 4) Development, storage, treatment, purification, and distribution of water;**
- 5) Public Transportation including, but not limited to, services intended to reduce the volume of traffic or transport two or more persons in common vehicles or conveyances;**

- 6) Terminal and dock facilities and parking facilities; and
- 7) Such other services and facilities as may be provided for by general law.

BE IT FURTHER RESOLVED that the City will make its appointment to the Airport West Community Improvement District Board in accordance with the Act.

BE IT FURTHER RESOLVED that all District Board Members shall take an oath of office upon election to faithfully administer their duties under the Act.

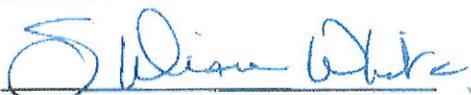
BE IT FURTHER RESOLVED that the City Clerk is directed to forward a copy of this resolution to the Tax Commissioner of Fulton County.

PASSED AND ADOPTED by the City of East Point, Georgia, this 2 day of June, 2014.



Mayor, City of East Point

ATTEST:



City Clerk
(SEAL)



APPROVED AS TO FORM:



City Attorney



2016 First Quarter Update

Gerald McDowell, Executive Director, AWCID



AWCID Board of Directors



Natalie Martin
Chair
Duke Realty



Vance Burgess
Vice Chair
Chick-fil-A



Kevin Parrish
Treasurer
Wells Fargo



Shannon James
Secretary
SunTrust



Kali Beyah
Delta Airlines



Chris Brown
Duke Realty



Dr. Stuart Gulley
Woodward Academy



Dan Halpern
Jackmont Hospitality



Austin McDonald
McDonald Development



Mark Spanka
Atlanta Airport Marriott



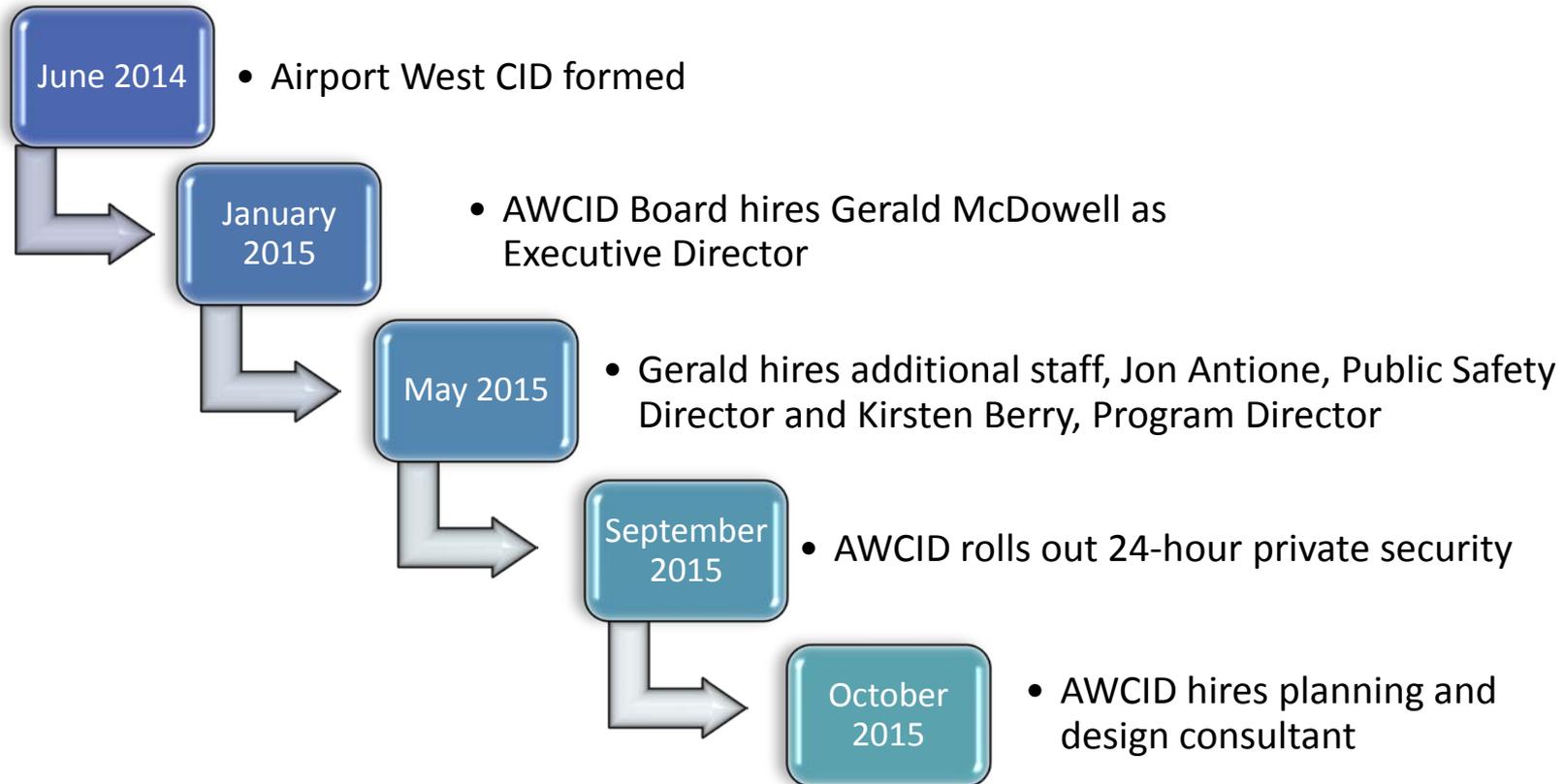
Joshua Warthman
The Parking Spot



Gerald McDowell
AWCID Executive Director



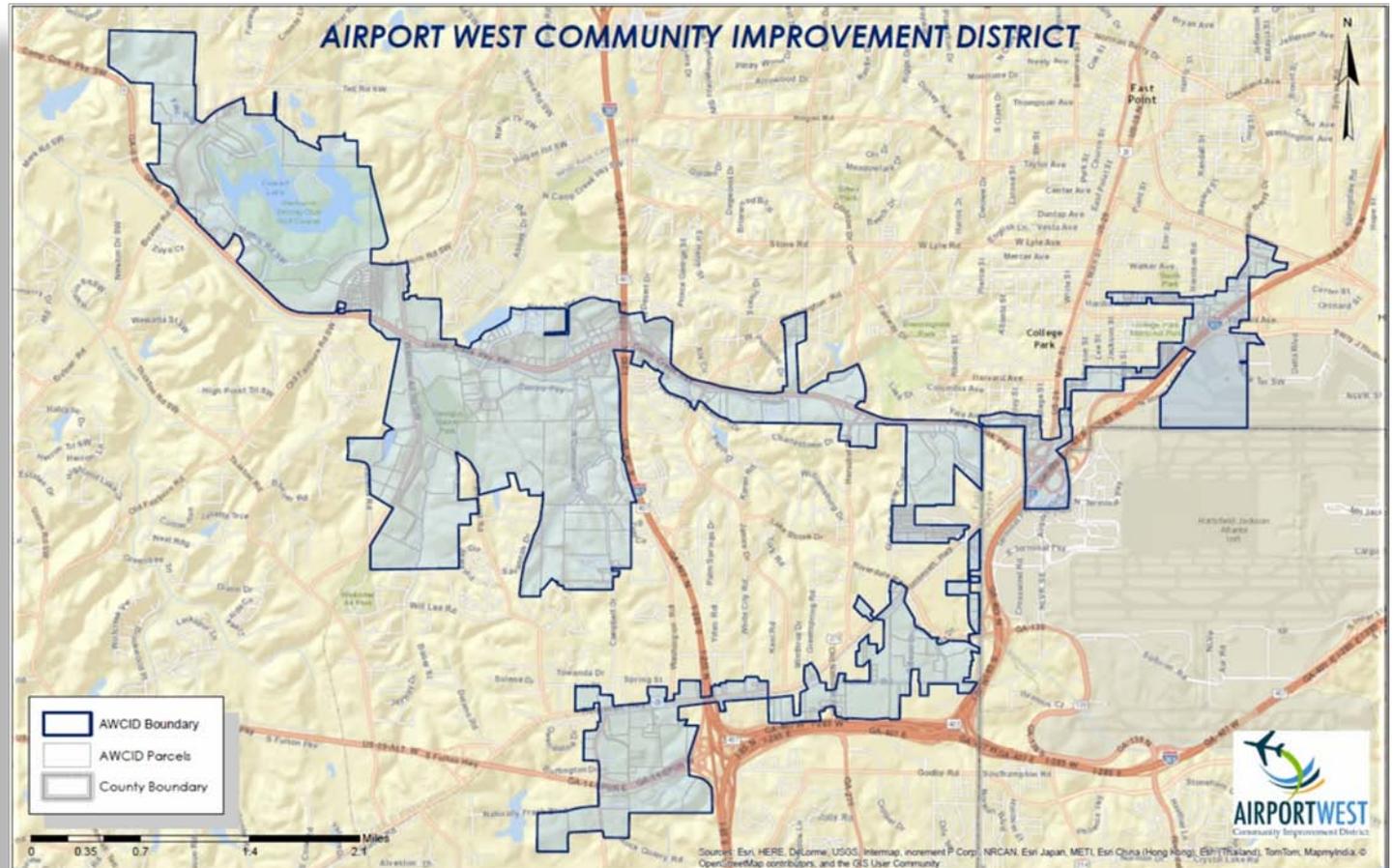
Airport West CID History





Airport West CID Priorities

- Public Safety
- Landscape and Right-of-Way Maintenance
- Transportation Improvements



AWCID Priority: Public Safety



- Jon Antoine hired as Public Safety Director in May 2015
- Continuing to partner with Chief Meadows and the College Park Police Department for public safety meetings, events and special projects
- Running 24-hour security patrols with private security company, Force, Inc. and Fulton County Police Department

Priority: Transportation Improvements

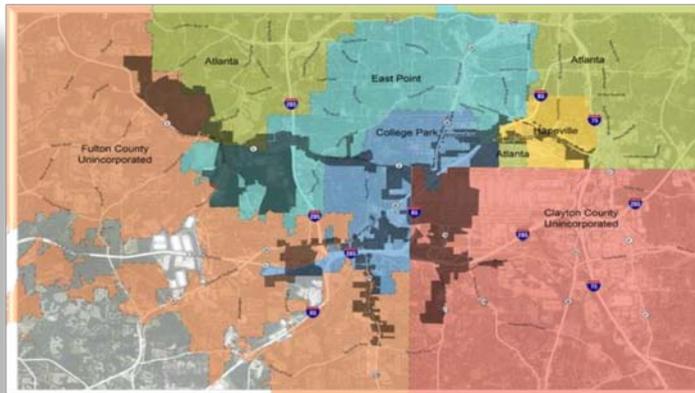


Camp Creek Pkwy @ I-285

- Diverging Diamond Interchange
- Design and Landscape Enhancements

Buffington Road

- Widening from US 29 to Rock Quarry Rd
- Entrance/Exit ramp widening

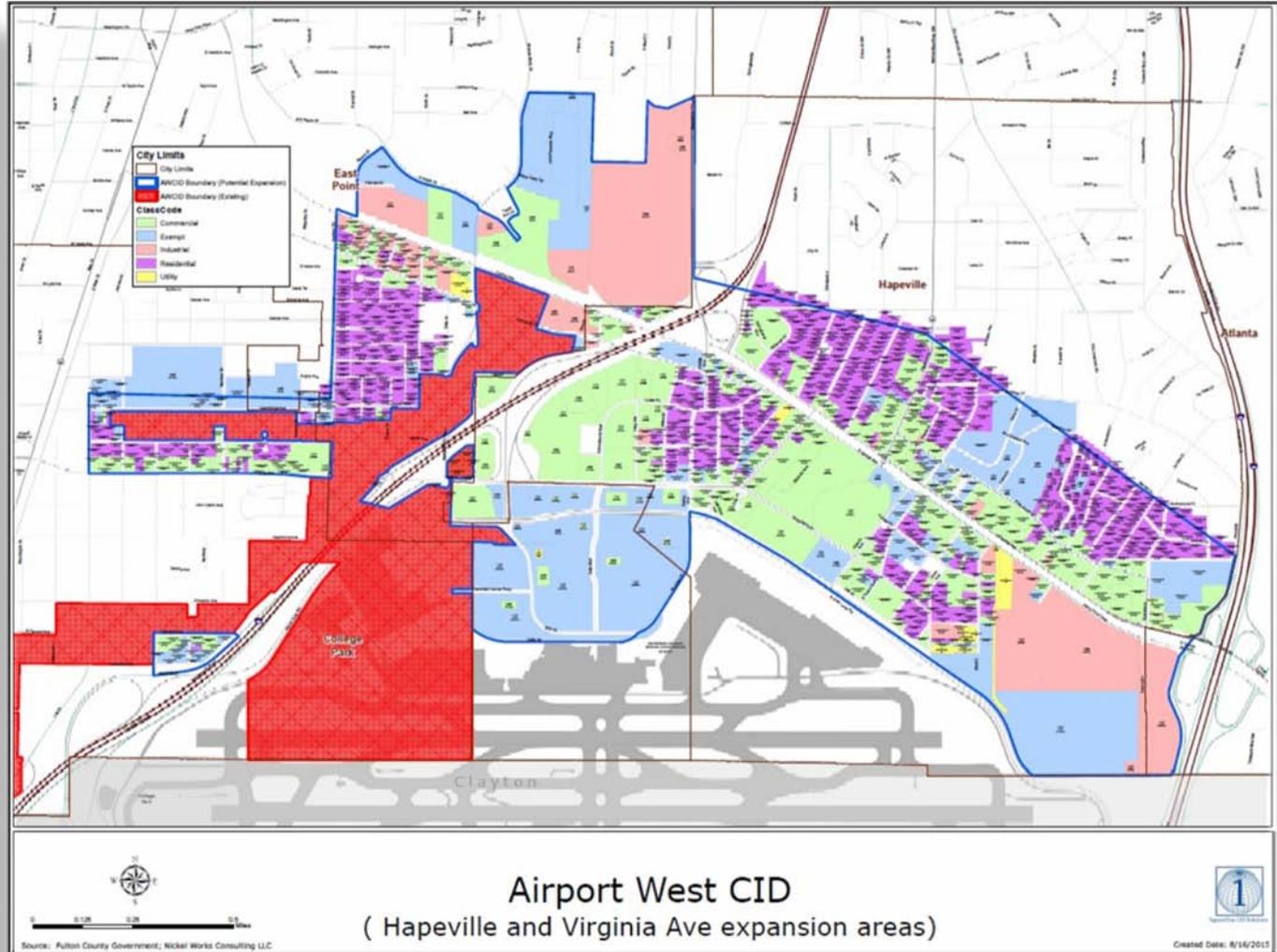


Master Plan

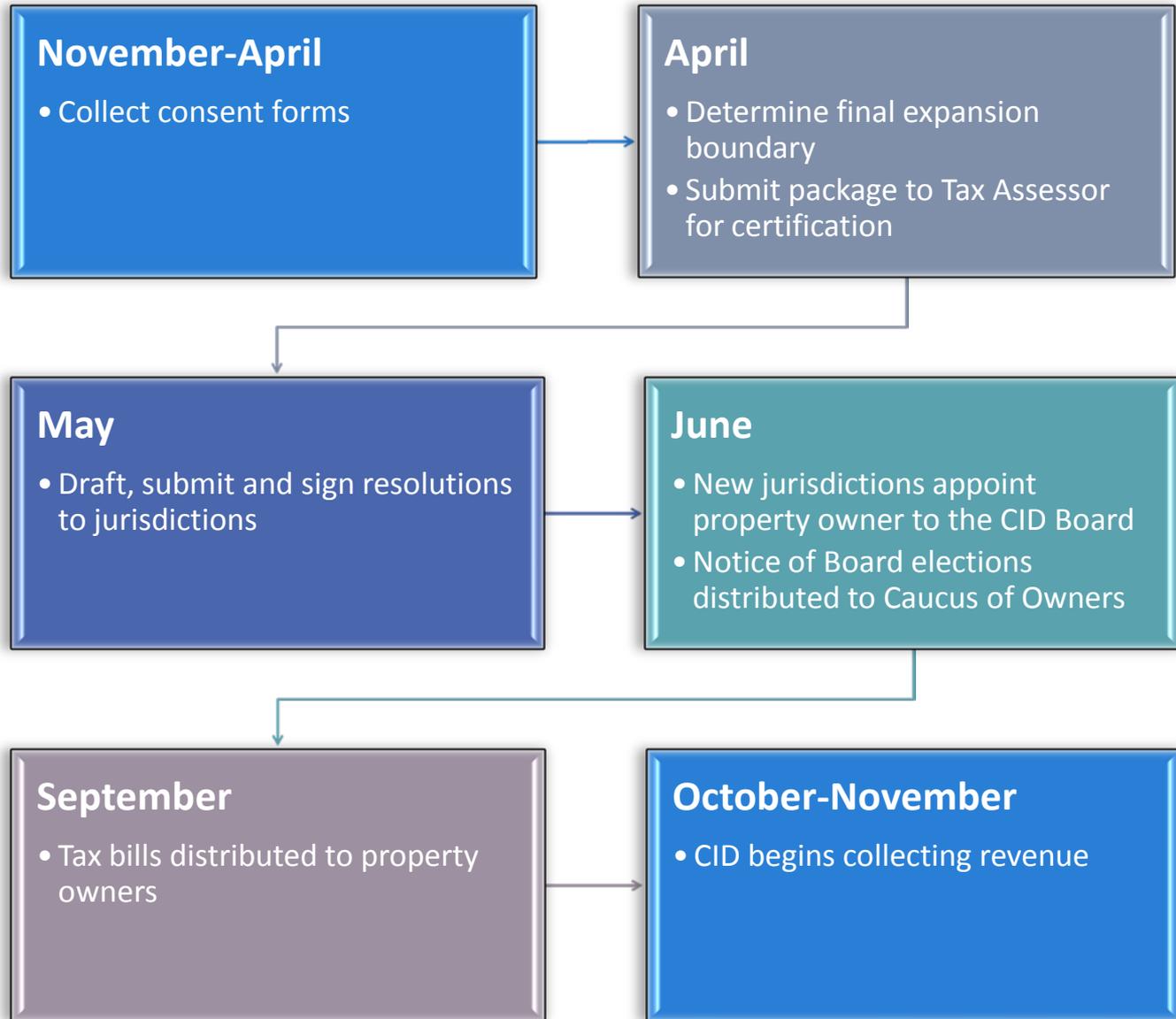
- Develop prioritized project list
- Create a strategic plan for implementation

Expansion Overview

- Focusing on Hapeville
- Boundary ends at Porsche

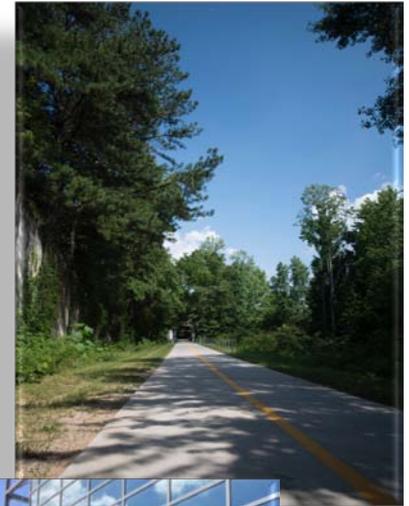


Expansion Process



AWCID Moving Forward

- Continue expansion efforts
- Public safety initiatives
- Interchange landscape design enhancements
 - Virginia Ave
 - Camp Creek Pkwy
 - Riverdale Rd @ I-85 and I-285
- Intersection and corridor improvements
- Wayfinding
- Public transportation coordination
- Bicycle/pedestrian facilities





Questions or Comments?

Gerald McDowell, CID Executive Director
gmcowell@airportwestcid.com

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Atlanta, GA 30331
404-349-2211

