



City Council Special Called Meeting

Monday, December 19, 2022

5:00 PM

129 E. Memorial Dr., Dallas, GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator at 770-443-8110 ext. 1604 or e-mail rbruce@dallasga.gov to allow the city to make reasonable accommodations for those persons.

AGENDA

PUBLIC HEARING

Regarding: Approval consideration for a resolution proposing the adoption of the Dallas Redevelopment Plan and creation of Tax Allocation District Number One – Downtown and Commercial Gateways.

CALL TO ORDER

NEW BUSINESS

1. Requesting approval to proceed with condemnation of parcel owned by Craftman Homes, LLC. Said approval will authorize the City Attorney to proceed with due process, preparation, and filing of condemnation.
2. Resolution 2022-23; Reimbursement TAD.
3. Resolution 2022-24; Creating Redevelopment Area and TAD #1.
4. LOST Discussion.

EXECUTIVE SESSION

ADJOURNMENT



STAFF ACTION ITEM

MEETING DATE:12/19/2022

TITLE: West Dallas Collector Sewer Extension Project – Phase I; Craftman Homes, LLC – Sanitary Sewer Easement - Property Condemnation

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Requesting Mayor and Council Approval: To proceed with condemnation of parcel owned by Craftman Homes, LLC. Said approval will authorize the City Attorney to proceed with due process, preparation, and filing of condemnation.

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

Un-known at this time

INFORMATION:

RESOLUTION NO. 2022-23
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA
AUTHORIZING INTENT FOR REIMBURSEMENT OF DEBT PROCEEDS WITHIN THE
DESIGNATED TAD #1- DOWNTOWN AND MEMORIAL DRIVE CORRIDOR.

WHEREAS, Dallas, Georgia (the “City”) has determined that it is necessary to make certain public improvements in tax allocation district #1 known in support of downtown redevelopment (the “Project”); and

WHEREAS, all or a portion of the costs of the Project may be financed with the proceeds of tax-exempt obligations (the “Debt”) to be issued by the City or an authority or another entity on its behalf; and

WHEREAS, prior to the issuance of the Debt, the City may pay for all or a portion of the costs of the Project; and

WHEREAS, the City may reimburse itself with Debt proceeds for the costs of the Project paid by it prior to the issuance of the Debt.

NOW, THEREFORE, be it resolved by the Dallas City Council, and it is hereby resolved by the same, as follows:

1. The City reasonably expects to reimburse itself with Debt proceeds for the costs of the Project paid by it prior to the issuance of the Debt.
2. The maximum principal amount of Debt which the City presently expects to be issued relating to the Project is currently estimated to be \$25,000,000.
3. The intention of this resolution is to be a declaration of official intent for purposes of Section 1.150-2 of the Income Tax Regulations.

APPROVED, PASSED AND ADOPTED THIS THE 19th DAY OF DECEMBER, 2022.
MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA

L. James Kelly, Mayor

James R. Henson, Councilmember

Michael G. Cason, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

ATTEST:

I, hereby certify that the forgoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Dallas this 19th day of December, 2022.

Tina Clark, City Clerk of the City of Dallas

Date

RESOLUTION NO. 2022-24

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA
CREATING REDEVELOPMENT AREA AND TAX ALLOCATION DISTRICT #1-
DOWNTOWN AND MEMORIAL DRIVE CORRIDOR AND DESIGNATING THE
BOUNDARIES OF SUCH AREA AND DISTRICT; ADOPTING A REDEVELOPMENT
PLAN; ESTABLISHING THE TAX ALLOCATION INCREMENT BASE;
ESTABLISHING THE INTENT TO ISSUE TAX ALLOCATION BONDS OR PURSUE
COMMERCIAL FINANCING; DESIGNATING THE CITY OF DALLAS, GA AS THE
REDEVELOPMENT AGENCY; AND FOR OTHER RELATED PURPOSES**

WHEREAS, the City of Dallas, GA (the “City”) has the right to exercise redevelopment powers under the Redevelopment Powers Law (O.C.G.A. § 36-44-1, *et seq.*, as amended) pursuant to an act of the General Assembly of the State of Georgia (Ga. L. 2009, p. 3506, *et seq.*, as amended) and a referendum held on November 8th, 2022; and

WHEREAS, pursuant the Redevelopment Powers Law, the City of Dallas Mayor and Council (the “City Council”) desires to (a) create an urban redevelopment area (the “Redevelopment Area”) and establish the boundary for the Redevelopment Area, (b) create Tax Allocation District #1- Downtown and Memorial Drive Corridor (the “TAD”) and establish the boundary for the TAD, (c) adopt the City of Dallas, Georgia Redevelopment Plan for the Tax Allocation District #1 (the “Redevelopment Plan”), (d) establish the tax allocation increment base for the real property in the TAD (the “Tax Allocation Increment Base”), (e) establish its intent to issue tax allocation bonds or pursue commercial financing for projects within the Redevelopment Area (the “Debt”) and (f) designate the City as the redevelopment agency; and

WHEREAS, the City Council intends to request that the Paulding County School District (the “School District”) and the Paulding County Board of Commissioners (the “Board of Commissioners”) grant its consent to the inclusion of the School District’s incremental ad valorem real property taxes generated within the TAD for the purpose of carrying out the Redevelopment Plan in accordance with O.C.G.A. § 36-44-9(c).

NOW, THEREFORE, BE IT RESOLVED, by the City Council, and it is hereby resolved by the authority of the same, as follows:

Section 1. The City Council hereby finds as follows: (a) the Redevelopment Area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the Redevelopment Plan; and (b) the implementation of the Redevelopment Plan on the whole is likely to enhance the value of a substantial portion of the real property in the Redevelopment Area.

Section 2. The City Council hereby creates the Redevelopment Area set forth in the Redevelopment Plan, and the boundary of the Redevelopment Area shall be as specified in the

Redevelopment Plan. The creation of the Redevelopment Area shall be effective as of December 31, 2022.

Section 3. The City Council hereby creates the TAD, and the boundary of the TAD shall be as specified in the Redevelopment Plan. The creation of the TAD shall be effective as of December 31, 2022.

Section 4. The Redevelopment Area and the TAD created hereby shall continue in existence for 30 years or until all redevelopment costs, including financing costs and debt service on all Debt, associated with the implementation of the Redevelopment Plan are paid in full.

Section 5. The Redevelopment Plan attached hereto as Exhibit A is hereby adopted and approved.

Section 6. The City Council hereby establishes the estimated Tax Allocation Increment Base at \$23,804,909 to be used for computing the tax allocation increment (the “Tax Allocation Increment”).

Section 7. The City Council’s Tax Allocation Increment may be used to pay any and all redevelopment costs authorized by the Redevelopment Powers Law, including, but not limited to principal of and interest on the Debt.

Section 8. The City Council intends to issue the Debt from time to time. The Mayor, or in the absence of the Mayor, the Mayor Pro-tem, is hereby authorized to execute any and all documents and to take any and all actions required in connection with the issuance of the Debt.

Section 9. The City Council hereby designates itself as the redevelopment agency.

Section 10. All acts and doings of the councilmen, officers, employees and agents of the City in conformity with the purposes and intent of this Resolution are in all respects hereby approved and confirmed.

Section 11. The Mayor, or in the absence of the Mayor, the Mayor Pro-tem, is hereby authorized to execute any and all documents and to take any and all actions required to carry out the intent of this Resolution.

Section 12. This Resolution shall be effective immediately upon its adoption.

Section 13. All resolutions and parts of resolutions in conflict with this Resolution are hereby rescinded to the extent of any such conflict.

APPROVED, PASSED AND ADOPTED THIS THE 19th DAY OF DECEMBER, 2022.

MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA

L. James Kelly, Mayor

James R. Henson, Councilmember

Michael G. Cason, Councilmember

Cooper Cochran, Councilmember

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Tina Clark, City Clerk of the City of Dallas

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