CITY COUNCIL MEETING & PUBLIC HEARING
NOVEMBER 3, 2025

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **BOARDS & COMMISSIONS**
   - **A. Appointment and Swearing In of Recreation Board Member by Mayor Gilvin**
5. **CONSENT AGENDA**
   - **A. City Council Meeting Minutes (Meeting of 10/27/2025)**
     Consideration and approval of the City Council meeting minutes from the meeting of October 27, 2025.
   - **B. Financial Management Report (Month Ending September 30, 2025)**
     Consideration of approval of the Financial Management Report for the month ending September 30, 2025.
6. **PUBLIC HEARING**
   - **A. Ordinance: Massage and Spa Establishment Text Amendments**
     FIRST READING
     Consideration of an ordinance proposing modifications to Chapter 10, Article IX of The Code of the City of Alpharetta regarding requirements and procedures governing background checks; to clarify requirements for applications for licensing and permitting; to provide for relevant definitions; to repeal conflicting ordinances; and for other purposes.
   - **B. PH-25-17 North Point Development Plan and Tax Allocation District**
     Consideration of a Redevelopment Plan to create Tax Allocation District #3 - Alpharetta North Point Activity Center.
7. **NEW BUSINESS**
   - **A. Task Order: Fiscal Year 2026 Stormwater Pipe Lining**
     Consideration of approval of the award of a task order to Utility Asset Management, Inc. in the amount of $614,870.55 for pipe lining services, under the City's On-Call Stormwater Pipe Lining Services contract and with authorization for the Mayor to execute all necessary documents
   - **B. Franchise Agreement: Google Fiber**
     Consideration and approval of a Non-Exclusive Franchise Agreement between the City of Alpharetta and Google Fiber Georgia, LLC for the Installation of Network Facilities in the City Public Right of Way and with authorization for the Mayor to execute all necessary documents.
8. **PUBLIC COMMENT**
9. **REPORTS**
10. **EXECUTIVE SESSION**
11. **ADJOURNMENT**

STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: November 3, 2025

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 10/27/2025)
Consideration and approval of the City Council meeting minutes from the meeting of October 27, 2025.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the City Council meeting minutes from the meeting of October 27, 2025.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council meeting on October 27, 2025.

ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider as a new business item.

ATTACHMENTS:

1. CC Minutes 10.27.2025

City Council Meeting & Public Hearing
OCTOBER 27, 2025
UNOFFICIAL MINUTES
Office of the City Clerk

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at https://www.youtube.com/user/alpharettagov.

1. CALL TO ORDER
    - Mayor Gilvin called the meeting to order at 6:30 p.m.
2. ROLL CALL
    - Council Members
        - Mayor Jim Gilvin
        - Mayor Pro Tem Dan Merkel
        - Donald F. Mitchell
        - John Hipes
        - Fergal M. Brady
    - Council Members Absent
        - Douglas J. DeRito
    - Staff
        - Chris Lagerbloom, City Administrator
        - John Robison, Assistant City Administrator
        - Molly Esswein, City Attorney
        - Lauren Shapiro, City Clerk
        - Adam Montgomery, Director of Information Technology
        - Brad Denkinger, Fire Chief
        - Charlie Jewell, Director of Economic Development
        - Kathi Cook, Director of Community Development
        - Morgan Rodgers, Director of Recreation, Parks, and Cultural Services

- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Trent Lindgren, Police Chief
- Deanna McKay, Public Communication & Engagement Coordinator

3. PLEDGE TO THE FLAG

4. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 10/20/2025)

Consideration of approval of the City Council meeting minutes from the meeting of October 21, 2025.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve the consent agenda.
  - Council Member Mitchell seconded the motion.
  - The motion was approved unanimously (5-0).

5. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

- City Attorney, Molly Esswein, announced the public hearing procedures.

B. Z-25-09/PH-25-15 41 Milton Avenue

Consideration of a rezoning and parking in-lieu fees to allow for the conversion of basement storage space to useable space for an office, retail, restaurant, or residential dwelling. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core). Parking in-lieu fees are requested for up to three (3) parking spaces. The property is located at 41 Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.
- The applicant, Matthew Khodayari, is requesting a rezoning and parking in-lieu fees to convert a basement storage area into usable space for retail, restaurant, office, or residential dwelling unit on a 0.132-acre property in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and parking in-lieu fees is requested for up to three (3) parking spaces. The subject property is located at 41 Milton Avenue near the northeast corner of Canton Street and Milton Avenue.
- This item was considered at the October 2, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions and adding residential dwelling unit as a permitted use in the basement (vote 6-0).

- Staff recommends that Mayor and Council approve Z-25-09/PH-25-15 41 Milton Avenue, subject to the following conditions:
    1. Site consisting of approximately 0.132 acres shall be rezoned to DT-C. Property shall be limited to the existing uses consisting of one (1) Dwelling, For-Sale Condominium unit and 'Barber/Beauty Shop'. In addition, the 997 square foot basement area shall be limited to office, retail, or residential dwelling.
    2. Retail uses shall be limited to: Art Gallery', 'Barber/Beauty Shop', 'Book Store', 'Florist, Retail (no greenhouse)', 'Print Shop', 'Retail Establishment (no mixed sales)', and 'Shop or Studio, Craftsman/Artist'.
    3. Property owner shall submit a building permit for the change of use of the basement area, which will require a secondary means of egress for the space.
    4. Property owner shall pay a lump sum parking in-lieu fee of $9,000.00 prior to the issuance of a building permit for retail use or $13,500.00 prior to the issuance of a building permit for office use.
    5. Property owner shall utilize creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.
    6. White lights shall be added to the top of the building to participate in the City's holiday lighting program.
    7. No more than 1 of the residential dwelling units shall be permitted to be rented, as recorded in a deed restriction on the property.
- The two (2) story mixed-use building on the property underwent a significant renovation in 2020. The former Alpha Theatre building, which contained a residential unit in the basement, was converted to a 'Barber/Beauty Shop' on the 1st floor and a residence on the 2nd floor. The basement area is approximately 1,141 square feet, which includes a 144 square foot storage room that will remain as storage. Surrounding properties are zoned C-2 to the west and south and DT-C to the north and east. The Hamilton Hotel is located to the north and east, Thrive and Valor are located to the south, and a future City pocket park is located to the west. The comprehensive land use plan designation of the property is 'Central Business District', which supports the applicant's proposal.
- The submitted floor plan depicts a 997 square foot basement area to be converted to retail, restaurant, office or residential dwelling. The space has access from an exterior door on the west side of the building, as well as from within the hair salon space by way of an elevator and stairway.
- As shown in the table below, two (2) to three (3) parking spaces would be required for the conversion of the basement area to the applicant's proposed uses. There is no available land area on the property for the construction of parking spaces and the applicant requests parking in-lieu fees.

- Staff calculated vehicular trips generated from the proposed uses. It is estimated that the proposed conversion of the basement storage area to usable space would generate Peak Hour trips as shown in the table below.
- Within the Downtown, parking can be met with parking located on-site, as well as on-street parking located adjacent to and on the same side of the street as the subject site. If parking cannot be satisfied as described above, an applicant may pursue Parking in-lieu fees. Parking in-lieu fees allow parking requirements to be satisfied through payment of parking in-lieu fees according to the table below. Payments to the Downtown Parking Fund have been approved at a few locations in the Downtown, including 44 Milton Avenue, 55/61 Roswell Street, Alpharetta Lofts (58 Canton Street), CORO building (37 Old Roswell Street), and 75/91 Roswell Street.
- The applicant requests parking in-lieu fees for up to three (3) parking spaces. Based on the Parking In-Lieu Fee Schedule above, a shortfall of two (2) parking spaces would require a lump sum payment of $9,000.00 and a shortfall of three (3) spaces would require a lump sum payment of $13,500.00.
- The table below identifies Downtown public parking facilities, including number of spaces, peak utilization, and approximate walking distance to the applicant's property. Peak utilization for surface parking lots and on-street parking is derived from the Downtown Alpharetta Parking Study (June 2018), while the Milton Avenue parking deck and City Center parking deck utilization is based on Staff observations (pre-pandemic). Besides on-street public parking, the Milton Avenue Parking Deck and Roswell Street Parking Lot are the nearest public parking facilities to the applicant's property. The Roswell Street City Parking Lot and Milton Avenue Parking Deck have the greatest available capacity.
- The Citizen Participation Plan Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The Community Zoning Information Meeting was held on August 13, 2025. There were no public comments.
- Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and parking in-lieu fees. The zoning proposal is consistent with the vision of the Downtown Master Plan and future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and commercial uses. The property is land locked and there is no available land to construct parking. The request for parking in-lieu fees is supported for retail and office use based on there being nearby public parking opportunities. However, parking reductions have not been approved for residential uses in the Downtown and a restaurant use would generate the greatest need for parking and therefore is not supported.

- The Applicant, Matthew Khodaaryi, came forward to speak on behalf of this application.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve Z-25-09/PH-25-15 41 Milton Avenue, subject to the following conditions:

1. Site consisting of approximately 0.132 acres shall be rezoned to DT-C. Property shall be limited to the existing uses consisting of one (1) Dwelling, For-Sale Condominium unit and 'Barber/Beauty Shop'. In addition, the 997 square foot basement area shall be limited to office.
2. Property owner shall pay a lump sum parking in-lieu fee of $13,500.00 for three (3) spaces prior to the issuance of certificate of occupancy for office use.
3. Property owner shall utilize creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.
4. White lights shall be added to the top of the building to participate in the City's holiday lighting program.
5. No more than 1 of the residential dwelling units shall be permitted to be rented, as recorded in a deed restriction on the property.

   - Council Member Brady seconded the motion.
   - The motion was approved unanimously (4-1; with Council Member Hipes in opposition).

C. The following items have been deferred and will not be considered during this meeting.

1. Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street

   This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

   Consideration of a rezoning, parking special exception, and variance to allow a 4-story building including a rooftop restaurant on 0.714 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a parking special exception is requested to allow off-site parking. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and UDC Subsection 3.2.8(D) Landscape Strips to eliminate the landscape strip on the east and north sides of the property. The property is located at 21 North Main Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

2. PH-24-16 Road Abandonment – Manning Street

This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

Consideration of a request for road abandonment of Manning Street. The property is located within the Manning Street right-of-way and is legally described as being located in Land Lots 1253 & 1268, 2nd District, 2nd Section, Fulton County, Georgia.

3. MP-25-08/CU-25-13/V-25-17 Hanover Windward Park/Windward MP Pod 66

This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

Consideration of a master plan amendment, conditional use, and variances to allow 320 'Dwelling, 'For-Rent' units on 47.65 acres in the Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66 to add 'Dwelling, 'For-Rent', as well as other modifications to the Windward Park mixed-use development. A conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 2.7.0(b)(1) to increase the distance to/from the off-street parking to the door of the residential unit; UDC Subsection 2.7.0(b)(2)(i) to reduce the ratio of outdoor amenity space; UDC Subsection 2.7.0(b)(3) to allow ground floor dwellings on storefront streets and to allow first floor dwelling units on more than 2 sides of the building; UDC Subsection 2.7.0(b)(4) to reduce the minimum floor area of required balconies; UDC Subsection 2.7.0(b)(6) to reduce the first floor minimum ceiling height; and UDC Subsection 2.7.0(b)(9) to eliminate the requirement for a neighborhood grocery. The property is located at 0 North Point Parkway and 0 Dryden Road and is legally described as being located in Land Lots 1112, 1177 & 1188, 2nd District, 2nd Section, Fulton County, Georgia.

4. Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street

This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

Consideration of a rezoning and variance to allow for the construction of 9 'For-Sale' single-family dwelling units, including 5 detached homes and 4 semi-detached homes, on 1.12 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a variance is requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3 to modify streetscape requirements along Roswell Street, Marietta Street and Cotton Alley. The property is located at 75 & 91 Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

5. Z-25-07/CU-25-15/V-25-20 Alpharetta District Places

This request has been deferred by the applicant to the November 17, 2025 City Council meeting and will not be considered at the October 27, 2025 City Council meeting.

Consideration of a rezoning, conditional use, and variances to allow for 195 'Dwelling, 'For-Rent' units, 20,000 square feet of retail, and 10,000 square feet of restaurant on 3.02 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements and Subsection 3.5.5 to increase the maximum building footprint. The property is located at 0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

6. MP-25-05/CU-25-07 Northwinds Summit Vertiport

   This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council Meeting.

   Consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

D. The following item has been withdrawn and will not be considered during this meeting.

1. PH-25-19 Resolution: Alpharetta Capital Improvement Element (CIE) Amendment

   This item has been withdrawn by Staff and will no longer be considered.

   Consideration and adoption of a resolution transmitting a draft CIE Amendment to the Atlanta Regional Commission and the Georgia Department of Community Affairs as part of the City's Impact Fee Program Update, authorizing the Mayor to sign all necessary documents.

6. NEW BUSINESS

A. Public Works Fleet Replacements ITB 26-007 and 26-008

Consideration of the purchase of (2) 2025-2026 Ford Ranger Crew Cab 4WD XLT 2.7K Trucks in an amount totaling $99,006 to Billy Howell Ford for and purchase of a 2024 Ford 6.7L V8 4WD Crew Cab F-550 XL Truck an amount totaling $92,056.00 to Wade Ford through State Contract 99999-SPD-SPD0000155-0006 and authorize the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- The Public Works Department would like to award the Invitation to Bid 26-007 & 26-008 for the purchase of (2) 2025-2026 Ford Ranger Crew Cab 4WD XLT 2.7K Trucks to Billy Howell Ford in an amount totaling $99,006 and a 2024 Ford 6.7L V8 4WD

Crew Cab F-550 XL Truck from Smyrna-F LLC dba Wade Ford in the amount of $92,056.00 utilizing State Contract 99999-SPD-SPD0000155-0006.

- Procurement for the FY26 fleet replacement was sent out under 2 separate bids, specifying the small (ranger and F-150) and large (F-250 and F-550) trucks for pricing. Bids were issued on 08-21-2025 and were due on 09-11-2025.
- We received 2 responses to our solicitation, but only Billy Howell priced the Rangers and F550. We then reached out to the State Contract vendor to get pricing regarding the Rangers and F550 to compare. The price submitted in the bid for the Rangers was lower than State Contract. However, the price for the F-550 through State Contract was lower than the bid submitted. Public Works recommends moving forward with Billy Howell Ford for the Rangers and Wade Ford for the F-550 since they were the lowest cost for the vehicles.
- The F-550 will replace a 2002 Sterling M-7500 Box Dump that is out of service due to safety issues regarding the dashboard being insecure, due to the age and availability of parts and wear on the vehicle we were unable to repair.
- The two Rangers will replace a 2008 Chevy Impala with 71,000 miles on it and a 2008 Ford Ranger with over 115,000 miles on it.
- These trucks are overdue to be replaced based on age and cost of necessary repairs, both of which are affecting the reliability of these vehicles for the crews. Per policy, the vehicle being replaced will be surplussed by the Finance Department.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Mitchell offered a motion to approve the purchase of (2) 2025-2026 Ford Ranger Crew Cab 4WD XLT 2.7K Trucks in an amount totaling $99,006 to Billy Howell Ford for and purchase of a 2024 Ford 6.7L V8 4WD Crew Cab F-550 XL Truck an amount totaling $92,056.00 to Wade Ford through State Contract 99999-SPD-SPD0000155-0006 and to authorize the Mayor to execute all necessary documents.

  - Mayor Pro Tem Merkel seconded the motion.
  - The motion was approved unanimously (5-0).

B. Contract and Purchase Approval: Fiscal Year 2026 Tree Planting

Consideration and approval of the award of a contract and purchase approval to Russell Landscape for Fiscal Year 2026 tree planting in an amount not to exceed $190,645.11 for the purchase, installation, and watering of trees at the newly constructed Webb Bridge Road corridor improvements (Alpharetta High School to Westwind Lane), and for tree replacement at Rucker Road, and authorize the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.

- Phase 3 of the Webb Bridge Road corridor improvements are complete to the point that tree installation can begin within the newly constructed landscape areas. The adjacent Phase 1 section of the project is no longer surrounded by construction, so tree installation can take place there as well. This will result in trees being installed from just west of the Alpharetta High School entrance to directly west of Westwind Lane. Reforestation planting of bare root trees (2'-3′ height) is also included around the new bridge over Big Creek.
- Replacement of missing and dead trees along Rucker Rd is included within the annual tree planting proposal to address trees that were destroyed by cars or died from disease over the last couple of years. Added soil is included as needed to raise the grades of planting areas for proper tree installation and pedestrian safety. Two replacement trees are also included for Kimball Bridge Road adjacent to Waters Road Park.
- The proposed FY2026 annual tree planting project includes:
    - Installation of 80 trees averaging 3″ caliper along Webb Bridge Road
    - Installation of 208 bare root trees averaging 2-3′ height to reforest the area around the newly constructed bridge over Big Creek
    - Installation of 14 trees and 251cubic yards of soil along Rucker Road
    - Installation of 2 trees along Kimball Bridge Rd
- Tree planting will take place from November 2025 through February 2026, in accordance with the City's landscape specifications. Deciduous and evergreen tree species have been selected, including varieties of oak, maple, magnolia, bald cypress, holly and other species. Tree selection was based on the planting environments, utilities, and historical data such as best species performance on similar City projects. Note, shrubs will also be planted along this corridor at a later date.
- The Department of Public Works prepared landscape plans and specifications requiring the plant stock must comply with the American Standard for Nursery Stock (ANSI Z60.1-2014). Specifications also include detailed watering requirements and a two-year warranty for all trees. ANSI standards and well-defined watering requirements help ensure a successful and high-quality landscape product for Alpharetta residents and visitors.
- The work proposals were provided in accordance with the City’s On-Call Landscape Installation Contract with Russell Landscape (#22-104/22-105). Pricing has been reviewed by City staff and is found to be competitive based on current market conditions and FY2025 landscape project costs. Watering per City specifications is included for all trees within the project. Maintenance of the new landscape is accounted for in the existing Citywide Landscape Maintenance contract.
- The City’s Urban Forestry Program Manager will act as the City’s project manager throughout all phases of the project, including installation, watering and warranty

period. All tree installations are projected to be completed by February 27, 2026. Russell Landscape is required to acquire Payment & Performance Bonds for the contract.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Mitchell offered a motion to approve the award of a contract and purchase approval to Russell Landscape for Fiscal Year 2026 tree planting in an amount not to exceed $190,645.11 for the purchase, installation, and watering of trees at the newly constructed Webb Bridge Road corridor improvements (Alpharetta High School to Westwind Lane), and for tree replacement at Rucker Road and to authorize the Mayor to execute all necessary documents.

  - Council Member Hipes seconded the motion.
  - The motion was approved unanimously (5-0).

C. Invitation To Bid 26-006: Repair and Maintenance of Bridges and Guardrails

Consideration and approval of the award of a contract and purchase approval for Invitation to Bid 26-006 to Massana Construction, Inc for repair and maintenance of multiple bridges and guardrails in an amount not to exceed $615,854.00 and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This is to award the repair and maintenance of nine bridges and multiple guardrail sections.
- GDOT inspects all bridges within the City on a biennial basis and provides inspection reports to the City identifying necessary maintenance work. City staff reviews the inspection reports and then hires an engineering firm, through a competitive procurement process, to prepare maintenance plans and drawings. These plans specify repair details and required materials quantity and type to ensure that all necessary repairs and maintenance are performed in accordance with GDOT's inspection findings.
- The award of this bid is for repair and maintenance activities at nine bridges within the City based upon a GDOT inspection report. Additionally, the City contracted with Pond engineering firm to perform visual inspections of the bridges and prepare plans and specifications for the needed maintenance and repairs. The nine bridge locations are listed below:

  1. Mansell Road Eastbound Lanes Over Foe Killer Creek
  2. Mansell Road Westbound Lanes Over Foe Killer Creek
  3. Mansell Road Westbound Lanes Over Big Creek
  4. Westside Pkwy Over Foe Killer Creek

5. Windward Pkwy over Big Creek Tributary
6. Haynes Bridge Road over SR-400
7. Windward Pkwy EBL over Big Creek
8. Windward Pkwy WBL over Big Creek
9. Douglas Road Over Caney Creek

- Additionally, this project includes cleaning, priming, and painting five guardrail sections along Mansell Road from Haynes Bridge Road to Mansell One (west of Old Alabama Rd Connector).
- Procurement for this project was initiated through Invitation to Bid (ITB 26-006), which was issued on August 13, 2025, with a response deadline of Sep 11, 2025. There were a total of 1,518 vendors invited to submit for this ITB (Bonfire & GA Procurement Registry) and there were 25 document takers. A total of 3 submissions were received in response to this invitation.
- After evaluating and verifying the submitted bids, staff from the Public Works Department met with representatives of Massana Construction as the low bidder. The project scope, schedule, and bid package as submitted by Massana were discussed with the contractor during the meeting. Massana is an experienced contractor that has successfully completed similar projects.
- The contractor will commence the work within ten calendar days from Notice to Proceed (NTP) to achieve final completion of the work in one-hundred eighty (180) calendar days from Notice to Proceed. The NTP will be issued as soon as the contract is executed with Massana Construction.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Mitchell offered a motion to approve the award of a contract and purchase approval for Invitation to Bid 26-006 to Massana Construction, Inc for repair and maintenance of multiple bridges and guardrails in an amount not to exceed $615,854.00 and to authorize the Mayor to execute all necessary documents.
   - Council Member Brady seconded the motion.
   - The motion was approved unanimously (5-0).

D. Invitation to Bid 26-009: Fiscal Year 2025 Police & Fire Fleet Replacements

Consideration and approval of the award of a contract and purchase approval for Invitation to Bid 26-009 for Fiscal Year 2025 Police & Fire Fleet Replacements to Hardy Chevrolet Buick GMC, Inc., The Sewell Family of Companies, and Wild Rose Chevrolet for replacement of twenty-four (24) vehicles in the amount of $1,105,374.20. Consideration and approval of the upfit of twenty-four (24) vehicles from Dana Safety Supply through the

City's On-Call Public Safety Vehicle Upfitting contract for a total of $376,368.15, and with authorization for the Mayor to execute all necessary documents.

- Director of Finance, Tom Harris, came forward to present this item.
- This agenda item is for consideration to award ITB 26-009 for FY25 Police & Fire Fleet Replacements for City of Alpharetta. The procurement method selected is an Invitation to Bid (ITB). The recommended vendors are Hardy Chevrolet Buick GMC, Inc., The Sewell Family of Companies and Wild Rose Chevrolet.
- The Police and Fire Department prepared specifications and details for twenty-four (24) vehicles and advertised competitive bids on September 18, 2025. Bids for the procurement were received on October 2, 2025. The department received a total of five (5) bids:
    - Hardy Chevrolet Buick GMC, Inc. in Dallas, GA
    - The Sewell Family of Companies in Andrews, TX
    - Carl Black Buick GMC in Roswell, GA
    - Hendrick Automotive Group in Duluth, GA
    - Wild Rose Chevrolet in Shenandoah, IA
- The department has determined that Hardy Chevrolet Buick GMC, Inc., The Sewell Family of Companies and Wild Rose Chevrolet were the lowest bidders for the twenty-four (24) vehicles requested in the bid. The total cost for all twenty-four (24) vehicles is $1,105,374.20.
- The breakdown of the twenty-four (24) vehicles:
    - Seven (7) GMC Canyons - Total cost $301,824.00
    - Three (3) for the Fire Marshals Office
    - Two (2) SWAT Medics
    - One (1) Fire Command Staff
    - One (1) Evidence
    - Eight (8) Chevrolet Tahoe – Total cost $439,848.00
    - One (1) for K9 Officers
    - Four (4) for Patrol
    - Three (3) Wreck Replacements that will be funded by the Risk Management Account.
    - Five (5) Chevrolet Traverse for Criminal Investigations /Police – Total cost $209,589.00
    - Two (2) GMC Acadia for Criminal Investigations – Total cost $91,327.60

- Two (2) Chevrolet Equinox for Police Command Staff – Total cost $62,785.60

- In addition to the vehicle purchase, we request approval for the upfit of twenty-four (24) vehicles from Dana Safety Supply through the City's On-Call Public Safety Vehicle Upfitting contract, contract # 25-109, for a total of $375,739.15

- The vehicles will be replaced when these vehicles are purchased, delivered and upfitted, which is approximately 6 months to a year from approval. The twenty-four (24) vehicles being replaced have been in service for an average of 12 years and have accumulated approximately 122,000 miles each.

- The Police & Fire Departments, with guidance from the Finance Department, prepared Invitation To Bid (ITB) 26-009, which was issued on September 18, 2025.

- ITB 26-009 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in 317 vendor (firm) invites and 29 document takers.

- ITB 26-009 responses were received on October 2, 2025, and included bids from five (5) firms.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to the award of a contract and purchase approval for Invitation to Bid 26-009 for Fiscal Year 2025 Police & Fire Fleet Replacements to Hardy Chevrolet Buick GMC, Inc., The Sewell Family of Companies, and Wild Rose Chevrolet for replacement of twenty-four (24) vehicles in the amount of $1,105,374.20, and approval of the upfit of twenty-four (24) vehicles from Dana Safety Supply through the City's On-Call Public Safety Vehicle Upfitting contract for a total of $376,368.15 and to authorize the Mayor to sign all necessary documents.

  - Mayor Pro Tem Merkel seconded the motion.
  - The motion was approved unanimously (5-0).

E. Purchase Approval: Police Taser Replacements

Consideration and approval of the purchase of and the award of a contract to Axon Enterprise, Inc. for replacement tasers, associated equipment, advanced training, and extended warranty through the Axon Taser 10 Certification Program, at a total cost of $810,912 over a five-year term (FY 2026–FY 2030), and with authorization for the Mayor to execute all necessary documents.

- Police Chief, Trent Lindgren, came forward to present this item.

- The Police Department's deployment of Tasers has significantly reduced higher use-of-force incidents, resulting in fewer injuries to both officers and suspects, as well as a decrease in related complaints. In light of national calls for police reform, emphasis has been placed on training, de-escalation, and the use of less-lethal options.

- The Axon Taser 10 represents the latest advancement in conducted electrical weapons. It offers a maximum range of 45 feet—double that of the current Taser 7—providing officers additional time and distance to safely de-escalate conflicts. The Taser 10 also incorporates upgraded software and components, increasing durability and reliability. With 10 individually deployable probes and up to 9 opportunities for effective connection, it significantly enhances operational effectiveness. Maintaining current and up-to-date equipment is essential to ensuring the department's ability to safely and effectively manage encounters.
- The City's last large-scale Taser replacement occurred in 2020, funded through a capital lease with payments appropriated in the annual operating budget. At the conclusion of the current contract, the Taser 7 units will be over five years old and designated as "legacy" weapons. As such, they will no longer be covered under Axon's $10 million insurance program or maintenance program, which only applies to current-generation equipment and software.
- The Taser 10 Certification Package includes replacement of 142 units for the Police Department, along with associated equipment, advanced training, and extended warranties, plus an additional 18 units for Alpharetta Jail Corrections staff. The package provides:
    - Batteries, holsters, and charging ports with built-in software update capability
    - Unlimited replacement and training cartridges
    - Virtual reality de-escalation training equipment and software (required by Axon for the annual Taser 10 recertification)
    - Evidence.com licensing for training and deployment data storage
    - Master and instructor-level training slots for personnel
  - 5-Year Term Total: $810,912
    - Annual Cost: $162,182.40 (FY 2026–FY 2030)
    - No financing/interest charges included
    - Package reflects $29,799 in trade-in credits for 140 Taser 7 units
    - Estimated standalone cost outside the package exceeds $1,713,000
- The FY 2026 budget currently appropriates $100,800 for Taser-related equipment and ammunition under the existing contract. The updated contract requires $162,182.40 annually. To meet this cost, a reallocation of $61,383 from General Fund Contingency to the Police Department Maintenance Contract account is requested, leaving an estimated Contingency balance of $882,617. Beginning in FY 2027, the full annual cost will be incorporated into the department's budget request.

- Axon Enterprise, Inc. remains the City's approved single-source provider of conducted electronic weapons and associated equipment. The Single-Source Designation form is attached to this agenda packet.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to approve the purchase of and the award of a contract to Axon Enterprise, Inc. for replacement tasers, associated equipment, advanced training, and extended warranty through the Axon Taser 10 Certification Program, at a total cost of $810,912 over a five-year term (FY 2026–FY 2030) and to authorize the Mayor to sign all necessary documents.

  - Council Member Brady seconded the motion.
  - The motion was approved unanimously (5-0).

F. Contract Approval: Juganu Smart Lighting

Consideration and approval of a five-year sales order agreement between Comcast Cable Communications Management, LLC, and the City of Alpharetta for purchase of Juganu Smart Lighting Hardware for installation on Georgia Highway 9 from Academy Street to Marietta Street with a cost not to exceed $27,827 annually.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- For some time, we have been reviewing two things in downtown Alpharetta to make enhancements. One is the brightness of downtown at night, and the other is camera coverage of areas known for public gathering, areas that frequently draw crowds and our known high traffic corridor. A smart lighting and smart city solution was discovered being incubated in Peachtree Corners, Georgia in their Curosity Lab.
- The smart lighting pilot being proposed is with Comcast Smart Solutions, in partnership with Juganu to use existing lighting infrastructure to create a fully digitized and connected environment along Georgia Highway 9 (Main Street) from Academy Street/Milton Avenue to the north and Georgia Highway 120 (Old Milton Parkway) to the south.
- The proposed solution leverages and creates an enhanced public WiFi/5G network in the downtown. It allows for lighting to be controlled for color and brightness and captures analytics that will allow for enhanced data collection regarding traffic, crowd sizes and movement and other items of interest to public safety like gunshot and smoke identification. The analytic possibilities are extensive.
- We are proposing to start the pilot and explore which of these options have value to Alpharetta as we grow jointly with the product. From a safety perspective, the smart lighting can identify distress signals, pinpoint suspicious activity, provide people density heatmap and produce real-time video streams. It runs on the existing lighting

infrastructure, is ready to go live with basic installation and is comparable in cost to the existing camera infrastructure in the city we are scheduled to replace and/or enhance.

- If approved, the pilot will provide 17 Smart Solitaire Luminaries, 35 non-smart Solitare Luminaires, and 2 Centralized Access Points (CAP) for the initiative. Juganu will offer remote support during the installation process and activate and provision the smart luminaries and access points after installation is complete. Juganu will ensure all equipment is properly configured and operational.

- We are proposing a 12 month service agreement with up to four 12-month extensions. Consistent with other contracts, the contract shall terminate absolutely and without further obligation on the part of the city on the last day of the city's fiscal year for lack of funding. This pilot is intended to start small and either grow over time, hold the status quo, or return to a more traditional light fixture. Because the solution uses existing infrastructure, there is ease going any direction in the future which is another reason we are proposing it to pilot.

- Juganu has several proof of concept projects already installed and functioning and the feedback from user agencies is positive. The cost associated with the pilot is $27,827.40 in year 1 and subject to 4% contractual price increases in years 2-5. Funding for this initiative (years 1-5) is provided through the City's TSPLOST account and is an allowable use due to the associated pedestrian safety benefits.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve the contract for Juganu Smart Lighting Hardware for installation on Georgia Highway 9 from Academy Street to Marietta Street, which is contingent upon two (2) light fixtures being installed and then returning this item for discussion during a Work Session prior to the final direction to move forward with a contract.

  - Council Member Brady seconded the motion.
  - The motion was approved unanimously (5-0).

G. Resolution: Temporarily Suspending Bondsmen Permit Requirement

Consideration and adoption of a resolution temporarily suspending the enforcement of the permit requirement for bondsmen under Section 10-367 of the City Code of Ordinances; providing for the acceptance of bail from bondsmen approved in accordance O.C.G.A. § 17-6-50 by the Fulton County Sheriff and for other purposes.

- City Attorney, Molly Esswein, read the Resolution title aloud.

- City Administrator, Chris Lagerbloom, came forward to present this item.

- Adopting this resolution will allow the newly re-opened detention facility to accept bondsmen as one of the release options. State statute and the Alpharetta Code of

Ordinances both address the topic. State statute provides for requirements and gives the authority to the county Sheriff to approve companies. Our local ordinance is outdated to some degree, yet still provides for requirements and grants certain authorities. Our intent is to bring our local ordinance forward for city council consideration to authorize modest changes in the next 60 days.

- In the interim, adopting a resolution suspending the enforcement of the permit requirement for bondsmen will allow us to rely on the Fulton County Sheriff's Office approved list. In order for the Sheriff to approve a list, the same state statute has to be followed. This means the selection and approval criteria are identical to what we would have to use in formulating our own list.
- If approved, this resolution will allow us to open the facility before making ordinance changes locally.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to adopt a Resolution temporarily suspending the enforcement of the permit requirement for bondsmen under Section 10-367 of the City Code of Ordinances; providing for the acceptance of bail from bondsmen approved in accordance O.C.G.A. § 17-6-50 by the Fulton County Sheriff and for other purposes.

  - Council Member Hipes seconded the motion.
  - The motion was approved unanimously (5-0).

7. PUBLIC COMMENT

- Lance Reed (230 Marjean Way, Alpharetta, GA 30009) spoke about Electric Vehicles and Chargers.
- Violette Purcell (7160 Harbour Landing, Alpharetta, GA 30005) spoke about youth mental health.

8. REPORTS

- There were no reports.

9. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

10. ADJOURNMENT

❖ Council Member Merkel offered a motion to adjourn the meeting.

  - Council Member Brady seconded the motion.
  - The motion was approved unanimously (5-0).

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Lauren Shapiro

Lauren Shapiro, City Clerk

STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: November 3, 2025

AGENDA ITEM:

Financial Management Report (Month Ending September 30, 2025)
Consideration of approval of the Financial Management Report for the month ending September 30, 2025.

STAFF RECOMMENDATION:

Approve the Financial Management Report for the month ending September 30, 2025.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO **FISCAL IMPACT:** NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO **INCLUDED IN CURRENT FY OPRT. BUDGET:** NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

On a monthly basis, the Finance Department prepares detailed revenue and expenditure statements for all city operating funds (including prior-year comparisons for the General Fund). In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments $5,000 and greater; and
3. Purchase orders with an estimated cost between $5,000 and $50,000.

ALTERNATIVES:

ATTACHMENTS:

1. FY 2026 Financial Management Report (3-September)

City of Alpharetta, GA

Finance Department
2 Park Plaza, Alpharetta, GA 30009
Thomas G. Harris, Finance Director
(678) 297-6094 (o)
www.alpharetta.ga.us

Financial Management Reports

THE CITY OF ALPHARETTA GEORGIA

for the month ending September 30, 2025

(period 3 of 12 – unaudited)

Please visit the Financial Transparency Portal for additional information including audited financial statements, adopted budgets, and automated tools aimed at simplifying access to the City's financial data.

https://www.alpharetta.ga.us/212/Financial-Transparency

Financial Management Reports
Fiscal Year 2026

Table of Contents

Please Note: Accounting entries are being made between fiscal years 2025 and 2026 as part of the accounting closing process. As such, the data below is tentative with some values labeled "TBD" while the accounting closing process is progressing.

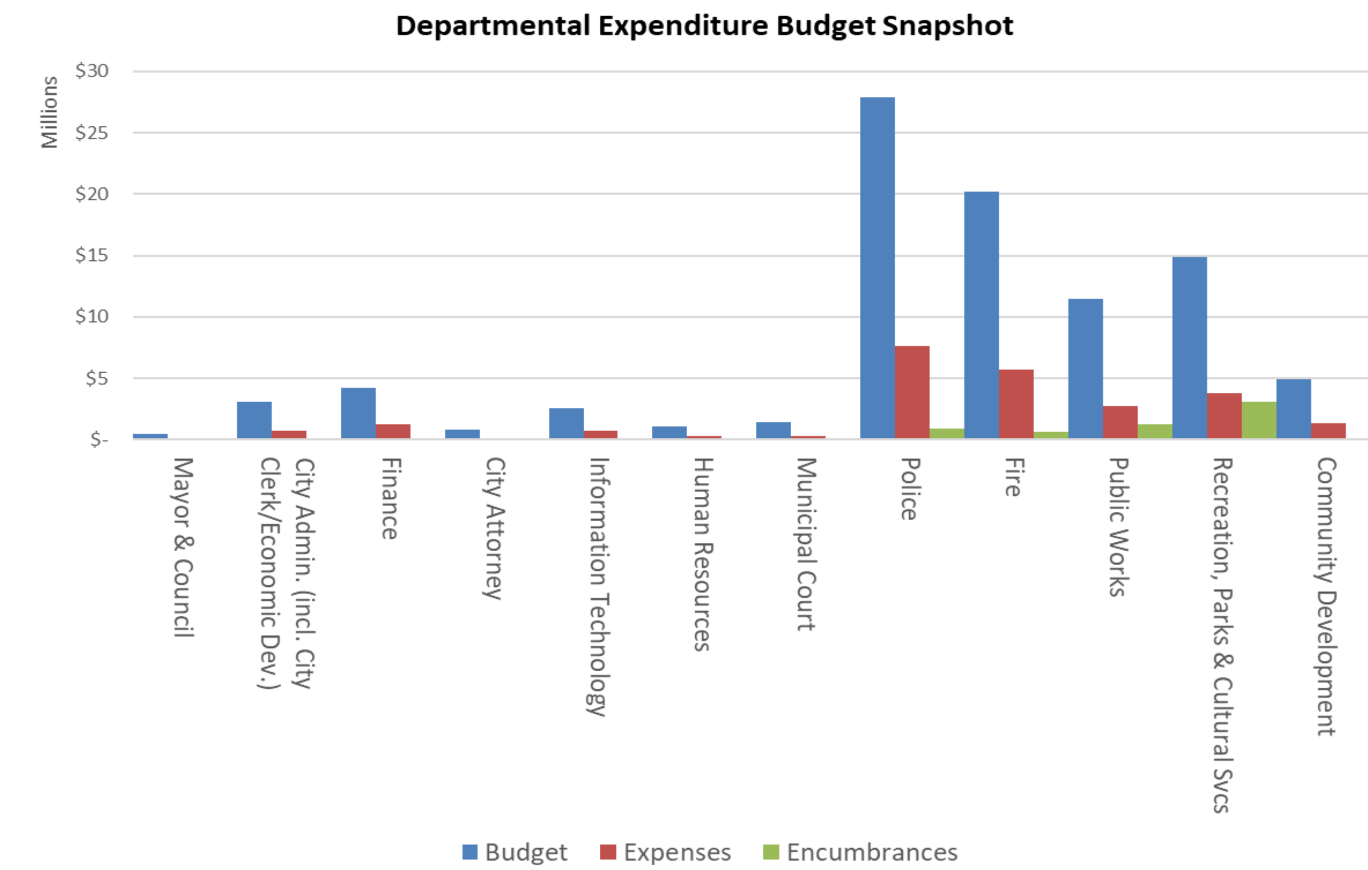
CITY OF ALPHARETTA

Financial Management Reports
Performance Dashboard
For the month ended September 30, 2025

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property/Motor Vehicle Taxes	↔	$325,000
Local Option Sales Tax	↔	$0
Franchise Tax	↔	$0
Insurance Premium Tax	↔	$0
Alcohol Beverage Excise Tax	↔	$0
Building Permit Fees	↔	$0
Business and Occupational Tax	↔	$0
Court/Traffic Fines	↔	$0
Recreation/Special Event Fees	↔	$15,554
Hotel/Motel Tax (City portion)	↔	$0
Other Revenues	↔	$1,991
Minimum Surplus Goal Needed to Fund Capital: *($15M Annual Capital Need less $1.5M allocated in the annual budget and $4.5M allocated through TSPLOST)*		**$9.0M**
Less: Forecasted Revenue Gain		**TBD**
Less: Forecasted Expenditure Savings		**TBD**



FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (1)	↔	↔	$950,300
Special Revenue Funds			
Confiscated Assets Fund (DEA)	↔	↔	$381,152
Opioid Settlement Fund	↔	↔	$78,958
Emergency 911 Fund (1)	↔	↔	$0
Impact Fee Fund	↔	↔	$1,062,351
Hotel/Motel Fund	↔	↔	$509,435
Hotel/Motel Fund (Debt Svc Reserve)	↔	↔	$1,500,000
Debt Service Fund	↔	↔	$891,906
Proprietary Funds			
Solid Waste Fund (1)	↔	↔	$0
Risk Management Fund	↔	↔	$1,843,707
Medical Insurance Fund	↔	↔	TBD

	Non-Allocated
Grant Funds	
Operating Grant Fund	$16,505
Capital Grant Fund	$31,677
Capital Project Funds	
Capital Project Fund	$1,469,003
Capital Project Fund (Grant Matching Reserve)	$0
Stormwater Capital Fund	$255,378
Series 2022 Bond Fund (Parks)	$297,023
Series 2022 Bond Fund (Potential Arbitrage)	$1,106,566
TSPLOST I Capital Fund	$1,389,099
TSPLOST II Capital Fund	$3,881,433
Blended Component Unit	
Development Authority Fund	$262,552

BOND RATING
AAA
strongest rating available

EMERGENCY RESERVE
General Fund
$24.2M (25%)

Emergency 911 Fund
$256K (5%)

Sanitation Fund
$70K (1%)

Please Note: Current year revenue in excess of budgeted amounts may be available to augment Non-Allocated balances upon City Council approval (e.g. Impact Fees and Confiscated Asset collections).

(1) General Fund value represents Contingency balance. Other Funds represents amounts in excess of the 25% fund balance target.

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

To: Honorable Mayor and City Council Members

From: Thomas G. Harris, Finance Director

Date: November 3, 2025

Re: Financial Management Reports as of September 30, 2025

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending September 30, 2025.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2025 (FY 2025). The figures represented herein are subject to change in accordance with accounting entries made during the closing process.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2026 revenues are budgeted at $97 million (net of Carryforward Fund Balance totaling $5 million). As of September 30, 2025, actual revenue collections total 9% or $8.8 million.

Revenue collection percentages are typically low for the first several months of the fiscal year due to various factors including: (a) property tax billings mailed in October that carry a December due date; and (b) accrual entries aimed at ensuring the city's revenues accurately reflect the period in which they were earned.

Early trends (property digest valuations and collection trends) indicate a net gain over budget of $342,545 with the detail as follows:

• Property Taxes (current year):	$ 325,000
• Other:	17,545
Preliminary Loss:	$ 342,545

The October 1st billing for General Fund property taxes totals roughly $34.6 million. Property taxes for public utilities will occur in Spring 2026 and is estimated at an additional $600,000. Historically, the City collects between 98% and 99% of billed property taxes within the fiscal year, with FY 2025 totaling 99%. The FY 2026 budget for property taxes (General Fund) totals $34 million and represents 97% of the initial billing. The current estimate for property taxes (General Fund) in FY 2026 totals $34.4 million, or 98% of the initial billing which is in line with historical collection averages.

FY 2026 Taxbase statistics:

- Gross property valuations (before reductions for appeals and exemptions).
  - 61% Residential
  - 39% Commercial/Other
- Taxable property valuations (reduced for appeals and homestead exemptions).
  - 49% Residential
  - 51% Commercial/Other
  - Appeal and homestead exemption valuations total $2.4 billion.
    - Appeal valuations total $259 million (55% Residential; 45% Commercial).
    - Floating Homestead exemption valuations total $1.4 billion.
    - General Homestead exemption valuations (including Senior) total $725 million.
      - Annual tax savings associated with the homestead exemptions total more than $10.6 million annually.
- Residential gross property valuations for FY 2026 grew +11% compared to FY 2025. From a comparison standpoint, valuations for FY 2025 grew at +6%.
- Commercial gross property valuations for FY 2026 declined -2% compared to FY 2025 and represents the second consecutive year of commercial valuation declines (valuations for FY 2025 also declined -2%).

Estimates for other revenue sources will be updated once sufficient collection trend data is available.

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports. As of September 30, 2025, city departments (not including General Government[1]) have encumbered and expensed 34%, or $31 million, of their FY 2026 budget appropriations.

Contingency: The General Fund contingency balance totals $950,300.

Other Funds

The following section references information included within the attached Performance Dashboard, Grant and Capital Funds Detail Reports, GAAP Financial Statements, etc.

Operating Grant Fund (Fund 220): Unspent/unencumbered project appropriations total $84,657. Remaining appropriations are set aside for a non-allocated reserve ($16,505).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total $949,686. Remaining appropriations are set aside for a non-allocated reserve ($31,677).

[1] General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total $17.3 million. Remaining appropriations are set aside for a non-allocated reserve ($1.5 million).

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total $4.4 million. Remaining appropriations are set aside for a non-allocated reserve ($255,378).

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total $7.9 million. Remaining appropriations are set aside for a non-allocated reserve ($297,023) and a reserve for future arbitrage liability ($1.1 million).

TSPLOST 1 Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017, and expired on March 31, 2022. Unspent/unencumbered project appropriations total $6.3 million. Remaining appropriations are set aside for a non-allocated reserve ($1.4 million).

TSPLOST 2 Capital Project Fund (Fund 336): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2022. Appropriated funding totals $52 million and represents Tier-1 project funding.

Current project funding levels approximate 90% of forecasted revenue collections over the life of the 5-year tax (as provided by Georgia State University). For comparison purposes, TSPLOST 1 collections trended at over 90% of forecasted revenue collections. Life-to-date collections for TSPLOST 2 have trended at 121% of the original forecasted revenue collections.

Unspent/unencumbered project appropriations total $22.7 million. Remaining appropriations are set aside for a non-allocated reserve ($3.9 million).

Hotel/Motel Fund: FY 2026 revenues are budgeted at $9.1 million (net of carryforward fund balance totaling $1.8 million).

Appropriations within the Hotel/Motel Fund are as follows:

- Alpharetta Convention & Visitor's Bureau (43.75% or $4 million).
- City of Alpharetta (37.5% or $3.4 million).
- Tourism Product Development (18.75%):
    - $1.5 million for debt service on the Series 2016 Convention Center Bonds.
    - $1.5 million for a debt service reserve (included herein to insulate the City from hotel tax fluctuations that may impact debt service funding in any given fiscal year).
    - $509,435 reserve available for appropriation by the City Council for allowable tourism product development uses.

Estimates for hotel/motel revenue collections will be updated once sufficient collection trend data is available.

Other Items

Council Member Stipend Activity Listing: The FY 2026 budget includes appropriations of $9,200 for the Mayor and $8,000 for each City Council Post and the available balances as of September 30, 2025 are as follows:

		Budget	Expenditures	Available Balance
Mayor:	Jim Gilvin	$ 9,200	$ 3,674	$ 5,526
Post #1:	Donald Mitchell	$ 8,000	$ 0	$ 8,000
Post #2:	Vacant	$ 8,000	$ 331	$ 7,669
Post #3:	Doug DeRito	$ 8,000	$ 206	$ 7,794
Post #4:	John Hipes	$ 8,000	$ 3,145	$ 4,855
Post #5:	Fergal Brady	$ 8,000	$ 350	$ 7,650
Post #6:	Dan Merkel	$ 8,000	$ 0	$ 8,000

Development Authority[2] (Component Reporting Unit)

As of September 30, 2025, the Development Authority has $243,732 in forecasted resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

[2] The Development Authority is a public corporation created and existing under the Constitution and laws of the State of Georgia and is governed by seven directors duly appointed by the Alpharetta City Council.

GENERAL FUND

Revenue Report

CITY OF ALPHARETTA

Financial Management Reports
General Fund (Unaudited)
Revenue Summary and Collection Comparison
As of September 30, 2025

	Current Fiscal Year					Prior Fiscal Year		
	2026 Budget	2026 YTD	% Collected	2026 Estimated	Variance	2025 Actual	2025 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	$ 34,075,000	$ 53,481	0.2%	$ 34,400,000	$ 325,000	$ 33,273,803	$ 196,087	0.6%
Delinquent	329,000	(206,004)	-62.6%	329,000	-	423,173	(201,154)	-47.5%
Motor Vehicle Tax	50,000	7,018	14.0%	50,000	-	50,970	9,724	19.1%
Motor Vehicle Title Fee	3,625,000	641,299	17.7%	3,625,000	-	3,722,481	676,594	18.2%
Local Option Sales Tax	22,440,500	3,425,263	15.3%	22,440,500	-	22,333,319	3,797,170	17.0%
Franchise Tax	7,130,000	390	0.0%	7,130,000	-	7,194,127	178,121	2.5%
Insurance Premium Tax	6,390,000	-	0.0%	6,390,000	-	6,279,075	-	0.0%
Alcohol Beverage Excise Tax	2,825,000	515,472	18.2%	2,825,000	-	2,812,914	487,407	17.3%
Building Permit Fees	1,900,000	695,441	36.6%	1,900,000	-	2,459,028	626,392	25.5%
Business and Occupational Tax	2,150,000	50,453	2.3%	2,150,000	-	1,162,682	18,545	1.6%
Court/Traffic Fines	2,275,000	501,826	22.1%	2,275,000	-	2,437,798	517,185	21.2%
Recreation/Special Event Fees	3,858,975	959,415	24.9%	3,874,529	15,554	3,666,434	927,901	25.3%
Hotel/Motel Tax (City portion)	3,412,500	936,466	27.4%	3,412,500	-	3,477,779	296,918	8.5%
subtotal	$ 90,460,975	$ 7,580,517	8.4%	$ 90,801,529	$ 340,554	$ 89,293,583	$ 7,530,891	8.4%
Other Revenues	6,396,741	1,179,528	18.4%	6,398,732	1,991	7,484,244	1,520,456	20.3%
Total Revenues	$ 96,857,716	$ 8,760,045	9.0%	$ 97,200,261	$ 342,545	$ 96,777,827	$ 9,051,347	9.4%
Carryforward Fund Balance	5,017,048							

GENERAL FUND

Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Department
As of September 30, 2025

		Current Fiscal Year						Prior Fiscal Year		
		2026 Budget	2026 Encumbrances	2026 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2025 Exp. (Total)	2025 Exp. (YTD)	% Exp.
Expenditures by Department:										
	Mayor & Council	$ 443,701	$ 5,464	$ 92,980	$ 345,257	22.2%	21.0%	$ 339,277	$ 99,970	29.5%
(1)	City Admin. (incl. City Clerk/Economic Dev.)	3,110,149	108,108	718,292	2,283,748	26.6%	23.1%	2,398,858	620,939	25.9%
	Finance	4,220,564	103,744	1,270,590	2,846,230	32.6%	30.1%	4,008,240	1,254,701	31.3%
	City Attorney	800,000	9,197	107,522	683,280	14.6%	13.4%	719,057	111,365	15.5%
	Information Technology	2,572,375	53,846	713,907	1,804,622	29.8%	27.8%	2,355,024	690,500	29.3%
	Human Resources	1,110,544	39,019	339,533	731,992	34.1%	30.6%	992,950	269,455	27.1%
	Municipal Court	1,410,650	46,849	337,547	1,026,254	27.2%	23.9%	1,264,685	331,558	26.2%
	Public Safety	-	-	-	-	-	-	42,214,823	12,157,352	28.8%
	Police	27,869,076	898,518	7,600,586	19,369,971	30.5%	27.3%	-	-	-
	Fire	20,242,597	631,788	5,711,295	13,899,514	31.3%	28.2%	-	-	-
	Public Works	11,483,060	1,293,491	2,721,316	7,468,254	35.0%	23.7%	10,778,721	2,535,669	23.5%
	Recreation, Parks & Cultural Svcs	14,866,247	3,071,690	3,832,502	7,962,055	46.4%	25.8%	14,565,991	3,578,313	24.6%
(1)	Community Development	4,884,783	59,478	1,370,076	3,455,229	29.3%	28.0%	4,458,793	1,281,103	28.7%
	subtotal	$ 93,013,746	$ 6,321,193	$ 24,816,146	$ 61,876,407	33.5%	26.7%	$ 84,096,420	$ 22,930,925	27.3%
	General Government:									
	Insurance Premiums (Risk)	$ 1,060,500	$ -	$ 265,125	$ 795,375	25.0%	25.0%	$ 966,800	$ 241,700	25.0%
	Gwinnett Tech Bond P&I	291,065	-	-	291,065	0.0%	0.0%	286,978	-	0.0%
	Transfer(s) to other Funds	6,534,453	-	-	6,534,453	0.0%	0.0%	13,447,780	-	0.0%
	Contingency	975,000	18,620	6,080	950,300	2.5%	0.6%	33,750	27,450	81.3%
	subtotal	$ 8,861,018	$ 18,620	$ 271,205	$ 8,571,193	3.3%	3.1%	$ 14,735,308	$ 269,150	1.8%
	Total Expenditures	$ 101,874,764	$ 6,339,813	$ 25,087,351	$ 70,447,600	30.8%	24.6%	$ 98,831,727	$ 23,200,075	23.5%

Notes:

(1) The Economic Development function was organized under City Administration in FY 2025. All activity prior to FY 2025 for the Economic Development function is reflected under the Community Development Department.

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
As of September 30, 2025

	Current Fiscal Year						Prior Fiscal Year		
	2026 Budget	2026 Encumbrances	2026 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2025 Exp. (Total)	2025 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	$ 39,343,530	$ -	$ 8,730,664	$ 30,612,866	22.2%	22.2%	$ 36,765,832	$ 7,877,766	21.4%
Overtime	3,187,532	-	888,062	2,299,470	27.9%	27.9%	3,718,642	789,424	21.2%
Group Insurance	10,441,676	-	2,768,801	7,672,875	26.5%	26.5%	8,998,599	2,695,656	30.0%
FICA and Social Security	3,257,351	-	704,772	2,552,579	21.6%	21.6%	2,951,904	623,120	21.1%
Defined Benefit Pension	3,782,091	-	3,782,091	-	100.0%	100.0%	3,537,725	3,537,725	100.0%
401(A) Retirement/Match	4,426,646	-	903,589	3,523,057	20.4%	20.4%	3,586,378	859,201	24.0%
(2) Other	1,958,270	-	1,175,847	782,423	60.0%	60.0%	1,846,107	1,152,676	62.4%
subtotal	$ 66,397,096	$ -	$ 18,953,827	$ 47,443,269	28.5%	28.5%	$ 61,405,188	$ 17,535,569	28.6%
Maintenance & Operations:									
Professional Services	$ 4,114,350	$ 1,755,198	$ 726,314	$ 1,632,838	60.3%	17.7%	$ 3,792,072	$ 672,138	17.7%
Legal Services	800,000	9,197	107,522	683,280	14.6%	13.4%	719,057	111,365	15.5%
Vehicle Fuel/Maintenance	1,513,000	5,646	273,911	1,233,443	18.5%	18.1%	1,445,526	372,707	25.8%
Maintenance Contracts	4,708,067	3,053,178	859,308	795,581	83.1%	18.3%	3,681,008	674,273	18.3%
IT Professional Services	5,484,289	784,791	2,127,664	2,571,834	53.1%	38.8%	3,661,422	1,900,161	51.9%
General Supplies	1,276,435	58,951	207,232	1,010,253	20.9%	16.2%	1,284,590	312,099	24.3%
Utilities	3,437,875	-	665,098	2,772,777	19.3%	19.3%	3,542,059	634,873	17.9%
Insurance Premiums (Risk)	1,060,500	-	265,125	795,375	25.0%	25.0%	966,800	241,700	25.0%
Other	3,953,339	587,861	633,916	2,731,562	30.9%	16.0%	3,614,548	677,522	18.7%
subtotal	$ 26,347,855	$ 6,254,821	$ 5,866,091	$ 14,226,943	46.0%	22.3%	$ 22,707,081	$ 5,596,838	24.6%
Capital/Leases/Other:									
Fire Vehicle/Equip. Leases	$ 1,005,116	$ -	$ 226,006	$ 779,110	22.5%	22.5%	$ 779,059	$ -	0.0%
Equipment/Capital	316,679	66,372	26,726	223,581	29.4%	8.4%	160,361	38,148	23.8%
Other	7,500	-	8,621	(1,121)	114.9%	114.9%	11,531	2,071	18.0%
subtotal	$ 1,329,295	$ 66,372	$ 261,353	$ 1,001,570	24.7%	19.7%	$ 950,951	$ 40,219	4.2%
General Government:									
Gwinnett Tech Bond P&I	$ 291,065	$ -	$ -	$ 291,065	0.0%	0.0%	$ 286,978	$ -	0.0%
Transfer(s) to other Funds	6,534,453	-	-	6,534,453	0.0%	0.0%	13,447,780	-	0.0%
Contingency	975,000	18,620	6,080	950,300	2.5%	0.6%	33,750	27,450	81.3%
subtotal	$ 7,800,518	$ 18,620	$ 6,080	$ 7,775,818	0.3%	0.1%	$ 13,768,508	$ 27,450	0.2%
Total Expenditures	$ 101,874,764	$ 6,339,813	$ 25,087,351	$ 70,447,600	30.8%	24.6%	$ 98,831,727	$ 23,200,075	23.5%

Notes:

(1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.

(2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.

GRANT AND CAPITAL FUNDS

Revenue & Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of September 30, 2025

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenues										
Administration										
22013230-371000	C2100	MURAL ART PROJECT	6,786	6,786	$ -	$ -	$ -	$ -		$ -
		subtotal			***$ -***	***$ -***	***$ -***	***$ -***		***$ -***
Public Safety										
22031150-371000	C2310	ALPHA BUS. ASSOC. K-9	17,000	17,000	-	-	-	-		-
22031150-331110	C2317	2023 BULLETPROFF VEST (DOJ)	17,000	14,835	-	2,165	2,165	-		2,165
22031150-331110	G2509	2024 BULLETPROOF VEST (DOT)	13,334	-	-	13,334	13,334	-		13,334
		subtotal			***$ -***	***$ 15,499***	***$ 15,499***	***$ -***		***$ 15,499***
Public Works										
22041100-371000	G2512	KEEP AMERICA BEAUTIFUL	10,000	10,000	$ -	$ -	$ -	$ -		$ -
		subtotal			***$ -***	***$ -***	***$ -***	***$ -***		***$ -***
Recreation, Parks & Cultural Services										
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	391,324	341,324	$ -	$ 50,000	$ 50,000	$ 73,000		$ (23,000)
22061150-371000	C2234	ARTS CENTER (CERAMICS)	3,627	3,627	-	-	-	-		-
22061150-347509	C2308	MUSIC MATCH SPONSORSHIPS	3,308	3,145	-	163	163	162		1
22061150-371000	C2308	MUSIC MATCH APPLICATIONS	6,476	6,476	-	-	-	-		-
22061150-371000	C2528	SENIOR TALENT SHOW	2,500	2,500	-	-	-	-		-
22061150-336000	G2508	FC ARTS & CULTURE	9,000	9,000	-	-	-	-		-
22061150-336000	G2511	2025 CAMP HAPPY HEARTS	5,000	5,000	-	-	-	-		-
22061150-371000	C2617	COMM AGR FACILITY RENOVATION	-	-	-	-	-	311		(311)
		subtotal			***$ -***	***$ 50,163***	***$ 50,163***	***$ 73,473***		***$ (23,310)***
General Government										
22090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 802		$ (802)
22090200-362000		REALIZED GAIN/LOSS			-	-	-	(41)		41
22090200-363000		UNREALIZED GAIN/LOSS			-	-	-	400		(400)
22090200-395000		CARRYFORWARD FUND BALANCE			-	147,257	147,257	-		147,257
		subtotal			***$ -***	***$ 147,257***	***$ 147,257***	***$ 1,161***		***$ 146,096***
		Total			**$ -**	**$ 212,919**	**$ 212,919**	**$ 74,634**		**$ 138,285**

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)

As of September 30, 2025

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Expenditures										
City Administration										
22013230-521200	C2100	MURAL ART PROJECT	24,002	10,300	$ -	$ 13,702	$ 13,702		$ -	$ 13,702
		subtotal			***$ -***	***$ 13,702***	***$ 13,702***	***$ -***	***$ -***	***$ 13,702***
Public Safety										
22031150-521200	C2310	ALPHA BUS. ASSOC K-9	17,000	10,560	-	6,440	6,440	-	-	6,440
22031150-542100	C2317	2023 BULLETPROOF VEST (DOJ)	34,000	34,000	-	-	-	-	-	-
22031150-542100	G2509	2024 BULLETPROOF VEST (DOT)	26,669	14,653	-	12,016	12,016	10,732	-	1,284
		subtotal			***$ -***	***.***	***$ 18,456***	***$ 10,732***	***$ -***	***$ 7,724***
Public Works										
22041100-522240	G2512	KEEP AMERICA BEAUTIFUL	10,001	5,433	$ -	$ 4,568	$ 4,568	$ 94	$ -	$ 4,474
		subtotal			***$ -***	***$ 4,568***	***$ 4,568***	***$ 94***	***$ -***	***$ 4,474***
Recreation, Parks & Cultural Services										
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)	367,515	220,549	$ -	$ 146,966	$ 146,966	$ 50,000	$ 50,000	$ 46,966
22061150-531100	C2102	FULTON GOLDEN GAMES	3,630	-	-	3,630	3,630	-	-	3,630
22061150-531100	C2212	PARKING PERMIT - FILM	4,000	3,750	-	250	250	-	-	250
22061150-531100	C2234	ARTS CENTER (CERAMICS)	6,693	3,267	-	3,426	3,426	-	-	3,426
22061150-531100	C2237	PARTNERED EVENTS	5,000	4,305	-	695	695	-	-	695
22061150-521200	C2308	MUSIC MATCH APPLICATIONS	9,786	8,315	-	1,471	1,471	-	-	1,471
22061150-531100	C2528	SENIOR TALENT SHOW	2,500	-	-	2,500	2,500	930	-	1,570
22061150-521200	G2508	FC ARTS & CULTURE	9,000	8,250	-	750	750	-	-	750
22061150-531100	G2511	2025 CAMP HAPPY HEARTS	5,000	5,000	-	-	-	-	-	-
		subtotal			***$ -***	***$ 159,688***	***$ 159,688***	***$ 50,930***	***$ 50,000***	***$ 58,758***
Non-Allocated										
22090200-579000		CONTINGENCY			$ -	$ 16,505	$ 16,505	$ -	$ -	$ 16,505
22090200-579011		MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
		subtotal			***$ -***	***$ 16,505***	***$ 16,505***	***$ -***	***$ -***	***$ 16,505***
		Total			**$ -**	**$ 194,463**	**$ 212,919**	**$ 61,757**	**$ 50,000**	**$ 101,162**

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)

As of September 30, 2025

Account #		Project	Fiscal Years 2013-2025: Total Project Authorization	Fiscal Years 2013-2025: Prior Year Actuals	FY 2026: Original Appropriation	FY 2026: Transfers / Adjustments	FY 2026: Revised Budget	FY 2026: Collections / Expenditures	FY 2026: Encumbrances	Available Budget
Revenue										
Public Works										
34041100-334310	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	$ -	$ 576,107	$ 576,107	$ -		$ 576,107
34041100-334310	G2601	FY 2026 LMIG GRANT	781,162	-	-	781,162	781,162	$ -		781,162
34041100-334310	G2602	FY 2026 LRA GRANT (BRIDGE MAINT.)	275,000	-	-	275,000	275,000	-		275,000
		subtotal			***$ -***	***$ 1,632,269***	***$ 1,632,269***	***$ -***		***$ 1,632,269***
Recreation, Parks & Cultural Services										
34061150-371000	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	$ -	$ 69,686	$ 69,686			$ 69,686
34061150-331310	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-	-	495,000	495,000	-		495,000
34061150-331350	G2603	ADA-AAC PARKING LOT CDBG GRANT	110,000	-	-	110,000	110,000	-		110,000
		subtotal			***$ -***	***$ 674,686***	***$ 674,686***	***$ -***		***$ 674,686***
General Government										
34090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 6,181		$ (6,181)
34090200-362000		REALIZED GAIN/LOSS			-	-	-	(241)		241
34090200-363000		UNRELIZED GAIN/LOSS			-	-	-	1,536		(1,536)
34090200-395000		CARRYFORWARD FUND BALANCE			-	31,677	31,677	-		31,677
		subtotal			***$ -***	***$ 31,677***	***$ 31,677***	***$ 7,476***		***$ 24,201***
		Total			**$ -**	**$ 2,338,632**	**$ 2,338,632**	**$ 7,476**		**$ 2,331,156**
Expenditures										
Public Works										
34041100-541410	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	$ -	$ 576,107	$ 576,107	$ -	$ 576,107	$ -
34041100-541410	G2601	FY 2026 LMIG GRANT	781,162	-	-	781,162	781,162	-	781,162	-
34041100-541410	G2602	FY 2026 LRA GRANT (BRIDGE MAINT.)	275,000	-	-	275,000	275,000	-	-	275,000
		subtotal			***$ -***	***$ 1,632,269***	***$ 1,632,269***	***$ -***	***$ 1,357,269***	***$ 275,000***
Recreation, Parks & Cultural Services										
34061150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	$ -	$ 69,686	$ 69,686	$ -	$ -	$ 69,686
34061150-541500	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-	-	495,000	495,000	-	-	495,000
34061150-541500	G2603	ADA-AAC PARKING LOT CDBG GRANT	110,000	-	-	110,000	110,000	-	-	110,000
		subtotal			***$ -***	***$ 674,686***	***$ 674,686***	***$ -***	***$ -***	***$ 674,686***

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)

As of September 30, 2025

		Fiscal Years 2013-2025		FY 2026					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Non-Allocated									
34090200-579000	CONTINGENCY			$ -	$ 31,677	$ 31,677	$ -	$ -	$ 31,677
	subtotal			***$ -***	***$ 31,677***	***$ 31,677***	***$ -***	***$ -***	***$ 31,677***
	Total			**$ -**	**$ 2,338,632**	**$ 2,338,632**	**$ -**	**$ 1,357,269**	**$ 981,363**

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of September 30, 2025

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Prior Year Actuals	FY 2026 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
Revenue										
30131150-337051	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	$ -	$ 241,538	$ 241,538	$ -		$ 241,538
30131150-332200	C2526	TESLA FLEET TAX CREDIT FY2025	30,000	-	-	30,000	30,000	-		30,000
30141100-336000	C2104	WBR PH 4 (NPP-GREENWAY)	333,926	217,707	-	116,219	116,219	-		116,219
30141100-371000	C2113	ENCORE GREENWAY GATEWAY	1,930,001	429,981	-	1,500,020	1,500,020	-		1,500,020
30161150-371000	C0922	SYNTHETIC TURF (AMBUSH)	14,100	7,050	-	7,050	7,050	7,050		-
30161150-371000	C1911	EQUESTRIAN CENTER	1,978,374	-	-	1,978,374	1,978,374	-		1,978,374
30161150-371000	C1929	COMM AG PROGRAM	123,615	122,164	-	1,451	1,451	2,328		(877)
30161150-371000	C2309	WACKY WORLD 2.0 (DONATIONS)	514,295	224,334	-	289,961	289,961	26,954		263,007
30161150-337052	C2426	MAYFIELD PARK - MILTON IGA	59,555	-	-	59,555	59,555	59,555		1
30174150-337000	C0910	TREE REPLACEMENT FUND	1,383,150	1,383,150	-	-	-	155,560		(155,560)
		subtotal			***$ -***	***$ 4,224,168***	***$ 4,224,168***	***$ 251,446***		***$ 3,972,722***
Non-Departmental										
30190200-361000		INTEREST EARNINGS			$ 300,000	$ -	$ 300,000	$ 90,482		$ 209,518
30190200-362000		REALIZED GAIN/LOSS			-	-	-	(4,436)		4,436
30190200-363000		UNREALIZED GAIN/LOSS			-	-	-	41,474		(41,474)
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND			6,208,340	(1,573,887)	4,634,453	-		4,634,453
30190200-395000		CARRYFORWARD FUND BALANCE			3,405,000.00	15,044,772	18,449,772	-		18,449,772
		subtotal			***$ 9,613,340***	***$ 13,470,885***	***$ 23,384,225***	***$ 127,520***		***$ 23,256,705***
		Total			**$ 9,613,340**	**$ 17,695,053**	**$ 27,608,393**	**$ 378,966**		**$ 27,229,427**

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of September 30, 2025

			Fiscal Years 2013-2025		FY 2026					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
Expenditures										
Administration										
30113230-544100	C1300	CITY ECONOMIC DEVELOPMENT INITIATIVES	143,750	-	$ 100,000	$ 43,750	$ 143,750	$ -	$ -	$ 143,750
		subtotal			***$ 100,000***	***$ 43,750***	***$ 143,750***	***$ -***	***$ -***	***$ 143,750***
Information Technology										
30117400-542400	C1103	NETWORK AND VOIP	717,680	496,812	$ -	$ 220,868	$ 220,868	$ 9,476	$ 22,159	$ 189,234
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,003	503,653	-	6,350	6,350	-	-	6,350
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	4,290,171	3,629,910	397,800	262,461	660,261	39,344	2,534	618,383
30117400-542400	C1519	WIRELESS ACCESS POINTS	100,000	-	-	100,000	100,000	-	-	100,000
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	166,910	-	233,235	233,235	-	10,840	222,395
30117400-544200	C2201	CITY COUNCIL A/V REPLACEMENT	61,000	-	61,000	-	61,000	54,656	1,019	5,326
30117400-544200	C2300	BUSINESS CONTINUITY STUDY	50,000	-	-	50,000	50,000	-	35,500	14,500
30117400-542400	C2600	DATA CTR SERVER REPLACEMENT	500,000	-	500,000	-	500,000	460,639	3,000	36,361
		subtotal			***$ 958,800***	***$ 872,914***	***$ 1,831,714***	***$ 564,114***	***$ 75,051***	***$ 1,192,549***
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	9,863,578	9,840,237	$ -	$ 23,341	$ 23,341	$ 5,916	$ 8,809	$ 8,616
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,513,925	1,497,154	-	16,771	16,771	3,719	10,937	2,115
30131150-541300	C1706	RAPSTC IMPROVEMENTS	492,531	254,542	-	237,989	237,989	-	-	237,989
30131150-542400	C2052	SECURITY SYSTEM REFRESH	472,060	378,352	-	93,708	93,708	46,057	27,670	19,981
30131150-542400	C2301	CAD/RECORDS MANAGEMENT SOFTWARE	2,250,001	908,920	-	1,341,081	1,341,081	3,161	1,335,263	2,658
30131150-542100	C2303	2023 OP INITIATIVES EQUIPMENT	449,502	425,736	-	23,766	23,766	-	-	23,766
30131150-541300	C2314	FIRE STATION FACILITIES ASSESSMENT	300,001	100,850	-	199,151	199,151	-	-	199,151
30131150-542400	C2406	REAL TIME CRIME CENTER	128,901	44,343	-	84,558	84,558	-	-	84,558
30131150-542200	C2407	ASST FIRE MARSHAL EQUIPMENT	63,382	59,866	-	3,516	3,516	-	-	3,516
30131150-542400	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	-	241,538	241,538	-	241,537	1
30131150-541300	C2501	FS81 RENOVATIONS	2,830,001	96,358	-	2,733,643	2,733,643	14,605	169,223	2,549,815
30131150-541300	C2502	2972 WB RD RENOVATIONS	234,133	156,920	-	77,213	77,213	69,468	4,041	3,704
30131150-542200	C2504	FY2025 FLEET REPLACEMENT	1,558,689	35,469	-	1,523,220	1,523,220	-	-	1,523,220
30131150-542200	V2505	FY2025 FIRE LT VEHICLE	50,000	-	-	50,000	50,000	-	-	50,000

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	Available Budget
30131150-542100	C2506	FIRE TRUCK EQUIPMENT	187,662	75,000	112,662	-	112,662	4,125	51,594	56,943
30131150-542200	C2526	TESLA FLEET (FY2025)	346,311	345,908	-	403	403	403	-	0
30131150-542200	C2601	FY 2026 FLEET REPLACEMENT	1,600,000	-	1,600,000	-	1,600,000	40,401	47,933	1,511,665
30131150-542100	C2602	GATE SYSTEM REPAIR	32,000	-	32,000	-	32,000	-	-	32,000
30131150-542100	C2603	EV FAST CHARGER	260,000	-	260,000	-	260,000	-	-	260,000
30131150-542400	C2604	CAMERA MGMT PROGRAM	225,000	-	225,000	-	225,000	-	-	225,000
30131150-542100	C2605	FARO SCANNER	-	-	75,500	(75,500)	-	-	-	-
30131150-542200	C2616	JAIL OPERATIONS FLEET	50,150	-	-	50,150	50,150	-	-	50,150
		subtotal			***$ 2,305,162***	***$ 6,624,548***	***$ 8,929,710***	***$ 187,854***	***$ 1,897,007***	***$ 6,844,849***
Public Works										
30141100-541200	C0910	TREE REPLACEMENT FUND	$ 2,126,303	$ 1,535,636	$ -	$ 590,667	$ 590,667	$ 31,055	$ -	$ 559,612
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	481,823	266,994	-	214,829	214,829	3,500	8,875	202,454
30141100-541410	C1207	BRIDGE MAINTENANCE	1,115,212	760,840	-	354,372	354,372	925	-	353,447
30141100-541410	C1208	MAST ARM MAINTENANCE	105,000	34,700	60,000	10,300	70,300	-	-	70,300
30141100-541410	C1215	STRIPING & SIGNAGE	2,494,666	2,476,657	-	18,009	18,009	14,867	-	3,142
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	663,585	577,602	50,000	35,983	85,983	8,300	4,920	72,763
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	974,269	954,066	-	20,203	20,203	10,594	-	9,609
30141100-541410	C1219	MILLING AND RESURFACING	28,695,922	28,304,837	-	391,085	391,085	-	372,687	18,398
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	1,357,079	1,144,002	200,000	13,077	213,077	6,296	37,823	168,958
30141100-541410	C1221	DESIGN SERVICES	1,113,301	1,014,137	45,000	54,164	99,164	16,953	25,246	56,966
30141100-542200	C1223	FLEET REPLACEMENT	2,420,224	1,736,045	395,000	289,179	684,179	1,566	334,790	347,823
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP	1,699,772	1,201,123	165,000	333,649	498,649	12,718	5,140	480,791
30141100-541420	C1801	SIDEWALK MAINTENANCE & REPAIR	240,001	164,811	-	75,190	75,190	9,132	30,000	36,058
30141100-542100	C1802	PW EQUIPMENT REPLACEMENT	277,374	253,783	-	23,591	23,591	2,949	-	20,642
30141100-541410	C1901	TRAFFIC RESPONSIVE SYSTEM MAINT	550,003	547,546	-	2,457	2,457	-	-	2,457
30141100-541300	C1902	FIRE STATION RENOVATIONS	435,003	432,405	-	2,598	2,598	-	-	2,598
30141100-541300	C1904	PW HQ RENOVATIONS	90,000	-	90,000	-	90,000	-	62,063	27,937
30141100-541300	C1906	CITY HALL RENOVATIONS	97,500	36,060	32,500	28,940	61,440	-	-	61,440
30141100-541300	C2003	HVAC REPLACEMENTS	591,730	491,730	100,000	-	100,000	-	-	100,000
30141100-541300	C2004	GENERATOR REPLACEMENT	100,000	-	100,000	-	100,000	-	-	100,000

CITY OF ALPHARETTA

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General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of September 30, 2025

			Fiscal Years 2013-2025		FY 2026					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30141100-542400	C2026	TCC HARDWARE/SOFTWARE	170,003	112,571	-	57,432	57,432	2,896	-	54,536
30141100-541410	C2048	STREETLIGHT MAINTENANCE	434,080	301,748	-	132,332	132,332	1,553	3,601	127,178
30141100-541500	C2050	REC FACILITY MAINTENANCE	205,000	155,000	50,000	-	50,000	-	9,440	40,560
30141100-541300	C2053	PARKING GARAGE MAINTENANCE	381,308	299,219	50,000	32,089	82,089	-	-	82,089
30141100-541410	C2104	WEBB BR ROAD PH4 (NPP-GREENWAY)	333,925	229,165	-	104,760	104,760	-	104,760	-
30141100-541410	C2113	ENCORE GREENWAY GATEWAY	1,930,002	639,191	-	1,290,811	1,290,811	28,477	1,262,313	21
30141100-521200	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	365,001	106,191	-	258,810	258,810	-	35,638	223,172
30141100-541200	C2409	SR9 LANDSCAPING	1,665,000	-	740,000	925,000	1,665,000	-	-	1,665,000
30141100-542100	C2410	WINTER WEATHER EQUIPMENT	65,000	-	-	65,000	65,000	-	-	65,000
30141100-541410	C2509	BRICK PAVER MAINTENANCE/REPAIR	50,001	26,399	-	23,602	23,602	23,051	-	551
30141100-544200	C2510	DOWNTOWN BUS SHELTERS	80,000	3,970	-	76,030	76,030	-	2,950	73,080
30141100-541300	C2511	FACILITY ASSESSMENT/RENOVATIONS	339,647	-	150,000	189,647	339,647	-	189,647	150,000
30141100-541300	C2512	PS FACILITY MAINTENANCE	174,999	74,999	100,000	-	100,000	-	38,517	61,484
30141100-542200	C2513	FY 2025 FORESTRY ASST VEHICLE	50,000	43,915	-	6,085	6,085	1,878	-	4,207
30141100-541410	G2601	FY 2026 LMIG GRANT	234,349	-	-	234,349	234,349	-	234,349	-
30141100-542100	C2611	STAND-ON COMPACT LOADER	50,000	-	50,000	-	50,000	-	-	50,000
		subtotal			***$ 2,377,500***	***$ 5,854,240***	***$ 8,231,740***	***$ 176,708***	***$ 2,762,760***	***$ 5,292,271***
Recreation, Parks & Cultural Services										
30161150-541200	C1210	TREE MAINT-PLANTING-REMOVAL	$ 809,757	$ 584,757	$ 225,000	$ -	$ 225,000	$ 64,929	$ 27,907	$ 132,164
30161150-541500	C1221	DESIGN SERVICES	260,425	220,669	25,000	14,756	39,756	-	2,400	37,356
30161150-542200	C1232	FLEET	534,010	520,838	-	13,172	13,172	-	-	13,172
30161150-542100	C1402	RP EQUIPMENT REPLACEMENT	1,195,788	1,019,830	50,000	125,958	175,958	34,754	-	141,204
30161150-544200	C1527	VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	-	-	29,861
30161150-541500	C1614	THE STORIES PROJECT	85,000	78,065	-	6,935	6,935	-	-	6,935
30161150-541510	C1636	GREENWAY REPAIR AND MAINTENANCE	1,438,594	488,071	250,000	700,523	950,523	-	1,956	948,567
30161150-541500	C1804	PARK REPAIRS/IMPROVEMENTS	1,182,213	986,650	146,000	49,563	195,563	12,383	-	183,180
30161150-541500	C1806	PARKS PLAYGROUND EQUIPMENT	808,640	738,640	70,000	-	70,000	-	-	70,000
30161150-544100	C1807	PUBLIC ARTS PROGRAM	386,000	303,840	45,000	37,160	82,160	-	-	82,160
30161150-541500	C1911	EQUESTRIAN CENTER	1,978,374	-	-	1,978,374	1,978,374	-	1,978,374	-
30161150-541500	C1926	NORTHSIDE MOU (PARKS)	149,904	149,500	-	404	404	-	-	404
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM	123,619	104,993	-	18,626	18,626	7,645	4,992	5,989

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Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	FY 2026 Available Budget
30161150-541500	C2010	PARK ENHANCEMENTS	668,218	660,305	-	7,913	7,913	645	-	7,268
30161150-541500	C2035	NORTH PARK RESTROOM 1 - 4	271,180	-	255,000	16,180	271,180	-	266,097	5,083
30161150-541500	C2051	FOUNTAIN MAINTENANCE	86,306	81,606	-	4,700	4,700	-	-	4,700
30161150-541500	C2202	ATHLETIC COURTS RESURFACING	198,433	175,655	-	22,778	22,778	-	-	22,778
30161150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	-	69,686	69,686		-	69,686
30161150-541500	C2304	PARK WOOD POLE REPLACEMENT	125,000	-	125,000	-	125,000	-	-	125,000
30161150-541500	C2309	WACKY WORLD 2.0 (DONATIONS)	514,378	7,411	-	506,967	506,967	94	506,966	(93)
30161150-541500	C2411	PARK TRAIL MAINTENANCE	300,000	194,005	100,000	5,995	105,995	-	3,055	102,940
30161150-541500	C2412	CULTURAL ARTS MASTER PLAN	30,001	29,122	-	879	879	-	878	1
30161150-544100	C2415	PUBLIC ART FUND (CITY LOCATIONS)	82,500	-	25,000	57,500	82,500	2,020	-	80,480
30161150-544100	C2416	PUBLIC ART DEV (CITY PROP)	20,000	-	10,000	10,000	20,000	-	-	20,000
30161150-544100	C2417	PUBLIC ART IN PARKS	40,001	10,111	20,000	9,890	29,890	345	-	29,545
30161150-541500	C2426	MAYFIELD PARK - MILTON IGA	124,556	123,962	-	594	594	204	-	390
30161150-541500	C2514	INNOV ACADEMY SOCCER	40,001	36,182	-	3,819	3,819	-	3,819	-
30161150-541500	C2515	PARK SECURITY IMPROVEMENTS	124,000	-	44,000	80,000	124,000	-	-	124,000
30161150-541500	C2612	WILLS PARK FIELD 5 TURF	100,000	-	100,000	-	100,000	4,600	-	95,400
30161150-541500	C2613	WB MIDDLE - FOOTBALL FIELD	50,000	-	50,000	-	50,000	-	-	50,000
30161150-541500	G2507	LWCF GRANT MATCH (NORTH PARK LIGHTING)	500,001	101,164	-	398,837	398,837	-	-	398,837
30161150-541500	G2603	ADA-AAC PARKING LOT-CITY FUNDING	147,359	-	-	147,359	147,359	-	-	147,359
		subtotal			***$ 1,540,000***	***$ 4,318,429***	***$ 5,858,429***	***$ 127,620***	***$ 2,796,444***	***$ 2,934,365***
Community Development										
30174150-544100	C0019	DOWNTOWN PARKING FUND	523,552	315,748	$ -	$ 207,804	$ 207,804	$ -	$ -	$ 207,804
30174150-541410	C1603	DESIGN SERVICES	711,108	517,284	63,600	130,224	193,824	16,160	47,429	130,235
30174150-523400	C2402	GARDEN DISTRICT SIGNAGE	12,700	10,838	-	1,862	1,862	-	-	1,862
30174150-544100	C2403	SOUTH MAIN DISTRICT	200,000	36,607	-	163,393	163,393	-	16,393	147,000
30174150-544100	C2404	BROOKSIDE PARK GATEWAY	300,000	6,863	-	293,137	293,137	-	21,637	271,500
30174150-541410	C2414	BROOKSIDE PARKWAY LAND DIET	40,001	37,128	-	2,873	2,873	2,241	631	1
30174150-544100	C2500	DWTN WAYFINDING SIGNAGE	33,692	32,538	-	1,154	1,154	-	-	1,154
30174150-544200	C2516	MILTON AVE LIGHTING	50,000	-	-	50,000	50,000		11,375	38,625
30174150-541410	C2517	ENTRY MONUMENTS	50,000	-	-	50,000	50,000	794	23,920	25,287

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Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	Available Budget
30174150-521200	C2527	NF COMP TRANSPORTATION PLAN	60,000	-	-	60,000	60,000	42,880	-	17,120
30174150-521200	C2614	COMPREHENSIVE PLAN UPDATE	120,000	-	120,000	-	120,000	6,844	110,250	2,907
		subtotal			***$ 183,600***	***$ 960,447***	***$ 1,144,047***	***$ 68,918***	***$ 231,635***	***$ 843,494***
Non-Departmental										
30190200-579000		NON-ALLOCATED			$ 2,448,278	$ (979,275)	$ 1,469,003	$ -	$ -	$ 1,469,003
30190200-579011		MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
		subtotal			***$ 2,448,278***	***$ (979,275)***	***$ 1,469,003***	***$ -***	***$ -***	***$ 1,469,003***
		Total			**$ 9,913,340**	**$ 17,695,053**	**$ 27,608,393**	**$ 1,125,215**	**$ 7,762,897**	**18,720,281**

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Capital Project Funds

Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)

As of September 30, 2025

Account #	Project	Fiscal Years 2017-2025 Total Project Authorization	Fiscal Years 2017-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS	696,501	596,501	$ 100,000	$ -	$ 100,000	$ 24,563		$ 75,437
30290200-362000	REALIZED GAIN/LOSS			-	-	-	(1,488)		1,488
30290200-363000	UNREALIZED GAIN/LOSS			-	-	-	8,775		(8,775)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH	21,914,364	20,014,364	1,900,000	-	1,900,000			1,900,000
30290200-395000	CARRYFORWARD FUND BALANCE	4,863,655	-	-	4,863,655	4,863,655	-		4,863,655
	subtotal			***$ 2,000,000***	***$ 4,863,655***	***$ 6,863,655***	***$ 31,850***		***$ 6,831,805***
	Total			**$ 2,000,000**	**$ 4,863,655**	**$ 6,863,655**	**$ 31,850**		**$ 6,831,805**
Expenditures									
Public Works									
30241100-541430-C1308	SW PIPE & STRUCTURE R&M	19,069,356	12,472,296	$ 2,000,000	$ 4,597,060	$ 6,597,060	$ 1,547,400	$ 696,454	$ 4,353,206
30241100-541430-C2518	MID-BORADWELL CULVERT	118,816	107,599	-	11,217	11,217	-	11,216	1
	subtotal			***$ 2,000,000***	***$ 4,608,277***	***$ 6,608,277***	***$ 1,547,400***	***$ 707,671***	***$ 4,353,207***
Non-Departmental									
30290200-579000	NON-ALLOCATED			$ -	$ 255,378	$ 255,378	$ -	$ -	$ 255,378
	subtotal			***$ -***	***$ 255,378***	***$ 255,378***	***$ -***	***$ -***	***$ 255,378***
	Total			**$ 2,000,000**	**$ 4,863,655**	**$ 6,863,655**	**$ 1,547,400**	**$ 707,671**	**$ 4,608,585**

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2022 Parks Bond Fund Detail (Fund 318; life-to-date for all projects)

As of September 30, 2025

			Fiscal Years 2022-2025		FY 2026					
Account #		**Project**	**Total Project Authorization**	**Prior Year Actuals**	**Original Appropriation**	**Transfers / Adjustments**	**Revised Budget**	**Collections / Expenditures**	**Encumbrances**	**Available Budget**
Revenue										
Non-Departmental										
31890200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 206,267		$ (206,267)
31890200-395000		CARRYFORWARD FUND BALANCE			-	25,466,891	25,466,891	-		25,466,891
		subtotal			***$ -***	***$ 25,466,891***	***$ 25,466,891***	***$ 206,267***		***$ 25,260,624***
		Total			**$ -**	**$ 25,466,891**	**$ 25,466,891**	**$ 206,267**		**$ 25,260,624**
Expenditures										
31841100-541420	C1712	ALPHALOOP	6,389,471	684,254	$ -	$ 5,705,217	$ 5,705,217	$ 13,011	$ 6,533	$ 5,685,673
31841100-541420	C2520	ALPHALOOP (ROSWELL ST)	610,012	43,675	-	566,337	566,337	-	566,337	0
31841100-541420	C2521	ALPHALOOP (DEVORE RD)	33,265	30,644	-	2,621	2,621	-	2,621	0
31841100-541420	C2522	ALPHALOOP (OMP TO THOMPSON)	432,157	47,025	-	385,132	385,132	5,700	379,432	1
31841100-541420	C2523	ALPHALOOP (HBR TO WESTSIDE)	35,095	34,952	-	143	143	143	-	0
31861150-541500	C0922	SYNTHETIC TURF	1,631,777	1,631,777	-	-	-	-	-	-
31861150-541500	C1911	EQUESTRIAN CENTER (CITY)	4,495,909	1,444,597	-	3,051,312	3,051,312	-	2,927,596	123,716
31861150-541500	C2011	WILLS PARK MASTER PLAN IMP	7,625,459	773,415	-	6,852,044	6,852,044	785	6,814,000	37,259
31861150-541500	C2216	UNION HILL PARK	3,280,002	698,406	-	2,581,596	2,581,596	-	2,572,275	9,321
31861150-541500	C2217	MID-BROADWELL PARK	496,021	496,021	-	-	-	-	-	-
31861150-541500	C2218	OLD RUCKER PARK	3,360,000	410,530	-	2,949,470	2,949,470	-	2,899,456	50,014
31861150-541500	C2219	FARMHOUSE PARK	2,000,000	30,570	-	1,969,430	1,969,430	-	-	1,969,430
31861150-541500	C2220	WATERS ROAD PARK	1,256,501	1,256,501	-	-	-	-	-	-
31861150-541500	C2245	WILLS PARK MAINTENANCE FACILITY	328,634	328,634	-	-	-	-	-	-
31890200-579000		PARKS RESERVE	297,023	-	-	297,023	297,023	-	-	297,023
31890200-579012		RESERVE FOR ARBITRAGE	1,106,566	-	-	1,106,566	1,106,566	-	-	1,106,566
31890200-584000		DEBT ISSUANCE COSTS	368,549	368,549	-	-	-	-	-	-
		Total			**$ -**	**$ 25,466,891**	**$ 25,466,891**	**$ 19,638**	**$ 16,168,250**	**$ 9,279,003**

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Capital Project Funds

TSPLOST I Fund Detail (Fund 335; life-to-date for all projects)

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Account #		Project	Fiscal Years 2018-2025 Total Project Authorization	Fiscal Years 2018-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
Non-Departmental										
33590200-395000		CARRYFORWARD FUND BALANCE			$ 400,000	$ 23,916,756	$ 24,316,756	$ -		$ 24,316,756
33541100-361000		INTEREST EARNINGS			300,000	-	300,000	280,713		19,287
		Total			**$ 700,000**	**$ 23,916,756**	**$ 24,616,756**	**$ 280,713**		**$ 24,336,043**
Expenditures										
Administration										
33541100-541410	C1631	MCGINNIS FERRY IGA (FORSYTH)	$ 5,026,415	$ 1,323,437	$ -	$ 3,702,978	$ 3,702,978	$ 650	$ -	$ 3,702,329
33541100-541410	C1713	KIMBALL BR RD OP IMP.	1,359,742	1,297,487	-	62,255	62,255	-	61,170	1,085
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP.	5,579,476	4,720,172	-	859,304	859,304	38,419	76,336	744,549
33541100-541410	C2054	GA 400 BRIDGES (WEBB; KIMBALL)	4,886,000	2,811,714	-	2,074,286	2,074,286	691,429	1,382,857	0
33541100-541410	C2113	ENCORE GREENWAY GATEWAY	6,678,125	1,356,541	-	5,321,584	5,321,584	80,252	5,027,896	213,436
33541100-541410	C2229	WEBB BRIDGE RD PHASE 2 (ROUNDABOUT-PARK)	6,000,001	4,300,918	-	1,699,083	1,699,083	24,170	632,406	1,042,507
33541100-541410	C2232	WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDABOUT)	17,000,002	7,491,835	-	9,508,167	9,508,167	938,622	7,965,491	604,054
33590200-579000		CONTINGENCY			700,000	689,099	1,389,099	-	-	1,389,099
		Total			**$ 700,000**	**$ 23,916,756**	**$ 24,616,756**	**$ 1,773,541**	**$ 15,146,156**	**$ 7,697,059**

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

TSPLOST II Fund Detail (Fund 336; life-to-date for all projects)

As of September 30, 2025

Account #		Project	Fiscal Years 2022-2025 Total Project Authorization	Fiscal Years 2022-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
Non-Departmental										
33690200-313400		TSPLOST II			$ -	$ 6,985,201	$ 6,985,201	$ 2,627,277		$ 4,357,924
33641100-361000		INTEREST EARNINGS			400,000	-	400,000	296,219		103,781
33690200-395000		CARRYFORWARD FUND BALANCE			7,000,000	19,276,729	26,276,729	-		26,276,729
		Total			**$ 7,400,000**	**$ 26,261,930**	**$ 33,661,930**	**$ 2,923,496**		**$ 30,738,434**
Expenditures										
33641100-541410	C1215	STRIPING & SIGNAGE	$ 280,000	$ -	$ 280,000	$ -	$ 280,000	$ 2,480	$ 162,770	$ 114,750
33641100-541410	C1219	MILLING & RESURFACING	2,788,893	-	2,788,893	-	2,788,893	-	1,927,583	861,310
33641100-541410	C1713	KIMBALL BR RD GAP	500,001	204,810	-	295,191	295,191	6,227	182,912	106,052
33641100-541420	C1801	SIDEWALK MAINT/REPAIR	750,000	-	750,000	-	750,000	-	-	750,000
33641100-541410	C2040	TRADEWINDS PARKWAY	2,000,000	437,015	-	1,562,985	1,562,985	-	-	1,562,985
33641100-541410	C2104	WEBB BRIDGE ROAD (NPP-GREENWAY)	13,500,002	8,215,523	-	5,284,479	5,284,479	749,880	997,886	3,536,713
33641100-541410	C2107	NORTH POINT PARKWAY IMP	703,442	439,207	-	264,235	264,235	-	188,099	76,136
33641100-541410	C2224	RAISED INTSECTION (MARIETTA ST)	350,002	292,706	-	57,296	57,296	-	57,295	1
33641100-541410	C2225	CROSSINGS (CITY CTR/ CHURCHES)	750,001	38,061	-	711,940	711,940	-	80,639	631,301
33641100-541410	C2226	PEDESTRIAN BRIDGES (WW PKWY)	4,000,002	2,329,398	-	1,670,604	1,670,604	13,908	1,431,671	225,025
33641100-541410	C2230	CUMMING ST CORRIDOR	4,757,527	340,811	-	4,416,716	4,416,716	78,522	1,043,700	3,294,494
33641100-541420	C2242	NP ALPHALINK			-	7,937,063	7,937,063	-	-	7,937,063
33641100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	11,110,929	11,048,736	-	62,193	62,193	-	62,182	11
33641100-541410	C2427	DRYDEN RD EXTENSION	3,000,000	1,098	-	2,998,902	2,998,902	-	-	2,998,902
33641100-521200	C2607	TSPLOST 3 EXHIBITS	100,000	-	100,000	-	100,000	-	14,300	85,700
33641100-541410	C2608	MID BROADWELL CROSSWALK	50,000	-	50,000	-	50,000	-	-	50,000
33641100-541410	C2609	NORTHWINDS CROSSWALK	300,000	-	300,000	-	300,000	-	46,939	253,061
33641100-541410	C2610	MAST ARMS (KIMBALL/NWINDS)	250,000	-	250,000	-	250,000	1,154	-	248,846
33690200-579000		CONTINGENCY	3,881,433	-	2,881,107	1,000,326	3,881,433	-	-	3,881,433
		Total			**$ 7,400,000**	**$ 26,261,930**	**$ 33,661,930**	**$ 852,172**	**$ 6,195,976**	**$ 26,613,782**

CITY OF ALPHARETTA

Financial Management Reports

Special Revenue Funds

Impact Fee Fund (Fund 270; life-to-date for active projects)

As of September 30, 2025

Account #	Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue									
27074110-341321	IMPACT FEES STREETS & HIGHWAYS	4,138,766	4,138,766	$ -	$ -	$ -	$ 56,106		$ (56,106)
27074110-341323	IMPACT FEES RECREATION & PARKS	9,121,036	9,121,036	-	-	-	228,719		(228,719)
27074110-341324	IMPACT FEES PUBLIC SAFETY	1,132,965	1,132,965	-	-	-	10,391		(10,391)
27074110-362000	REALIZED GAIN/LOSS			-	-	-	(1,547)		1,547
27074110-363000	UNREALIZED GAIN/LOSS			-	-	-	14,571		(14,571)
27074110-395000	CARRYFORWARD FUND BALANCE	6,128,277	-	575,000	5,553,277	6,128,277	-		6,128,277
27074110-361000	INTEREST EARNINGS	769,478	769,478	-	-	-	31,375		(31,375)
	Total			**$ 575,000**	**$ 5,553,277**	**$ 6,128,277**	**$ 339,615**		**$ 5,788,662**
Expenditures									
Public Safety									
27031150-541300 C2501	FS 81 RENOVATIONS	170,000	-	$ -	$ 170,000	170,000	$ -	$ -	$ 170,000
	subtotal			***$ -***	***$ 170,000***	***$ 170,000***	***$ -***	***$ -***	***$ 170,000***
Public Works									
27041100-541420 C2242	NP ALPHALINK	2,062,937	-	$ -	$ 2,062,937	$ 2,062,937	$ -	$ -	$ 2,062,937
	subtotal			***$ -***	***$ 2,062,937***	***$ 2,062,937***	***$ -***	***$ -***	***$ 2,062,937***
Recreation, Parks & Cultural Services									
27061150-541500 C2011	WILLS PARK MASTER PLAN	328,634	21,930	$ -	$ 306,704	$ 306,704	$ -	$ 306,704	$ -
27061150-541500 C2035	NORTH PARK RESTROOM 1 - 4 (DESIGN)	528,820	-	345,000	183,820	528,820	-	528,820	-
27061150-541410 C2113	ENCORE GREENWAY GATEWAY	2,000,001	201,893	-	1,798,108	1,798,108	20,710	1,777,397	1
27061150-541500 C2612	WILLS PARKL FIELD 5 TURF	150,000	-	150,000	-	150,000	-	-	150,000
27061150-541500 C2615	MARIETTA-ROSWELL ST PARK	20,000	-	20,000	-	20,000	6,333	12,667	1,000
	subtotal			***$ 515,000***	***$ 2,288,632***	***$ 2,803,632***	***$ 27,044***	***$ 2,625,588***	***$ 151,001***

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of September 30, 2025

		Fiscal Years 2013-2025		FY 2026					
Account #	**Project**	**Total Project Authorization**	**Prior Year Actuals**	**Original Appropriation**	**Transfers / Adjustments**	**Revised Budget**	**Collections / Expenditures**	**Encumbrances**	**Available Budget**
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			$ -	$ 29,357	$ 29,357		$ 29,356	$ 1
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	72,623	72,623	-	-	72,623
27074110-579002	NON-ALLOCATED PARKS				867,976	867,976	-	-	867,976
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			60,000	61,752	121,752	-	-	121,752
	subtotal			***$ 60,000***	***$ 1,031,708***	***$ 1,091,708***	***$ -***	***$ 29,356***	***$ 1,062,352***
	Total			**$ 575,000**	**$ 5,553,277**	**$ 6,128,277**	**$ 27,044**	**$ 2,654,944**	**$ 3,446,290**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
As of September 30, 2025

			Fiscal Years 2013-2025		FY 2026					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
27590150-314100		HOTEL/MOTEL TAXES	98,056,554	88,956,554	$ 9,100,000	$ -	$ 9,100,000	$ 2,048,665		$ 7,051,335
27590150-319201		PEALTY/INT HOTEL/MOTEL TAX	4,804	4,804	-	-	-	-		-
27590150-362000		REALIZED GAIN/LOSS			-	-	-	(536)		536
27590150-363000		UNREALIZED GAIN/LOSS			-	-	-	5,462		(5,462)
27590150-361000		INTEREST EARNINGS	197,536	177,536	20,000	-	20,000	10,137		9,863
		subtotal			***$ 9,120,000***	***$ -***	***$ 9,120,000***	***$ 2,063,729***		***$ 7,056,271***
Non-Departmental										
27590150-395000		CARRYFORWARD FUND BALANCE	1,752,468	-	$ -	$ 1,752,468	$ 1,752,468	$ -		$ 1,752,468
		subtotal			***$ -***	***$ 1,752,468***	***$ 1,752,468***	***$ -***		***$ 1,752,468***
		Total			**$ 9,120,000**	**$ 1,752,468**	**$ 10,872,468**	**$ 2,063,729**		**$ 8,808,739**
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002		ALPHA CONV & VISITORS BUREAU DISTRIBUTION	42,748,387	38,767,137	$ 3,981,250	$ -	$ 3,981,250	$ 366,717	$ -	$ 3,614,533
		subtotal			***$ 3,981,250***	***$ -***	***$ 3,981,250***	***$ 366,717***	***$ -***	***$ 3,614,533***
City of Alpharetta										
27590150-611100		CITY OF ALPHARETTA DISTRIBUTION	36,168,502	32,756,002	$ 3,412,500	$ -	$ 3,412,500	$ 620,112	$ -	$ 2,792,388
		subtotal			***$ 3,412,500***	***$ -***	***$ 3,412,500***	***$ 620,112***	***$ -***	***$ 2,792,388***
Recreation, Parks & Cultural Services										
27590150-541500	C2011	WILLS PARK MASTER PLAN	15,070	-	$ -	$ 15,070	15,070	$ -	$ 15,070	-
		subtotal			***$ -***	***$ 15,070***	***$ 15,070***	***$ -***	***$ 15,070***	***$ -***
Tourism Product Development										
27590150-521200		PROFESSIONAL SERVICES	47,635	42,135	$ 5,500	$ -	$ 5,500	$ -	$ -	$ 5,500
27590150-579000		TPD RESERVE	509,435	-	-	509,435	509,435	-	-	509,435
27590150-579006		DEBT SERVICE RESERVE	1,500,000	-	272,037	1,227,963	1,500,000	-	-	1,500,000
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	4,505,000	3,665,000	840,000	-	840,000	-	-	840,000
27590151-582100	D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	7,282,292	6,673,579	608,713	-	608,713	-	-	608,713
		subtotal			***$ 1,726,250***	***$ 1,737,398***	***$ 3,463,648***	***$ -***	***$ -***	***$ 3,463,648***
		Total			**$ 9,120,000**	**$ 1,752,468**	**$ 10,872,468**	**$ 986,829**	**$ 15,070**	**$ 9,870,569**

CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
As of September 30, 2025

			Fiscal Years 2013-2025		FY 2026					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
DEA										
21031110-351300		CONFISCATION/FEDERAL SEIZURE	3,556,480	3,556,480	$ -	$ -	$ -	$ 7,215		$ (7,215)
21031110-395000		CARRYFORWARD FUND BALANCE	491,829	-	290,000	201,829	491,829	-		491,829
		Total			**$ 290,000**	**$ 201,829**	**$ 491,829**	**$ 7,215**		**$ 484,614**
Expenditures										
DEA										
21031110-521200		PROFESSIONAL SERVICES	72	72	$ -	$ -	$ -		-	$ -
21031110-523500		EMPLOYEE TRAVEL	47,178	32,030	-	15,148	15,148	-	-	15,148
21031110-523700		EMPLOYEE TRAINING	66,279	63,779	-	2,500	2,500	-	-	2,500
21031110-531100		GENERAL SUPPLIES AND MATERIALS	127,897	107,620	-	20,277	20,277	-	-	20,277
21031110-542100	C2503	ARTIC FURNITURE	25,000	-	-	25,000	25,000	-	-	25,000
21031110-542100	C2507	DRONE 1ST RESPONDER PROGRAM	18,800	-	-	18,800	18,800	-	-	18,800
21031110-542100	C2606	TRUNARC DRUG IDENTIFIER	28,952	-	28,952	-	28,952	-	-	28,952
21031110-579000		CONTINGENCY		-	261,048	120,104	381,152	-	-	381,152
		Total			**$ 290,000**	**$ 201,829**	**$ 491,829**	**$ -**	**$ -**	**$ 491,829**

CITY OF ALPHARETTA

Financial Management Reports

Special Revenue Funds

State Confiscated Assets Fund (Fund 211; life-to-date for active projects)

As of September 30, 2025

Account #	Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	334,711	334,711	$ -	$ -	$ -			$ -
21131120-395000	CARRYFORWARD FUND BALANCE	27,136	-	-	27,136	27,136	-		27,136
	subtotal			***$ -***	***$ 27,136***	***$ 27,136***	***$ -***		***$ 27,136***
	Total			**$ -**	**$ 27,136**	**$ 27,136**	**$ -**		**$ 27,136**
Expenditures									
State									
21131120-532400	NON-RECURRING EXPENSES	361,486	334,350	$ -	$ 27,136	$ 27,136	$ 17,812	$ -	$ 9,324
	subtotal			***$ -***	***$ 27,136***	***$ 27,136***	***$ 17,812***	***$ -***	***$ 9,324***
	Total			**$ -**	**$ 27,136**	**$ 27,136**	**$ 17,812**	**$ -**	**$ 9,324**

CITY OF ALPHARETTA

Financial Management Reports

Special Revenue Funds

Opioid Settlement Fund (Fund 213; life-to-date for active projects)

As of September 30, 2025

Account #	Project	Fiscal Years 2024-2025: Total Project Authorization	Fiscal Years 2024-2025: Prior Year Actuals	FY 2026: Original Appropriation	FY 2026: Transfers / Adjustments	FY 2026: Revised Budget	FY 2026: Collections / Expenditures	FY 2026: Encumbrances	Available Budget
Revenue									
State									
21331510-351920	OPIOID SETTLEMENT	78,958	78,958	$ -	$ -	$ -	$ 12,499		$ (12,499)
21331510-395000	CARRYFORWARD			-	78,958	78,958	-		78,958
	subtotal			***$ -***	***$ 78,958***	***$ 78,958***	***$ 12,499***		***$ 66,459***
	Total			**$ -**	**$ 78,958**	**$ 78,958**	**$ 12,499**		**$ 66,459**
Expenditures									
State									
21331510-579000	CONTINGENCY	78,958	-	$ -	$ 78,958	$ 78,958	$ -	$ -	$ 78,958
	subtotal			***$ -***	***$ 78,958***	***$ 78,958***	***$ -***	***$ -***	***$ 78,958***
	Total			**$ -**	**$ 78,958**	**$ 78,958**	**$ -**	**$ -**	**$ 78,958**

THE CITY OF ALPHARETTA GEORGIA

OTHER REPORTS

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended September 30, 2025

Vendor	Description	Department	$ Amount
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 14,734.88
AFLAC	VOL SUPP INSURANCE	General Government	$ 12,607.38
ALCALDE & FAY LTD	LOBBY SERVICES	City Administration	$ 5,000.00
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Various Departments	$ 510,624.38
ALPHARETTA	HOTEL/MOTEL OCCUPANCY TAX ALLOCATION AUGUST FY26	General Government	$ 366,716.55
AMERICAN FACILITY	JANITORIAL/CUSTODIAL SERVICES	Various Departments	$ 20,664.38
AT&T/BELLSOUTH @ 85	911 AT&T SERVICE FEES	E-911	$ 17,299.91
ATKINSREALIS USA INC	PROJECT MANAGEMENT SERVICES (VARIOUS PROJECTS)	Public Works	$ 24,286.24
BLEAKLY ADVISORY	ANALYTICAL STUDIES AND SURVEYS (CONSULTING)	General Government	$ 12,380.00
BNY MELLON	PROFESSIONAL SERVICES	General Government	$ 11,740.00
CARL BLACK BUICK GMC	CLAIMS (VEHICLE)	Risk Management	$ 15,523.95
CDW GOVERNMENT LLC	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 29,139.58
CELLEBRITE INC	SOFTWARE MAINTENANCE/SUPPORT	Public Safety	$ 11,693.17
CITY OF JOHNS CREEK	NF COMP TRANSPORTATION PLAN	Community Development	$ 42,879.55
CITY OF MILTON	LEASE-COURTROOM IGA-SEPTEMBER 2025	Municipal Court	$ 6,775.00
CIVICPLUS	SOFTWARE MAINTENANCE/SUPPORT	City Clerk	$ 26,938.95
CORPORATE BILLING	VEHICLE REPAIR & MAINTENANCE	Police	$ 30,515.82
CRABAPPLE TURF	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 13,652.97
CUMBERLAND LANDSCAPE	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 5,660.16
CUMBERLAND LANDSCAPE	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 5,660.16
CURBCO INC	CONCRETE	Rec., Parks & Cultural Services	$ 6,925.00
DC POOL SERVICE LLC.	POOL AND SPLASHPAD SERVICE PER COA CONTRACT 24-118	Rec., Parks & Cultural Services	$ 12,833.00
DELL MARKETING LP	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 12,390.28
FIVE OAKS FENCE CO	FENCING, WIRE	Rec., Parks & Cultural Services	$ 7,810.00
FULTON COUNTY BOARD OF COMMISSIONERS	AUG25 LOCAL CRIME VICTIMS ASSIST COL REPORT	Police	$ 5,595.42
FULTON COUNTY BOARD OF EDUCATION	JULY FUEL 2025	Various Departments	$ 42,841.64
FULTON COUNTY BOARD OF EDUCATION	AUGUST 2025 FUEL	Various Departments	$ 40,999.87
FULTON COUNTY SUPERIOR COURT	CUMMING ST. CORRIDOR PARCEL 9-A	Public Works	$ 17,900.00
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	$ 11,338.11

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended September 30, 2025

Vendor	Description	Department	$ Amount
GEORGIA BRIDGE AND CONCRETE	CONSTRUCTION (WBR PH4 (NPP-GREENWAY))	Public Works	$ 126,646.79
GEORGIA GREEN GROUND	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	$ 17,058.93
GEORGIA GREEN GROUND	LANDSCAPING (INCLUDING DESIGN, FERTILIZING, PLANTING)	Public Works	$ 37,661.47
GEORGIA INFRASTRUCTURE	CONSTRUCTION (ENCORE GREENWAY GATEWAY)	Various Departments	$ 129,439.32
GEORGIA POWER CO	ELECTRICAL SERVICE	Various Departments	$ 235,216.75
GEORGIA SUPERIOR COURT	AUG25 DISBURSEMENT REPORT DATED 9/2/25	Police	$ 27,029.93
GESSNER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 11,457.70
GLOBAL EQUIPMENT CO	OFFICE FURNITURE FOR NEW FIRE HQ	Fire Administration	$ 5,944.92
GRANICUS LLC	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 113,704.22
GRBK BROOKSIDE LLC	OLD MILTON PKWY-PARCEL 12	Public Works	$ 7,300.00
GREENTREE BEDDING	BEDDING (ALL TYPES)	Rec., Parks & Cultural Services	$ 6,608.00
GULF STATES	AMMUNITION	Public Safety	$ 32,883.52
HALFF ASSOCIATES, INC	DESIGNING SERVICES	Public Works	$ 6,948.44
ICON VENUE GROUP	FEASIBILITY STUDIES (CONSULTING)	Development Authority	$ 41,246.51
ICON VENUE GROUP	MARKET FEASIBILITY STUDY	Development Authority	$ 30,150.00
INTEGRATED CONSTRUCTION	SW PIPE & STRUCTURE R&M	Public Works	$ 255,801.17
JARRARD & DAVIS	LEGAL SERVICES	Legal Services	$ 65,536.10
JERICHO DESIGN GROUP	FS 81 RENOVATIONS	Public Safety	$ 14,605.20
KILLER CREEK HARLEY	3 HARLEY DAVIDSONS	Public Safety	$ 40,401.28
KIMBROUGH INDUSTRIAL	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	Public Works	$ 9,060.38
KIMLEY-HORN & ASSOCIATES	LAND DEVELOPMENT AND PLANNING/ENGINEERING	Community Development	$ 11,241.41
KRISTEN THIGPEN ORR	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 5,250.00
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 8,798.63
MAULDIN & JENKINS	ACCOUNTING/AUDITING/BUDGET CONSULTING	Finance	$ 7,500.00
MEER ELECTRIC	ELECTRICAL	Various Departments	$ 7,483.60
MOFFATT & NICHOL	DESIGN BUILD SERVICES (CUMMING ST CORRIDOR)	Public Works	$ 20,104.00
NETPLANNER SYSTEMS	CARD READER UPGRADE	Public Safety	$ 48,096.34
OHMSHIV	CONSTRUCTION (WBR PH3 (GREENWAY-ROUNDABOUT))	Public Works	$ 449,104.09

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended September 30, 2025

Vendor	Description	Department	$ Amount
PEACE OFFICER'S ANNUITY BENEFIT FUND OF GA	MUNICIPAL COURT FINES	Police	$ 12,761.67
RELIABLE TRAFFIC	TRAFFIC COUNTING SERVICES	Public Works	$ 8,300.00
RINGCENTRAL, INC.	COMMUNICATION SYSTEMS, INTEGRATED	Various Departments	$ 9,470.56
RURAL METRO	MONTHLY SUBSIDY FEE- (JULY, AUGUST, SEPTEMBER) 2025	Fire Administration	$ 93,953.97
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	$ 60,579.91
RUSSELL LANDSCAPE	LANDSCAPING (INCLUDING DESIGN, FERTILIZING, PLANTING)	Public Works	$ 17,550.25
SAWNEE ELECTRIC MEMBERSHIP	ELECTRICITY UTILITIES	Various Departments	$ 33,325.08
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 23,392.00
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 92,548.45
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 24,509.00
SHUMA, LLC	SOCCER EQUIPMENT	Rec., Parks & Cultural Services	$ 7,920.00
SIGMA ACTUARIAL CONSULTANTS	6/30/25 RESERVE/PROJECTION REPORT	Risk Management	$ 11,000.00
STARR WHITEHOUSE	DESIGNING SERVICES (MARIETTA-ROSWELL ST PARK)	Rec., Parks & Cultural Services	$ 6,333.33
STEPHEN A. LASER ASS	PSYCHOLOGISTS/PSYCHOLOGICAL AND PSYCHIATRIC SERVICES	Human Resources	$ 6,325.00
SUMMIT CONSTRUCTION	CONSTRUCTION, SEWER AND STORM DRAIN	Public Works	$ 49,885.74
SUPERHERO FIRE PROTECTION	ALARM EQUIPMENT MAINTENANCE/REPAIR (FIRE, ETC.)	Public Works	$ 7,215.00
SUPERIOR GROUNDCOVER	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 22,935.05
TARGETSOLUTIONS LEARNING LLC	SOFTWARE MAINTENANCE/SUPPORT	Public Safety	$ 12,941.00
THE DUMPSTER CO	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 34,436.55
THE F. A. BARTLETT T	TREE AND SHRUB REMOVAL SERVICES	Rec., Parks & Cultural Services	$ 44,988.00
TOKIO MARINE HCC	DEDUCTIBLE PAYMENT FOR CLAIM #202054	Risk Management	$ 10,000.00
TRI SCAPES	ROADSIDE MAINTENANCE SERVICES (INCLUDING MOWING)	Rec., Parks & Cultural Services	$ 50,782.52
TRI SCAPES	GROUNDS REPAIR & MAINTENANCE	Rec., Parks & Cultural Services	$ 53,571.55
TRUIST BANK	PCARD LIABILITY	Various Departments	$ 180,754.45
UNIVERSAL CONCEPTS	DECORATIONS: CHRISTMAS, PARTY, ETC.	Rec., Parks & Cultural Services	$ 46,167.50
USI INSURANCE	CONDO INSURANCE (GARAGE)	Risk Management	$ 19,849.00
UTILITY ASSET MANAGE	PIPE AND PIPE FITTINGS MAINTENANCE AND REPAIR	Public Works	$ 199,950.00
VERINEXT CORP.	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 55,767.40

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended September 30, 2025

Vendor	Description	Department	$ Amount
VERIZON WIRELESS	TELECOMMUNICATION SERVICES	Various Departments	$ 6,731.11
VERIZON WIRELESS	TELEPHONE SERVICES, CELLULAR	Various Departments	$ 13,597.13
WATT COMMERCIAL SWEEPING	STREET SWEEPING SERVICES	Public Works	$ 9,456.30
WILDCAT STRIPING	GUARD RAILS AND ACCESSORIES: BOLTS, POSTS, TERMINALS	Risk Management	$ 7,791.00
WILDCAT STRIPING	STRIPING & SIGNAGE	Public Works	$ 5,229.00

CITY OF ALPHARETTA

Financial Management Reports

Listing of PO's between $5,000.01 and $50,000.00

for the month ended September 30, 2025

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
26000282	CITY OF JOHNS CREEK	COMMUNITY DEVELOPMENT	42,879.55	UPDATE TO 2018 NORTH FULTON COMPREHENSIVE TRANSPORTATION PLAN
26000285	TERRAMARK LAND SURVEYING INC	PUBLIC WORKS	7,485.00	SURVEYING SERVICES FOR NORTH PARK ADULT ACTIVITY CENTER PARKING LOT
26000286	CIVICPLUS, LLC	ADMINISTRATION	26,938.95	CITY CODE HOSTING SERVICE AND AGENDA MANAGEMENT SOFTWARE RENEWAL
26000287	NFNI, LLC	ADMINISTRATION	11,000.00	LEGAL SERVICES FOR ALCOHOLIC BEVERAGE LICENSE HEARINGS
26000290	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	9,060.38	HVAC REPLACEMENT AT NORTH PARK TURF 1 SCORE BOOTH
26000292	ROSWELL SIGNS LLC	REC, PARKS & CULTURAL SERVICES	9,771.14	(20) CUSTOM SIGNS FOR GREENWAY AND (2) SETS OF LETTERING FOR GREENWAY CALLBOXES
26000293	SHUMA, LLC	REC, PARKS & CULTURAL SERVICES	15,447.95	YOUTH BASKETBALL UNIFORMS FOR WINTER SEASON
26000294	RUGGED SOLUTIONS AMERICA, LLC	POLICE	5,862.53	(3) SETCOM MOTOR HEADSETS FOR THE NEW HARLEY DAVIDSON MOTORCYCLES
26000295	THE F. A. BARTLETT TREE EXPERT COMPANY	PUBLIC WORKS	6,336.00	TREE AND SHRUB REMOVAL SERVICES AT 8511 BIRCH HOLLOW
26000298	DELL MARKETING LP	INFORMATION TECHNOLOGY	5,466.30	(15) ADDITIONAL MICROSOFT 365 E3 LICENSES FOR JAIL PERSONNEL
26000299	DELL MARKETING LP	INFORMATION TECHNOLOGY	6,923.98	ADDITIONAL MICROSOFT 365 E3 LICENSES FOR CITY DEPARTMENTS
26000300	TERRAMARK LAND SURVEYING INC	PUBLIC WORKS	20,910.00	SURVEYING SERVICES FOR BRIDGE AT WEBB BRIDGE RD AND BIG CREEK
26000303	MEER ELECTRICAL CONTRACTORS INC	REC, PARKS & CULTURAL SERVICES	9,903.00	ELECTRICAL SERVICES AT MILTON AVE CROSSWALK
26000304	SHUMA, LLC	REC, PARKS & CULTURAL SERVICES	7,920.00	SOCCER GOALS FOR NORTH PARK TURF 1
26000307	BROOKS-BERRY-HAYNIE & ASSOCIATES, INC.	PUBLIC WORKS	19,705.00	INSTALLLATION OF NEW 28' STEEL POLE AT INTERSECTION OF WILLS RD & OLD MILTON PKWY
26000309	CONVERGE TECHNOLOGY SOLUTIONS US, LLC	INFORMATION TECHNOLOGY	31,157.36	ARUBA CENTRAL SUPPORT FOR SWITCHES
26000311	THE F. A. BARTLETT TREE EXPERT COMPANY	PUBLIC WORKS	7,650.00	TREE AND SHRUB REMOVAL SERVICES AT HENDERSON VILLAGE PKWY
26000312	MOFFATT & NICHOL	PUBLIC WORKS	14,300.00	ROUNDABOUT STUDY AT INTERSECTION OF MAYFIELD RD AND CANTON ST
26000313	ADVANCED SYSTEMS, INC.	PUBLIC WORKS	19,926.50	REMODELING SERVICES FOR PUBLIC WORKS MEN'S RESTROOM
26000315	WEST CHATHAM WARNING DEVICES INC	POLICE	42,070.80	UPFITTING SERVICES FOR (3) NEW HARLEY DAVIDSON MOTORCYCLES
26000316	CELLEBRITE, INC.	POLICE	11,693.17	CELLEBRITE SOFTWARE RENEWAL
26000318	REAL TIME NETWORKS INC.	POLICE	19,350.00	SMART KEY CONTROL SYSTEM FOR SPARE VEHICLE AND FACILITY KEYS
26000322	THE F. A. BARTLETT TREE EXPERT COMPANY	REC, PARKS & CULTURAL SERVICES	27,358.00	TREE REMOVAL SERVICES FOR 50 TREE IN, NEAR, AND AROUND BIG CREEK GREENWAY
26000325	RUSSELL LANDSCAPE, LLC	PUBLIC WORKS	5,140.30	SOIL AND MULCH FOR KIMBALL BRIDGE RD GAP
26000327	SUPERIOR GROUNDCOVER, INC.	REC, PARKS & CULTURAL SERVICES	11,915.00	INSTALLATION OF PLAYGROUND MULCH AT (4) PARKS
26000332	CDW LLC	INFORMATION TECHNOLOGY	38,296.23	TENABLE SUBSCRIPTION RENEWAL
26000335	TAKKT AMERICA HOLDINGS	POLICE	10,424.40	FURNITURE FOR THE JAIL
26000340	THE F. A. BARTLETT TREE EXPERT COMPANY	PUBLIC WORKS	5,625.00	TREE AND SHRUB REMOVAL SERVICES AT 485 ROSE GARDEN LN

City of Alpharetta
Balance Sheet
Governmental Funds
September 30, 2025

	Major Governmental Funds						Non-Major	Total
	General Fund	**Capital Project Fund**	**Capital Grant Fund**	**2022 Bond Fund**	**T-SPLOST Capital Fund**	**T-SPLOST II Capital Fund**	**Governmental Funds**	**Governmental Funds**
ASSETS								
Cash / Cash Equivalents / Investments	$ 20,338,967	$ 17,466,714	$ 962,679	$ 25,686,264	$ 23,753,876	$ 28,996,796	$ 14,855,801	$ 132,061,098
Receivables (net of allowance for uncollectibles)								
Taxes Receivable								
Property Taxes	34,954,189	-	-	-	-	-	-	34,954,189
Other Taxes	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Accounts	53,710	-	-	-	-	-	6,419,663	6,473,374
Due from Other Funds	1,676,336	-	-	-	-	-	25,491	1,701,827
Intergovernmental Receivable	-	30,000	-	-	-	-	316,354	346,354
Cash - Restricted	241,056	461,429	-	-	-	-	-	702,485
Total Assets	**57,264,258**	**17,958,143**	**962,679**	**25,686,264**	**23,753,876**	**28,996,796**	**21,617,310**	**176,239,326**
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	210,654	146,633	-	2,191	513,907	174,073	370,668	1,418,126
Retainage Payable	-	27,985	-	30,554	416,041	474,671	157,625	1,106,876
Intergovernmental Payable	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Payroll Payable	1,224,047	-	-	-	-	-	-	1,224,047
Due to Other Funds	-	-	-	-	-	-	82,244	82,244
Deferred Revenue	36,040,927	30,000	-	-	-	-	6,445,155	42,516,082
Unearned Revenue	151,535	-	920,792	-	-	-	-	1,072,327
Non-Current								
Unclaimed Property	105,106	-	-	-	-	-	-	105,106
Claims Payable	-	-	-	-	-	-	-	-
Total Liabilities	**37,732,270**	**204,618**	**920,792**	**32,745**	**929,948**	**648,744**	**7,055,691**	**47,524,809**
Fund Balances:								
Restricted for:								
Capital Projects	-	8,381,951	(1,347,059)	8,081,681	6,288,673	18,410,317	5,088,992	44,904,554
Law Enforcement	-	-	-	-	-	-	139,716	139,716
Emergency Telephone Activities	-	-	-	-	-	-	(914,742)	(914,742)
Debt Service	-	-	-	-	-	-	388,263	388,263
Promotion of Tourism	-	-	-	-	-	-	810,568	810,568
Assigned for:								
Grant Projects	-	-	-	-	-	-	114,538	114,538
Arbitrage	-	-	-	1,106,566	-	-	-	1,106,566
Encumbrances	6,339,813	7,902,570	1,357,269	16,168,250	15,146,156	6,056,303	3,883,910	56,854,272
Unallocated	13,192,175	1,469,003	31,677	297,023	1,389,099	3,881,433	4,695,685	24,956,095
Total Fund Balances	19,531,988	17,753,524	41,887	25,653,519	22,823,928	28,348,053	14,206,931	128,359,830
Total Liabilities and								-
Fund Balances	**$ 57,264,258**	**$ 17,958,143**	**$ 962,679**	**$ 25,686,264**	**$ 23,753,876**	**$ 28,996,796**	**$ 21,262,622**	**$ 175,884,639**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended September 30, 2025

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	S2022 Const Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
REVENUES								
Taxes:								
Property Tax	$ 820,194	$ -	$ -	$ -	$ -	$ -	$ 19,385	$ 839,579
Local Option Sales Tax	3,425,263	-	-	-	-	-	-	3,425,263
Transportation SPLOST	-	-	-	-	-	2,627,277	-	2,627,277
Other Taxes	660,979	-	-	-	-	-	2,048,665	2,709,644
Licenses and permits	901,564	-	-	-	-	-	-	901,564
Intergovernmental	53,100	215,115	-	-	-	-	-	268,215
Charges for services	1,447,417	-	-	-	-	-	561,004	2,008,421
Impact Fees	-	-	-	-	-	-	295,216	295,216
Fines/Forfeitures	501,826	-	-	-	-	-	7,215	509,041
Investment earnings (Loss)	236,852	177,521	10,209	206,267	280,713	296,219	132,519	1,340,301
Contributions and Donations	24,416	36,331	-	-	-	-	473	61,221
Misc Revenue	26,659	-	-	-	-	-	-	26,659
Other	-	-	-	-	-	-	12,499	12,499
Total revenues	**8,098,271**	**428,967**	**10,209**	**206,267**	**280,713**	**2,923,496**	**3,076,977**	**15,024,900**
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	-	-
General government	3,873,385	564,114	-	-	-	-	369,217	4,806,716
Public safety	13,345,164	187,854	-	-	-	-	1,279,689	14,812,707
Public works	2,740,589	176,708	-	18,854	1,773,541	852,172	1,547,494	7,109,358
Economic and community development	1,376,870	68,918	-	-	-	-	-	1,445,788
Alpharetta Business Community	-	-	-	-	-	-	-	-
Culture and recreation	3,880,139	127,620	-	785	-	-	79,515	4,088,058
Contingency	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-
Debt service:		.						-
Principal	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Other Costs		-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	**25,216,146**	**1,125,215**	**-**	**19,638**	**1,773,541**	**852,172**	**3,275,914**	**32,262,627**
Excess (deficiency) of revenues over (under) expenditures	(17,117,875)	(696,248)	10,209	186,628	(1,492,828)	2,071,323	(198,937)	(17,237,727)
OTHER FINANCING SOURCES (USES)								
Transfers in	936,466	-	-	-	-	-	-	936,466
Transfers out	-	-	-	-	-	-	(620,112)	(620,112)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	23,957	-	-	-	-	-	-	23,957
Sale of non-capital assets	820	-	-	-	-	-	-	820
Land Sale	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	961,243	-	-	-	-	-	(620,112)	341,131
Net change in fund balances	(16,156,632)	(696,248)	10,209	186,628	(1,492,828)	2,071,323	(819,050)	(16,896,597)
Fund balances - beginning	**35,688,620**	**18,449,772**	**31,677**	**25,466,891**	**24,316,756**	**26,276,729**	**15,025,981**	**145,256,427**
Fund balances - ending	**$ 19,531,988**	**$ 17,753,524**	**$ 41,887**	**$ 25,653,519**	**$ 22,823,928**	**$ 28,348,053**	**$ 14,206,931**	**$ 128,359,830**

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
September 30, 2025

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	Opioid Settlement Fund	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	$ 2,518,720	$ 6,488,607	$ 499,045	$ 9,324	$ 186,001	$ (18,343)	$ 91,457	$ 1,282,457	$ 3,798,533	$ 14,855,801
Taxes Receivable	-	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	0	-	-	-	-	-	-	6,419,663	-	6,419,663
Intergovernmental Receivable	-	-	-	-	25,491	-	-	-	-	25,491
Due From Other Funds	316,354									316,354
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	**2,835,073**	**6,488,607**	**499,045**	**9,324**	**211,493**	**(18,343)**	**91,457**	**7,702,120**	**3,798,533**	**21,617,310**
LIABILITIES										
Accounts Payable	0	68,871	-	-	4,959	3,242	-	2,288	291,309	370,668
Retainage Payable	-	9,756	-	-	-	-	-	-	147,869	157,625
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	82,244	-	-	-	82,244
Due to Other Fund	-	-	-	-	-	354,688	-	-	-	354,688
Deferred Revenue	0	-	-	-	25,491	-	-	6,419,663	-	6,445,155
Unearned Revenue	-	-	-	-	-	-	-	-	-	-
Total Liabilities	**0**	**78,628**	**-**	**-**	**30,450**	**440,173**	**-**	**6,421,951**	**439,177**	**7,410,379**
FUND BALANCES										
Restricted:										
Capital Projects	-	2,692,685	-	-	-	-	-	-	2,396,307	5,088,992
Law Enforcement	-	-	117,893	9,324	-	-	12,499	-	-	139,716
Promotion of Tourism	810,568	-	-	-	-	-	-	-	-	810,568
Emergency Telephone Activities	-	-	-	-	-	(914,742)	-	-	-	(914,742)
Debt Service	-	-	-	-	-	-	-	388,263	-	388,263
Assigned for: Grant Projects	-	-	-	-		-	-	-	-	-
Grant Projects	-	-	-	-	114,538	-	-	-	-	114,538
Encumbrances	15,070	2,654,944	-	-	50,000	456,226	-	-	707,671	3,883,910
Unallocated	2,009,435	1,062,351	381,152	-	16,505	-	78,958	891,906	255,378	4,695,685
Total Fund Balances	2,835,073	6,409,980	499,045	9,324	181,043	(458,516)	91,457	1,280,169	3,359,356	14,206,931
Total Liabilities and Fund Balances	**$ 2,835,073**	**$ 6,488,607**	**$ 499,045**	**$ 9,324**	**$ 211,493**	**$ (18,343)**	**$ 91,457**	**$ 7,702,120**	**$ 3,798,533**	**$ 21,617,310**

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended September 30, 2025

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911 Fund	Opioid Settlement Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:										
Hotel Motel Tax	$ 2,048,665	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,048,665
Property tax	-	-	-	-	-	-	-	19,385	-	19,385
Charges for Service	-	-	-	-	73,000	488,004	-	-	-	561,004
Impact Fees	-	295,216	-	-	-	-	-	-	-	295,216
Forfeiture Income	-	-	7,215	-	-	-	-	-	-	7,215
Intergovernmental	-	-	-	-	-	-	-	-	-	-
Contributions & Donations	-	-	-	-	473	-	-	-	-	473
Investment Earnings (Loss)	20,768	62,727	-	-	1,685	(8,037)	-	12,276	43,100	132,519
Other	-	-	-	-	-	-	12,499	-	-	12,499
Total revenues	**2,069,433**	**357,943**	**7,215**	**-**	**75,159**	**479,967**	**12,499**	**31,661**	**43,100**	**3,076,977**
EXPENDITURES:										
Tourism	366,717	-	-	-	-	-	-	-	-	366,717
Community Development	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	-	27,044	-	-	52,471	-	-	-	-	79,515
Public Safety	-	-	-	17,812	10,732	1,251,145	-	-	-	1,279,689
Public Works	-	-	-	-	94	-	-	-	1,547,400	1,547,494
General Government	-	-	-	-	-	-	-	2,500	-	2,500
Debt Service:	-	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	**366,717**	**27,044**	**-**	**17,812**	**63,298**	**1,251,145**	**-**	**2,500**	**1,547,400**	**3,275,914**
Excess (deficiency) of revenues over expenditures	1,702,717	330,899	7,215	(17,812)	11,861	(771,178)	12,499	29,161	(1,504,299)	(198,937)
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(620,112)	-	-	-	-	-	-	-	-	(620,112)
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total other financing sources	(620,112)	-	-	-	-	-	-	-	-	(620,112)
Net change in fund balances	1,082,604	330,899	7,215	(17,812)	11,861	(771,178)	12,499	29,161	(1,504,299)	(819,050)
Fund balances - beginning	**1,752,469**	**6,079,081**	**491,830**	**27,136**	**169,182**	**312,662**	**78,958**	**1,251,008**	**4,863,655**	**15,025,981**
Fund balances - ending	**$ 2,835,073**	**$ 6,409,980**	**$ 499,045**	**$ 9,324**	**$ 181,043**	**$ (458,516)**	**$ 91,457**	**$ 1,280,169**	**$ 3,359,356**	**$ 14,206,931**

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
September 30, 2025

.	Solid Waste
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	$ 1,955,625
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	190,297
Prepaid Insurance Expenses	-
Total Current Assets	2,145,922
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	-
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	-
Total Noncurrent Assets	-
Total Assets	**2,145,922**
LIABILITIES	
Current Liabilities:	
Accounts Payable	52
Accounts Payable/ Customer Credit Balances	2,396
Accounts Payable/ Customer Pre-Paid Service	-
Payroll Liabilities	1,183
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	3,632
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	-
Total Liabilities	**3,632**
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	2,142,290
Total Net Assets	2,142,290
Total Liabilities & Net Assets	**$ 2,145,922**

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended September 30, 2025

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	$ 3,053,401
Misc Revenue	-
Total operating revenues	3,053,401
Operating expenses:	
Administration	6,016,942
Non-departmental	-
Total operating expenses	6,016,942
Operating Gain (loss)	(2,963,542)
Non-operating revenues (expenses):	
Investment earnings (Loss)	16,350
Total non-operating revenue (expenses)	16,350
Income (loss) before transfers	(2,947,192)
Transfers In	-
Transfers Out	-
Change In Net Assets	(2,947,192)
Total net assets-beginning	**69,563**
Total net assets-ending (net of encumbrances)	**(2,877,630)**
Adjustments to GAAP basis:	
Encumbrances	5,019,919
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	**$ 2,142,290**

DEVELOPMENT AUTHORITY

Revenue & Expenditure Report
GAAP Financial Statements

ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of September 30, 2025 (unaudited)

	Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues						
	99575100-346900	Bond Application Fee	$ -	$ -		$ -
	99575100-361000	Investment Earnings	-	3,645		(3,645)
		subtotal	***$ -***	***$ 3,645***		***$ (3,645)***
(1)	99575100-395000	Carryforward Fund Balance	$ 486,587	$ -		$ 486,587
		subtotal	***$ 486,587***	***$ -***		***$ 486,587***
		Total	**$ 486,587**	**$ 3,645**		**$ 482,942**
Expenditures						
	99575100-571000	Local Job Creation Grant Program	$ 32,500	$ -	$ -	$ 32,500
	99575100-521200-C2529	Market Feasibility Study	123,053	55,349	67,703	1
	99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
	99575100-544100-C2422	Connect Forward Grant Program	50,000	-	-	50,000
	99575100-544100-C2618	Lights on the Loop	20,000	-	-	20,000
		subtotal	***$ 246,501***	***$ 55,349***	***$ 67,703***	***$ 123,449***
	99575100-579000	Reserve	$ 240,086	$ -	$ -	$ 240,086
		Total	**$ 486,587**	**$ 55,349**	**$ 67,703**	**$ 363,535**

(1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.

Fund Balance Reconciliation

Fund Balance (beginning of Fiscal Year)	**$ 486,588**
Revenues collected to date	3,645
Expenditures incurred to date	(55,349)
Fund Balance*	**$ 434,884**
Fund Balance Allocation (forecasted):	
Non-Spendable (unspent/remaining project allocations)	$ 191,152
Spendable (available for investment by the Board)	243,732
	$ 434,884

** May differ from the Fund Balance figures in the attached Balance Sheet due to forecasted revenue collections that are anticipated, but not yet collected.*

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
September 30, 2025

ASSETS	
Current Assets:	
Cash and Cash Equivalents	$ 465,034
Investments	-
Receivables	-
Restricted Cash for Bond Issuance Costs	-
Total Assets	**465,034**
LIABILITIES	
Current Liabilities:	
Accounts Payable	30,150
Deferred Revenue	-
Due to Other Funds	-
Total Current Liabilities	30,150
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	-
Total Liabilities	30,150
Fund Balance	
Restricted	191,152
Unallocated	243,732
Total Fund Balance	434,884
Total Liabilities & Fund Balance	**$ 465,034**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended September 30, 2025

	Actual Amounts
Revenues	
Rent/Royalties	$ -
State Grant	-
Fees	-
Contributions & Donations	-
Miscellaneous Income-Interest	3,645
Miscellaneous Revenue	-
Total Revenues	**3,645**
Expenditures	
Economic Development	123,052
Maintenance Contracts	-
Donation to private source	-
Utilities - Miscellaneous	-
Debt Service:	
Principal	-
Interest	-
Total Expenditures	**123,052**
Excess (deficiency) of revenues over (under) expenditures	(119,408)
Other Financing Sources (Uses)	
Sale of capital assets	-
Net Change in Fund Balances	(119,408)
Fund Balance, Beginning of Year	**486,588**
Encumbrances	67,703
Fund Balance, End of Year	**434,884**

THE CITY OF

ALPHARETTA

GEORGIA

STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Meeting Date: November 3, 2025

AGENDA ITEM:

Ordinance: Massage and Spa Establishment Text Amendments
FIRST READING
Consideration of an ordinance proposing modifications to Chapter 10, Article IX of The Code of the City of Alpharetta regarding requirements and procedures governing background checks; to clarify requirements for applications for licensing and permitting; to provide for relevant definitions; to repeal conflicting ordinances; and for other purposes.

STAFF RECOMMENDATION:

Adopt an ordinance proposing modifications to Chapter 10, Article IX of The Code of the City of Alpharetta regarding requirements and procedures governing background checks; to clarify requirements for applications for licensing and permitting; to provide for relevant definitions; to repeal conflicting ordinances; and for other purposes.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

Earlier this year, the City Council adopted changes to the ordinance to provide for fingerprinting of applicants for massage and spa establishment licenses. The language presented was based on recommendations from the GBI, who coordinates with the FBI for approval to conduct fingerprinting background checks on ordinance applicants. However, the GBI has since provided updated guidance and standards in order to receive approval for fingerprinting. The proposed ordinance amendment incorporates those updated recommendations.

ALTERNATIVES:

Do not adopt an ordinance and delay the opportunity for national background and fingerprinting checks for those providing massage and spa services.

ATTACHMENTS:

1. Ordinance RE Massage and Spa Revisions
2. Massage Ordinance Revisions (Exhibit A)V2

ORDINANCE NUMBER:

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA AMENDING ARTICLE IX OF CHAPTER 10 OF THE CODE OF THE CITY OF ALPHARETTA TO AMEND REGULATIONS REGARDING MASSAGE ESTABLISHMENTS AND SPA ESTABLISHMENTS, TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

WHEREAS, O.C.G.A. § 36-35-3(a) provides that the governing authority of each municipal corporation shall have power to adopt clearly reasonable ordinances, resolutions and regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

WHEREAS, on April 4, 2016, the City Council for the City of Alpharetta ("City Council") adopted an ordinance establishing regulations for the operation of massage establishments and spa establishments within the City; and

WHEREAS, in the interests of the health, safety, and general welfare of the citizens of the City, the City Council desires to exercise its authority by amending regulations governing massage establishments and spa establishments as set forth in Exhibit A; and

WHEREAS, the City Council provided notice on the amendment contained herein.

NOW THEREFORE, the City Council of Alpharetta, Georgia, hereby ordains changes to its Code of Ordinances as follows:

<u>Section 1:</u> Article IX of Chapter 10, is amended and replaced in its entirety with the text attached hereto as Exhibit A.

<u>Section 2:</u> It is the express intent of the Mayor and City Council that this Ordinance be consistent with both federal and state law. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

<u>Section 3:</u> All other ordinances shall continue in full force and effect and shall remain unaffected, except where such ordinance, or part thereof, conflicts herewith, in which case such ordinance, or part thereof, is hereby repealed.

<u>Section 4:</u> This Ordinance shall become effective immediately following date of adoption.

SO ORDAINED this ____ day of ___________ 2025.

CITY OF ALPHARETTA

By: ________________________________

Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

COUNCIL MEMBERS*

____
Mayor Pro Tem Dan Merkel

____
Council Member Donald F. Mitchell

VACANT
____
Council Member Post 2

____
Council Member Douglas J. DeRito

____
Council Member John Hipes

____
Council Member Fergal M. Brady

(SEAL)

Attest:

____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

____
Molly Esswein, City Attorney

*At the time this resolution was considered and adopted, Post 2 of the City Council was vacant.

ARTICLE IX. MASSAGE AND SPA ESTABLISHMENTS

Sec. 10-275. Purpose and legislative findings.

The Georgia General Assembly has declared that the practice of massage therapy is an activity affecting the public interest and involving the health, safety, and welfare of the public, and that the practice of massage therapy by a person who is not licensed under the Georgia Massage Therapy Practice Act (O.C.G.A. § 43-24A-1 et seq.) is a public nuisance, and harmful to the public health, safety, and welfare. The city council agrees with those findings. Furthermore, the city council finds that, for many massage establishments, the business in fact is sexual conduct or the intimation of sexual conduct, rather than lawful massage therapy. Such establishments offer massage services as a subterfuge for prostitution, masturbation for hire, and other paid sexual contact, which are harmful to the public health, safety, and welfare. There is difficulty and expense in conclusively distinguishing between such establishments and legitimate massage establishments, but one rational distinction is whether the establishment has a relationship with a corporate or franchising hierarchy, which would tend to safeguard against unlawful sexual activities on the massage establishment premises. It is a purpose of this article to impose licensing requirements to help prevent illegal massage, prostitution, and related sex crimes, yet without hindering legitimate massage establishments operating under a business structure with external oversight that serves that purpose. Pursuant to O.C.G.A. § 43-24A-22 (allowing local regulation of massage businesses and of persons not licensed by the state), it is the purpose of this article to regulate the operation of massage establishments and spa establishments, and to regulate employees of such establishments who are not licensed as massage therapists by the state, as an exercise of the city's police power in order to protect the health, safety and general welfare of the citizens of the city.

Sec. 10-276. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant means any person, firm, corporation, or other legal entity applying for a license to operate a massage establishment or spa establishment, as defined herein, or a person applying for a work permit, as provided for herein.

Corporation means a corporation for profit, including domestic and foreign corporations, as defined in O.C.G.A. 14-2-140.

Employee means any person who performs any service on the premises of a massage establishment or spa establishment, on a full-time, part-time, or contract basis, regardless of whether the person is denominated an employee, independent contractor, agent, apprentice, trainee, or otherwise. The term "employee" does not include a person who is licensed or provisionally permitted pursuant to the Georgia Massage Therapy Practice Act (O.C.G.A. § 43-24A-1 et seq.), or a person exclusively on the premises for repair or maintenance of the premises or for the delivery of goods to the premises.

Hearing officer means the city administrator, or his/her designee, appointed to conduct hearings under this article.

Limited liability company means a limited liability company formed under the laws of a jurisdiction of any state, or formed under Chapter 11 of Title 14 of the O.C.G.A.

Massage or *massage therapy* means the application of a system of structured touch, pressure, movement, and holding to the soft tissue of the body in which the primary intent is to enhance or restore health and well-being. Such term includes complementary methods, including without limitation cupping therapy, taping techniques, the external application of water, superficial heat, superficial cold, lubricants, salt scrubs, or other topical preparations and the use of commercially available electromechanical devices which do not require the use of transcutaneous electrodes and which mimic or enhance the actions possible by the hands; the term also includes determining whether massage therapy is appropriate or contraindicated, or whether referral to another health care provider is appropriate. Such term shall not include the use of ultrasound, fluidotherapy, laser, and other methods of deep thermal modalities. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 square feet and shall not be closer than 2,000 feet to a comparable business. The term "massage" or "massage therapy" shall not include diagnosis, the prescribing of drugs or medicines, spinal or other joint manipulations, or any service or procedure when performed by a person who is licensed by the state to practice chiropractic, physical therapy, podiatry or medicine. Further, the term "massage" or "massage therapy" shall not include the following when lawfully performed by a natural person licensed or certified by the state board of cosmetology while engaged in the practice authorized by such state license (or certificate of registration) in accordance with, and as further regulated by, the state licensing laws set forth in O.C.G.A. § 43-10-1 et seq.:

(1) Touching of the scalp or face by a state-licensed barber or cosmetologist;

(2) Touching of the hands or feet by a state-licensed nail technician or cosmetologist; and

(3) Touching of the face, neck, décolletage, or arms by a state-licensed esthetician or cosmetologist.

It shall be unlawful to establish a massage establishment in the city, unless said establishment is located:

(1) At least 300 feet from State Route 9;

(2) At least 300 feet from State Route 120; and

(3) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school, public park, state-licensed day care facility, or any residence.

The foregoing minimum distance requirements shall not apply to any massage establishment located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the massage establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

Massage apparatus means any manual, mechanical, hydraulic, hydrokinetic, electric or electronic device or instrument or any device or instrument operated by manual, mechanical, hydraulic, hydrokinetic or electric power for the purpose of administering a massage.

Massage establishment means a commercial establishment where any person offers or engages in massage or massage therapy. The term "massage establishment" shall not include hospitals or other professional health care establishments separately licensed as such by the state.

Member means a person who has been admitted to a limited liability company as a member, as defined in O.C.G.A. § 14-11-101.

Officer means a person elected or appointed to manage the daily operations of a corporation, such as a CEO, president, secretary, or treasurer

Partner means a person who jointly owns and carries on a business for profit in association with one or more other persons.

Partnership means a partnership, whether a general partnership, limited partnership, limited liability partnership, or other similar partnership, formed under the laws of a jurisdiction of any state, or formed under Chapter 8 of Title 14 of the O.C.G.A.

Premises means the real property, or portion thereof, upon which the massage establishment or spa establishment is located, including, but not limited to, the establishment and the grounds, private walkways, and parking lots and/or parking garages under the ownership or control of the establishment.

Shareholder means the person in whose name shares are registered in the records of a corporation or the beneficial owner of shares to the extent of the rights granted by a nominee certificate on file with a corporation.

Spa establishment means a business that provides services requiring a customer to disrobe, which may include non-medical massage, other personal services such as skin, nail, hair treatments, hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 square feet and shall not be closer than 2,000 feet to a comparable business. The term "spa establishment" shall not include hospitals or other professional health care establishments separately licensed as such by the state.

It shall be unlawful to establish a spa establishment in the city, unless said establishment is located:

(1) At least 300 feet from State Route 9;

(2) At least 300 feet from State Route 120; and

(3) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school, public park, state-licensed day care facility, or any residence.

The foregoing minimum distance requirements shall not apply to any spa establishment located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the spa establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

Specified criminal activity means any of the following specified crimes:

(1) Illegal gambling;

(2) Prostitution, keeping a place of prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, sodomy, aggravated sodomy, rape, child molestation, sexual assault, sexual battery, aggravated sexual assault, aggravated sexual battery, or public indecency;

(3) Obscenity, disseminating or displaying matter harmful to a minor, or use of a child in a sexual performance;

(4) Any offense related to any massage establishment or spa establishment or which is related to the regulatory purposes of this article, including controlled substance offenses, tax violations, racketeering, crimes involving sex, crimes involving prostitution, or crimes involving obscenity;

(5) Any attempt, solicitation, or conspiracy to commit one of the foregoing offenses; or

(6) Any offense in another jurisdiction that, had the predicate act been committed in Georgia, would have constituted any of the foregoing offenses.

Sec. 10-277. Penalties.

Any person violating any of the provisions of this article shall be punished as provided in section 1-8. Nothing in this section and no action taken hereunder shall be held to exclude such other civil, criminal, or administrative proceedings as may be authorized by other provisions of this Code or any of the laws in force in the city, or to exempt anyone violating this Code or any part of said laws from any penalty which may be incurred.

Sec. 10-278. Scope of regulations.

(a) All licenses and work permits issued under this article shall constitute a mere privilege to operate or work at the establishment specified in the license or work permit during the term of the license or work permit only, and shall be subject to all terms and conditions imposed by the city, the county and the state.

(b) This article shall not be enforced against:

(1) Any natural person who is a physician, chiropractor, physical therapist, or similar professional licensed and regulated by or through the state while engaged in the practice of the profession for which the person is licensed by the state;

(2) Any hospital or other professional health care establishment, including a physician's, physical therapist's, or chiropractor's office, separately licensed as such by the state;

(3) Any natural person who is a massage therapist licensed by the state under the Georgia Massage Therapy Practice Act (O.C.G.A. § 43-24A-1 et seq.) while engaged in the practice of massage therapy as authorized and regulated under said Act; notwithstanding the foregoing exception, the provisions of this article regulating massage establishments and spa establishments and the operation of such establishments shall be enforced against any such person to the extent such person owns, operates or manages a massage establishment or spa establishment or supervises the employees thereof, unless otherwise expressly excepted herein; or

(4) Any other individual or entity expressly exempted from local legislation by the laws of the state.

(c) Licenses and work permits issued before the adoption of the ordinance from which this article is derived shall continue in effect for their original terms, subject to the regulations provided herein, including the revocation provisions in section 10-284, as amended.

(d) All massage establishments, spa establishments, and their employees shall comply with this article upon its adoption, including those that hold a license or a work permit issued before the adoption of the ordinance from which this article is derived.

(e) The director of community development may exempt a massage establishment or a spa establishment and its employees from the licensing requirements of sections 10-279 through 10-281 for a specified calendar year. An exemption under this subsection expires on December 31 of the year for which it was granted. Upon the expiration of an exemption, the establishment and its employees are subject to all requirements of sections 10-279 through 10-281. Any request for an exemption shall be submitted in writing to the director of community development and is automatically rejected unless the director of community development grants the exemption. An exemption, if granted by the director of community development, shall be in writing and shall be based upon evaluation of the request according to the following standards:

(1) Whether the establishment is part of a chain that operates in multiple locations under common ownership, franchise agreements, or a similar arrangement that involves centralized control or corporate supervision;

(2) Whether persons who provide services to customers at the establishment hold state licenses;

(3) The establishment's, its owners', and its managers' histories relative to compliance with massage establishment or spa establishment licensing requirements;

(4) Whether the location used by the establishment has been free from association with unlawful activity for the last 12 months; and

(5) Whether the establishment is managed and operated by a person who has been continually licensed pursuant to the Georgia Massage Therapy Practice Act for at least seven years.

Sec. 10-279. Massage/spa establishment license required; application.

(a) *Massage/spa establishment license required.* It shall be unlawful for any person or legal entity to operate a massage establishment or a spa establishment in the city without a valid massage/spa establishment license or exemption therefrom. This license requirement is in addition to obtaining an occupation tax certificate pursuant to article III of chapter 42 pertaining to taxation.

(b) *Application.* An applicant for a massage/spa establishment license shall file in person at the city department of community development a completed application made on a form provided by the city. The application must be executed by the person primarily responsible for the operation of the establishment, sworn to and signed by the applicant in the presence of a notary public or other officer authorized to administer oaths. If the application is filed on behalf of a partnership, then each partner shall sign the application in the presence of a notary public or other officer authorized to administer oaths. If the application is filed on behalf of a limited liability company with individual persons as members, then each member shall sign the application in the presence of a notary public or other officer authorized to administer oaths. If the application is filed on behalf of a corporation or a limited liability company with corporate members, the majority stockholder, as well as the officer or employee of the corporation primarily responsible for the operation of the licensed premises who is also the named licensee, must sign the application in the presence of a notary public or other officer authorized to administer oaths.~~If the applicant is a partnership, limited liability company, corporation, or other legal entity, the application must also be executed by an officer, member, partner or shareholder, as applicable. Signatures on the application shall be notarized.~~ An application shall be considered complete when it contains the information and/or items required in this subsection, accompanied by the annual regulatory fee:

(1) The applicant's full legal name and any other names used by the applicant in the preceding five years.

(2) A signed and sworn affidavit verifying the applicant's lawful presence in the United States as required by O.C.G.A. § 50-36-1. If the applicant is a partnership, limited liability company, corporation, or other legal entity, a signed and sworn affidavit verifying the lawful presence of each person who executes the application on behalf of the applicant.

(3) A signed and sworn affidavit attesting that the applicant either uses the federal work authorization program in accordance with federal regulations or that the applicant employs fewer than 11 people or otherwise does not fall within the requirements of O.C.G.A. § 36-60-6.

(4) Current business address and residential mailing address for the applicant.

(5) The business name, location, legal description, mailing address and telephone number of the establishment.

(6) If the applicant is a sole proprietor, written proof of age, in the form of a driver's license or a picture identification document containing the applicant's date of birth issued by an agency of a state or of the federal government.

(7) If the applicant is not a sole proprietor, then the partnership, limited liability company, corporation, or other legal entity shall submit a complete list of the legal entity's:

a. Officers;

b. Directors;

c. Partners, members, or shareholders (natural persons) holding a ten percent or greater ownership interest in such legal entity, or if there is no shareholder (natural person) with at least a ten percent interest, the ten shareholders with the greatest ownership interest;

d. Employee or agent primarily responsible for operation of the massage or spa establishment; and

e. Written proof of age, in the form of a driver's license or a picture identification document containing the applicant's date of birth issued by an agency of a state or of the federal government for each person listed in subsections (b)(7)a through d of this section.

(8) A statement of whether the applicant or any person listed in response to subsection (b)(7) of this section has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance;

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(9) A statement of whether the applicant or any person listed in response to subsection (b)(7) of this section has within the previous five years been arrested for, convicted of, or pleaded guilty or entered a plea of nolo contendere to a specified criminal activity as defined in this article, and if so, each specified criminal activity involved, including the date, place, and jurisdiction of each such arrest and/or conviction.

(10) A statement of whether the applicant or a person listed in response to subsection (b)(7) of this section has in the previous 12 months resided with someone who has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(11) If the applicant is a partnership, limited liability company, corporation or other legal entity required to be chartered under the laws of the state or authorized by the secretary of state to do business in the state, such corporation must be chartered under the laws of the state or authorized by the secretary of state to do business in the state and must submit copies of the certificate of organization or incorporation, as applicable, and articles of organization or incorporation, as applicable.

(12) A sworn and notarized statement of a registered agent who is a resident of the county and who is at least 18 years of age, required to be designated by a licensee to receive any process, notice or demand required or permitted by law or under this article to be served upon the applicant.

(13) A statement as to whether the applicant is the owner of the premises wherein the establishment will be operated or the holder of a lease thereon for the period to be covered by the license. If the applicant is a lease holder, the following shall be submitted with the license application:

a. A copy of the lease; and

b. The written consent of the owner of the real property upon which the premises are located which demonstrates knowledge and acceptance of the applicant's proposed operation of a massage establishment or spa establishment on the subject property, grants permission to the applicant to submit the subject application, and acknowledges and represents that such real property owner has read and fully understands the requirements of this article, including, but not limited to, the provisions set forth in section 10-288.

(14) A survey (dated no more than 180 days prior to submission of the application to the city), certified by a registered surveyor of this state, showing a scaled drawing of the premises to be licensed and the distance in feet from State Route 9, State Route 120, and any parcel occupied by a house of worship, public or private elementary or secondary school, public park, state-licensed day care facility, or any residence, unless the establishment to be licensed is located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary

line of the massage establishment or spa establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

(15) For every person on the premises who offers, or will offer, services for which a license under O.C.G.A. § 43-24A-1 et seq. is required, a copy of the state license for each such person as well as a color photograph, no smaller than two inches by two inches, showing the face, neck, and shoulders of each such person; or, if there are none, a statement certifying that the application is for the operation of a spa establishment only and that neither the establishment nor any person on the premises offers, or will offer, massage or services for which said person is required to be licensed by the State of Georgia pursuant to O.C.G.A. § 43-24A-1, et seq.

(16) As a prerequisite to the issuance of a massage/spa establishment~~ny~~ license under this article, the applicant shall furnish a complete set of fingerprints for all persons required to sign the application to be forwarded to the Georgia Bureau of Investigation and to the Federal Bureau of Investigation, as specified under O.C.G.A. § 35-3-35(a)(1) and Federal Public Law 92-544. By filing such application, the applicant consents to the City obtaining their criminal history record information (CHRI) from the Georgia Crime Information Center (GCIC) and the Federal Bureau of Investigation (FBI).

a. The applicant shall bear the cost of: (1) an administrative fingerprinting fee to be charged by the City, which shall be the maximum allowed by statute, which is currently $20.00, which fee shall include fingerprinting when carried out by the City; and (2) the charge by the GBI and the FBI for the CHRI history at their latest rate, paid to the City by certified or cashier's check, money order, or credit card.

b. Once an application, accompanying documents, fingerprints, and the required fees are filed with the City, the City shall transmit said fingerprints and appropriate fees to the GCIC. As provided by law, the GCIC will compare the subject's fingerprints against its criminal file and submit the fingerprints to the FBI for a comparison with nation-wide records, unless submission to the FBI is automatic pursuant to the use of live-scan. The results of the FBI check will be returned based on its current procedure, presently being directly to the City if submissions are made manually to the GCIC, or electronically from both the GBI and FBI where submissions are made electronically to the GCIC.

c. In compliance with Federal law 92~~5~~-544, which provides for the rendering of a "fitness determination," the City shall decide whether the applicant has been convicted of, or is under pending indictment for enumerated disqualifiers, as set forth within this chapter.

d. A person who has consented to the City for a criminal history based on fingerprinting record may request and receive a copy of the criminal history record report from the City at no additional charge. Should the person seek to amend or correct the record, he or she shall be responsible for contacting the GCIC as to Georgia records and/or the FBI concerning records from other jurisdictions maintained in its file.

The information provided pursuant to subsection (b) of this section shall be supplemented in writing by certified mail, return receipt requested, to the city department of community development within ten working days of a change of circumstances which would render the information originally submitted false or incomplete.

(c) *Confidentiality.* The information provided by an applicant in connection with an application for a license under this article shall be maintained by the city department of community development on a confidential basis, and such information may be disclosed to the public only as required under governing law. Any information protected by the right to privacy as recognized by state or federal law shall be redacted prior to any required disclosure under the Georgia Open Records Act or other applicable law.

(d) *Issuance of license.* Upon the filing of a completed massage/spa establishment license application, the city shall cause to be conducted a criminal background investigation, as set forth above, of the applicant and shall transmit a summary of the investigation results to the director of community development or his her designee. Within 60 days of the filing of the application, the director of community development, or his /her designee, shall either issue a license to the applicant or issue a written notice of intent to deny the license to the applicant. The director of community development, or his her designee, shall issue the license unless:

(1) The applicant or a person listed in response to subsection (b)(7) of this section is less than 21 years of age.

(2) The applicant has failed to provide information required by this article for issuance of a license or has falsely answered a question or request for information on the application form.

(3) The applicant is neither the owner of the premises wherein the establishment will be operated, nor the holder of a lease thereon for the period to be covered by the license.

(4) The annual regulatory fee required by this article has not been paid.

(5) The establishment is not in compliance with the location requirements of this article or of any part of the Code. This provision shall not be grounds to deny a license to a massage establishment or spa establishment that was, in all respects, lawfully operating at the premises prior to the adoption of the location requirements of the ordinance from which this article is derived and that has continued to lawfully operate at the premises.

(6) The city has revoked a massage/spa establishment license at the premises within the previous 12 months.

(7) The applicant or a person listed in response to subsection (b)(7) of this section has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

    a. Been declared by a court of law to be a nuisance; or

    b. Had its license to operate a massage establishment or a spa establishment revoked;

    c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

    d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(8) The applicant or a person listed in response to subsection (b)(7) of this section has within the previous five years been convicted of, or pleaded guilty or entered a plea of nolo contendere to, a specified criminal activity, as defined in this article.

(9) The establishment does not comply with all applicable building, health, and life safety codes, or the building to be occupied does not have a valid, current certificate of occupancy.

(10) The applicant or a person listed in response to subsection (b)(7) of this section has in the previous 12 months resided with someone who has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

    a. Been declared by a court of law to be a nuisance; or

    b. Had its license to operate a massage establishment or a spa establishment revoked;

    c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(11) Reserved.

(12) The applicant is a partnership, limited liability company, corporation or other legal entity that is required to be chartered under the laws of the state or authorized by the secretary of state to do business in the state, but is not so chartered or authorized.

(e) *License display.* A license, if issued, shall be issued in the name of the applicant. The license shall be posted in a conspicuous place at or near the entrance to the establishment so that it may be read at any time that the establishment is occupied by patrons or is open to the public.

(f) *Employee permit display.* Massage establishments and spa establishments shall post each employee's work permit issued by the city in a conspicuous place at or near the entrance to the establishment so that it may be read at any time that the establishment is occupied by patrons or is open to the public.

Sec. 10-280. Regulatory fee; expiration.

(a) There shall be an annual regulatory fee, consisting of a non-refundable investigative fee and a license fee, for each massage and spa establishment licensed within the city. The investigative and license fees shall be set by the director of community development. The full regulatory fee shall be paid with the license application and shall not be prorated under any circumstances. If the applicant withdraws the application or the license is denied, the applicant shall be refunded the full license fee paid. No refund shall be allowed once the license has been issued.

(b) All licenses granted hereunder shall be for the calendar year and expire on December 31 of each year. Each renewal application shall be treated as an initial application and the applicant shall be required to comply with all rules and regulations for the granting of licenses as if no previous license had been held, except that renewal applications for which the applicant certifies there are no changes to information and data contained in the original application shall not be required to include information or documents specified in Section 10-279(b)(7), (11), (12), (13), or (14). Existing licensees shall file renewal applications by November 1 of each year for the following license year. Applications received after November 1 shall be subject to a ten percent late fee.

(c) No license issued pursuant to this article shall be transferable. Upon change of ownership, even if only in part, a new application will be completed and submitted along with all necessary fees.

Sec. 10-281. Employee work permits required.

(a) Massage/spa establishment work permit required. It shall be unlawful for any person to be an employee, as defined in this article, of a massage establishment or spa establishment in the city without a valid massage/spa establishment work permit issued under the terms of this article, except that a person who holds a valid massage/spa establishment license or who is listed in response to section 10-279(b)(7)a through c in relation to a valid massage/spa establishment license shall not be required to also obtain a massage/spa establishment work permit to be an employee at that particular licensed establishment. A person who works at more than one establishment shall obtain a separate work permit for each establishment. No applicant for a massage/spa establishment work permit shall work at a massage establishment or a spa establishment in the city until the applicant receives, and the establishment posts, the employee's work permit as required by this article. A receipt issued by the city is not a valid massage/spa establishment work permit and does not authorize the person to work in a massage establishment or spa establishment.

(b) Application. An applicant for a massage/spa establishment work permit shall file in person at the city department of public safety, records division, a completed application made on a form provided by the city. The application must be signed and notarized. Applicants shall make themselves available for photographing. An application shall be considered complete when it contains the information and/or items required in this subsection (b), accompanied by the work permit fee:

(1) The applicant's full legal name and any other names used by the applicant in the preceding five years.

(2) Current business address or another mailing address for the applicant.

(3) Written proof of age, in the form of a driver's license or a picture identification document containing the applicant's date of birth issued by an agency of a state or of the federal government.

(4) A signed and sworn affidavit verifying the applicant's lawful presence in the United States as required by O.C.G.A. § 50-36-1.

(5) The name and address of the massage establishment or spa establishment for which the applicant seeks to obtain the work permit.

(6) A statement of whether the applicant has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(7) A statement of whether the applicant has within the previous five years been arrested for, convicted of, or pleaded guilty or entered a plea of nolo contendere to a specified criminal activity as defined in this article, and if so, each specified criminal activity involved, including the date, place, and jurisdiction of each such arrest and/or conviction.

(8) A statement of whether the applicant has in the previous 12 months resided with someone who has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

The information provided pursuant to subsection (b) of this section shall be supplemented in writing by certified mail, return receipt requested, to the city department of public safety, records division, within ten working days of a change of circumstances which would render the information originally submitted false or incomplete.

(c) The information provided by an applicant in connection with an application for a work permit under this article shall be maintained by the city department of public safety, records division, on a confidential basis, and such information may be disclosed to the public only as required under governing law. Any information protected by the right to privacy as recognized by state or federal law shall be redacted prior to any required disclosure under the Georgia Open Records Act or other applicable law.

(d) Issuance of work permit. Upon the filing of a completed massage/spa establishment work permit application, the city shall cause to be conducted a criminal background investigation of the applicant and shall transmit a summary of the investigation results to the director of public safety or his/her designee. Within 30 days of the filing of a completed massage/spa establishment work permit application, the director of public safety or his/her designee shall either issue a work permit to the applicant or issue a written notice of intent to deny the work permit to the applicant. The director of public safety, or his/her designee, shall issue the work permit unless:

(1) The applicant is less than 18 years of age.

(2) The applicant has failed to provide information required by this article for issuance of a work permit or has falsely answered a question or request for information on the application form.

(3) The work permit fee required by this article has not been paid.

(4) The establishment for which the applicant seeks a work permit does not have a valid massage/spa establishment license from the city.

(5) The applicant has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(6) The applicant has within the previous five years been convicted of, or pleaded guilty or entered a plea of nolo contendere to, a specified criminal activity, as defined in this article.

(7) The applicant has in the previous 12 months resided with someone who has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(e) The work permit, if issued, will be valid for a period of one year from the date it is issued. The replacement and additional work permit shall be issued upon payment of one-half of the fee charged for a work permit and will expire the same date as the then-current work permit. A massage establishment or spa establishment employee shall provide the employee's work permit to the establishment for which it was issued to be posted on the premises pursuant to this article.

(f) The director of public safety, or his/her designee shall issue a written notice of intent to revoke an employee's work permit, following notice and hearing pursuant to this article, and demand its return if the employee has violated the provisions of this article, any state law or applicable local ordinance.

(g) It shall be unlawful for an employee whose work permit has been revoked to refuse to return the work permit to the city department of public safety, records division, or to alter, conceal, deface, or destroy the work permit.

(h) The permit fee for a massage/spa establishment work permit shall be established by the director of public safety.

Sec. 10-282. General operating provisions.

(a) Massage establishments and spa establishments shall keep on file, on the premises of the establishment, a list of all persons who perform any service on the premises of the establishment, their home addresses and home or mobile telephone numbers, their duties and services performed for the massage or spa establishment, whether such persons have massage/spa establishment work permits issued by the city, and whether such persons have licenses or provisional permits issued by the state pursuant to the Georgia Massage Therapy Practice Act. The holder of a massage/spa establishment license must also keep on file, on the premises of the establishment, a copy of the establishment's two most recent license applications. A list of all employees, and most recent copies of their state licenses (if so licensed) and certifications shall be provided to the city department of community development no later than January 15 of each year.

(b) Massage establishments and spa establishments shall maintain correct and accurate records of each instance that a service is provided, the type of service provided, and the name of the person at the establishment who provided the service. The records shall be subject to inspection by the city manager, the chief of police, and their designees during those times when the establishment is occupied by patrons or is open to the public.

(c) No massage establishment or spa establishment shall allow any person required to have any state-mandated licenses, or a massage/spa establishment work permit pursuant to this article, to perform any service on the premises until such person has procured such license or work permit. Licensees and all managers and/or supervisors of any massage or spa establishment are required by this article to inspect and verify that each person who performs services on the premises who is required to have a valid state license or city work permit, has the required license or work permit on the establishment premises at all times, and failure to do so shall be a violation of this article.

(d) Each massage establishment and spa establishment shall have an owner, manager or supervisor on the premises at all hours that the establishment is occupied by patrons or is open to the public. Further, each massage establishment shall have a state-licensed massage therapist on the premises at all hours that the establishment is occupied by patrons or is open to the public. No massage establishment shall hold itself out as being open for business at any time when there is no state-licensed massage therapist on the premises. In addition to the other penalties and remedies provided herein, if during an inspection there is no owner, manager, or supervisor, or, if applicable, state-licensed massage therapist on the premises, the establishment must cease operations and close until an owner, manager or supervisor or state-licensed massage therapist, as applicable, is on the premises.

(e) Records required to be maintained under this article shall be kept for a minimum of two years. Records shall be made available to the director of community development or his/her designee, during business hours, at the establishment's business location in the city.

(f) All employees and other persons on the premises, with the exception of customers receiving a massage from a state-licensed massage therapist, shall be completely clothed. For the purposes of this article, the term "completely clothed" means having on the upper portion of the body appropriate undergarments and either a blouse or shirt which shall cover all the upper body, save the arms and neck, and shall mean having on the lower body appropriate undergarments plus either pants or a skirt, and said pants or skirt must cover from the waist down to a point at least two inches above the knee. All clothes worn in compliance with this article shall be entirely non-transparent.

(g) No customer receiving a massage from a state-licensed massage therapist shall expose his/her genitals, pubic area, anus, buttocks, or the female breast to another person on the premises of a massage establishment or spa establishment. This prohibition does not apply to the showing of the cleavage of the human female breasts exhibited by a bikini, dress, blouse, shirt, leotard, or similar wearing apparel, provided the areola is not exposed in whole or in part.

(h) No massage establishment or spa establishment shall be or remain open for business between the hours of 9:00 p.m. and 7:00 a.m. No person shall be or remain inside a massage establishment or spa establishment between the hours of 10:00 p.m. and 6:00 a.m. No massage establishment or spa establishment shall hold itself out as open at a time that the establishment is prohibited, under this subsection, from being open for business.

(i) A readable sign shall be posted at the main entrance identifying the establishment. Signs shall comply with the sign requirements of this Code.

(j) Minimum lighting shall be provided in accordance with the building code, as adopted by the city council, and at least one artificial light of not less than 40 watts (or equivalent illumination) shall be provided in each enclosed room or booth.

(k) Ordinary beds or mattresses shall not be permitted in any massage establishment or spa establishment.

(l) No massage establishment or spa establishment shall knowingly or recklessly allow any minor (i.e., a person under the age of 18 years) to be or remain inside the massage establishment or spa establishment unless the minor is accompanied by his/her parent, legal guardian, or a person who is at least 21 years of age and has been entrusted with the minor by the minor's parent or legal guardian.

(m) No person shall knowingly or recklessly touch, manipulate, fondle, or handle in any manner the sexual organs, genital area, or anus of any other person on the premises of a massage establishment or spa establishment.

(n) Massage establishments and spa establishments shall post and maintain a copy of the human trafficking notice available on the Georgia Bureau of Investigation internet website (as per O.C.G.A. § 16-5-47) in each public restroom for the establishment and in another conspicuous location in clear view of the public and employees where similar notices are customarily posted.

(o) It shall be unlawful to operate a massage establishment or spa establishment with storefront windows that have material and glazing applied or affixed that reduce light transmission through the windows to less than 32 percent, plus or minus three percent, or increase light reflectance to more than 20 percent.

(p) Massage establishments, spa establishments, and their employees shall ensure that storefront windows are not blocked by curtains, blinds, posters, advertisements, or any other screening material.

Sec. 10-283. Inspection.

Massage establishments, spa establishments, and their employees shall permit the city manager, director of community development, and/or their designees or agents to inspect, from time to time on an occasional basis, any portion of the establishment premises where patrons are permitted, for the purpose of ensuring compliance with the regulations of this article, during those times when the establishment is occupied by any patron or is open to the public. This section shall be narrowly construed by the city to authorize reasonable inspections of the licensed premises pursuant to this article.

Sec. 10-284. Revocation of license or work permit.

(a) Revocation for specific violations. The director of public safety and/or community development, or his/her designee shall issue a written notice of intent to revoke a massage/spa establishment license or a massage/spa establishment work permit, as applicable, if:

    (1) The licensee or work permit holder has failed to maintain the qualifications for holding a license or work permit;

    (2) The licensee or work permit holder has recklessly given false information in the application for the license or the employee work permit or has failed to supplement the application information as

required by section 10-279(b) or 10-281(b) after a change of circumstances that rendered the information originally submitted false or incomplete;

(3) The licensee or work permit holder has failed to maintain correct and accurate records as required by this article;

(4) The licensee or work permit holder has engaged in or recklessly allowed possession, use, or sale of controlled substances on the premises of the establishment;

(5) The licensee or work permit holder has engaged in or recklessly allowed prostitution on the premises of the establishment;

(6) The licensee or work permit holder has engaged in or recklessly allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment;

(7) The licensee or work permit holder has knowingly or recklessly allowed a person under the age of 21 years to consume alcohol on the premises of the establishment;

(8) The licensee or work permit holder has violated section 10-282(c);

(9) The licensee or work permit holder has knowingly or recklessly allowed any minor (i.e., a person under the age of 18 years) to be or remain inside the massage establishment or spa establishment unless the minor is accompanied by his/her parent, legal guardian, or a person who is at least 21 years of age and has been entrusted with the minor by the minor's parent or legal guardian; or

(10) The licensee or work permit holder has recklessly allowed three or more violations of this article within a 12-month period.

(b) When a notice of intent to revoke a license or employee work permit has been issued, the licensee, any person listed on the licensee's application, or the work permit holder, as the case may be, shall not apply for or be issued any new license or permit under chapter 4, chapter 28, or chapter 42, until such notice has been withdrawn or, if revocation has become effective, until two years after the effective date of revocation.

(c) When any person listed on a massage/spa establishment license application, any employee of the establishment, or any person who performs massage at the establishment, is arrested for unlawful sexual conduct of any kind alleged to have occurred at the massage establishment or spa establishment, no person listed on the establishment's license application and no employee of the establishment may apply for or be issued any new license or permit for that location under chapter 4, chapter 28, or chapter 42, until the arrestee is cleared or until 90 days following the arrest have passed, whichever occurs sooner.

Sec. 10-285. Hearing; license denial, revocation; appeal.

(a) When the director of public safety and/or community development, or his/her designee, issues a written notice of intent to deny or revoke a license or employee work permit, the director of public safety and/or community development or his/her designee shall immediately send such notice, which shall include the specific grounds under this article for such action, to the applicant or licensee/work permit holder (respondent) by personal delivery or certified mail. The notice shall be directed to the most current business address or other mailing address on file with the city department of public safety, records division, and/or community development for the respondent. The notice shall also set forth the following: The respondent shall have ten days after the delivery of the written notice to submit, at the office of the director of public safety and/or community development, or his/her designee, a written request for a hearing. If the respondent does not request a hearing within said ten days, the city manager's written notice shall become a final denial or revocation, as the case may be, on the 30th day after it is issued.

(b) If the respondent does make a written request for a hearing within said ten days, then the director of public safety and/or community development, or his/her designee shall, within ten days after the submission of the request, send a notice to the respondent indicating the date, time, and place of the hearing. The hearing shall be conducted not less than ten days nor more than 20 days after the date that the hearing notice is issued.

(c) The city administrator or his/her designee shall serve as the hearing officer for any such appeal.

(d) At the hearing, the respondent shall have the opportunity to present all relevant arguments and to be represented by counsel, present evidence and witnesses on his/her behalf, and cross-examine any of the city's witnesses. The respondent shall bear the burden of proving entitlement to the license. The hearing shall take no longer than one day, unless extended at the request of the respondent to meet the requirements of due process and proper administration of justice. The hearing officer shall issue a final written decision, including specific reasons for the decision pursuant to this article, to the respondent within five days after the hearing.

(e) If the decision is to deny or revoke the license, the decision shall advise the respondent of the right to appeal such decision to a court of competent jurisdiction, and the decision shall not become effective until the 30th day after it is rendered. If the hearing officer's decision finds that no grounds exist for denial or revocation of the license, the hearing officer shall, contemporaneously with the issuance of the decision, order the director of public safety and/or community development to immediately withdraw the intent to deny or revoke the license and to notify the respondent in writing by certified mail of such action. If the respondent is not yet licensed, the director of public safety and/or community development shall contemporaneously therewith issue the license or work permit to the applicant.

(f) If any court action challenging a licensing or work permitting decision is initiated, the city shall consent to expedited briefing and/or disposition of the action, shall comply with any expedited schedule set by the court, and shall facilitate prompt judicial review of the proceedings.

Sec. 10-286. Reserved.

Sec. 10-287. Remedies.

(a) Any premises, building, dwelling, or other structure in which a massage establishment or spa establishment is operated or maintained in violation of this article is declared to be a public nuisance, and harmful to the public health, safety, and welfare. The city's legal counsel may bring an action in the county superior court to restrain, prohibit, and/or enjoin the use of such premises as a massage establishment or spa establishment in the county superior court.

(b) The operation of a massage establishment or spa establishment by a partnership, limited liability company, corporation, or other legal entity in violation of this article is declared to be a public nuisance, and harmful to the public health, safety, and welfare. The city's legal counsel may bring an action in the county superior court to restrain, prohibit, and/or enjoin such operation of a massage establishment or spa establishment.

(c) The operation of a massage establishment by a person in violation of this article is declared to be a public nuisance, and harmful to the public health, safety, and welfare. The city's legal counsel may bring an action in the county superior court to restrain, prohibit, and/or enjoin such operation of a massage establishment or spa establishment.

(d) It shall not be necessary, in order to obtain an injunction under this section, to allege or prove that there is no adequate remedy at law or to allege or prove any special injury.

(e) If the court declares a massage establishment or spa establishment to be a nuisance, or if the court issues an injunction against a massage establishment or spa establishment pursuant to this article, the city shall be entitled, on motion, to recover its reasonable attorney's fees and costs incurred in bringing the action.

Sec. 10-288. Real property used for illegal sexual activity; property owner responsibility.

(a) In accordance with O.C.G.A. § 41-3-13, the municipal court shall have jurisdiction to hear and determine the question of the existence of the nuisance provided for in O.C.G.A. § 41-3-1 and as further defined herein, and, if found to exist, to order its abatement.

(b) As used in this subsection, the term:

(1) "Sex crime-related arrest" means an arrest for unlawful sexual conduct of any kind alleged to have occurred at the massage establishment or spa establishment, including, but not limited to, and citation, summons, accusation or indictment for violations of state laws concerning lewdness, prostitution, sodomy, the solicitation of sodomy, or masturbation for hire; provided, however, that any such arrests which result directly from cooperation between the real property owner and a law enforcement agency shall not be considered a sex crime-related arrest for purposes of this section.

(2) "Substantial illegal sexual activity" means activity comprised of three or more separate incidents resulting in sex crime-related arrests within a 24-month period on the same parcel of real property.

(c) Any owner of real property, regardless of whether such owner is the occupant of the subject premises, who has knowledge that substantial illegal sexual activity is being conducted on such property, shall be guilty of maintaining a nuisance, and such real property shall be deemed a nuisance and may be abated as provided by law.

(d) The owner of real property shall be deemed to have knowledge of illegal sexual activity occurring on a parcel of real property if the city notifies the owner in writing of two or more separate incidents occurring on the same premises within a 24-month period that result in sex crime-related arrests and, after the receipt of such notice and within 24 months of the first of the incidents resulting in a sex crime-related arrest, one or more separate incidents occur which result in a sex crime-related arrest.

(e) The provisions of this section are cumulative of any other remedies and shall not be construed to repeal any other existing remedies for related nuisances. Nothing in this section and no action taken hereunder shall be held to exclude such other civil, criminal, or administrative proceedings as may be authorized by other provisions of this Code or any of the laws in force in the city, or to exempt anyone violating this Code or any part of said laws from any penalty which may be incurred.

Secs. 10-289—10-309. Reserved.

STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Meeting Date: November 3, 2025

AGENDA ITEM:

PH-25-17 North Point Development Plan and Tax Allocation District
Consideration of a Redevelopment Plan to create Tax Allocation District #3 - Alpharetta North Point Activity Center.

STAFF RECOMMENDATION:

Approve a Redevelopment Plan to create Tax Allocation District #3 — Alpharetta North Point Activity Center.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

Staff retained Bleakly Advisory Group to assist the City in evaluating opportunities that could result from creating a Tax Allocation District (TAD) for the North Point area. The creation of a Tax Allocation District dedicates future taxes over and above the current tax base for a set period to cover the costs of a variety of development activities within the district. Cities and counties across the country are using several different tools, including TAD's, to assist with redevelopment projects for commercial corridors.

Bleakly Advisory Group has completed findings for creating a TAD and, if instructed by the Mayor and Council to move forward, will draft the final redevelopment plan outlining the justification, rationale, boundaries, fiscal data and proposed projects that could result from the establishment of the Tax Allocation District.

The district will help achieve the goals for the North Point Activity Center, as detailed in the 2018 LC Plan, which includes transportation improvements, multi-use trail connections, public greenspace and assistance with redevelopment, subject to council plan approval. Tax Allocation Districts are a mechanism for revitalizing underutilized areas. The redevelopment plan will conform with the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44). The TAD creation will allow the City the opportunity to make significant infrastructure investments to create the environment and attract private investment for the area.

ALTERNATIVES:

Do not approve a Redevelopment Plan to create Tax Allocation District #3.

ATTACHMENTS:

1. Alpharetta North Point TAD Redevelopment Plan

REDEVELOPMENT PLAN

ALPHARETTA TAX ALLOCATION DISTRICT #3

NORTH POINT MALL AND ACTIVITY CENTER

PREPARED FOR:

THE CITY OF ALPHARETTA

PREPARED BY:

KB ADVISORY GROUP

OCTOBER 2025

Table of Contents

* Headings followed by a letter in parenthesis [e.g. (A)] denote information required per Georgia Code Chapter 36, Title 44.

EXECUTIVE SUMMARY

This Redevelopment Plan (the Plan) has been prepared for the City of Alpharetta to create Alpharetta Tax Allocation District #3 – North Point Mall and Activity Center. This report presents the justification, rationale, boundaries, fiscal data and proposed projects that could result from the establishment of this Tax Allocation District (TAD). This Redevelopment Plan was prepared in conformance with provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) that governs the creation of the Tax Allocation Districts in the state. This document has been drafted by KB Advisory Group, Inc. (KB) at the direction of the City of Alpharetta, who is responsible for preparing the Plan.

TAD #3 refocuses attention on the 2019 "North Point Activity Center" redevelopment plan and TAD #2, which were originally designed to provide the City with added financial resources to implement recommendations contained in the North Point Livable Centers Initiative (LCI) Plan, which was completed in February of 2018. TAD #2 was certified just a few weeks prior to the beginning of the COVID pandemic, which had a significant adverse economic impact on existing and proposed commercial-retail projects. The pandemic was followed by successive annual reductions to tax assessments on the North Point Mall and other impacted commercial properties, which in turn lowered the TAD's tax digest and minimized the City's ability to leverage tax increment financing. For these and other reasons, TAD #2 was officially dissolved by the Alpharetta City Council in early 2023.

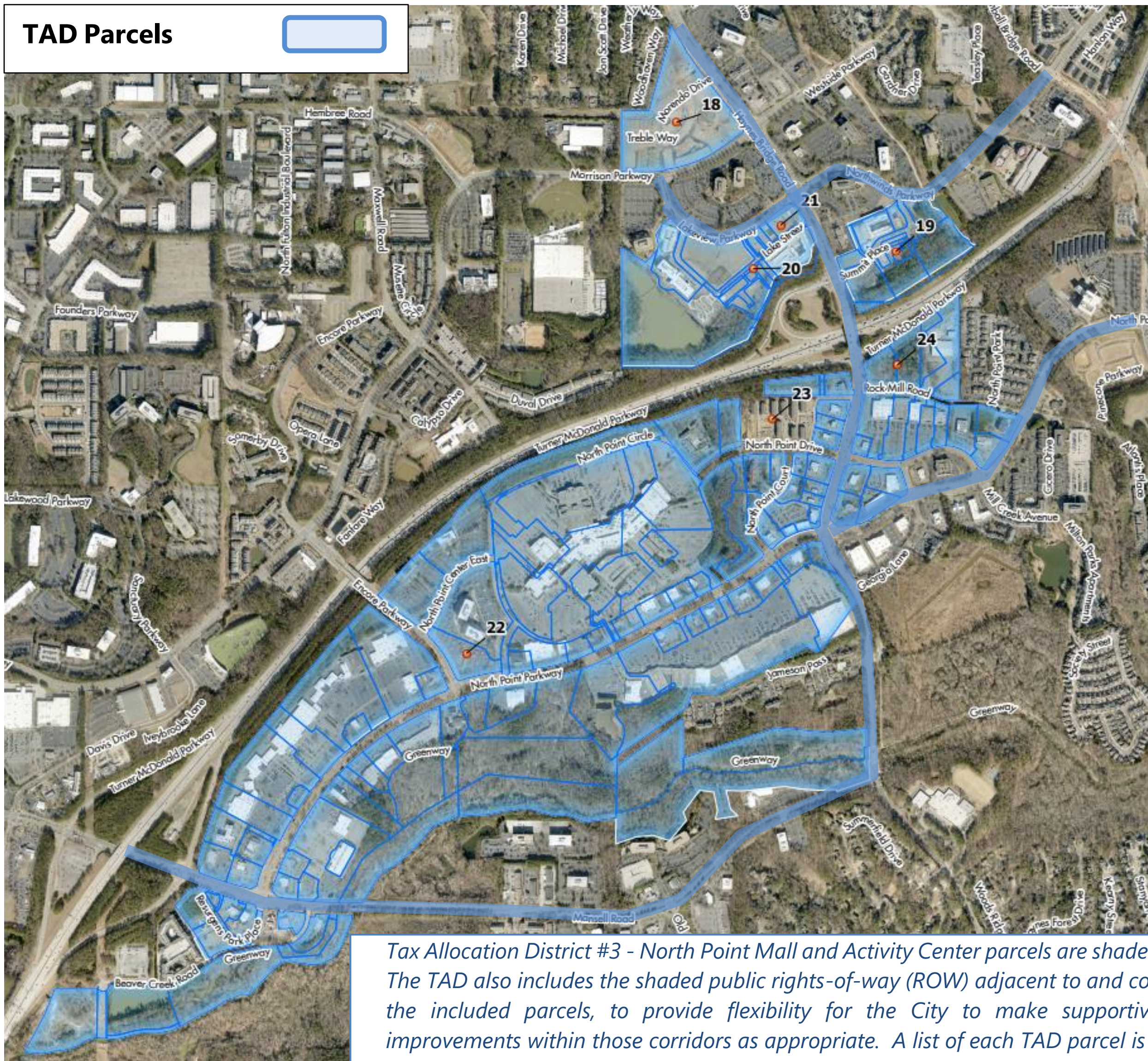
After TAD #2 was dissolved, economic conditions impacting regional and super-regional enclosed shopping malls have continued to deteriorate, both in Metro-Atlanta and nationally, with negative ripple effects on nearby commercial nodes. For this and other reasons detailed in this report, the Alpharetta City Council has authorized the preparation of a new Redevelopment Plan for the area.

The general boundaries, goals, development opportunities and proposed public improvements, as well as the broad economic/market forces impacting the Redevelopment area are addressed in this report. Previous City plans have also been relied upon to provide the economic justification, rationale, and related background data to designate this Redevelopment area and TAD. This plan also identifies possible development projects with nearer-term potential and defines desired uses of TAD proceeds that would result from implementing those projects. The Redevelopment Plan concludes with a "School District Impact Analysis," which is a statutory requirement of the Redevelopment Powers Law.

TAX ALLOCATION DISTRICT #3 BOUNDARIES

The Redevelopment area for TAD #3 follows the boundaries of the combined study areas identified in the 2018 North Point Livable Centers Initiative (LCI) Plan. The boundaries of the proposed Tax Allocation District #3 are shown on this map. The TAD was drawn to capture the mall property and surrounding commercial development, as well as locations where funds generated by the TAD could be spent on supportive public infrastructure and related improvements.

Proposed TAD #3: North Point Mall and Activity Center



Tax Allocation District #3 - North Point Mall and Activity Center parcels are shaded in blue. The TAD also includes the shaded public rights-of-way (ROW) adjacent to and connecting the included parcels, to provide flexibility for the City to make supportive public improvements within those corridors as appropriate. A list of each TAD parcel is included in the appendix.

The proposed TAD #3 contains 150 tax parcels totaling 646.3 acres, including the North Point Mall, other identified development sites, vacant parcels, and nearby office, retail and hotel properties that could benefit from an intensive redevelopment of the mall site. The TAD excludes existing single-family residential neighborhoods, newer apartments, and some high-valued commercial parcels. The boundaries also incorporate nearby public right of way and locations where trails, parks, streetscape and infrastructure investments are either planned or could be needed in the future. Of the total acreage in the TAD, approximately 110 acres (17%) are tax exempt. The remaining 536 acres have an estimated taxable real estate digest of just under $264.7 million, representing roughly 2.8% of Alpharetta's 2025 gross tax digest of more than $9.4 billion.

Summary Characteristics **Tax Allocation District #3 – North Point Mall and Activity Center**	
Parcels	150
Acres	646.3
Taxable Digest	$264,684,050
2025 City of Alpharetta Gross Digest	$9,419,295,209
Proposed TAD % of Total City Digest	2.81%

WHY TAX ALPHARETTA ALLOCATION DISTRICT #3 - NORTH POINT MALL AND ACTIVITY CENTER QUALIFIES AS A TAD

The City of Alpharetta has the authority to exercise all redevelopment and other powers authorized or granted to municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by Alpharetta voters by referendum in 2006.

The redevelopment area for TAD #3 meets the statutory definition of a Redevelopment Area under the ***'area with inadequate infrastructure'*** provisions of the Redevelopment Powers Law. To accommodate mixed-use development in the North Point Area as outlined in the City's 2040 Comprehensive Plan, new infrastructure investments such as parks, green space, pedestrian amenities and stormwater management will need to be completed. Portions of the redevelopment area, particularly North Point Mall and some adjacent commercial properties that depend on the mall, also meet the definition of a '***deteriorating area…that is experiencing physical or economic decline or stagnation'*** by exhibiting evidence of three of the six criteria contained in that definition. The most obvious sign of economic decline is the fact that the mall's nine tax parcels have together lost more than $97 million in full market value over the past 6 years. It is estimated that in 2025, combined real estate and personal property taxes collected from the mall parcels will total more than $1.9 million (-49%) less than taxes collected from those same parcels in 2019.

CHALLENGES, OPPORTUNITIES, AND VISION FOR THE REDEVELOPMENT AREA

Alpharetta's North Point Activity Center, which is centered on North Point Mall, is an important commercial hub for the citizens of Alpharetta and an important revenue generator for the City, Fulton County and its school district. While North Point continues to be a destination, new nearby competitors are drawing more attention and spending from the area. These competitors are typically more walkable, mixed-use, and pedestrian-oriented than the auto-focused design of North Point. With numerous parking lots and underutilized real estate, the area has become less appealing to consumers seeking a pedestrian-friendly experience. These and other market forces, which are negatively impacting enclosed shopping malls locally and nationally, have caused property values and sales tax revenues to trend downward since the mall's peak performance period in the 1990s and early 2000s. The City desires to be proactive to help stabilize, transition and improve the area before economic conditions deteriorate to unacceptable levels.

PLAN VISION AND GOAL

The City's "Horizon 2040" Comprehensive Plan that was adopted in October of 2021, along with the 2007 Livable Centers Initiative Plan and the 2017 LCI Update for North Point, identified several relevant economic development objectives for the community that serve as the vision and goal of this Redevelopment Plan. The City's Future Land Use Map identifies the boundaries of the LCI Study Area and also designates North Point as one of six targeted "Development / Redevelopment Priority Areas" within the City. As is also shown on that map, the desired future land use for most of the area located within the proposed TAD #3, including the North Point Mall, is mixed-use. The vision statement outlined in the Comprehensive Plan anticipates the eventual replacement of the North Point Mall in its current form, by calling for enhancing the area "with improvements, redevelopment and new development that supports a walkable and vibrant mixed-use community destination with places to shop, work, entertain and live."

<u>The North Point Creative Place Making Plan,</u> completed in 2019, and the <u>North Point Development Framework</u> in 2025 developed detailed physical plans and strategies for public and private investments that will be needed to achieve the City's vision statement for the area. These proposals will require substantial investments to provide adequate transportation, public infrastructure and other public amenities to create the environment needed to attract the types of private investment that residents desire. This TAD is intended to provide resources to address the challenges facing the North Point area.

POTENTIAL DEVELOPMENT

Already identified development opportunities impact roughly 206 acres or about 32% of the total acreage within the proposed TAD, including the North Point Mall. This represents areas where specific development projects have been proposed and quantified. The future development forecast reflects the addition of approximately 2,650 housing units (multifamily apartments, single-family, townhomes and for-sale condominiums) plus more than 2.9 million SF of new or rehabilitated retail, office and mixed-use development where specific projects and land uses have been quantified. These levels of new construction cannot be achievable absent the major public improvements outlined in the LCI Plans and other initiatives proposed by the City.

Combined, the mall and other planned development projects have a current (2025) estimated full market value of roughly $308.8 million and a taxable digest value of just over $123.5 million. By 2040, proposed projects on these sites have the potential to grow to a full market value of nearly $2.6 billion and a digest value of $1.04 billion, generating an incremental increase in tax digest of $914 million (more than $4.4 million per acre) on those 206 acres.

The balance of 330 privately owned acres within the proposed TAD, where no specific projects or direct investment of TAD proceeds have been analyzed, currently contain $353 million in full market value. The "halo effect" from development projects is expected to roughly double the value of these other sites by the time all currently identified projects are completed. Combined, the entire TAD has the potential to achieve a more than 400% increase in total taxable digest by 2040.

POTENTIAL TAD REVENUES

Assuming an approximate 10-year phasing schedule of the above planned development and providing a reasonable allowance for "background growth" in the TAD as a whole as implemented projects benefit nearby areas, it is estimated that the area could generate roughly $1.2 billion in total M&O real estate taxes over a 30-year life of the TAD, assuming millage rates remain fairly constant over the forecast period. Of this amount, it is estimated that $247.1 million would be collected from the base value of the TAD and continue to flow to the respective taxing jurisdictions' general funds. The balance of nearly $953 million would be tax allocation increments accruing to the TAD Special Fund. In addition, the North Point CID could collect nearly $120.2 million in total property taxes while the TAD is in effect.

For general planning and forecasting purposes it is likely unrealistic to anticipate that 100% of total tax allocation increments generated over the entire length of the TAD will be available to invest in projects. To provide a reasonable estimate of the capacity of this future income stream to fund actual capital investments, such as the principal portion of a bond or private financing, KB applied a 6% discount rate to this cash flow as a proxy for deducting the portion of future TAD revenues that would be dedicated to paying annual interest on debt. The resulting net present value (NPV) is calculated on an annual and cumulative basis and totals a maximum of $378.4 million over 30 years. Given all of the variables that can impact future TAD revenues, KB estimates the effective net present value contribution of TAD #3 to reduce redevelopment costs is likely to fall within a range of 60% to 75% of that maximum, which translates to roughly $225 to $280 million. Achieving this funding range requires that the TAD receive full consent from the County and School District. Actual terms of intergovernmental agreements could significantly reduce this range.

POTENTIAL INVESTMENTS OF TAD PROCEEDS

The total public cost for implementing the potential public improvements described in the LCI plan was at that time estimated at over $165 million. Some of those improvements have already been completed using other funding sources, but most remain to be addressed and will increase in importance to accommodate a more intensive re-use of the mall site. The purposes and uses of the proposed improvements funded by TAD #3 include:

- Contributions to defray "excess" demolition, structured parking, site development costs or related redevelopment costs for the North Point Mall site, as justified in a financial pro forma.
- Roadway connections to improve the flow of vehicular traffic that will be present in the area after redevelopment.

- Enhancements such as streetscapes, curb and sidewalk improvements, trail connections and public spaces to improve the experience of pedestrians, and other residents and visitors to the district.
- Stormwater management improvements, which could also function as public park/green space and other placemaking initiatives.

This table summarizes the potential application of the resulting $225 to $280 million toward eligible redevelopment costs.

Proposed Uses of Future TAD Proceeds: Tax Allocation District #3

(Assumes County and School District Participation)

Proposed Uses of Tax Allocation Increment (Totals are in Millions)	Range of Available TAD Funds[1] Low	High
North Point Mall Revelopment Incentives[2]	$191.3	$210.0
Transportation & Infrastructure Improvements [3]	$20.3	$33.6
Streetscapes, Public Amenities & Place-Making [3]	$13.5	$36.4
TOTALS:	**$225.0**	**$280.0**

Notes:

[1] Estimated range of capital costs that could be funded from TAD revenues excluding interest on debt, based on the net present value of projected tax allocation increment.

[2] "North Point Mall Incentives" refer to all "Eligible "Redevelopment Costs" as defined in the statute, to be incurred either within the boundaries of the mall site or to improve access to the site. These costs could include infrastructure, parks, incentives to attract achor uses and attractions, and other public amenities.

[3] These costs may be reserved for additional TAD projects that are unrelated to the mall's redevelopment.

Source: City of Alpharetta and KB Advisory Group, Inc.

TAD proceeds will be allocated to specific purposes as opportunities present themselves. Potential long-term costs to address these potential issues could also exceed the estimated proceeds that could be financed through TAD increments alone. TAD funds may need to be used strategically to leverage other funding sources. Priorities will also evolve as project planning proceeds, more detailed engineering budgets are prepared, and actual costs become better known. The intent is to employ TAD revenues as available and necessary to make infrastructure improvements financially feasible and to attract uses that would positively impact the Redevelopment area, the city and the regional economy.

SCHOOL DISTRICT IMPACTS

Identified residential development opportunities in this Plan would impact roughly 206 acres or about 32% of the total acreage within the TAD, including North Point Mall. The future development forecast reflects the addition of 2,656 housing units (multifamily apartments and condominiums, for-sale townhomes and single family detached homes) where specific projects and land uses have been quantified. At buildout, residential development is projected to have a total taxable full value of roughly $1.3 billion and $495,000 per unit. Both the quantity and price premiums associated with this level of new residential construction are not achievable without a major public investment in the Mall's redevelopment, plus the major public improvements outlined in the LCI Plans and other initiatives proposed by the City.

As currently projected, the 2,656 new housing units in the proposed TAD could reach build-out by 2040. This could be expected to add nearly 4,500 residents. Forecasted FCSS enrollment is projected to be minimal because only 339 of the units are projected to be single family detached or townhome products at high price points which are less likely to be affordable to families with young children. The remaining 2,317 multi-family units, consisting of 1,767 apartments and 550 for-sale condominiums, are estimated to have fewer children per unit than older conventional garden walk-up apartments, due to both their likely price points, smaller unit sizes and mixed-use urban settings. The forecast indicates that at buildout, 192 residents would be school-aged children of which roughly 188 would be enrolled in FCSS schools at any given time, distributed among 6 schools in two HS attendance zones. On average, fewer than 13 FCSS students would be added annually while new residential development is under construction.

There are no Fulton County Schools located within the boundaries of TAD #3. However, the TAD includes 8.2 acres on three parcels located at 2025 Rock Mill Road, which house the School District's 33,800 SF "Maintenance North" facility that was constructed in 2018. The Haynes Bridge Middle School is located in the southeast corner of the 2017 LCI Study Area and is part of the identified redevelopment area for TAD #3.

The new potential retail development within the proposed TAD will generate sales taxes for the Fulton County School District during years in which a special purpose local option sales tax for educational purposes (ESPLOST) is in effect. Redevelopment of the mall site is expected to reduce the total retail footprint within the site by 1.0 million SF and replace sales taxes from traditional retail stores with revenues from dining, entertainment and other types of sales tax generators. Until a specific proposal and site plan are presented for the mall site, it is very difficult to predict future ESPLOST revenues. It can be assumed that sales tax revenues will be lost in the near term as existing retail space is vacated and the site is redeveloped. But over the long run new uses will generate more ESPLOST revenue over the life of the TAD than are likely to result from allowing recent downward trends to continue.

One indicator of potential ESPLOST revenue to the FCSS from redevelopment of the North Point Mall is suggested in a recent (2023) fiscal impact report on Truist Park and The Battery Atlanta, which covers a 95-acre core area and contains a comparable amount of retail and entertainment space that could be developed at North Point. That report estimated that the Cobb County School District received more than $4.1 million in ESPLOST revenues from The Battery in 2023.

More detailed findings are provided in the full report below.

INTRODUCTION

This Redevelopment Plan has been prepared for the City of Alpharetta to create Tax Allocation District #3 – North Point Mall and Activity Center. This report presents the justification, rationale, boundaries, fiscal data, and proposed projects that could result from the establishment of this Tax Allocation District (TAD). This Redevelopment Plan was prepared in conformance with provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) that governs the creation of the Tax Allocation Districts (TADs) in the state. This plan was prepared for the City of Alpharetta by KB Advisory Group, Inc. (KB).

TAD #3 refocuses attention on the 2019 "North Point Activity Center" redevelopment plan and TAD #2, which were originally designed to provide the City with added financial resources to implement recommendations contained in the North Point Livable Centers Initiative (LCI) Plan that was adopted in 2018. TAD #2 was certified just a few weeks prior to the beginning of the COVID pandemic, which had a significant adverse economic impact on existing and proposed commercial-retail projects. The pandemic was followed by successive annual reductions to tax assessments on the North Point Mall and other impacted commercial properties, which in turn lowered the TAD's tax digest and minimized the City's ability to leverage tax increment financing. For these and other reasons, TAD #2 was officially dissolved by the Alpharetta City Council in early 2023.

The main purpose and intent of TAD #2 was to leverage tax allocation increment that was expected to result from several planned residential and mixed-use development projects at the time. TAD funds were proposed to be spent primarily on parks, trails, transportation, infrastructure, pedestrian amenities and related public improvements identified in the LCI Plan. Increasing the nearby housing stock and developing a more walkable environment within North Point would, in turn, help to stabilize retail sales within the district. The Redevelopment Plan anticipated a modest contribution of tax increment financing to help stabilize the North Point Mall itself, based on a repositioning strategy proposed by the owner of the property at that time. However, a major redevelopment of mall property was not the central focus of TAD #2.

Since 2019, economic conditions impacting regional and super-regional enclosed shopping malls have continued to deteriorate, both in Metro-Atlanta and nationally, with negative ripple effects on nearby commercial nodes. Redevelopment strategies for struggling enclosed shopping malls now involve larger, more complex and more expensive options than simply replacing a percentage of vacant retail space with free-standing restaurants, offices or apartments. As presented later in this report, several recent mall redevelopments have secured major investments of public funds using tax increment financing or similar sources.

It has also become apparent that achieving the quality-of-life objectives contained in the 2018 North Point LCI Plan will be influenced either positively or negatively by the future evolution of the North Point Mall. The purpose and objectives of this redevelopment plan have therefore changed from the version that created TAD #2. This Plan is more focused on maximizing the potential local and regional economic benefits which could result from a large-scale redevelopment of the North Point Mall and the surrounding area. By strategically leveraging the use of tax increment financing, the City Council hopes to influence and support future redevelopment of this regionally important property in a manner that is consistent with the community's vision and provides maximum long-term benefits to the surrounding area and to the City as a whole.

The general boundaries, goals, development opportunities and proposed public improvements, as well as the broad economic/market forces impacting the Redevelopment area are addressed in this report. Previous City plans have also been relied upon to provide the economic justification, rationale, and related background data to designate this Redevelopment area and TAD. This plan also identifies possible development projects with nearer-term potential and defines desired uses of TAD proceeds that would result from implementing those projects. The Redevelopment Plan concludes with a "School District Impact Analysis," which is a statutory requirement of the Redevelopment Powers Law.

OVERVIEW OF TAX ALLOCATION DISTRICTS

Tax Allocation Districts (TAD) are Georgia's version of tax increment financing (TIF). Tax increment financing is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project as an incentive to attract new private investment into a qualified "redevelopment area".

As described by the Council of Development Finance Agencies. (www.cdfa.net), TIF was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country. Today, 49 states and the District of Columbia use some form of tax increment financing.

In 1985, the Georgia General Assembly authorized formation of Georgia's form of tax increment financing called Tax Allocation Districts (TADs). The purpose of a Georgia tax allocation district is similar to tax increment financing in any other state. It uses the increased property taxes generated by new development in a designated redevelopment area to finance costs related to the development such as building construction, demolition, public infrastructure, land acquisition, relocation, utilities, debt service and planning/engineering costs.

A TAD offers local governments the opportunity to promote worthwhile redevelopment projects that would otherwise not be financially viable or are located in areas which would otherwise be unattractive to private investment. Cities and counties throughout Georgia have created TADs to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas.

NOTE*: Required information to support creation of the Tax Allocation District is outlined in this text box. The Redevelopment Plan follows this general outline. Section headings followed by a letter in parenthesis [e.g. (A)] refer to the relevant sections in Georgia Code Chapter 36, Title 44, § 3(9) which define the required contents of a redevelopment plan.*

Definition and Contents of a Redevelopment Plan

Sec. 36-44-3(9) of the Redevelopment Powers Law defines a redevelopment plan as "a written plan of development for a redevelopment area or a designated portion thereof which:"

(A) Specifies the boundaries of the proposed redevelopment area;
(B) Explains the grounds for a finding by the local legislative body that 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;
(C) Explains proposed use safter redevelopment of real property;
(D) Describes proposed redevelopment projects and explains the proposed method of financing;
(E) Describes any contracts, agreements, or other instruments which are proposed to be entered into for the purpose of implementing the plan;
(F) Describes the type of relocation payments proposed to be authorized, if any;
(G) Includes a statement that the proposed redevelopment plan conforms to the local comprehensive plan, master plan, zoning ordinance, and building codes of the political subdivision;
(H) Estimates redevelopment costs to be incurred or made during the course of implementing the redevelopment plan;
(I) Recites the last known assessed valuation of the redevelopment area and estimates the assessed valuation after redevelopment;
(J) States that if any property to be redeveloped is defined or eligible to be defined as a historic property, such historic property will not be substantially altered in any way that is inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been fully evaluated;

(Continued on next page)

Nearly 100 Georgia cities and counties have either created or are considering establishing TADs in their communities, demonstrating the economic benefits that TADs can generate. These benefits include:

- **A stronger economic base—** TAD incentives can attract private development that would not otherwise have occurred absent of the District designation.
- **The halo effect—**Several Georgia TADs have generated significant new investment in areas surrounding those tax allocation districts, further expanding positive economic impacts to the host taxing jurisdictions.
- **No impact on current tax revenues—**Redevelopment is effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.
- **Expands the local tax base—**By stimulating economic activity, TADs expand the local tax digest, create additional demand for retail sales and as a result, local sales taxes.
- **Is self-financing—**TADs are self-financing, since they are funded by the increased tax revenues from new development within the district.
- **High leverage—**Typically TAD funds represent between 5-15% of project costs, leveraging 7 to 20 times their value in private investment.

Sec. 36-44-3(9) continued:

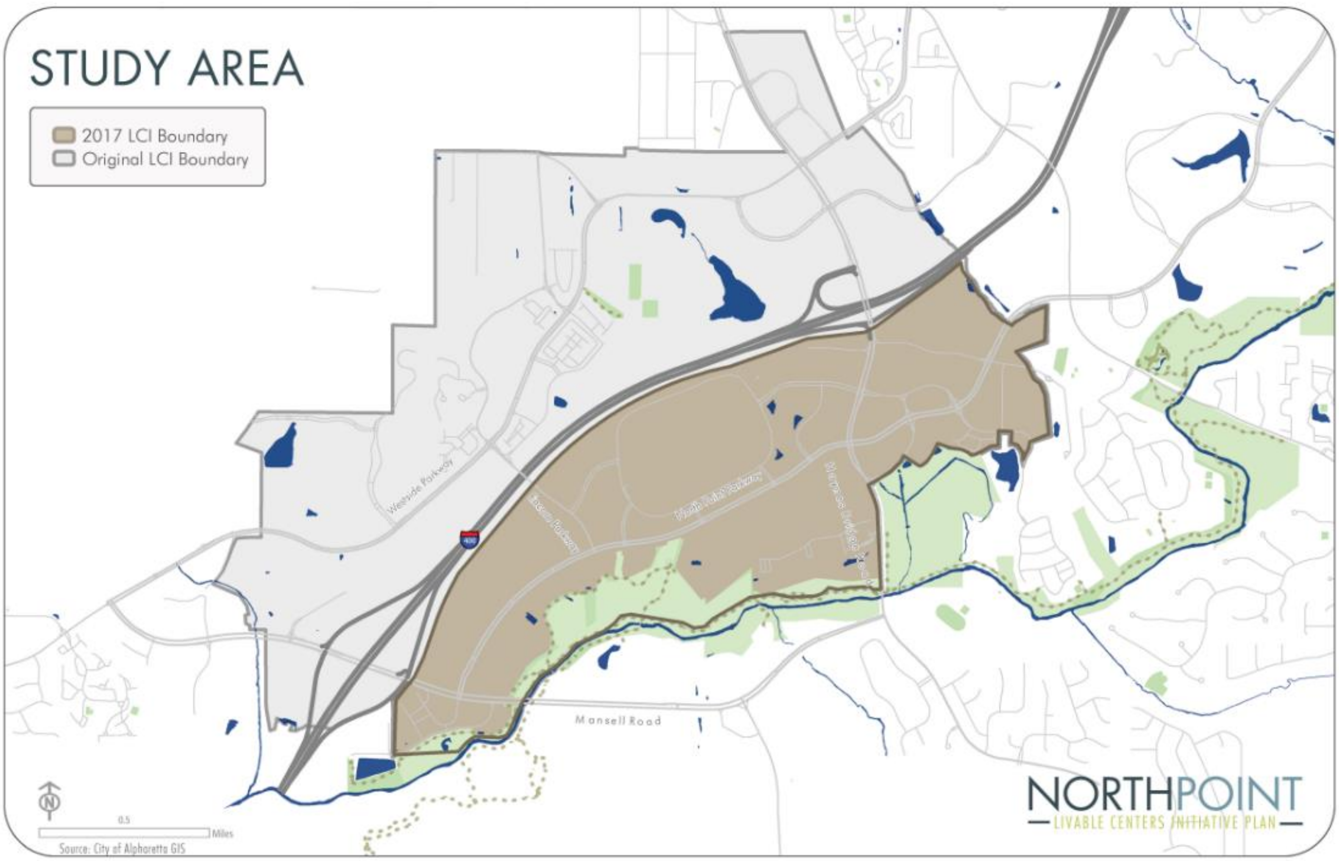
(K) Specifies the proposed effective dates for the creation and termination of the TAD;
(L) Contains a map specifying the boundaries of the proposed TAD and showing existing uses and conditions of real property;
(M) Calculates the estimated tax allocation increment base of the proposed TAD;
(N) Specifies ad valorem property taxes to be used for computing tax allocation increments, supported by a required resolution;
(O) Specifies the amount of the proposed tax allocation bond issue or other financing and the term and assumed interest rate for such financing;
(P) Estimates positive tax allocation increments for the period covered by the term of the proposed tax allocation bonds or other financing;
(Q) Specifies the property proposed to be pledged for payment or security for payment of tax allocation bonds;
(R) Includes a school system impact analysis if the plan proposes to include in the tax allocation increment, ad valorem taxes levied by a board of education; and
(S) Includes such other information as may be required by resolution of the political subdivision whose area of operation includes the proposed redevelopment area.

In summary, a tax allocation district is a financing mechanism that can be used to pay for public infrastructure or reduce private development costs, making an otherwise underutilized area attractive for private investment and development, at no additional cost to local taxpayers. Establishing a TAD does not create a tax increase for either the community or for property owners within the district, nor does it reduce tax revenues to the community below levels that existed at the time the district was certified. In many cases, TADs can increase general fund revenues from new business personal property taxes, added county sales taxes, hotel/motel taxes and business license fees. Other property tax revenues, such as bond issues or special service district taxes, that are not pledged for redevelopment purposes, may also increase and would not otherwise occur absent of redevelopment.

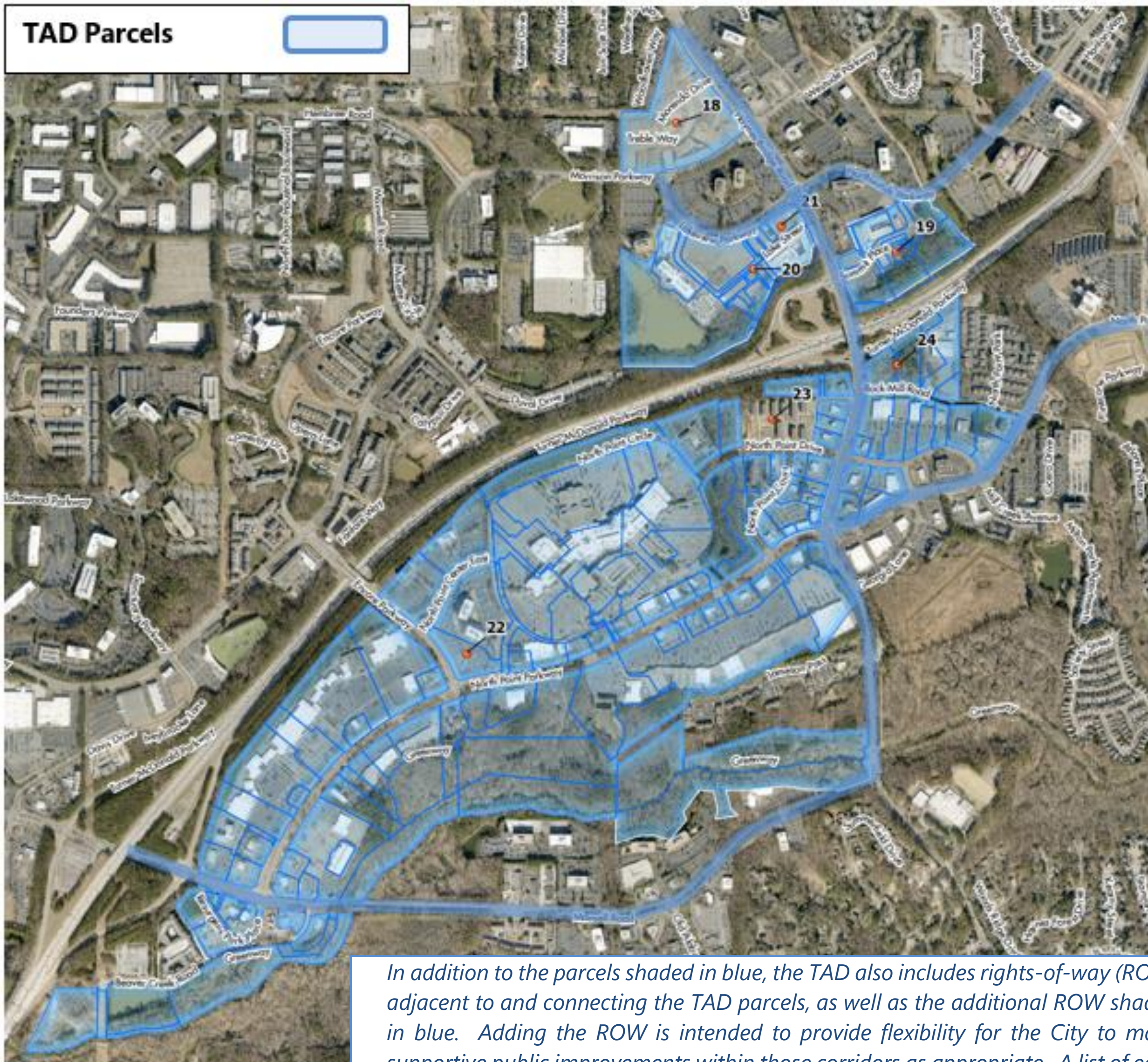
GEOGRAPHIC BOUNDARIES (A)

The Redevelopment area containing the proposed Alpharetta Tax Allocation District #3 – North Point Mall and Activity Center is illustrated in this map. The Redevelopment area is based on the North Point Livable Centers Initiative (LCI) Plan and includes both the "Original LCI Boundary" and the "2017 LCI Boundary" shown here. Most of the tax parcels included within TAD #3 lie to the south of GA SR 400, within the 2017 boundary shaded in brown. The TAD also includes a few development parcels on the north side of the highway along Haynes Bridge Road and Lakeview Parkway. The boundaries and specific tax parcels contained within the proposed TAD #3 are identified on the next page.

North Point Redevelopment Area Map



Tax Allocation District #3 –North Point Mall and Activity Center Boundary Map (L)



In addition to the parcels shaded in blue, the TAD also includes rights-of-way (ROW) adjacent to and connecting the TAD parcels, as well as the additional ROW shaded in blue. Adding the ROW is intended to provide flexibility for the City to make supportive public improvements within those corridors as appropriate. A list of each TAD parcel is included in the appendix.

Summary Characteristics **Tax Allocation District #3 – North Point Mall and Activity Center**	
Parcels	150
Acres	646.3
Taxable Digest	$264,684,050
2025 City of Alpharetta Gross Digest	$9,419,295,209
Proposed TAD % of Total City Digest	2.81%

Source: Fulton County Tax Assessment data and KB Advisory Group, Inc.

The proposed TAD covers a portion of the Redevelopment area and contains 150 tax parcels totaling 646.3 acres. (This acreage estimate does not include streets, rights of way and other land for which no assessment records are available.) According to 2025 tax assessment records, 13 of those parcels, containing a combined 110.04 acres, are tax exempt. the remaining taxable parcels have a current combined full value of $751.1 million, with a taxable real estate digest of just under $264.7 million or 2.8% of the City's total gross tax digest of more than $9.4 billion. The number of tax parcels, total acreage and tax digest associated with TAD #3 are all smaller than the original North Point TAD #2, due to the removal of several parcels that have been developed within the past 5 years. As discussed later in this report, the TAD boundaries are also similar to the "North Point Development/Redevelopment Priority Area" identified in the City's Future Land Use Map.

GROUNDS FOR EXERCISE OF REDEVELOPMENT POWERS (B)

Tax Allocation Districts (TAD) are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2006 Alpharetta voters approved a referendum granting the City of Alpharetta authority to exercise all redevelopment and other powers authorized or granted to municipalities pertaining to the designation of Redevelopment areas and the establishment of Tax Allocation Districts within those areas. Section 36-44-3(7) defines a "Redevelopment area" as "an urbanized area as determined by current data from the United States Bureau of the Census or an area presently served by sewer that qualifies as a "blighted or distressed area," a "deteriorating area," <u>or</u> an "area with inadequate infrastructure." The statute then lists the following criteria which define each of these conditions.

(A) A 'blighted or distressed area' is an area that is experiencing <u>one or more</u> conditions of blight as evidenced by:

(i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;

(ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;

(iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;

(iv) Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or

(v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;

(B) A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation as evidenced by <u>two or more</u> of the following:

(i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;

(ii) High commercial or residential vacancies compared to the political subdivision as a whole;

(iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;

(iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;

(v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income;

(vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and

(C) An 'area with inadequate infrastructure' means an area characterized by:

(i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, <u>either at present or following redevelopment</u>; or

(ii) Deteriorating or inadequate utility infrastructure <u>either at present or following redevelopment</u>.

WHY NORTH POINT QUALIFIES AS A REDEVELOPMENT AREA

The proposed Redevelopment area for TAD #3 qualifies primarily on the basis of "inadequate infrastructure" with some portions also meeting the definition of a "deteriorating area." Qualifying evidence is provided in this section.

The presence of inadequate infrastructure to support the City's vision for the North Point Activity Center is not equally applicable or prevalent throughout the entire area but clearly meets the intent of the statute. The City of Alpharetta and its citizens have identified the need for infrastructure improvements within the Redevelopment area over the past two decades. An initial planning document, the North Point Livable Centers Initiative (LCI), was completed and adopted by City Council in April 2008, which laid the framework for the vision for the area. That vision was reiterated in the LCI update that was completed in 2017 and adopted in early 2018. The goals, strategies and projects recommended in those plans have since been reinforced in the City's most recent (2021) Comprehensive Plan update.

The original <u>North Point Livable Centers Initiative Master Plan</u> provided a framework for the district's future and resulted in numerous recommended district-wide improvements. The 2018 LCI update expanded on that framework and identified several recurring themes and priorities that emerged from public input sessions, including walkability, placemaking, and green space. In particular, the area's preponderance of auto-oriented land uses and infrastructure were cited as "inadequate" in the following areas:

- infrastructure to entice a more pedestrian-oriented land use pattern,
- pedestrian and bicycle-specific infrastructure,
- public greenspace and/or pedestrian connections, and
- stormwater utility infrastructure that will allow for greater development density, which will enhance the active transportation network.

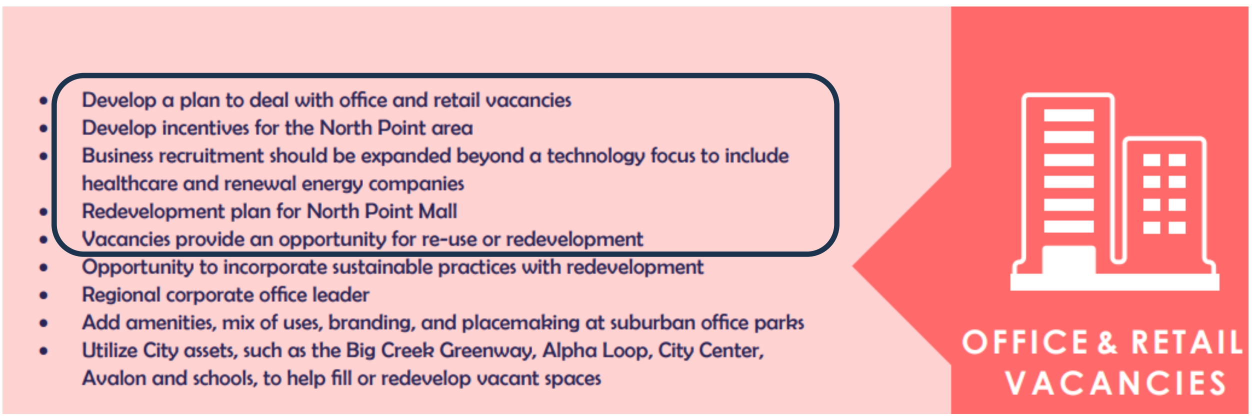
Strategies adopted in the LCI plan called for investments to transform the area "into walkable areas of high-quality retail" in concentrated nodes. Tactics to accomplish this strategy included:

- developing a double-loaded corridor lined with active ground floor buildings,
- developing a focal green space for the area,
- strengthening the local greenspace network,
- transforming underutilized mall parking areas and stormwater detention facilities, and
- creating a multiuse gathering and event space with ties to proposed pathway connections.

In order to accommodate new development and expanded public facilities such as parks, green space, pedestrian amenities and stormwater management within the study area, the 2018 LCI Plan recommended more than $160 million in infrastructure development projects and related public improvements. TAD #2 was intended to generate future revenues of up to $65 million toward implementing those improvements, with the balance of costs to be funded by other City sources and through private investment in new residential and mixed-use developments. The COVID pandemic and the later dissolution of TAD #2 eliminated the availability of tax increment financing to accomplish the LCI Plan's objectives. However, the City has since made progress in implementing several projects listed in the LCI Plan using other funding sources.

When the 2018 LCI Plan was developed, the North Point Mall was expected to remain as a destination retail center after the completion of planned physical improvements, the demolition and replacement of vacant department store space with free-standing restaurants, and the limited development of multi-family housing on excess parking areas. The City's Comprehensive Plan at that time, expressed the intent to "<u>preserve</u> the North Point area as a regional destination for shopping, jobs, and entertainment, and enhance the area with improvements and new development that supported a <u>walkable and vibrant community destination</u> with places to shop, work, entertain, and live." As will be addressed later in this report, the future of the North Point Mall is now likely to involve a much more intensive redevelopment of the site, with less presence of retail space and greater emphasis on housing, entertainment, employment and other destination-oriented components. A much larger and more intensive development of the mall site could increase the need to upgrade North Point's inadequate infrastructure even beyond the levels recommended in the 2018 LCI Plan.

By the time the City updated its Horizon 2040 Comprehensive Plan in 2021, stagnant economic conditions at North Point had become more widely recognized by the community, making redevelopment a higher priority. As summarized in the following excerpts from the City's Comprehensive Plan "Office and Retail Vacancies" were identified as a significant "need." North Point was identified as a high priority, including the need for a "Redevelopment Plan for the North Point Mall" and "Development Incentives for the North Point area." One of the Plan's Land use policies calls for [promoting] "redevelopment of highway corridors, with an emphasis on North Point Parkway, Old Milton Parkway and South Main Street." North Point was also listed as the first among six "Development / Redevelopment Priority Areas" that are highlighted in the City's Future Land Use Map.



- Develop a plan to deal with office and retail vacancies
- Develop incentives for the North Point area
- Business recruitment should be expanded beyond a technology focus to include healthcare and renewal energy companies
- Redevelopment plan for North Point Mall
- Vacancies provide an opportunity for re-use or redevelopment
- Opportunity to incorporate sustainable practices with redevelopment
- Regional corporate office leader
- Add amenities, mix of uses, branding, and placemaking at suburban office parks
- Utilize City assets, such as the Big Creek Greenway, Alpha Loop, City Center, Avalon and schools, to help fill or redevelop vacant spaces

OFFICE & RETAIL VACANCIES

Source: City of Alpharetta Horizon 2040 Comprehensive Plan, page 35.

As recognized in the Comprehensive Plan, portions of the Redevelopment area, particularly the North Point Mall and some adjacent commercial properties that depend on the mall, also meet the definition of a "deteriorating area that is experiencing physical or economic decline or stagnation" under items (ii), (iii) and (iv) of the six criteria listed in the definition (only two conditions are required). The most applicable conditions are highlighted below.

(ii) *High commercial or residential vacancies compared to the political subdivision as a whole;*

(iii) *The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;*

(iv) *Declining or stagnant rents or sales prices compared to the political subdivision as a whole.*

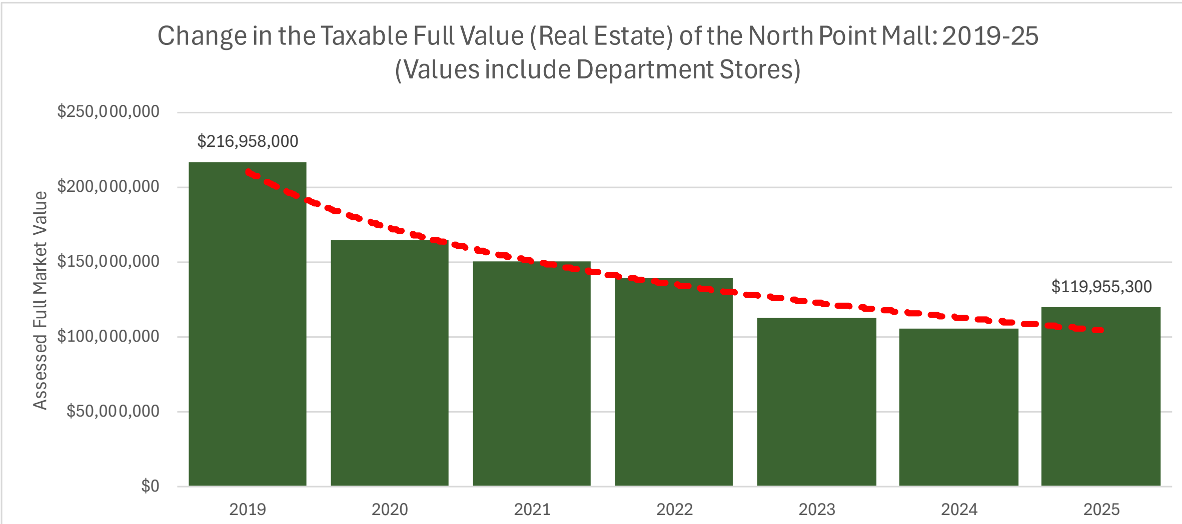
The Redevelopment area exhibits higher commercial vacancy compared to the City of Alpharetta as a whole. The 2019 TAD #2 Redevelopment Plan documented higher office vacancies in the Redevelopment area. A trend analysis provided by CoStar showed that in Q4 of 2009, office properties within the North Point area had a lower vacancy rate (7.9%) than Alpharetta overall (13.8%). However, by Q4 of 2017 that situation had completely reversed. Whereas the City's overall office vacancy rate had decreased to 10.4% during that 8-year period, office vacancy within the Redevelopment area had increased to 12.2%. North Point's office vacancy rate rose by more than 50% over the period.

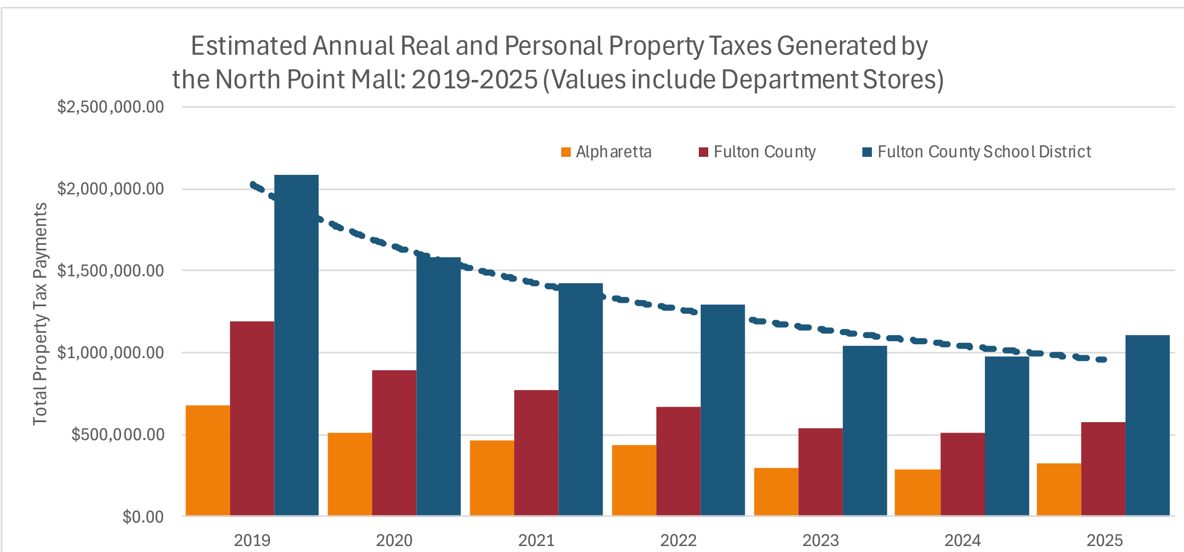
Office market conditions within the Redevelopment area and regionally have remained soft since 2019. Older office park developments lacking amenities, which are prevalent at North Point have exhibited the most vacancy and distress post COVID. City land use policies in its Comprehensive Plan address deteriorating office market conditions, particularly at North Point, stating that “retrofitting of suburban office developments with amenities is necessary to increase marketability.” City Land Use strategies call for “allow[ing] mixed use patterns that will create activity nodes in appropriate areas near or within existing suburban office developments.” It is also the City’s policy to “establish regulations and incentives that promote retrofitting suburban office with desirable amenities.” These land use policies are in direct response to evidence that the Redevelopment area exhibits both deteriorating office market performance and “high commercial vacancies compared to the political subdivision as a whole.”

> *“Alpharetta boasts one of the largest concentrations of high-tech firms in a single community. Like other US cities, Alpharetta experienced higher than normal vacancy rates due to Covid-19, as well as a trend toward new office being located within mixed-use/walkable developments. That, along with more employees working from home, is resulting in the desire for office space that is configured with various amenities, or less office space in general…Because of the changes in the market, there is a current need for stronger economic development initiatives geared toward marketing the vast quality of life amenities within Alpharetta.*
>
> Horizon 2040 Comprehensive Plan, page 16.

The North Point Mall, which occupies nearly 94 acres and comprises more than 18% of the proposed TAD #3 tax digest, exhibits characteristics of a ‘deteriorating area’ as defined in the statute, including “slower/declining sales”, “stagnant rents”, and “significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole.” According to Fulton County tax assessment data, the 9 tax parcels that make up the 1.6 million SF North Point Mall, have in fact lost value since 2019. As illustrated in the graphs provided on the next page, the mall’s nine tax parcels have lost more than $97 million in full market value over the past 6 years. The mall’s combined tax digest decreased by nearly 45% over the period, representing an annual value loss of 9.4%, compounded. KB estimates that combined real estate and personal property taxes collected from the mall parcels in 2025 will total roughly $2.06 million, which is more than $1.9 million (-49%) less than taxes collected from these same parcels in 2019. This trend is in sharp contrast to “growth in the property tax digest for the “political subdivision as a whole,” which increased by more than 75% over the same period.

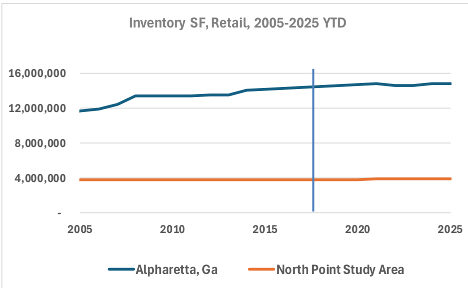
Comparable trend data on mall retail sales are not available. However, in the TAD #2 Redevelopment plan, KB estimated that the North Point Mall generated approximately $12.9 million in local sales taxes for the County, School District, City, MARTA, North Point CID and regional transportation (TSPLOST) programs in 2018. Given that declining property values are directly correlated to retail sales, it is likely that sales tax collections in 2025 could be $5.8 to $6.0 million less than occurred 2018. Annual sales reductions at the North Point Mall are also likely to have negatively impacted sales of nearby shopping centers that rely on customer traffic generated by the mall. If recent trends continue, failing to address the "physical or economic decline or stagnation" of North Point's retail properties will become an increasing fiscal drain on the City, County and School District.



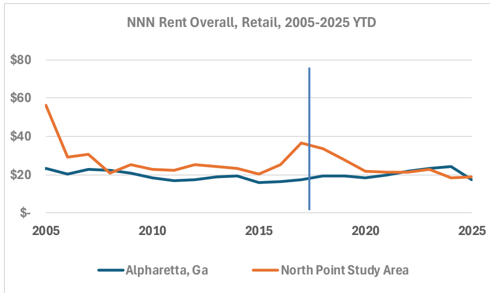


RETAIL

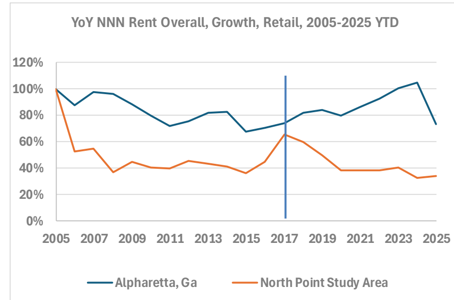
Inventory SF



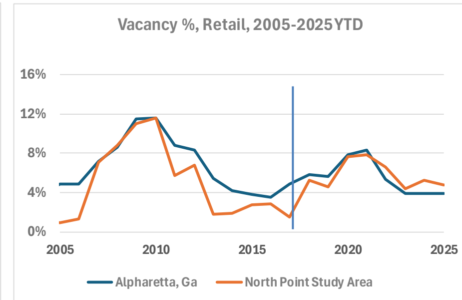
NNN Rent Overall



YoY Rent Growth



Vacant Percent %

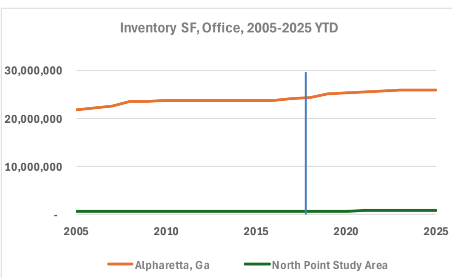


Comparative retail market trend data for North Point and the City of Alpharetta show no net inventory growth within the proposed North Point TAD since 2017 when the LCI Plan was prepared. Overall retail rents at North Point have trended downward and the retail vacancy rate slightly exceeds the City wide average.

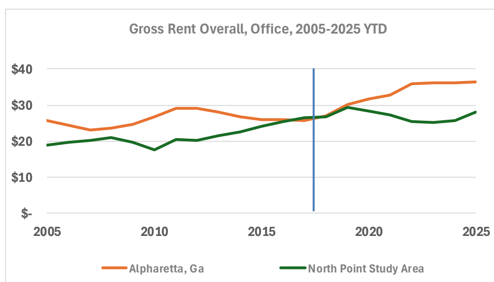
RETAIL	Alpharetta, Ga	North Point Study Area
Inventory Bldgs	849	79
Inventory SF	14,754,914	3,842,230
Vacant Percent %	3.90%	4.80%
NNN Rent Overall	$17.09	$18.94
Under Construction Bldgs	2	-
Under Construction SF	54,600	-

OFFICE

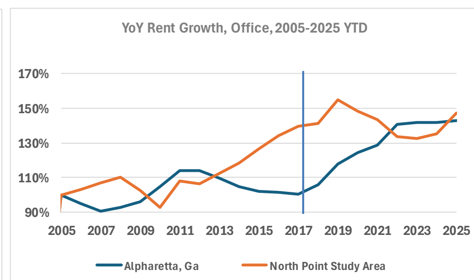
Inventory SF



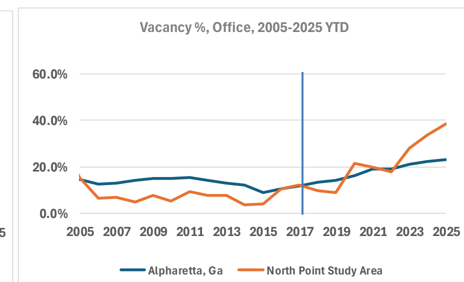
Office Gross Rent Overall



YoY Rent Growth



Vacant Percent %



Comparative office market trend data for North Point and the City of Alpharetta also show no net inventory growth within the proposed North Point TAD since 2017. Gross office rents at North Point are trending below the City average and office vacancy is nearly double the City wide average.

OFFICE	Alpharetta, Ga	North Point Study Area
Inventory Bldgs	812	9
Inventory SF	25,763,146	719,307
Vacant Percent %	23.10%	38.40%
Office Gross Rent Overall	$36.58	$28.00
Under Construction Bldgs	3	-
Under Construction SF	53,278	-

Source: CoStar

PROPOSED LAND USES AFTER REDEVELOPMENT (C)

PLAN VISION AND GOAL

The City's "Horizon 2040" Comprehensive Plan that was adopted in October of 2021, along with the 2007 Livable Centers Initiative Plan and the 2017 LCI Update for North Point, identified several relevant economic development objectives for the community that serve as the vision and goal of this Redevelopment Plan. The North Point Creative Place Making Plan, completed in 2019, and the North Point Development Framework in 2025 continued the LCI work by developing more detailed visual representations of what could be achieved.

The City's Future Land Use Map contained in the latest comprehensive plan is presented on the next page, followed by exhibits appearing in the LCI Update and Framework Plan. The City's Future Land Use Map identifies the boundaries of the LCI Study Area and also designates North Point as one of six targeted "Development / Redevelopment Priority Areas" within the City. As is also shown on that map, the future land use for most of the area located within the proposed TAD #3, including the North Point Mall, is proposed to transition to mixed-use over time.

This excerpt, which appears on page 59 of the Comprehensive Plan, summarizes desired future land uses for North Point. This vision statement clearly anticipates the eventual replacement of the North Point Mall in its current form, by calling for enhancing the area "with improvements, redevelopment and new development that supports a walkable and vibrant mixed-use community destination with places to shop, work, entertain and live." Although not addressed in depth in the Comprehensive Plan, this vision statement clearly implies that extensive public investment, including offering development incentives to the private sector, will be necessary to achieve the City's transformative vision for North Point.

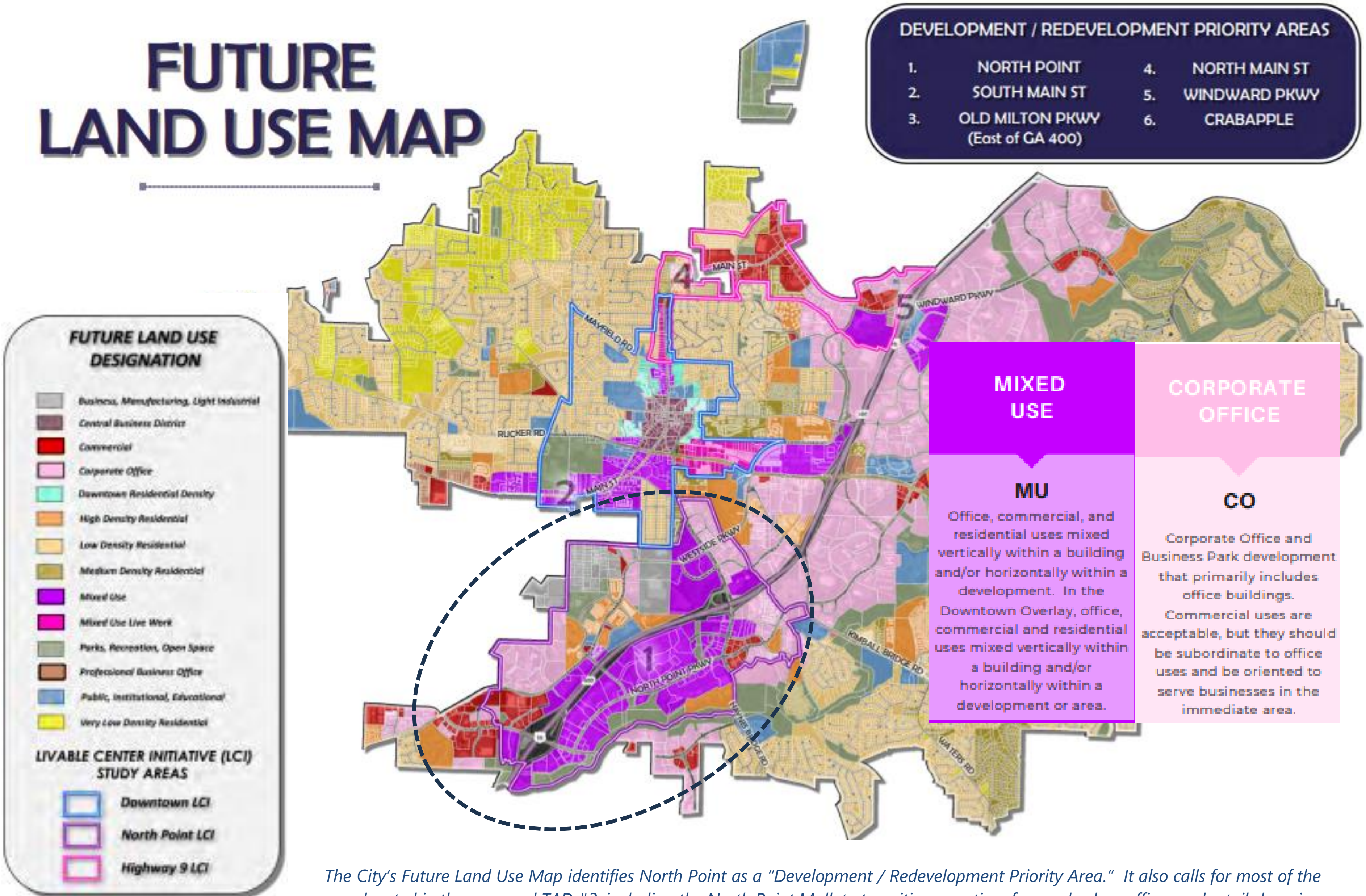
1. NORTH POINT

Preserve the North Point area as a regional destination for shopping, jobs and entertainment, and enhance the area with improvements, redevelopment and new development that supports a walkable and vibrant mixed-use community destination with places to shop, work, entertain and live. Future development should emphasize connectivity, uses that generate a high level of activity and transit-oriented development that anticipates the extension of MARTA transit service to the area. The area should be supported by a range of housing types and transportation modes. A focus should be placed on expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and multi-use trails and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community. Expand entertainment uses and capitalize on amphitheater location.

ISSUES & OPPORTUNITIES

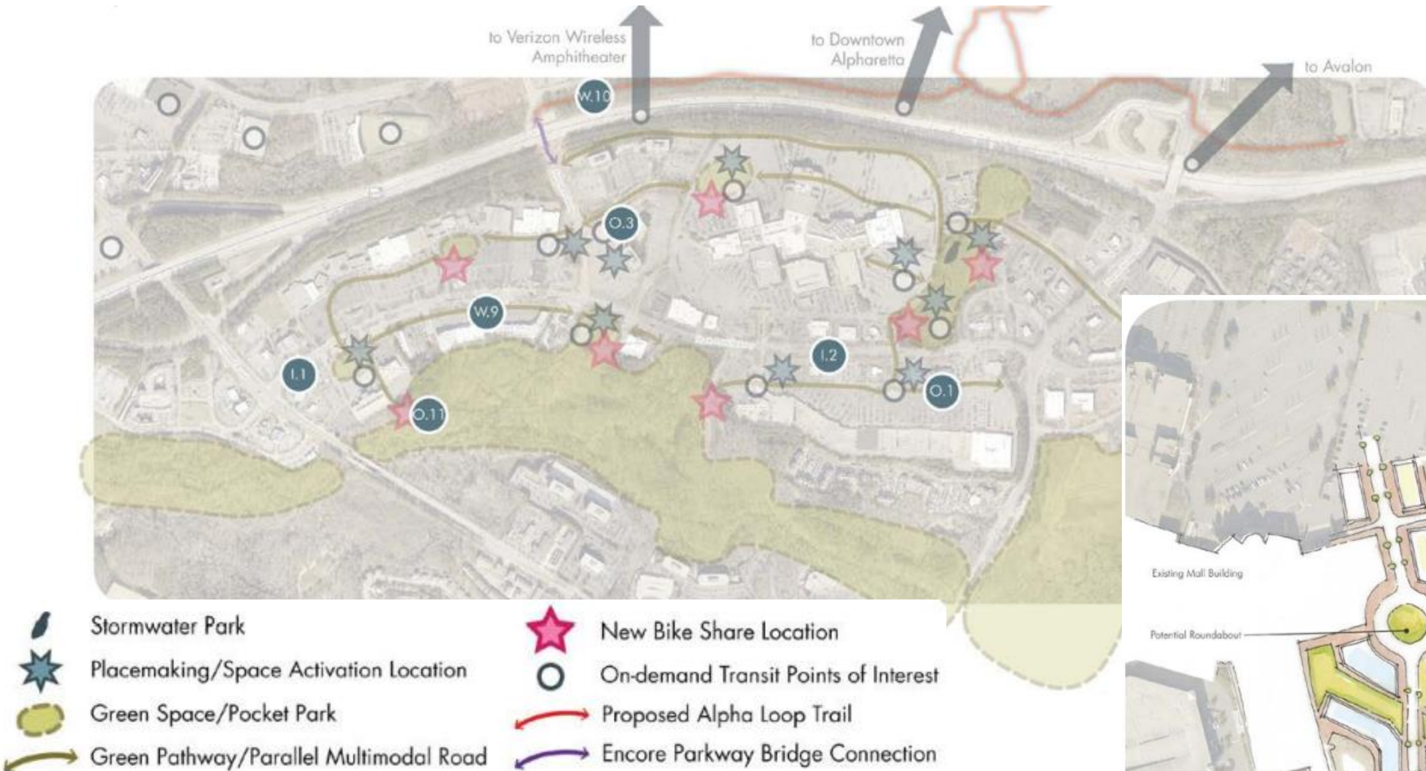
- Potential for redevelopment of commercial, surface parking lots, or underutilized properties into mixed-use developments
- Extension of MARTA transit (BRT) service to North Point area
- GA-400 offers access from many areas of North Fulton
- Ameris Bank Amphitheatre and North Point Mall are unique, large-scale assets with a regional draw

FUTURE LAND USE MAP



The City's Future Land Use Map identifies North Point as a "Development / Redevelopment Priority Area." It also calls for most of the area located in the proposed TAD #3, including the North Point Mall, to transition over time from suburban offices and retail shopping centers to mixed-use developments.

Area Wide Project Initiatives in the 2018 LCI Update that Impact the North Point Mall



The LCI Plan update prepared by Kimley Horn contained several recommendations pertaining to the North Point Mall, including trail connections, transportation improvements, parks and placemaking improvements.

The LCI Plan proposed this concept to redevelop a vacant department store and its associated parking area with mixed-use development, a redesigned mall entrance, connectivity improvements and an accompanying park. This plan expected the remainder of the site to continue functioning as an enclosed shopping mall. Market forces since 2018, which have negatively impacted enclosed malls regionally and nationally, indicate that a much more intensive redevelopment of North Point will be required in the future.

Residential
Office
Mixed Use

*Concept sketches are for illustrative purposes only and are not development proposals. They are intended to show one potential option for future development and are indicative of the types and character of investments that are consistent with plan goals, objectives, and strategies.

North Point Park Concept Rendering*

The North Point Development Framework Plan, completed in January of 2025, provides a long-term vision for the future of North Point as a green, walkable, mixed-use district. The study offered a series of development typologies ranging from low-mid density residential to mid-density mixed-use and office. A series of phased test fits were also completed to show how each of the component parts might be integrated into the area's overall transition to a predominantly mixed-use development pattern.

The Framework Plan proposed a street grid using existing signalized intersections and parking lot access to create a series of "superblocks" that can be subdivided into walkable sub-districts as redevelopment occurs. Three connections extend beyond the district boundary to integrate with the regional transportation network.

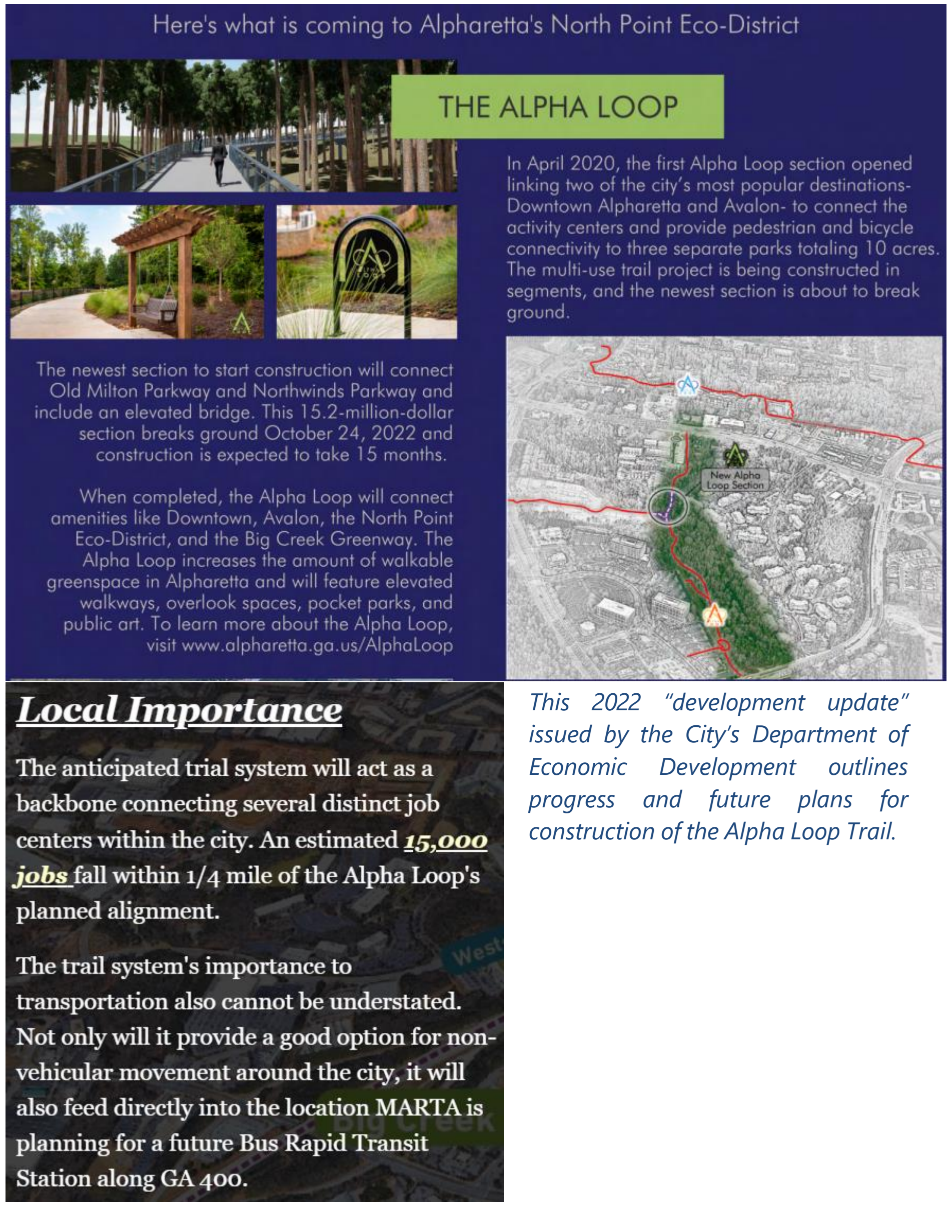
The Plan also proposed a network of trails and parks to be layered into the district, expanding upon the existing Big Creek Greenway. A series of park spaces anchor each of the sub-districts, to act as catalysts for mixed-use development.

Source: North Point Development Framework, Final Report, page 61.

2025 North Point Development Framework Plan

LAND USES AFTER REDEVELOPMENT

The LCI Plan and the North Point Creative Place Making Plan and the Development Framework Plan that followed focused mainly on improvements to the public realm that would be necessary to (a) incentivize the transition of aging office parks and shopping centers to higher valued mixed-use developments and (b) accommodate the resulting increase in commercial and residential density that would occur after redevelopment took place. TAD #2 was originally intended to be an important funding source for those public improvements, relying on future tax increment from a number of residential development projects that had been approved by the City at that time.



This 2022 "development update" issued by the City's Department of Economic Development outlines progress and future plans for construction of the Alpha Loop Trail.

Although TAD #2 failed to provide the expected tax increment financing to help fund that transition, the City has since implemented some of the public improvement projects that were proposed in the LCI Plan, particularly the Alpha Loop Trail, using other funding sources. Some of the private development projects described in the TAD #2 Redevelopment Plan have also been completed or are now under construction, and a handful of new projects have been approved, which could help to generate tax allocation increment for TAD #3. The City is also expecting to receive a redevelopment proposal and site plan for the North Point Mall from the current ownership, but that plan has not been finalized or formally presented as of the date of this report.

Given that there is no definitive plan currently before the City to describe what a mixed-use redevelopment of the North Point Mall site or other shopping center parcels might look like, the City's Community Development Department has done research to identify other recent large-scale mall redevelopment projects that might be representative of North Point, both in terms of overall scale, the mix of land uses in those developments, and the level of public-sector financial support that was provided to the respective developers. KB has relied on that research to describe "Land Uses after Redevelopment." Several representative examples in Georgia other states are highlighted here.

BOULEVARD MALL, AMHERST NEW YORK

The former 904,000 SF Boulevard Mall is located in Amherst, New York. The Town of Amherst has a population of roughly 129,000 and is a suburb of Buffalo in Erie County. The Boulevard Mall opened in 1962 as the first indoor shopping center in the Buffalo area. The mall underwent its last major renovation in 1997 and in 2024, the interior of the mall permanently closed following years of decline. Benderson Development has acquired a portion of the 194-acre former mall property that is adjacent to two University of Buffalo campuses and has announced plans to redevelop the site into a mixed-use center. In 2024 a local news article reported that "while the precise details of the redevelopment vision are still being refined, Benderson aims to align the project with contemporary community needs, including retail, office space, and residential units." Reported project components at that time included:

- Mixed Use Space: Incorporation of retail, dining, and office spaces designed to meet modern commercial standards and community needs.

- Housing: Over 1,500 proposed residential units involving a mix of affordable, market-rate, senior, and student housing.
- Public Spaces: The creation of walkable areas, gathering spaces, and pedestrian-friendly amenities, contributing to a sense of community and connectivity. Emphasis will be on sustainable design and accessibility that facilitates convenient transit connections and encourages neighborhood interaction.

The project is reportedly receiving a $31 million investment from New York State for infrastructure improvements to make the site "shovel ready." These improvements include construction of new sewer mains and a pump station to increase capacity and support the planned residential and commercial development. Other infrastructure improvements address drainage issues affecting surrounding neighborhoods.

Local leaders emphasize that the redevelopment will revitalize a deteriorating commercial area, turning it into a vibrant neighborhood, strengthen the Town's property tax base, provide new jobs through construction and future commercial operations and support regional housing initiatives with senior, workforce, market-rate, and student options.

STAR CENTRE MALL, MARION, ILLINOIS

Illinois Star Centre, formerly the Illinois Centre Mall, was a 702,900 SF enclosed shopping mall located off I-57 in Marion, Illinois. Marion is a City of roughly 16,000 located in the rural southern part of the state near the Kentucky and Missouri border. The mall opened in 1991 and once featured more than 60 stores anchored by Dillard's, Target and a Sears. The Sears closed in April of 2018, and the entire facility was reportedly vacated by the end of 2023. In May of 2025 the project received the State's first funding commitment of up to $150 million under Illinois' new "STAR Bonds" program. Sales Tax And Revenue (STAR) Bonds are a version of tax increment financing that pledges incremental state sales tax revenues for economic development and redevelopment projects. It appears that these bonds will finance all or most of the project's construction cost.

Plans call for transforming the facility into a 550,000 SF, tourism-centric destination retail, sports entertainment, and hospitality development with outdoor recreation spaces. Plans also include a large outdoor complex for sports, events and recreation. The project will be anchored by the $30 million Oasis Fieldhouse, an indoor sports and recreation facility designed to provide versatile, year-round opportunities for athletics and community activities while boosting local tourism and economic growth. Other attractions are expected to include a go-kart track, a bowling alley, indoor pickleball courts, a restaurant, arcade, indoor golf, hotel and restaurants.

There is no residential component in that project.

RIVERGATE MALL, NASHVILLE TN

The Rivergate Mall is located on 57 acres in Goodlettsville, Tennessee, a suburb of Nashville. The mall opened in October 1971, featuring 1,129,035 square feet of gross leasable area, with approximately 80 stores and restaurants, and a food court. The mall site has reportedly been recently demolished and will be developed into a large mixed-use project including housing, retail, restaurants, sports and entertainment facilities, medical office space and hotels. Under the terms of the agreement, the Cities of Goodlettsville and Nashville will be contributing $42 million in tax increment financing over 25 years. The $200 million project is reported to be led by Merus LLC in partnership with the Nashville Mayor's office.

The vision for the Site Includes the following components:

- Housing: Multifamily apartments, townhomes for sale, and affordable senior housing units.
- Commercial and Community Spaces: Retail, restaurants, hotels, sports and entertainment facilities, medical and general office spaces.
- Public Infrastructure: Emphasis on walkable streets, and green spaces.
- Transportation & Infrastructure: Integration with Nashville's transit system via a planned multimodal transit facility that will be located on a portion of the development site.

Full build-out is expected to occur in phases over 5 to 10 years. The Project's economic impact is projected to create hundreds of jobs and produce $100 million in annual earnings. The development is also expected to produce a significant increase in sales taxes and reverse a decade-long decline in property tax revenue totaling a loss of $10 million annually.

EASTLAND MALL, CHARLOTTE NORTH CAROLINA

Eastland Mall was once a major shopping destination in Charlotte, NC, and is now being redeveloped as Eastland Yards and Eastland Park, bringing new recreational and residential spaces to East Charlotte. The 1.0 million SF mall was the largest mall in North Carolina when it opened in July of 1975 and was anchored by Belk, J.C. Penney, Ivey's and Sears department stores. Eastland Mall was once notable for featuring an indoor ice-skating rink and the first in-mall food court on the East Coast. The mall also had a movie theater and additional specialty stores.

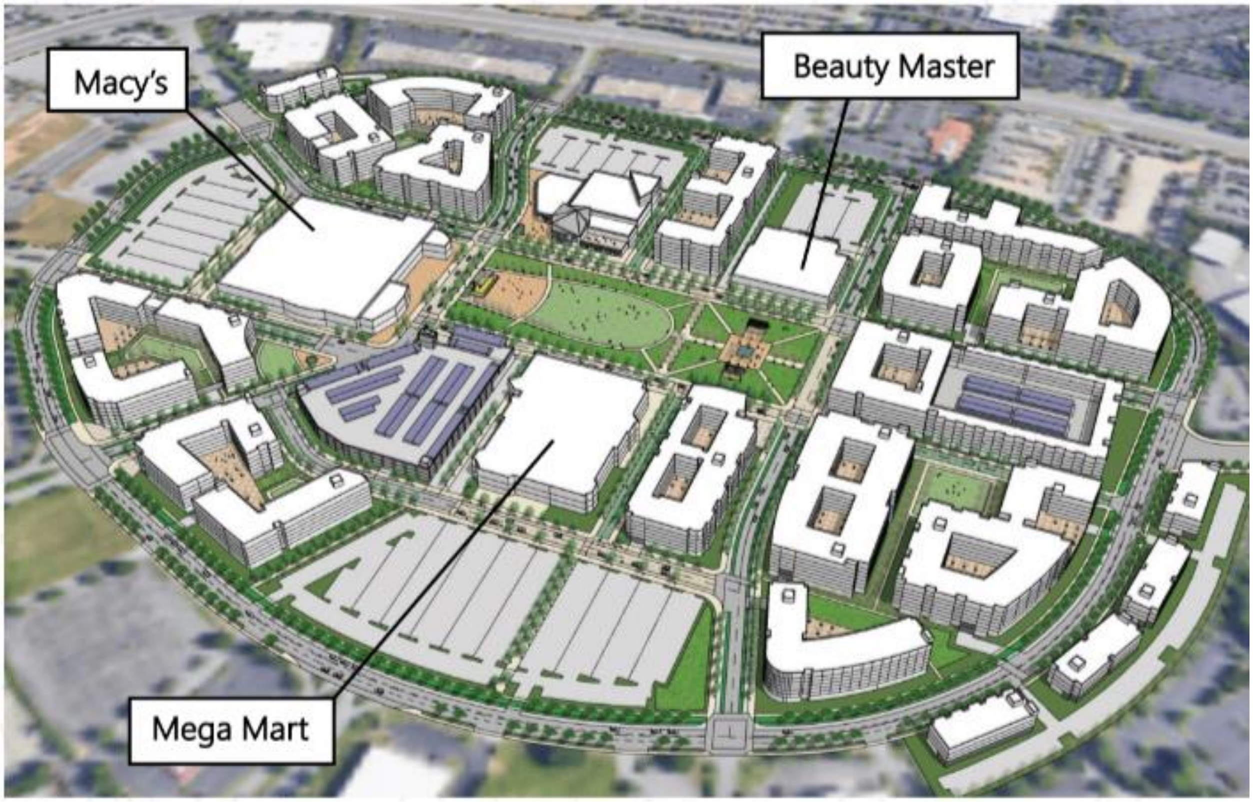
After a long decline beginning in the early 1990's all of the mall's anchor stores eventually closed and the mall ceased operations in June of 2010. Attempts to sell the property to other retail developers were unsuccessful. The City of Charlotte later purchased the 80-acre property and demolished the mall in 2013.

After 12 years of inactivity, the site is now being redeveloped as "Eastland Yards", a mixed-use redevelopment covering approximately 60–69 acres. The project includes:

- Residential: Single-family homes, townhomes, Eastland Yards apartments, and a senior living facility called Evoke at Eastland.
- Community Amenities: A community park and an indoor/outdoor sports complex.
- Infrastructure: Site infrastructure improvements including water, sewer, electrical services, and new intersections along Central Avenue.

The master developer is the Blythe Development Company, in coordination with Mecklenburg County and the City of Charlotte. In September of 2024 it was reported that the Charlotte City Council "voted to "give the developers more than $41 million" to advance the project using funding from the City's capital improvement plan and revenue from hospitality taxes. The City's contribution is being targeted toward infrastructure costs, outdoor parks and indoor recreation facilities which together are projected to cost roughly $67 million, including the developer's contribution.

GWINNETT PLACE MALL, DULUTH, GA



The Gwinnett Place Mall is one of several distressed malls in Georgia that are being redeveloped in part with tax increment financing. Located in nearby Duluth, this mall is now owned in part by Gwinnett County, which has issued two bonds to purchase 87.5 acres, including the inline stores and vacant Sears Department Store. The County's redevelopment plan is outlined in the "Equitable Redevelopment Plan and Site Revitalization Strategy" prepared by the consulting firms VHB and Van Meter Williams Pollack, LLP. The plan's vision, which was shaped by feedback through an intensive public process, includes the following elements:

- Mixed-use development with housing, retail, office space, and green areas.
- Affordable housing units and a cultural arts/community center.
- A 'Global Villages' design concept featuring seven residential villages.
- A central park, plazas, pocket parks and international restaurants, and
- Flexible co-working spaces and small business incubator.
- A new Gwinnett Place Transit Center funded by Federal Transit Administration that is scheduled to be completed by 2032, and
- Bike lanes, pedestrian pathways, and greenway trail integration.

Redevelopment of the mall site is expected to take up to 20 years, aligned with Gwinnett County's 2045 Unified Plan. The County intends to issue a nationwide RFP to attract developers before the end of 2025. In addition to issuing bonds to acquire the property, which may or may not be repaid by the selected developer, the County is expected to approve a future allocation of tax increment financing through the Gwinnett Place TAD.

GEORGIA SQUARE MALL, ATHENS GA

The 895,000 SF Georgia Square Mall in Athens opened in 1981 and was originally anchored by 4 department stores and 100 in-line tenants, including a movie theater. In 2017 the mall began to experience a rapid physical decline after the closure of 3 of its 4 department store anchors, reaching a 65% vacancy rate in 2022. Athens-Clarke County recognized the need to address the ongoing physical deterioration of the property by establishing the area's first Tax Allocation District in 2020.

The Leaven Group has proposed a $660 million mixed-use redevelopment plan for the 74.8-acre site. The demolition of the old movie theater and the vacated Sears began in late 2025. A portion of the existing vacant retail space and the lone remaining anchor tenant in the original mall are expected to be renovated and remain as part of a mixed-use development.

The plan includes the demolition of more than half of the existing retail space and the construction of new commercial space and housing units in three phases. Components include:

- <u>Commercial Space</u>: 352,000 SF of commercial space including 190,000 SF of retail and 70,000 SF of office space within remodeled retained buildings, plus a 92,000 SF of new construction in a "retail core" fronting a new central green space.
- <u>Housing Units</u>: 1,188 housing units, including 816 multi-family, 170 active adult and 202 for-sale townhomes. The apartment component will include 99 affordable/assisted units.
- <u>Community Benefits and Amenities</u>: The plan includes 19 acres of greenspace, walking and biking trails, a bus station, and rent-subsidized commercial space for women- and minority-owned businesses.

The project has received a $189 million commitment of TAD funding over a 30-year reimbursement agreement from Athens-Clarke County's "Mall Area TAD #1." The parties recently signed a "community services agreement" whereby TAD funds were committed in exchange for the developers' completion of the project as proposed, and its delivery of the open space amenities and public benefits committed to in the agreement.

LAKESHORE MALL, GAINESVILLE GA

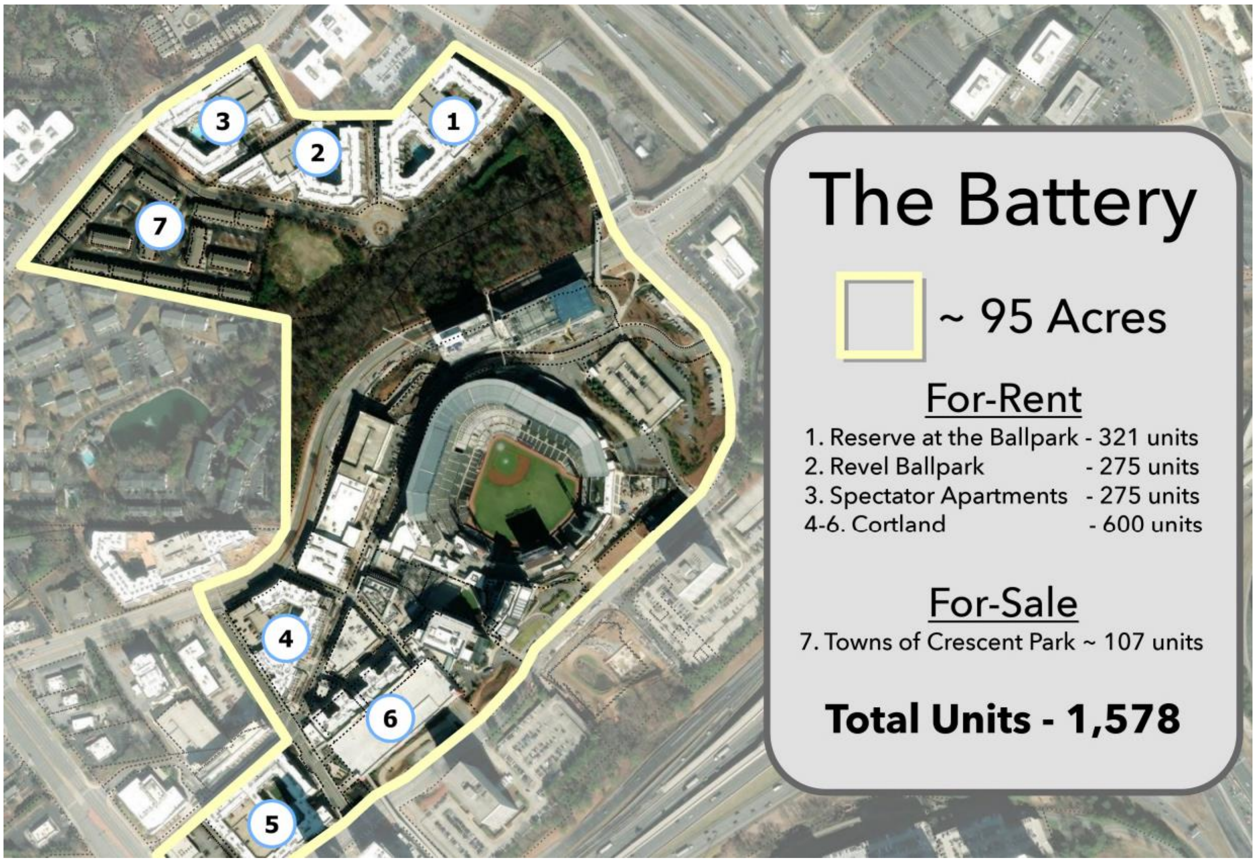
A comparable redevelopment plan has also been approved for the 49-acre Lakeshore Plaza Mall in Gainesville, GA. The 493,000 SF mall opened in 1968 as the largest enclosed mall outside of metro-Atlanta, was renovated and expanded several times in its history, and then began to decline after the closure of Sears and JC Penney in 2018 and 2020.

Branch Properties acquired the property and in early 2025 received rezoning approval from the Gainesville City Council to create a walkable town center. Key project components include 305,000 square feet of retail space, 652 multifamily residential units, 38,200 square feet of outdoor green space, plus additional capacity for a hotel and townhomes in future phases. The plan includes the demolition and relocation of Dicks Sporting Goods within the property and remodeling of an existing Belk Department store with an added exterior entry. The project is expected to break ground in 2026 and take 7 years to build in three phases. The property is located within Gainesville's West Side TAD #3 and discussions are ongoing regarding a potential agreement to provide TAD funding to the project. Specific details are not available at this time.

THE BATTERY ATLANTA

Although not an example of a shopping mall redevelopment project, the $400 million, 95-acre Battery Atlanta mixed use development, located at Truist Park in Cobb County, is an example of what is achievable in terms of density for a redevelopment site with direct highway access and a major sports anchor. The following illustration highlights existing development on 95 acres surrounding Truist Park, which is a comparable footprint to the North Point Mall.

The Battery Atlanta contains an estimated 2.25 to 3.0 million SF of mixed-use space within a 60-acre core area (excluding the ballpark) that includes 500,000 SF of retail and dining venues, 630,000 SF of corporate office space, 450 hotel rooms, 1,578 residential units, a concert venue and a 750-space parking deck - in addition to Truist Park. According to the Cumberland CID, the Battery and Truist Park attracted 10.3 million visits in 2023, including 8.0 million visits from outside of Cobb County.



The original construction of Truist Park and the Battery's first phase involved a $300 million County-issued revenue bond with an estimated $22.0 million annual debt service payment. Proceeds to repay debt service on the bonds include hotel/motel taxes and a $3.00 additional room night fee, rental car taxes, County general fund and Cumberland Special Service District property taxes generated within the district, and annual stadium rent payments by the Atlanta Braves.

Property values within The Battery increased from $5 million at the start of construction in 2014, to $767 million by 2023. By 2022, the $6.4 million general fund obligation from the County's financing commitment was fully covered by increased property taxes generated within The Battery itself. Although a TAD was not created in this case, annual debt service on the issued County bonds is now fully covered by project-generated funding sources. The slide on the following page, taken from the Braves' most recent published Annual (Fiscal Impact)

Report to the Cobb County Commission, details line-item revenues to the County, School System, Community Improvement District and the State for 2023.

2023 Total Tax Revenue Generated By Truist Park & The Battery

COBB COUNTY TAX REVENUE – DIRECTLY FROM TRUIST PARK & THE BATTERY	
County Property Tax	$ 4,267,708
Hotel Motel & Tourism Fee	$ 2,119,774
Occupation Tax	$365,979
Liquor by the Drink Tax	$977,200
Cobb County Sales Tax - SPLOST	$4,144,513
Total Additional Revenue to the Cobb County Government	**$11,875,174**
COBB COUNTY BOARD OF EDUCATION – DIRECTLY FROM TRUIST PARK & THE BATTERY	
Property Tax Revenue from the Battery	$ 5,741,449
Board of Education Sales Tax – SPLOST	$4,144,513
Total Additional Revenue to the Cobb County Board of Education	**$9,885,962**
UMBERLAND COMMUNITY IMPROVEMENT DISTRICT (CID)	
Property Tax Revenue from the Battery	**$ 1,535,147**
STATE OF GEORGIA – DIRECTLY FROM TRUIST PARK & THE BATTERY	
State of Georgia Tax Collections from the Stadium/Battery	**$ 17,066,653**
COMBINED TOTAL TRUIST PARK & BATTERY TAX REVENUE	**$ 40,362,966**
Annual Braves Rent Revenue	**$ 6,100,000**

IMPLICATIONS FOR NORTH POINT

The following common themes can be drawn from these redevelopment examples regarding desired "Land Uses after Redevelopment" with respect to the future of the North Point Mall.

1. <u>Public/private partnerships are mandatory</u>: The above examples involved the contribution of public incentives or bond issues ranging from $30 to $300 million. In the case of the Marion Illinois project, it appears that 100% of the project's debt financing may be provided from a State-issued bond to be repaid from sales taxes.

2. <u>Waiting for mall sites to reach "bottom" is more likely to increase than reduce costs to the public sector</u>: Once deterioration reached an unacceptable level, two mall properties had to be purchased by their host local governments, even before making funding commitments for redevelopment. The City of Charlotte incurred costs to acquire, demolish and hold the 80-acre Eastland Mall site for more than a decade before agreeing to contribute an <u>additional</u> $41 million to support the site's development. Gwinnett County is similarly likely to own a substantial portion of Gwinnett Place Mall for at least a decade and the County's total investment in that project could ultimately exceed $100 million.

3. Transforming former malls into walkable mixed-use communities with a variety of housing types, commercial uses, open space and recreational amenities is a common theme. With the exception of the Marion Illinois Project, which is being planned as a sports related tourism attraction, the other examples include residential components, mixed-use development and investments in public infrastructure improvements, walkability and recreation. Most examples also blend existing retained/renovated building space with new construction. The LCI and Comprehensive Plan recommendations for North Point are entirely consistent with these other examples.

4. Mall redevelopments can support dramatically increased density. Among the sampled projects with residential uses, all sites will contain substantially more total development square footage at build out than their former retail uses. Public investments in transportation connectivity, utility infrastructure, parks and pedestrian amenities were largely made to accommodate increased density. Achievable density is also partly a function of whether the respective project sites, market areas and proposed uses can support the added cost of structured parking. The Battery appears to be the only example presented above, where structured parking represents a significant share of the total development cost.

5. North Point is a comparatively large redevelopment site. All of the project sites summarized above are on smaller footprints ranging from roughly 40 to 95 acres. With the possible exception of The Battery, the sampled developments are in weaker markets and less accessible locations than the 94-acre North Point Mall. With the potential to assemble other abutting parcels, North Point could eventually become one of the largest suburban mall redevelopment projects in the US in terms of the amount of acreage impacted and the resulting total square footage developed at build out.

6. Some department stores and shoppers goods retail stores may remain, but they will no longer anchor redeveloped mall sites. The examples presented above are expected to retain a much smaller presence of retail space after redevelopment, with the “anchor” uses transitioning to entertainment, recreation and sports, dining and/or on-site office employment. Among the sampled mall redevelopment projects that do not feature strong anchors, the build out is more residentially focused with a smaller retail footprint and extensive new resident amenities.

With the above information presented as background, proposed redevelopment projects within TAD #3 are addressed in the next Section.

PROPOSED REDEVELOPMENT PROJECTS (D)

NORTH POINT MALL

As documented in the previous examples, the process of transforming a 30-year-old traditional auto-oriented enclosed shopping mall into the type of "walkable and vibrant community destination" envisioned in the LCI Plan will require substantial public and private investment. The total potential public sector cost appears to be driven by two main variables (a) the strength of the location/market and (b) the ambitiousness of the redevelopment plan. Turning the North Point Mall into another residential development with retail and mixed-use elements might be achievable with only a modest public investment. Developing the site to support a regionally significant "anchor" attraction, intensive on-site employment <u>and</u> residential and mixed-uses, is likely to require a level of public investment that is more comparable to The Battery Atlanta. Establishing TAD #3 will give the City more flexibility to influence the future of this regionally significant property.

Developer interest in and planning for the redevelopment of the North Point Mall site is ongoing. The City is expecting but has not yet received (as of the date of this report) a specific redevelopment proposal and site plan for the property. However, the City's Community Development Department has obtained preliminary estimates of the site's <u>potential</u> build out, based on its physical capacity to support a representative mix of land uses. Estimates are expressed in terms of residential unit counts and commercial square footage. Relying on that information, KB prepared a conceptual redevelopment scenario for the site that is consistent with the vision outlined in the Comprehensive Plan.

The following scenario requires a substantial investment in structured parking and assumes that the site will be anchored by one or more attractions that will distinguish it in the market and support higher real estate values. It also assumes that the City will have the capacity to invest tax allocation increment to achieve the quality, density and resulting regional economic impact desired by the community. The actual density and mix of land uses could vary significantly from these estimates, which would in turn determine the City's capacity to provide tax increment financing to support the project. This representative scenario indicates that the 94-acre mall footprint has the physical potential to support the construction of 2,000 residential units and 1.2 million SF of commercial space distributed between existing and new retail space, restaurant/entertainment uses, hotels and office space. KB estimates that this build-out could have a potential taxable full value (in 2025$) of nearly $1.9 billion, achieved over a 10 or more-year timeline.

Conceptual Redevelopment Scenario for the North Point Mall Site

North Point Mall Development Component	Estimated Acres	Residential Units/Keys	Commercial SF	Market Value at Build Out [1]	40% Tax Digest [1]
Retail	11.2	-	300,000	$135,000,000	$54,000,000
Restaurants/Entertainment/Mixed Use	5.0	-	200,000	$120,000,000	$48,000,000
Multi-Family Apartments	51.0	1,350	-	$536,500,000	$214,600,000
Office	10.0	-	500,000	$225,000,000	$90,000,000
Hotels (450 Keys)	1.2	-	232,500	$191,250,000	$76,500,000
For sale flats (Upper Floors in Mixed Use District)	-	550	-	$356,655,000	$142,662,000
For sale townhomes	5.0	100	-	$96,978,000	$38,791,200
Parking structures, amenities & open space	10.5	-	-	$225,000,000	$90,000,000
TOTALS :	**94.0**	**2,000**	**1,232,500**	**$1,886,383,000**	**$754,553,200**

[1] Estimated future market value ad tax digest of proposed development at completion, based on 2025 values.
Sources: Fulton County Tax Assessor, City of Alpharetta and KB Advisory Group, Inc.

OTHER REDEVELOPMENT PROJECTS

In addition to the North Point Mall, three significant development projects are in varying stages of planning, permitting or construction within the boundaries of TAD #3. At this time, it is unlikely developers of those projects will request or need direct funding from the TAD. If these early catalyst projects can be successfully developed and do not require financial support from the TAD, the resulting tax increment they produce can be invested elsewhere to build supportive parks, trails, infrastructure and related public realm improvements. Those public improvements could in turn enhance the value of those and other development sites over time.

These "other" projects are summarized on the following pages. As permitted or proposed, the resulting build out could impact roughly 112 acres and result in the construction of more than 1.8 million SF of office space, 650 housing units, 140 hotel rooms and 143,000 SF of new mixed-use development to support office employment. These proposals could take several years to reach build-out and may or may not be developed as currently proposed. They do, however, represent a significant potential source of future tax allocation increment that can be invested where needed within the TAD. Two commercial parcels within these projects are currently owned by the Alpharetta Development Authority as part of 10-year leasehold interest bond agreements between the respective developers and the Authority. Other parcels may be subject to similar agreements in the future. These agreements will delay but not eliminate the eventual receipt of tax allocation increments from those parcels. To account for these potential property tax abatements, and for current high office market vacancy rates at North Point, the TAD digest forecast delays the start and extends the timeline for completing the office components of those projects.

The Gathering

RETAIL AT THE GATHERING

BUILDING NAME	AREA - INTERIOR	AREA - EXTERIOR	FFE
Building A	**6,850 SQFT**		
Suite A-1	3,275 SQFT		1094'
Suite A-2	3,575 SQFT		1096'
Building B	**7,300 SQFT**	**920 SQFT**	
Suite B-1	2,600 SQFT		1096'
Suite B-2	2,350 SQFT		1094'
Suite B-3	2,350 SQFT		1092'
Building C	**4,500 SQFT**	**1,000 SQFT**	**1087'**
Suite C-1	1,250 SQFT	250 SQFT	
Suite C-2	1,000 SQFT		
Suite C-3	2,250 SQFT	750 SQFT	
Building D	**3,780 SQFT**	**900 SQFT**	**1079'**
Building E	**8,400 SQFT**	**1,280 SQFT**	**1079'**
Building F	**7,250 SQFT**	**1,020 SQFT**	**1079'**
Suite F-1	3,625 SQFT		
Suite F-2	3,625 SQFT	1,020 SQFT	
Building G	**5,400 SQFT**		**1080'**
Total	**43,480 SQFT**	**5,120 SQFT**	

(all square footages are approximate values)

The gathering is a mixed-use development on 49 acres that is currently under construction at Haynes Bridge Road and Morrison Parkway. The project is planned to include 39 single-family homes, 140 townhomes and 43,000 SF of commercial/retail space, as shown here.

Lakeview Park

Lakeview Park is an approximate 64-acre development that is projected to include 630,000 SF of office space, 60 townhomes, 255 multi-family units and 32,000 SF of restaurant and retail space. Over half of the site will be public greenspace, with the Alpha Loop going through the site and around the lake.

Northwinds Summit

Northwinds Summit is a mixed-use development on 23-acres located on the north side of GA 400, bounded Haynes Bridge Road and Northwinds Parkway. The project that has been approved for the development of 1.2 million SF office space, 162 multi-family units, a 140-room hotel and 50,000 SF of commercial/retail space.

BALANCE OF TAD #3

Most of the remaining parcels within the proposed TAD #3 that are not discussed above are already developed. This forecast applies assumptions regarding future redevelopment and tax digest growth associated with the remaining 330 privately owned acres where no specific development projects have been proposed. It can be reasonably assumed that additional development and incremental value growth will occur in the balance of the TAD, after investments in the key redevelopment sites are made. While investments could be made on those parcels, they are not likely to be projects that qualify for and/or request TAD funding. In the balance of the TAD where no specific projects or strategies have been proposed, the forecast used for this analysis assumed a 3% annual allowance for future digest growth, after the economic impacts of TAD-supported projects begin to take effect. Estimates of achievable development and resulting tax digest impacts are summarized in the following section.

TOTAL POTENTIAL DEVELOPMENT

This table estimates the combined residential unit counts and commercial development square footage that are associated with mall site, plus other development proposals that have been made for specific sites within the proposed TAD. In summary, these already identified development opportunities, including North Point Mall, impact roughly 206 acres or about 32% of the total acreage within the proposed TAD. The combined future development forecast for this acreage reflects the addition of more than 2,600 housing units (including both rental and for-sale products) and 2.9 million SF of new or rehabilitated office, retail and other mixed-use development. These levels of new construction are not likely to be achieved absent of major public investments to assist the redevelopment of the North Point Mall and fund the extensive public improvements outlined in the LCI Plan and other initiatives proposed by the City.

Summary Development Forecast – Incremental Property Tax Digest

Project Areas	Project [1] Acreage	Residential Build Out Single-Family	Townhomes	Multi-Family[2]	TOTAL	Hotel Rooms	Retail SF	Office SF	Total Commercial SF	Structured Parking (Spaces)
North Point Mall	94.0	-	100	1,900	**2,000**	450	500,000	500,000	1,000,000	5,000
Other Project Sites	112.3	39	200	417	**656**	140	143,500	1,830,000	1,973,500	-
Tax Exempt Parcels	110.0									
Balance of TAD	330.0									
TOTALS:	**646.3**	**39**	**300**	**2,317**	**2,656**	**590**	**643,500**	**2,330,000**	**2,973,500**	**5,000**

Notes:

[1] Estimated acreage and current (2025) digest values for parcels associated with identified potential development projects.

[2] The multi-family unit count of 1,900 units at the North Point Mall includes both for-rent apartments (+/- 1,350 units) and for-sale condominium flats (+/-550 units). Multi-family housing within the other projects are all expected to be for-rent apartrments.

Sources: Fulton County Tax Assessor, City of Alpharetta and KB Advisory Group, Inc.

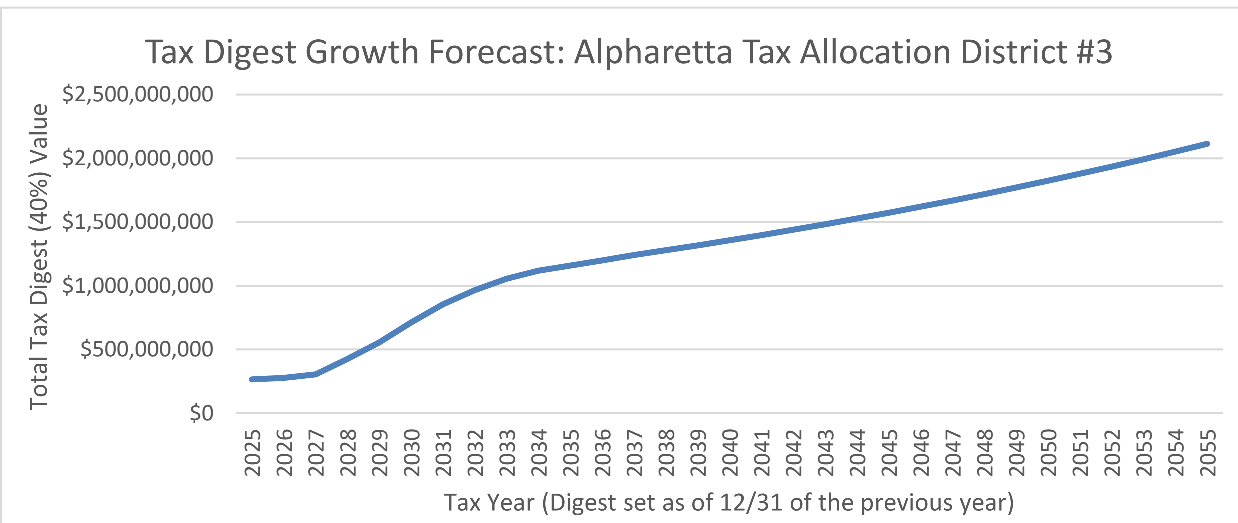
The following table estimates taxable values associated with these development estimates, based on comparable assessed values for similar property types in northern Fulton County (not construction costs). The actual future-year taxable values for these developments will be determined by the Fulton County Tax Assessor.

Estimated Base Year and Build-Out (2036) Gross Tax Digest

Project Areas	2025 Base Digest	Estimated Future (2040) Full Value	Estimated TAD Digest at Build Out
North Point Mall	$47,982,120	$2,067,484,740	$826,993,896
Other Project Sites	$75,523,290	$527,952,254	$211,180,902
Balance of TAD	$141,178,640	$795,585,225	$318,234,090
TOTALS:	**$264,684,050**	**$3,391,022,218**	**$1,356,408,887**
Estimated Incremental Digest Growth:			$1,091,724,837
Percent Change			412%

Sources: Fulton County Tax Assessor, City of Alpharetta and KB Advisory Group, Inc.

Combined, the mall and planned developments have a current (2025) estimated full market value of roughly $308.8 million and a taxable digest value of just over $123.5 million. By 2040, proposed projects on these sites have the potential to grow to a full market value of nearly $2.6 billion and a digest value of $1.04 billion, generating an incremental increase in tax digest of $914 million (more than $4.4 million per acre) on those 206 acres.



The balance of 330 privately owned acres within the proposed TAD, where no specific projects or direct investment of TAD proceeds have been analyzed, currently contain $353 million in full market value. The "halo effect" from development projects is expected to increase the value of these other sites to an estimated $795.6 million or roughly double the value of existing conditions. This estimate results in total gain in tax digest of $177 million ($536,500 per acre) on those remaining parcels. Combined, the entire TAD has the potential to achieve a more than 400% increase in total taxable digest by 2040. This forecast assumes that public improvements needed to support a major redevelopment of the mall and accommodate the area's transition to a mixed-use district would be completed in a timely manner.

CONTRACTUAL RELATIONSHIPS (E)

Pursuant to O.C.G.A. §34-44-3(a), the City Council of Alpharetta will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, the Council, acting directly or through a designee such as a City development authority, may conduct the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the redevelopment plan and their respective development and planning entities, including Fulton County and other stakeholders, as well as with City or County authorities and various Alpharetta departments involved in implementing this redevelopment plan.

2. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the redevelopment plan.

3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.

4. Coordinate public improvement planning, design and construction among City, County and State agencies and departments.

5. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds or other forms of financing by the City.

6. The City will enter into contractual relationships with qualified vendors for the provision of professional and other services required in qualifying and issuing the bonds or other forms of financing, including, but not limited to, legal, underwriting, financial analysis and other related services.

7. The City will perform other duties as necessary to implement the redevelopment plan.

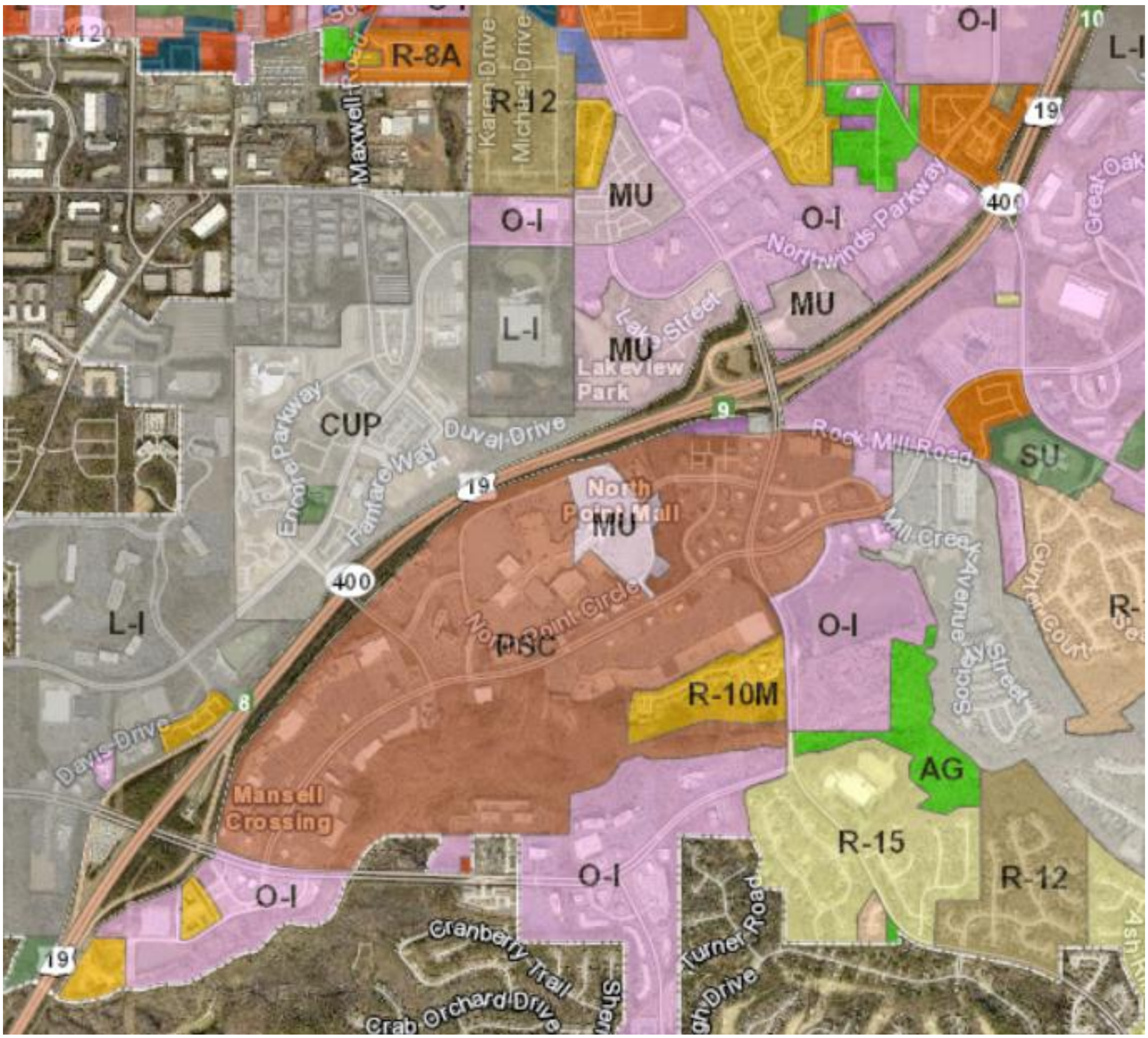
RELOCATION PLANS (F)

As is currently foreseen, no demolition of housing units is anticipated or required within the proposed Tax Allocation District. In the future should the relocation of existing homes or businesses be required, relocation expenses may be provided under applicable federal, state, and local guidelines if public funds are used for property acquisition and such funding sources require relocation benefits to be offered.

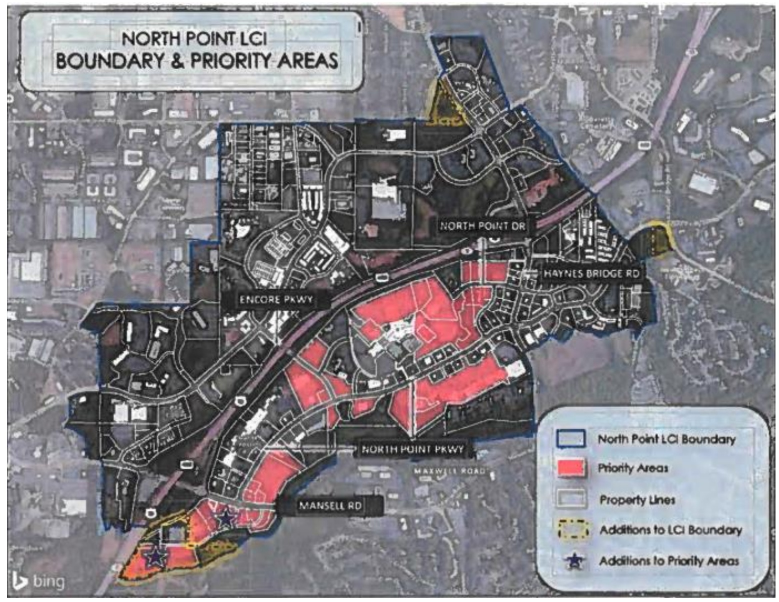
ZONING & LAND USE COMPATIBILITY (G)

The Redevelopment Powers Law requires that a proposed redevelopment plan conform "to the local comprehensive plan, master plan, zoning ordinance, and building codes of the political subdivision." This section of the City's Zoning Map shows that the Redevelopment area contains several categories of commercial and residential zoning, including single- and multi-family housing. TAD #3 specifically, is zoned for Planned Shopping Center, Office-Institutional and Mixed-Use development. This map, as well as the Future Development map presented previously, identify allowed current and proposed future land uses within the redevelopment area and TAD.

Applicable Section of the City of Alpharetta's Official Zoning Map



TAD #3 also lies within the boundaries of the North Point Overlay District. The stated purpose of the overlay district is to "support implementation of the North Point Livable Centers Initiative Plan and the City's Comprehensive Plan." That purpose is summarized in the following policy guidelines, which are imposed in addition to those of the underlying districts shown on the zoning map (emphasis added).



This map outlines "Priority Areas" where the City Council may authorize residential density over what the underlying district allows by conditional use.

- North Point is a focal point for high-quality development and redevelopment in the City of Alpharetta as established in the North Point Livable Centers Initiative Plan and the City of Alpharetta 2040 Horizon Comprehensive Plan.
- North Point should be a live-work-play district featuring a balanced mix of uses that complement the city's overall mix.
- Development and redevelopment should incorporate environmental stewardship and sustainability.
- Redevelopment of large areas of surface parking can accommodate growth and expand the transportation system.
- The existing greenway system should be enhanced and expanded as an amenity.
- A range of useable and interconnected open spaces including parks, squares, playgrounds, and preserved environmentally sensitive areas should be distributed throughout North Point.
- Development should adequately accommodate automobiles while respecting the pedestrian and the design of the public realm.
- Interconnected networks of streets should be designed to disperse traffic and reduce the length and number of automobile trips.
- Development patterns should make walking and bicycling safer and more pleasant.
- Buildings and landscaping should contribute to the physical definition of streets and open spaces.
- The harmonious and orderly development and redevelopment of North Point should be secured through these regulations.

The LCI Plan, which the Overlay District is designed to support, developed four guiding principles for future development in North Point which later led to the area's designation as a development/redevelopment priority area and the above language that appears in the North Point Zoning Overlay. These guiding principles include:

- Create a "park once walk everywhere" walkable environment
- Create multimodal connections parallel to North Point Parkway
- Induce redevelopment of large areas of surface parking and
- Improve the area's retail balance.

Proposed redevelopment sites and projects presented earlier in this report are thus consistent with both existing zoning and the City's Future Land Use Map. This Redevelopment Plan fully conforms to the local comprehensive plan, master plan, zoning ordinance, and building codes of the City of Alpharetta.

METHOD OF FINANCING / PROPOSED PUBLIC INVESTMENTS (H)

FINANCIAL ANALYSIS OF POTENTIAL PROJECTS

This section estimates potential revenues from redevelopment projects in TAD #3, over the life of the district, assuming both Fulton County and the Fulton County Public Schools pledge their respective M&O millage to the TAD. Including such a forecast is a requirement of the statute. The following forecast presents a maximum estimate of the amount of future tax allocation increment that could be generated over the life of the TAD based upon (a) the characteristics of real estate within the district's boundaries, (b) current/anticipated market conditions, (c) the nature of development desired by the City and allowed by zoning, (d) the characteristics of known development projects that are in various stages of planning within the district, (e) County assessment practices and the likely taxable value of completed development, (f) current applicable millage rates and (g) the expected economic impact of public investments of TAD proceeds on future real estate values within the district. The forecast does not consider the potential terms of intergovernmental agreements with the County and School District, which alter impact the amount of tax increment contributed by those jurisdictions.[1]

There are obviously other factors that can impact this forecast which are more difficult to anticipate, such as future business cycles, changes in applicable millage rates, and future investments in competitive projects located outside of the TAD or outside the City of Alpharetta, over which the City has no control. Time lag effects in the assessment process can reduce/delay the receipt of property taxes from new development by as much as two years depending on the timing of new construction. Office, commercial and certain multi-family projects within the TAD may also qualify, and developers may apply for leasehold interest tax abatements from County or City development authorities which, if awarded, could reduce and delay the collection tax allocation increments over the first ten (and in some cases more) years after completion of those projects. While the following forecast is realistic, it cannot

[1] The Fulton County School District and school districts in other parts of Georgia have requested and cities have agreed to rebate portions of their respective millage rates as a payment in lieu of taxes, reducing the effective millage rate pledged to the TAD. The following section assumes that Alpharetta will NOT be asked to rebate County or School District Tax Increments as a payment in lieu of taxes, but financial models possess the capability to incorporate such assumptions.

incorporate all potential variables and should be viewed as one reasonable projection of future revenues which could become available to pay eligible redevelopment costs.

The forecast is presented in the next two tables. The first table compares base year conditions to 2040, the estimated year when the build out of the projects describe earlier in this report is expected to be achieved. The second table forecasts annual revenues over a potential 30-year life of the TAD, by jurisdiction. The annual forecast incorporates the 15-year phasing schedule and provides a reasonable allowance for "background growth" in the TAD as a whole, as implemented projects benefit nearby areas.

Real estate taxes levied on existing properties within the proposed TAD should raise an estimated $8.2 million in total general fund real estate taxes to the City, County, and School District, combined in 2025.[2] (Another $794,000 should be collected by the North Point Community Improvement District (CID).) Total general fund taxes levied on real estate currently average $12,700 per total acre over the entire TAD, including $1.3 million and $2,050/acre to Alpharetta. The next table summarizes resulting real estate taxes collected if valuations estimated in the above-described projects are achieved within 15 years. By 2040, these same areas could generate $40.5 million in combined City, County, and School District general fund real estate taxes, resulting in $32.6 million in revenues to the City's TAD #3 Special Fund. This estimate excludes bond millage and additional taxes on business personal property, which could conservatively add another 25% or more to the estimated real estate taxes from new commercial development within the TAD.

Estimated Potential Tax Allocation Increment at Build Out (2040)

Jurisdiction	Current Millage Rates	Base Digest Conditions	2040 Forecast Conditions	Incremental Change
Fulton County Incorporated	8.870	$2,347,748	$11,556,455	$11,340,694
School M&O	17.080	$4,520,804	$22,463,976	$21,837,549
City of Alpharetta	5.030	$1,331,361	$6,507,001	$6,431,081
North Fulton CID	3.000	$794,052	$4,069,227	$3,835,635
TAD TOTALS: (Excluding CID)	**30.980**	**$8,199,912**	**$40,527,432**	**$39,609,324**
2040 TAD Fund Revenues:			**$32,619,075**	

Sources: Alpharetta Department of Community Development and KB Advisory Group, Inc.

The following table details annual TAD revenue estimates. Annual revenues to the TAD fund are expected to result from the combination of new construction, the rehabilitation of existing commercial property, and the general value growth these investments could cause among other nearby properties. KB estimates that the area could generate roughly $1.2 billion in total M&O real estate taxes over a 30-year life of the TAD, assuming that millage rates remain fairly constant over the forecast period. Of this amount, it is estimated that $247.3 million would be collected from the base value of the TAD and continue to flow to the respective taxing

[2] This total includes the M&O portion of real estate taxes only. Commercial personal property and CID taxes are excluded.

jurisdictions' general funds. The balance of nearly $953.6 million would be tax allocation increments accruing to the TAD Special Fund. In addition, the North Point CID could collect nearly $120.2 million in total property taxes while the TAD is in effect.

Alpharetta TAD #3: Estimated of Potential Future Tax Allocation Increments
Non Discounted and Discounted to Net Present Value: 2025 - 2055

Tax Year Ending 31-Dec	TAD Pmt Due 31-Jan	TAD Digest Forecast [2]	M&O Real Property Tax Collections	Tax Allocation Increment Ratio	Annual Tax Allocation Increment [3] County	School District	City	**Total**	Cumulative Tax Allocation Increment	Discounted NPV of TAD Increment @ [1] 6.00%	NPV	Cumulative Increment (Discounted)
2025	2026	$264,684,050	$8,199,912	-	$0	$0	$0	**$0**	**$0**	100.0%	**$0**	**$0**
2026	2027	$275,287,383	$8,525,800	0.039	$94,020	$181,058	$53,314	**$328,391**	**$328,391**	100.0%	**$328,391**	**$328,391**
2027	2028	$304,842,007	$9,433,282	0.132	$355,752	$685,233	$201,696	**$1,242,681**	**$1,571,072**	100.0%	**$1,242,681**	**$1,571,072**
2028	2029	$425,451,426	$13,160,604	0.378	$1,423,619	$2,742,370	$807,072	**$4,973,061**	**$6,544,133**	94.3%	**$4,691,567**	**$6,262,639**
2029	2030	$554,428,499	$17,151,185	0.523	$2,565,879	$4,942,681	$1,454,653	**$8,963,213**	**$15,507,346**	89.0%	**$7,977,227**	**$14,239,866**
2030	2031	$710,574,586	$21,876,311	0.628	$3,927,667	$7,575,248	$2,224,624	**$13,727,539**	**$29,234,884**	84.0%	**$11,525,906**	**$25,765,772**
2031	2032	$853,465,558	$26,128,405	0.690	$5,154,089	$9,955,058	$2,916,093	**$18,025,240**	**$47,260,124**	79.2%	**$14,277,679**	**$40,043,451**
2032	2033	$965,311,427	$29,411,551	0.726	$6,100,650	$11,797,967	$3,448,419	**$21,347,036**	**$68,607,161**	74.7%	**$15,951,747**	**$55,995,198**
2033	2034	$1,055,380,210	$31,958,727	0.749	$6,837,986	$13,245,127	$3,860,526	**$23,943,639**	**$92,550,799**	70.5%	**$16,879,320**	**$72,874,519**
2034	2035	$1,117,715,794	$33,644,110	0.763	$7,328,008	$14,216,649	$4,132,258	**$25,676,916**	**$118,227,715**	66.5%	**$17,076,615**	**$89,951,134**
2035	2036	$1,157,569,017	$34,757,893	0.771	$7,649,326	$14,849,672	$4,311,325	**$26,810,324**	**$145,038,039**	62.7%	**$16,821,129**	**$106,772,263**
2036	2037	$1,198,923,087	$35,942,334	0.779	$7,989,419	$15,516,420	$4,501,572	**$28,007,411**	**$173,045,450**	59.2%	**$16,577,544**	**$123,349,807**
2037	2038	$1,241,306,280	$37,153,849	0.787	$8,337,096	$16,198,459	$4,695,969	**$29,231,524**	**$202,276,974**	55.8%	**$16,322,730**	**$139,672,537**
2038	2039	$1,278,545,468	$38,268,464	0.793	$8,654,994	$16,816,116	$4,875,030	**$30,346,140**	**$232,623,114**	52.7%	**$15,985,968**	**$155,658,505**
2039	2040	$1,316,901,832	$39,416,518	0.799	$8,982,429	$17,452,303	$5,059,462	**$31,494,194**	**$264,117,308**	49.7%	**$15,651,649**	**$171,310,154**
2040	2041	$1,356,408,887	$40,527,432	0.805	$9,301,376	$18,080,448	$5,237,251	**$32,619,075**	**$296,736,383**	46.9%	**$15,293,095**	**$186,603,250**
2041	2042	$1,397,101,154	$41,743,254	0.811	$9,648,069	$18,754,367	$5,432,461	**$33,834,898**	**$330,571,281**	44.2%	**$14,965,208**	**$201,568,458**
2042	2043	$1,439,014,189	$42,995,552	0.816	$10,005,164	$19,448,504	$5,633,528	**$35,087,196**	**$365,658,477**	41.7%	**$14,640,661**	**$216,209,119**
2043	2044	$1,482,184,614	$44,285,419	0.821	$10,372,971	$20,163,465	$5,840,626	**$36,377,062**	**$402,035,539**	39.4%	**$14,319,695**	**$230,528,814**
2044	2045	$1,526,650,153	$45,613,981	0.827	$10,751,813	$20,899,875	$6,053,937	**$37,705,625**	**$439,741,164**	37.1%	**$14,002,527**	**$244,531,342**
2045	2046	$1,572,449,657	$46,899,417	0.832	$11,120,083	$21,625,882	$6,259,064	**$39,005,029**	**$478,746,194**	35.0%	**$13,665,170**	**$258,196,511**
2046	2047	$1,619,623,147	$48,306,400	0.837	$11,521,205	$22,405,967	$6,484,840	**$40,412,012**	**$519,158,205**	33.1%	**$13,356,696**	**$271,553,207**
2047	2048	$1,668,211,841	$49,755,592	0.841	$11,934,360	$23,209,455	$6,717,389	**$41,861,204**	**$561,019,409**	31.2%	**$13,052,521**	**$284,605,728**
2048	2049	$1,718,258,197	$51,248,260	0.846	$12,359,910	$24,037,047	$6,956,914	**$43,353,872**	**$604,373,281**	29.4%	**$12,752,776**	**$297,358,504**
2049	2050	$1,769,805,943	$52,785,707	0.850	$12,798,227	$24,889,467	$7,203,626	**$44,891,319**	**$649,264,600**	27.8%	**$12,457,570**	**$309,816,074**
2050	2051	$1,822,900,121	$54,369,279	0.855	$13,249,693	$25,767,459	$7,457,738	**$46,474,891**	**$695,739,490**	26.2%	**$12,166,999**	**$321,983,073**
2051	2052	$1,877,587,124	$56,000,357	0.859	$13,714,703	$26,671,792	$7,719,474	**$48,105,969**	**$743,845,459**	24.7%	**$11,881,142**	**$333,864,215**
2052	2053	$1,933,914,738	$57,680,368	0.863	$14,193,663	$27,603,254	$7,989,063	**$49,785,980**	**$793,631,439**	23.3%	**$11,600,065**	**$345,464,280**
2053	2054	$1,991,932,180	$59,410,779	0.867	$14,686,992	$28,562,660	$8,266,738	**$51,516,391**	**$845,147,829**	22.0%	**$11,323,819**	**$356,788,100**
2054	2055	$2,051,690,146	$61,193,102	0.871	$15,195,121	$29,550,848	$8,552,744	**$53,298,714**	**$898,446,543**	20.7%	**$11,052,445**	**$367,840,545**
2055	2056	$2,113,240,850	$63,028,895	0.875	$15,718,494	$30,568,682	$8,847,331	**$55,134,507**	**$953,581,050**	19.6%	**$10,785,971**	**$378,626,516**
	TOTALS:		**$1,200,872,739**		**$271,972,778**	**$528,413,535**	**$153,194,738**	**$953,581,050**			**$378,626,516**	

Notes:

[1] 6.00% discount rate is applied starting in 2027

[2] Estimated annual Project Tax Digest achieved at each estimated tax year.

[3] Assumes full pledge of County and School District M&O real estate taxes over the entire forecast period.

Source: KB Advisory Group, Inc.

To provide a reasonable estimate of the capacity of this future income stream to fund actual capital investments, such as the principal portion of a bond or private financing, KB applied a 6% discount rate to this cash flow as a proxy for deducting the portion of future TAD revenues that would be dedicated to paying annual interest on debt. The resulting net present value (NPV) is calculated on an annual and cumulative basis and totals $378.6 million over 30 years. This NPV suggests that under reasonably favorable market conditions, the TAD might pay for up to $378 million in capital costs if 100% of the increment could be leveraged over the full 30 years. The following table breaks this estimate down into varying time periods. [3]

Estimated Cumulative and Net Present Value of TAD #3 Increment

Jurisdiction	15 Years	20 Years	25 Years	30 Years
Fulton County Incorporated	$84,702,309	$136,600,409	$198,463,804	$271,972,778
School M&O	$164,254,810	$265,146,904	$385,456,299	$528,413,535
City of Alpharetta	$47,779,264	$76,998,881	$111,819,387	$153,194,738
TOTALS:	**$296,736,383**	**$478,746,194**	**$695,739,490**	**$953,581,050**
Net Preset Value[1]	**$186,603,250**	**$258,196,511**	**$321,983,073**	**$378,626,516**

[1] NVP estimated by applying a 6% discount rate to annual TAD revenues starting in 2027.

Sources: Alpharetta Department of Community Development and KB Advisory Group, Inc.

The amount of project funding this revenue stream could deliver depends upon multiple factors, including the number of years to repay the financing, interest rates at the time of issuance, as well as debt coverage ratios and reserve requirements imposed by lenders. Changing these inputs produces differing estimates of financing or bonding potential. A number of realistic alternative scenarios could be to produce results that vary by a factor of +/- 20% depending on future market conditions or whether the City provided a credit enhancement to secure a lower interest rate. Issuing TAD bonds or other types of debt instruments might enable the City to front-load more improvements than would be possible without issuing debt.

From the projected tax allocation increments, it is also possible that the City could be asked to rebate a portion of County or School increment back to those jurisdictions as payments in lieu of taxes (PILOT payments), effectively lowering the net millage rate contributed by those jurisdictions to the TAD. This analysis made no specific assumptions for this possibility. To the extent that rebates are requested from initial TAD proceeds rather than later year proceeds after redevelopment has occurred, the amount of financing that could be leveraged by the TAD is reduced accordingly.

Given all of the above variables, KB estimates the effective net present value contribution of TAD #3 to reduce redevelopment costs is likely to fall within a range of 60% to 75% of the $378 million maximum amount estimated in the above table. Applying this range suggests that TAD #3 could effectively fund $225 to $280 million in eligible redevelopment costs.

[3] For general planning and forecasting purposes it is likely unrealistic to anticipate that 100% of total tax allocation increments generated over the entire length of the TAD will be available to invest in projects. Typical 20 to 25-year financing instruments will be leveraged based on tax increment that can be realistically generated and anticipated within the first 10 years of the TAD's existence. Forecast tax digest growth beyond year 20 or 25 is not likely to be leveraged as a financing source for long-term investments extending beyond the termination date of the TAD. In practice, "excess" tax increments generated toward the end of the life of a TAD, which are not needed for debt service payments, tend to be either rebated back to the taxing jurisdictions or applied to retire debt early, enabling the TAD to be dissolved prior to the stated termination date in the redevelopment plan.

PROPOSED PUBLIC INVESTMENTS/USES OF TAD FUNDS

The Redevelopment Powers Law gives Georgia's communities wide latitude in determining the use of tax allocation increment to support redevelopment. As enumerated in Section 36-44-3, the following are all "eligible redevelopment costs" for the use of TAD funds:

- Construction of building(s) for business, commercial, industrial, governmental, educational, charitable, or social use
- Renovation, rehabilitation, reconstruction, repair or demolition of any existing building
- Creation of public housing
- Creation of public works or public facilities
- Preservation of historic structures Creation or improvement of public spaces
- Creation or improvement of mass transit facilities
- Development or improvement of telecommunications infrastructure
- Creation or improvement of pedestrian access and safety
- Property acquisition, site preparation, demolition, environmental remediation and
- Infrastructure and utility relocation, rehabilitation or installation.

The existing infrastructure in the North Point redevelopment area is inadequate to support the community's vision for the area. Having TAD #3 in place will help to fund infrastructure projects that are necessary to improve the transportation network (streets and sidewalks), enhance parks and open space and provide stormwater management for future area development. Much of this investment is likely to be focused within and near the North Point Mall site. It is also possible that the City could be asked to support the mall's redevelopment by offsetting a portion of demolition or other "excess" costs that otherwise make the proposed plan financially unfeasible.

The total public cost for implementing the potential public improvements as described in detail in the LCI plan, including construction and improvement of the necessary public infrastructure, was at that time estimated at over $165 million, which the City intended to fund, at least partially, using TAD #2. Some of those improvements have already been completed using other funding sources, but most remain to be addressed and will increase in importance to accommodate a more intensive re-use of the mall site. The purposes of the proposed public improvements funded by the TAD would include:

- Contributions to defray "excess" demolition, structured parking, site development costs and related "Eligible Redevelopment Costs" as defined in the statute and justified in a financial pro forma.
- Roadway connections to improve the flow of vehicular traffic that will be present in the area after redevelopment.
- Enhancements such as streetscapes, curb and sidewalk improvements, trail connections and public spaces to improve the experience of pedestrians, and other residents and visitors in the district.
- Stormwater management improvements, which could also function as public park/green space and other placemaking initiatives.

The following proposed public investments/uses of TAD funding assume that the effective contribution of TAD #3 to reduce redevelopment costs will fall within the range of 60 to 75% of the $378.6 million maximum estimated in Section H of this report. This table summarizes the potential application of the resulting $225 to $280 million toward Eligible Redevelopment Costs.

Proposed Uses of Future TAD Proceeds: Tax Allocation District #3

(Assumes County and School District Participation)

Proposed Uses of Tax Allocation Increment (Totals are in Millions)	Range of Available TAD Funds[1] Low	High
North Point Mall Revelopment Incentives[2]	$191.3	$210.0
Transportation & Infrastructure Improvements [3]	$20.3	$33.6
Streetscapes, Public Amenities & Place-Making [3]	$13.5	$36.4
TOTALS:	**$225.0**	**$280.0**

Notes:

[1] Estimated range of capital costs that could be funded from TAD revenues excluding interest on debt, based on the net present value of projected tax allocation increment.

[2] "North Point Mall Incentives" refer to all "Eligible "Redevelopment Costs" as defined in the statute, to be incurred either within the boundaries of the mall site or to improve access to the site. These costs could include infrastructure, parks, incentives to attract achor uses and attractions, and other public amenities.

[3] These costs may be reserved for additional TAD projects that are unrelated to the mall's redevelopment.

Source: City of Alpharetta and KB Advisory Group, Inc.

TAD proceeds will be allocated to specific purposes as opportunities present themselves. Uses of TAD proceeds may include supporting on- and off-site development (including parks, streets, sidewalks, roads, signage, site preparation, utility improvements, storm water management and environmental remediation) and paying for public amenities that cannot otherwise be afforded. Potential long-term costs to address these potential issues could also exceed the estimated proceeds that could be financed through TAD increments alone. TAD funds may need to be used strategically to leverage other funding sources. Priorities will also evolve as project planning proceeds, more detailed engineering budgets are prepared, and actual costs become better known. The intent is to employ TAD revenues as available and necessary to make infrastructure improvements financially feasible and to attract uses that would positively impact the Redevelopment area, the city and the regional economy.

As previously noted, the calculations and estimates made above provide one reasonable forecast of achievable future redevelopment within the TAD, resulting in gains in the area's real estate tax digest, corresponding tax allocation increments, supportable TAD financing proceeds and potential uses for those proceeds to reduce redevelopment costs. Numerous combinations of equally reasonable inputs and assumptions could be applied to produce marginally different results. This report sets an achievable expectation for the TAD's future financial performance, which is intended to help the City make current and future decisions. The timing of future investments of TAD proceeds, the method(s) of funding, underwriting criteria applied to bond financing (if used) and all related decisions will be made by City officials in charge of such decisions, at the appropriate times.

ASSESSED VALUATION (I) & TAX ALLOCATION INCREMENT BASE (M)

The Redevelopment Powers Law specifies that this plan "recites the last known assessed valuation of the redevelopment area and estimate the assessed valuation after redevelopment." These estimates were presented in earlier sections of this Redevelopment Plan and are restated here.

Alpharetta Tax Allocation District #3 –North Point Mall and Activity Center identified in this plan contains 150 parcels totaling 646.3 acres, with an estimated taxable real estate digest in the City of Alpharetta of $264.68 million. Of the total acreage in the TAD, approximately 110 acres are exempt from taxation as of 2025. A complete list of TAD parcels is provided in the appendix.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City of Alpharetta will request that the Georgia Commissioner of Revenue certify the tax base of Tax Allocation District #3 –Alpharetta North Point Activity Center as of December 31, 2025, as the base year for the district. Values presented herein could change before the district is certified.

Summary Forecast Estimate – Incremental Property Tax Digest

Project Areas	2025 [1] Base Digest	Estimated TAD Digest at Build Out
North Point Mall	$47,982,120	$826,993,896
Other Project Sites	$75,523,290	$211,180,902
Balance of TAD	$141,178,640	$318,234,090
TOTALS:	**$264,684,050**	**$1,356,408,887**
Estimated Incremental Digest Growth:		$1,091,724,837
Percent Change		412%

Sources: Fulton County Tax Assessor, City of Alpharetta and KB Advisory Group, Inc.

The above table estimates the combined impact of implementing the redevelopment projects summarized above over a multi-year period. At build out, the combination of forecasted new construction, rising land value, and the increased average value of building improvements per square foot are estimated to raise the total taxable market value (FMV) of the TAD to more than $1.3 billion at completion. This analysis estimates that the TAD's overall real estate tax digest could increase by more than 400% over existing conditions at build-out, which is estimated to be achieved by 2040.

HISTORIC PROPERTY WITHIN BOUNDARIES OF TAD (J)

No historic properties are within the boundaries of the proposed Tax Allocation District. The City acknowledges that no historic properties will be substantially altered in any way inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer.

CREATION & TERMINATION DATES FOR TAD (K)

Tax Allocation District #3 – North Point Mall and Activity Center, will be created effective December 31, 2025. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full. This repayment is likely to require 25 or more years from certification of the TAD.

TAD BOUNDARIES EXISTING USES OF REAL PROPERTY (L)

The proposed boundaries for Alpharetta Tax Allocation District #3 – North Point Mall and Activity Center appear in Section A of this Redevelopment Plan. The TAD boundaries include the respective tax parcels listed in the appendix and the associated public ROW adjacent to the TAD parcels. For any section of ROW that abuts a TAD parcel and/or is used as a boundary in the TAD map, the entire section of ROW is intended to be included <u>inside</u> the TAD boundary in order to maintain flexibility to use TAD proceeds for public improvements to those rights of way, if desired by the redevelopment agency.

AD VALOREM PROPERTY TAXES FOR COMPUTING TAX ALLOCATION INCREMENTS (N)

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the tax allocation district are based on the following authorized millage rates:

Alpharetta North Point Redevelopment Area Millage Rates	
City of Alpharetta (M&O) Millage:	5.03
Fulton County Schools (M&O) Millage:	17.08
Fulton County (M&O) Millage:	8.87
TOTAL Millage Rate	**30.98**

Levies for bonded indebtedness and Special Service Districts (SSD) are not included in the calculation of the millage rates for TAD purposes.

The proposed TAD represents 2.81% of Alpharetta's estimated 2025 tax digest and may be subject to change. This amount is well below the 10% maximum value threshold for all TADs in a single taxing jurisdiction, as prescribed in the Redevelopment Powers Law. This means that should the City Council choose, it could add additional tax digest to one or more future TADs. The total digest the City can place in TADs would also increase as the City's tax digest grows in the future. The base valuation of the proposed TAD is restated as follows:

Estimated Base Property Taxes: Alpharetta TAD #3	
Number of Parcels	150
Fair Market Value (including tax exempt property)	$751,101,135
Taxable Digest (40%) Value	$264,684,050
City of Alpharetta (M&O) Millage:	**5.03**
City of Alpharetta Base Property Taxes Collected	$1,331,361
Fulton Co. Schools (M&O) Millage:	**17.08**
Fulton Co. Schools Base Property Taxes Collected	$4,520,804
Fulton County (M&O) Millage:	**8.87**
Fulton Co. Base Property Taxes Collected	$2,347,748
TOTAL Base Property Taxes Collected	**$8,199,913**

Property Taxes Collected Within Tax District to Serve as Base Amount:
Total Taxable Digest ($268,759,560) x Useable Millage (0.03098)* = $8,199,913
(*This revenue estimate assumes consent by Fulton County and the Fulton County School District.)

TAX ALLOCATION BOND ISSUES (O, P, Q)

AMOUNT OF BOND ISSUE

Upon adoption of this Redevelopment Plan, the City of Alpharetta proposes to issue tax allocation bonds or other financing instruments, in one or more tranches. Estimated supportable levels of future financing could range from $225 million to $280 million depending upon whether Fulton County Schools and Fulton County consent to participate, and the terms available at the time of issuance and the types of financing methods used.

TERM OF THE BOND ISSUE OR ISSUES

The City of Alpharetta proposes to issue tax allocation bonds or alternative forms of financing in one or more tranches for terms no longer than 25 years. Upon adopting this redevelopment plan and obtaining consent agreements with Fulton County and the Fulton County School District, the City of Alpharetta proposes to either:

(a) issue fixed-rate tax exempt bonds;
(b) obtain comparable forms of commercial financing as available, or
(c) enter into a development agreement to remit certain tax allocation increments to successful applicants.

Bonds, loans or pay-as-you-go reimbursement agreements will be secured by the positive tax allocation increment from eligible ad valorem taxes levied for these purposes. The actual amount of collected tax increments will depend upon the pace at which the redevelopment plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base in the TAD as a whole.

RATE OF BOND ISSUE

Should Alpharetta issue fixed-rate tax exempt bonds or comparable financing as available, actual interest rates and payment terms will be determined at the time of issuance based upon general market conditions, anticipated development within the TAD, assessed taxable property values, and federal tax law considerations.

PROPERTY TO BE PLEDGED FOR PAYMENT OF THE BONDS

Should the respective taxing jurisdictions consent to participate, and should the City choose to issue bonds or other forms of private financing, such financing will be secured by the positive tax allocation increment from eligible ad valorem taxes on real estate, as levied by the City of Alpharetta, Fulton County, and the Fulton County School System. The City also reserves the option to consider pledging future tax allocation increment from commercial personal property taxes and/or local option sales taxes from new commercial development that did not exist when TAD #3 was certified.

SCHOOL SYSTEM IMPACT ANALYSIS (R)

Georgia's Redevelopment Powers Law was amended during the 2009 legislative session to include a new provision under section 36-44-3(9)(R) for preparation of a "School System Impact Analysis". Required contents listed under Section (9)(R) and (S) are quoted as follows:

> *"(R) If the plan proposes to include in the tax allocation increment ad valorem taxes levied by a board of education, the plan shall contain a school system impact analysis addressing the financial and operational impact on the school system of the proposed redevelopment, including but not limited to an estimate of the number of net new public school students that could be anticipated as redevelopment occurs; the location of school facilities within the proposed redevelopment area; an estimate of educational special purpose local option sales taxes projected to be generated by the proposed redevelopment, if any; and a projection of the average value of residential properties resulting from redevelopment compared to current property values in the redevelopment area; and (S) Includes such other information as may be required by resolution of the political subdivision whose area of operation includes the proposed redevelopment area." (emphasis added.)*

This section presents the school system impacts of the City of Alpharetta Tax Allocation District #3, as required by this section of the statute. Alpharetta is served by the Fulton County School System, ("FCSS" or the "School District") so the following discussion focuses on potential impacts on that school system. It is assumed that this section may be used as a stand-alone document, therefore some of the information previously presented in this plan is repeated here.

THE CURRENT VALUE OF THE PROPOSED TAD VERSES THE FULTON COUNTY SCHOOL DISTRICT TAX DIGEST

The 2025 taxable gross digest for the proposed TAD is estimated at $264.68 million. According to the Georgia Department of Revenue, the latest published (2024) assessed value of the Fulton School District's gross tax digest totaled $63.1 billion and its net taxable M&O digest totaled just under $49.4 billion last year. The current taxable gross digest within the proposed TAD is just over four-tenths of one percent (0.42%) of the School District's total taxable digest and 0.53% of its net M&O digest. The amount of ad valorem school taxes on real estate collected from the properties in the proposed TAD, as determined by the tax assessor on December 31, 2025, will continue to flow to the Fulton County School District throughout the existence of the TAD. (This revenue is estimated to be approximately $4.5 million in 2025 and has been flat to declining over the past six years.)

Proposed Alpharetta Tax Allocation District #3 – North Point Mall and Activity Center TAD Digest as a Percent of Taxing Jurisdictions*		
Taxing Jurisdiction	Gross Tax Digest	Net M&O Tax Digest
Tax Allocation District #3 – North Point Mall and Activity Center	$264,684,050	$264,684,050
Alpharetta (2025)	$9,419,295,209	$7,448,695,975
Fulton County (2024)	$116,498,770,364	$92,180,976,482
Fulton County School System (2024)	$63,106,686,995	$49,398,276,018
TAD #3 Taxable Gross Digest as a % of		
City of Alpharetta	2.81%	3.55%
Fulton County	0.23%	0.29%
Fulton Public Schools	0.42%	0.54%

* This table reports published 2024 Gross Digest values for the county and School System.
Alpharetta's Gross Tax Digest is for 2025.

Source : Georgia Department of Revenue, Local Government Services Division

PROPOSED DEVELOPMENT IN TAD #3

As detailed earlier in this plan, future growth within TAD #3 depends on the assumption that a major redevelopment of the North Point Mall will begin within the next few years, on a scale comparable to the largest examples of redeveloped mall sites nationally. Without the mall's redevelopment, the real estate value of this 94-acre site is likely to continue to decline, the value of surrounding retail and office development will continue to under-perform compared to the rest of the City and resulting property and sales tax revenues to the School District will remain stagnant or decline below current levels.

Identified residential development opportunities in this Plan would impact roughly 206 acres or about 32% of the total acreage within the TAD, including North Point Mall. This represents areas where specific redevelopment projects have been proposed and quantified. The future development forecast reflects the addition of 2,656 housing units (multifamily apartments, for-sale condominium flats, townhomes and single family detached homes) and 2.9 million SF of new or rehabilitated retail/office and mixed-use developments where specific projects and land uses have been quantified. These levels of new construction are not likely to be achievable without a major public investment in the Mall's redevelopment, plus the major public improvements outlined in the LCI Plans and other initiatives proposed by the City.

Combined, these sites have a 2025 estimated current taxable full market (assessed) value of roughly $308.8 million. By 2040, proposed projects on these sites have the potential to grow to a full market value of nearly $2.6 billion and a digest value of $1.04 billion, generating an incremental increase in tax digest of $914 million (more than $4.4 million per acre) on those 206 acres. Except for office space, most of this growth is forecast to occur within the 94 acres currently occupied by the North Point Mall. Of this $2.6 billion total, roughly half is represented by new residential development, at an average value of $493,700 per unit across all rental and for-sale housing types.

The remaining 330 privately owned acres within the proposed TAD, where no specific projects or direct investment of TAD proceeds are anticipated, currently contain $353 million in full market value. The "halo effect" from redevelopment projects is expected to increase the value of those other sites to an estimated $795.6 million, doubling in value by the time all redevelopment projects are completed. This estimate results in total gain in tax digest of $177 million on those remaining acres. Combined, the entire TAD has the potential to achieve a more than 400% increase in total taxable digest by 2040. This forecast assumes that public improvements needed to support a major redevelopment of the mall and accommodate the area's transition to a mixed-use district would be completed in a timely manner.

Summary Forecast Estimate – Incremental Property Tax Digest

Project Areas	2025 [1] Parcel Digest	Estimated Future (2040) Full Value	Estimated Gross (2040) TAD Digest
North Point Mall	$47,982,120	$2,067,484,740	$826,993,896
Other Project Sites	$75,523,290	$527,952,254	$211,180,902
Tax Exempt Parcels	-	-	$0
Balance of TAD	$141,178,640	$795,585,225	$318,234,090
TOTALS:	**$264,684,050**	**$3,391,022,218**	**$1,356,408,887**
Estimated Incremental Digest Growth:			$1,091,724,837
Percent Change			412%

Sources: Fulton County Tax Assessor, City of Alpharetta and KB Advisory Group, Inc.

ESTIMATED NUMBER OF FUTURE PUBLIC-SCHOOL STUDENTS LOCATED WITHIN THE TAD

The table on the next page presents an estimate of the residents and school-aged children that could be generated within the proposed TAD should all proposed construction occur. The population and school-aged children multipliers are adapted from Center for Urban Policy Research (CUPR) at Rutgers University in a study called "Residential Demographic Multipliers for Georgia." These resident and school-aged children multipliers reflect the average number of school-aged children by bedroom type for the townhouse and single-family detached housing. KB also obtained multipliers that the FCSS developed for impact analysis of rezoning proposals within Alpharetta. It contained school enrollment multipliers (elementary, middle and high school) for single-family homes and townhomes but not multi-family housing.

Experience with dense, walkable mixed-use developments, including Avalon in Alpharetta and The Battery in Cobb County, indicates that housing units within those settings, particularly apartments, achieve well above average price points and primarily attract empty-nester households, single-person households and young working professionals with few children present. The single-family, townhome and apartment products planned for other locations within the proposed TAD are likely to be more comparable to existing newer housing in the City in terms of public-school enrollment impacts.

As currently projected, 2,656 new housing units could be constructed in the proposed TAD by 2040, including roughly 2,000 units on the North Point Mall site and 656 units within other projects. Of this total, more than 2,300 units are planned in multi-family structures, including an estimated 1,267 apartments and 550 for-sale flats. Conceptually, the redeveloped mall site can accommodate 1,350 apartments, 550 upper-floor condominiums within the mixed-use section of the project, plus 100 townhomes. Residential development on the balance of the TAD is planned for the north side of GA 400 and is expected to include another 417 apartments, 200 townhomes and 39 single-family detached units.

Resulting population and student enrollment impacts are estimated in this table. Developments within TAD #3 could be expected to house nearly 4,500 residents in total. Forecasted FCSS enrollment impacts are limited because only 339 of the units are expected to be single-family or townhome products. These will also be offered at high price points which are less likely to be affordable to families with young children. Combined, these housing types could add roughly 110 school-aged children. The multi-family apartments are estimated to have fewer children per unit than older conventional garden walk-up apartments, due to their projected price points, smaller unit sizes and mixed-use urban settings. Very few newer condominium flats exist in Alpharetta, but those few examples generate, at most, comparable numbers of public-school students as apartments in multi-story buildings. Combined, these multi-family apartments and for sale flats would potentially add another 83 school-aged children, for a total of 192.

Estimated TAD #3 Population and Public-School Enrollment at Build Out

Unit Type	Housing Units	Multipliers		Impacts @ 97% Occupancy	
		Population	School	Population	Enrollment
Multifamily Apartments	1,767	1.67	0.04	2,803	67
Condominium Flats	550	1.80	0.03	941	16
Townhomes	300	2.15	0.33	613	89
Single Family Detached	39	2.85	0.56	106	21
Total at Build-Out	**2,656**	**1.68**	**0.07**	**4,462**	**192**
New Public School Children at Build-Out*					**188**

*Assumes 95% ocupancy at build out and 98% of total school aged children will attend FCSS Schools

KB assumed that 98% of these school-aged children would be enrolled in FCSS schools. The forecast thus indicates that 192 residents would be school-aged children of which roughly 188 would be enrolled in FCSS schools at any given time. Thus, over the next 15 years there would be, on average, an addition of roughly 13 new FCSS students from new development each year. The majority of these new students are likely to reside in the Hembree Springs Elementary, Northwestern Middle and Milton HS attendance zones. Enrollment resulting from new residential development at the North Point Mall site would be assigned to the Northwood Elementary, Haynes Bridge Middle and Centennial HS attendance zones.

LOCATION OF SCHOOL FACILITIES WITHIN THE REDEVELOPMENT AREA

There are no Fulton County Schools located within the boundaries of TAD #3. However, the TAD includes 8.2 acres on three parcels located at 2025 Rock Mill Road, which house the School District's 33,800 SF "Maintenance North" facility that was constructed in 2018. The Haynes Bridge Middle School is located in the southeast corner of the 2017 LCI Study Area and is part of the identified redevelopment area for TAD #3. New Prospect, Northwood and Mimosa Elementary Schools are the nearest FCSS schools to the TAD and are located just outside of the redevelopment area boundaries.

PROJECTION OF THE AVERAGE VALUE OF RESIDENTIAL PROPERTIES RESULTING FROM REDEVELOPMENT

Based on the expected development within the TAD as outlined above, overall average value of all planned 350 townhomes is estimated at $1.2 million for single family homes, $620,000 per unit for townhomes, $375,000 per unit for multi-family apartments and higher values for the 550 for-sale condominium flats in mixed-use buildings. These inputs reflect, current average pricing of similar new residential construction in the area and produce a total of $1.3 billion in new residential home value at build out. Most of this increased value represents residential development within the redeveloped mall site and is not likely to occur absent of public investment made possible by TAD #3.

PROJECTION OF EDUCATIONAL SPECIAL PURPOSE LOCAL OPTION SALES TAXES TO BE GENERATED

The new potential retail development within the proposed TAD will generate sales taxes for the Fulton County School District during years in which a special purpose local option sales tax for educational purposes (ESPLOST) is in effect. As was discussed earlier in this report, the 9 tax parcels that make up the 1.6 million SF North Point Mall have lost more than $97 million in full market value since 2019, resulting in an approximate 50% reduction in FCSS property taxes collected from the site over the past 6 years. Given that declining property values are directly correlated to retail sales, it is also likely that total sales tax revenues to all local jurisdictions in 2025 could be $5.8 to $6.0 million less than occurred 2018. Absent of a major redevelopment of the mall property, resulting ESPLOST revenues from the site are likely to continue to decline in the future. In the context of a school district that has received nearly $235.7 million in ESPLOST distributions over the past year, future revenue losses from the North Point Mall may not be noticeable.

Redevelopment of the mall site is expected to reduce the total retail footprint within the site by 1.0 million SF and replace sales taxes from traditional retail stores with revenues from dining, entertainment and other types of sales tax generators. Until a specific proposal and site plan are presented for the mall site, it is very difficult to predict future ESPLOST revenues. It can be assumed that sales tax revenues will be lost in the near term as existing retail space is vacated and the site is redeveloped. But over the long run new uses will generate more ESPLOST revenue over the life of the TAD than are likely to result from allowing recent trends to continue indefinitely.

One indicator of potential ESPLOST revenue to the FCSS from redevelopment of the North Point Mall is suggested in a recent (2023) fiscal impact report on Truist Park and the Battery, which covers a 60-acre core commercial area and contains a comparable amount of retail and entertainment space that could be developed at North Point. That report estimated that the Cobb County School District received more than $4.1 million in ESPLOST revenues from the Battery in 2023.

Finally, it is important to note that developers of retail, office or hotel properties are eligible to apply for leasehold interest tax abatements from the County or City development authorities which, if awarded, would reduce and delay the collection of school taxes over the first ten (and in some cases possibly more) years after completion of those projects. The City intends to encourage developers to work through the mechanism of the TAD rather than seek leasehold interest abatements. However, if the City is unsuccessful and abatements are awarded, the School District's receipt of real property taxes could be delayed regardless of whether the Board of Education consents to participate in the TAD.

APPENDIX

TAX PARCELS (PROPERTIES WITHIN THE TAD)

Tax Parcel ID	Property Address	Owner	Acres	2025 Tax Digest	Class Code
12 239006090095	0 WOOTEN RD	COMPASS LENDER LLC	9.2	$953,840	I4
12 249006540247	7461 NORTH POINT PKWY	CENTRO WATT OPERATING PTNRSHIP TWO LLC	17.7	$9,364,260	C5
12 249006540254	7301 NORTH POINT PKWY	CWOP TWO MANSELL VERIZON LLC	1.34	$992,680	C3
12 250006360479	0 BEAVER CREEK RD	RESURGENS PARK OWNERS ASSOCIATION INC	8.05	$37,080	C4
12 250006360487	0 BEAVER CREEK RD	DOA REGENCY AFFILIATED LLC	0.753	$3,480	C3
12 250006360495	0 BEAVER CREEK RD	CITY OF ALPHARETTA	0.35	$0	E1
12 250006370338	7855 NORTH POINT PKWY	MANSELL PLAZA LLC	2.18	$1,120,000	C4
12 250006370353	7955 MANSELL RD	TONY S SPORTS GRILL INC	2.69	$1,023,920	C4
12 250006370395	2365 MANSELL RD	COLE BN ALPHARETTA GA LLC	1.62	$978,000	C3
12 250006370403	2335 MANSELL RD	CORONADO TOWER LLC	1.55	$1,093,880	C3
12 250006370411	2335 MANSELL RD	CORONADO TOWER LLC	0.35	$115,040	C3
12 250006370429	2345 MANSELL RD	URTH VENTURE LLC	1.92	$746,000	C3
12 250006370437	0 MANSELL RD	RESURGENS PARK OWNERS ASSOCIATION INC	1.49	$32,200	C3
12 250006370510	0 RESURGENS PARK PL	PPF AMLI MANSELL ROAD FRONTAGE LLC	2.86	$556,000	C4
12 250006370528	0 RESURGENS PARK PL	PPF AMLI MANSELL ROAD FRONTAGE LLC	2.22	$407,600	C4
12 250006380287	7731 NORTHPOINT PKWY	MDC COAST 17 LLC	5.23	$4,318,040	C4
12 250006380345	7895 NORTH POINT PKWY # REAR	GREATER ATLANTA HOTEL LLC	3.59	$3,926,000	C4
12 250006540211	7491 NORTH POINT PKWY	SMGA LLC	5.98	$5,034,360	C4
12 250006550228	7601 NORTH POINT PKWY	ORIGINAL GEORGIA FAMILY COMPANY INC THE	0.91	$574,400	C3
12 250006550236	7660 NORTH POINT PKWY	CENTRO WATT OPERATING PTNRSHIP TWO LLC	12.364	$2,430,360	C5
12 250006550269	7800 EASTSIDE DR	7800 NORTH POINT PKWY LLC	1.31	$1,109,800	C3
12 250006550293	7631 N POINT PKWY	CENTRO WATT OPERATING PTNRSHIP TWO LLC	11.68	$6,120,700	C5
12 250006550312	0 NORTH POINT PKWY	CENTRO WATT OPERATING PTNRSHIP TWO LLC	0.027	$3,640	C3
12 250006550368	7925 MANSELL RD	MANSELL NORTH POINT L L C	2.1	$993,520	C4
12 250006550541	7730 NORTH POINT PKWY	STORE MASTER FUNDING III LLC	1.506	$3,495,080	C3
12 250006560243	2310 MANSELL RD	ARC CAFEUSA001 LLC	1.15	$646,000	C3
12 250006560250	7900 NORTH POINT PKWY	FAMILY INVESTMENT GROUP LLC	1.3469	$833,880	C3
12 250006560441	2375 MANSELL RD	HAY FAMILY TRUST THE	1.77	$791,720	C3
12 250006560458	0 BEAVER CREEK RD	RESURGENS PARK OWNERS ASSOCIATION INC	1.656	$14,320	C3
12 250006560508	0 MANSELL RD	CITY OF ALPHARETTA	0.1	$0	E1
12 251006360097	0 BIG CREEK	CITY OF ALPHARETTA	14.78	$0	E1

12 260007000123	5000 NORTH POINT DR	REEP RTL NPM GA LLC	18.09	$3,743,480	C5
12 260107000015	0 ROCK MILL RD	REEP RTL NPM GA LLC	5.74	$31,000	C4
12 261006870276	6800 NORTHPOINT PKWY	ALPHA LAND PARTNERS LLC	4.6	$2,992,680	C4
12 261006870292	7000 NORTH POINT PKY	BLUE VENTURES LLC	2.9	$1,237,240	C4
12 261006870326	7001 NORTH POINT PKWY	WACHOVIA BANK OF GEORGIA	1.421	$780,680	C3
12 261006870334	7131 NORTH POINT PKWY	MANSELL CROSSING LLC ET AL	13.23	$6,360,000	C5
12 261006870458	100 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	6.193	$7,720,000	C4
12 261006870466	200 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	7.72	$8,340,000	C4
12 261006870474	0 NORTH POINT PKY	BRI 1870 NORTH POINT LLC	2.28	$4,920	C4
12 261006870482	0 NORTH POINT PKY	CITY OF ALPHARETTA THE	11.86	$0	E1
12 261006870490	555 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	9.829	$4,587,660	C4
12 261006870508	333 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	8.67	$3,910,770	C4
12 261006880341	4000 NORTH POINT PL	VON MAUR INC	8.23	$1,789,800	C4
12 261006880358	4500 NORTH POINT PL	REEP RTL NPM GA LLC	4.79	$3,419,400	C4
12 261006880440	1000 NORTH POINT PKWY	REEP RTL NPM GA LLC	24.2	$26,918,360	C5
12 261007010435	1000 NORTH POINT PKY	DILLARD DEPARTMENT STORES INC	6.64	$3,600,000	C4
12 261007020384	6751 NORTH POINT PKY	ALPHA Z-BOY PARTNERS, LLC	1.22	$977,440	C3
12 261007020392	6731 NORTH POINT PKWY	HOLLYWOOD CAMARILLO PARTNERS L P	1.7	$3,072,280	C3
12 261007020400	6551 NORTH POINT PKWY	HUBERT PROP LLLP	2.0405	$778,960	C4
12 261007020418	6503 NORTH POINT PKWY	AMERICAN PRIDE BANK	1.33	$1,343,680	C3
12 262006550173	7500 NORTH POINT PKWY	JK NORTH POINT LLC	4.64	$1,858,800	C4
12 262006550181	7300 NORTH POINT PKWY	NORTH POINT VILLAGE I LLC	5.155	$5,934,880	C4
12 262006560164	0 MANSELL RD REAR	CITY OF ALPHARETTA	8.54	$0	E1
12 262006860093	0 MAXWELL RD	THOMAS L M JR	3.35	$2,920	C4
12 262006860192	0 MANSELL RD	CITY OF ALPHARETTA	12.8	$0	E1
12 262006860200	0 NORTH POINT PKY	CITY OF ALPHARETTA THE	19.7	$0	E1
12 262006860390	0 NORTH POINT PKWY	CITY OF ALPHARETTA	8.7	$0	E1
12 262006860416	0 NORTH POINT PKWY	WIGGINS W B JR	2.245	$129,040	C4
12 262006861364	7300 NORTH POINT PKWY	WIGGINS W B JR	2.453	$2,653,960	C4
12 262006861372	115 NORTH POINT PKWY	WIGGINS W B JR	2.037	$1,810,120	C4
12 271007450325	0 HAYNES BRIDGE RD	BROCK BUILT HOMES LLC	24.75	$7,128,000	C5
12 271007520697	4115 LAKE ST	DEVELOPMENT AUTHORITY OF ALPHARETTA	4.9593	$17,669,880	C4
12 271007520705	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	0.4627	$79,000	C3
12 271007520713	0 LAKEVIEW PKWY	TOLL SOUTHEAST LP COMPANY INC	1.0035	$108,480	C3
12 271007520721	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	0.1262	$60,840	C3
12 271007520739	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	0.0163	$7,820	C3

12 271007520747	0 LAKEVIEW PKWY LOT 4D 14	TOLL SOUTHEAST LP COMPANY INC	0.1179	$640	R3
12 272007430374	1325 NORTH POINT DR	HPTMI II PROPERTIES TRUST	6	$3,543,200	C4
12 272007430416	6000 NORTH POINT CIR	REEP RTL NPM GA LLC	10.04	$3,011,240	C5
12 272007430432	0 NORTH POINT DR	REEP RTL NPM GA LLC	5	$1,400,960	C4
12 272007430440	0 NORTH POINT PKY	BRI 1870 NORTH POINT LLC	3.9	$21,080	C4
12 272007440514	2271 LAKEVIEW PKWY	DEVELOPMENT AUTHORITY OF ALPHARETTA	4.9716	$0	U4
12 272007440530	2265 LAKEVIEW PKWY	LWV TPA GA 400 LLC	1.054	$9,200	C3
12 272007440548	2295 LAKEVIEW PKWY	LWV TPA GA 400 LLC	0.2583	$54,360	C3
12 272007440555	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	27.0525	$1,550,480	C5
12 272007440779	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	6.4689	$698,640	C4
12 272007440787	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	1.9674	$226,640	C3
12 272007440795	0 LAKEVIEW PKWY LOT 4D 9	LWV TPA GA 400 LLC	1.621	$225,160	C3
12 272007441488	0 LAKEVIEW PKWY LOT 4D 13	TOLL SOUTHEAST LP COMPANY INC	0.719	$3,960	R3
12 272007540305	1950 ROCK MILL RD	BRE/ESA P PORTFOLIO LLC	1.985	$1,954,520	C3
12 272007540313	0 ROCK MILL RD	BRE/ESA P PORTFOLIO LLC	0.2307	$132,960	C3
12 272007540321	11190 HAYNES BRIDGE RD	HAYNES ROCK LLC	1.32	$429,920	C3
12 272007540453	10885 HAYNES BRIDGE RD	10885 HAYNES BRIDGE ROAD LLC	1.54	$646,760	C3
12 272007540461	10905 HAYNES BRIDGE RD	WRE GRIFFIN I LLC	0.889	$357,160	C3
12 272007540487	10920 HAYNES BRIDGE RD	BANGSIK & SHOOKJA REVOCABLE LIVING TRUST	1.4904	$1,261,640	C3
12 272007540495	10910 HAYNES BRIDGE RD	BFC PROPERTIES INC ET AL	1.0258	$560,000	C3
12 272007540503	10900 HAYNES BRIDGE RD	GREENE HOGG NP I LLC	1.173	$1,240,000	C3
12 273007020355	6500 NORTH POINT PKWY	NPMC RETAIL LC	6.25	$2,080,000	C4
12 273007020363	6500 NORTH POINT PKY	NPMC RETAIL LC	41.4	$23,400,000	C5
12 273007410119	6499 NORTH POINT PKWY	SUN TRUST BANK ATL	1.37	$595,720	C3
12 273007410325	6304 NORTH POINT PKWY	NPMC RETAIL LC	1.14	$480,000	C3
12 273007410333	6360 NORTH POINT PKWY	NPMC RETAIL LC	1.05	$440,000	C3
12 273007410341	6400 NORTH POINT PKY	NPMC RETAIL LC	1.5	$1,000,000	C3
12 273007420175	0 NORTH POINT DR	BRI 1870 NORTH POINT LLC	3.5	$18,920	C4
12 273007420258	0 NORTH POINT CT	BRI 1870 NORTH POINT LLC	1.06	$5,720	C3
12 273007420316	6250 NORTH POINT PKWY	NPMC RETAIL LC	1.75	$931,320	C3
12 273007420381	310 NORTH POINT PKY	SWANN INVESTMENTS L P	1.55	$1,765,000	C3
12 273007420399	2000 NORTH POINT CIR	REEP RTL NPM GA LLC	1.3	$2,394,000	C3
12 273007420415	380 NORTH POINT PKY	WALES GEORGIA REAL ESTATE LLC	2.18	$1,337,960	C4
12 273007420423	6301 NORTH POINT PKY	COLE CP ALPHARETTA GA LLC	1.37	$810,320	C3
12 273007420431	1000 NORTH POINT PKWY	REEP RTL NPM GA LLC	15.67	$1,704,880	C5
12 273007430265	1350 NORTH POINT CT	BRE LQ PROPERTIES LLC	3.1	$2,918,400	C4

12 273007540212	10830 HAYNES BRIDGE RD	ALPHA LAND PARTNERS LLC	0.883	$424,160	C3
12 273007540220	10890 HAYNES BRIDGE RD	PRAN HAYNES BRIDGE LLC	1.91	$900,360	C3
12 273007540238	1100 NORTH POINT DR	D & D INVESTMENT ASSOCIATES LLLP	0.82	$366,360	C3
12 273007540246	2355 NORTH POINT CT	ANSLEY INVESTMENT PARTNERS L P	1.51	$537,640	C3
12 273007540279	2500 NORTH POINT CT	ALPHA LAND PARTNERS LLC	1.16	$625,560	C3
12 273007540469	6065 NORTH POINT PKWY	NRP ALPHARETTA SC LLC	2.932	$1,156,800	C4
12 273007550138	6000 NORTH POINT PKWY	DAYTON HUDSON CORP	10.84	$4,268,000	C5
12 273007550187	6085 NORTH POINT PKY	BP NORTHPOINT LLC	1.8	$1,038,680	C3
12 273007550286	0 NORTH POINT CT	NPMC RETAIL LC	1.26	$13,600	C3
12 273007550294	6010 NORTH POINT PKWY	NPMC RETAIL LC	1.4638	$960,000	C3
12 273007550302	6110 NORTH POINT PKWY	NPMC RETAIL LC	1.6	$640,000	C3
12 273007550443	10830 HAYNES BRIDGE RD	ALPHA LAND PARTNERS LLC	0.687	$384,080	C3
12 273007550450	10800 HAYNES BRIDGE RD	NRP ALPHARETTA SC LLC	0.524	$1,334,640	C3
12 273007550476	6055 NORTH POINT PKWY	NRP ALPHARETTA SC LLC	0.356	$818,360	C3
12 274007400449	0 MANSELL RD	CITY OF ALPHARETTA	15.12	$0	E1
12 274007400464	900 HAYNES BRIDGE RD	CITY OF ALPHARETTA THE	9.87	$0	E1
12 285007520713	0 HAYNES BRIDGE RD	NORTHWIND SUMMIT DEVELOPMENT L P	3.174	$439,880	C4
12 285007520721	0 HAYNES BRIDGE RD	P&L SUMMIT BCI LP	0.304	$14,000	C3
12 285007520846	0 SUMMIT PL	P & L SUMMIT BCI L P	0	$460,600	C3
12 285007520853	0 SUMMIT PL	P & L SUMMIT BCI L P	0	$389,800	C1
12 285007530688	0 HAYNES BRIDGE RD	AGANWKH LLC	0.925	$135,160	C3
12 285007530753	0 HAYNES BRIDGE RD	P&L SUMMIT BCI L P	4.6	$616,920	C4
12 285007530761	0 HAYNES BRIDGE RD	NORTHWINDS SUMMIT L P	3.33	$893,800	C4
12 285007530811	0 LAKEVIEW PKWY	TOLL SOUTHEAST LP COMPANY INC	3.3926	$366,400	C4
12 285007530829	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	0.4868	$89,280	C3
12 285007530837	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	0.0841	$33,640	C3
12 285007980743	0 HAYNES BRIDGE RD	NORTHWINDS SUMMIT L P	4.1	$26,600	C4
12 285007980776	3000 SUMMIT PL UNIT B	NORTHWINDS LAND LLC	0.372	$3,748,320	C3
12 285007980784	0 HAYNES BRIDGE RD UNIT C	NORTHWINDS LAND LLC	0.622	$70,080	C3
12 285007990700	0 HAYNES BRIDGE RD	PLMH NORTHWINDS LP	0.895	$48,360	C3
12 285007990734	0 HAYNES BRIDGE RD	NORTHWINDS SUMMIT L P	2.444	$12,440	C4
12 286007540230	970 NORTH POINT DR	CH RETAIL FUND I ATLANTA STONE WALK L L C	2.12	$2,112,800	C4
12 286007550247	5975 NORTH POINT DR	CH RETAIL FUND I ATLANTA STONE WALK L L C	2.15	$590,600	C4
12 286007550254	10865 HAYNES BRIDGE RD	NEUSE INCORPORATED	1.99	$1,134,760	C3
12 286007970262	965 NORTH POINT DR	COLE JO ALPHARETTA GA LLC	3.45	$3,190,760	C4
12 286007970270	955 NORTH POINT DR	TRAMELL PROPERTIES LLC	1.982	$2,246,600	C3

12 286007970288	945 NORTH POINT DR	USR REAL ESTATE HOLDINGS LLC	2.05	$1,552,680	C4
12 286007970296	935 NORTH POINT DR	12915 HIGHWAY 9 LLC	1.473	$1,103,440	C3
12 286007970312	975 NORTH POINT DR	AVENUE 26 HOLDINGS LLC ET AL	4.63	$3,146,000	C4
12 286007970338	925 NORTH POINT DR	NATIONAL RETAIL PROPERTIES LP	2.79	$1,374,720	C4
12 286007970346	915 NORTH POINT PKY	YH ATLANTA GROUP LLC	2.32	$1,379,040	C4
12 286007970353	5865 NORTH POINT PKY	ATIVYA NP5865 LLC	3.02	$1,440,000	C4
12 286007981871	0 NORTH FULTON EXPWY	PICKLE & SOCIAL ALPHARETTA LLC	2.45	$243,320	C4
12 286007981889	0 NORTH FULTON EXPWY	PICKLE & SOCIAL ALPHARETTA LLC	3.798	$377,160	C4
12 286007981897	0 NORTH FULTON EXPWY	FULTON COUNTY BOARD OF EDUCATION	4.15	$0	E1
12 286007981905	0 NORTH FULTON EXPWY	FULTON COUNTY BOARD OF EDUCATION	1.69	$0	E1
12 286007982648	0 NORTH FULTON EXPWY	FULTON COUNTY BOARD OF EDUCATION	2.382	$0	E1

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DISTRICT 7

STAFF REPORT

Department: Public Works
Submitted By: Dennis Roland
Meeting Date: November 3, 2025

AGENDA ITEM:

Task Order: Fiscal Year 2026 Stormwater Pipe Lining
Consideration of approval of the award of a task order to Utility Asset Management, Inc. in the amount of $614,870.55 for pipe lining services, under the City's On-Call Stormwater Pipe Lining Services contract and with authorization for the Mayor to execute all necessary documents

STAFF RECOMMENDATION:

Approve a task order for the award of funds in an amount not to exceed $614,870.55 to Utility Asset Management, Inc. for stormwater pipe lining throughout the City, pursuant to the August 18th, 2021 On-Call Storm Pipe Lining Services Contract by and between Utility Asset Management, Inc. and the City of Alpharetta, and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $614,870.55
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
SW Pipe and Structure R&M / 30241100541430C1308	$614,870.55

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

ITEM DESCRIPTION:

The life expectancy for corrugated metal pipes (CMP) is approximately 25 years. Due to the age of much of the City's stormwater infrastructure, many of our pipes have met or exceeded their life expectancy and are in need of repair.

During routine inspections of the City's stormwater pipe conveyance infrastructure, the condition of the pipes is evaluated and ranked. Based on that ranking, work orders are entered into the Public Works Asset Management System for repairs. City-maintained pipes and structures are inspected on a 5-year cycle.

Pipe maintenance falls into two categories; full replacement and repairs in place. When pipes are in need of repair but are not to the point of complete failure or replacement, the City has a unique opportunity of extending pipe life expectancy through trenchless lining of the pipe. The trenchless system of lining pipes has been recognized as being the most efficient and cost-effective way of making repairs while minimizing the impact on our residents, roads, and parking lots.

On March 15th, 2021, the City approved two 5-year pipe lining contracts, one with IPR Southeast and a second with Utility Asset Management (UAM). Each contract is for a specific variation of pipe lining. A contract was formally executed with Utility Asset Management, Inc. on August 18, 2021, for On Call Pipe Lining Services throughout the City of Alpharetta. UAM primarily handles pipes 36" in diameter and bigger, utilizing a centrifugal spin-cast application of cementitious materials, while IPR Southeast handles pipes less than 36" by means of Cured In Place Pipe (CIPP). The contracts allow the City to follow up our inspections by making the necessary repairs prior to the pipe reaching failure. Pricing was received and scored as part of the RFP process. The other component was technical knowledge. Utlizing the vendors' submitted pricing, below is a breakdown of what cost would be from each vendor that submitted utilizing the pipe sizes, lengths, and locations for spincast pipe lining.

Utility Asset Management, Inc.	$ 614,870.55
Coastal Gunite Construction, LLC	$ 711,217.50
IPR Southeast, LLC	$ 829,652.25
Vortex Services, LLC	$ 1,536,540.75

Included in each of the line item costs above is a factor of 5% to cover bonds, insurance, and point repairs to pipes before lining occurs. The point repairs are necessary since every pipe is not inspected between the time of the initial inspection and when work occurs. Without accomplishing the point repairs before lining, the lining material would not last as long and additional maintenance will need to occur sooner than planned. Adding the 5% to the line item bid brings UAM's cost to $614,870.55. The other vendor pricing has been adjusted by this factor as well. UAM, while selected based on multiple criteria for which cost was one factor, is the low-cost provider and the City's contract has insulated our operations from the large cost growth being experienced by many in this industry.

The City currently has over 500 pipe lining work orders in the queue. Most of the pipes that have been identified meet the criteria necessary for repairs through the contract UAM. The award of this funding will provide for pipe lining throughout the City on some of our most critical pipes. We anticipate that this funding will cover 2,277 linear feet of pipe lining. The attached work order list identifies the pipes to be lined by UAM.

ALTERNATIVES:

Do not approve funding for FY 26 task order 1.

ATTACHMENTS:

1. FY 26 Task 1 UAM Documents

WORK ORDER ID	DESCRIPTION	WO ADDRESS	Structure ID	Shape.STLength()	Pipe Span (ft)	Pipe Material	Repair Cost
146994	Storm Pipe Repair	Lake Shore Links	30833	129.2824223	4.5	Plain Corrugated Metal Pipe	$ 37,539.00
146994	Storm Pipe Repair	Lake Shore Links	30851	133.886164	4.5	Plain Corrugated Metal Pipe	$ 38,994.00
146996	Storm Pipe Repair	Lake Shore Links	30855	46.94817041	4.5	Plain Corrugated Metal Pipe	$ 13,677.00
134790	Storm Pipe Repair	Singletree Trace	31099	189.7240953	5.5	Coated Corrugated Metal Pipe	$ 67,830.00
167615	Storm Pipe Repair	255 Stepping stone dr	31412	110.1860264	4	Coated Corrugated Metal Pipe	$ 28,160.00
146524	Storm Pipe Repair	Windward Parkway	31875	137.6005761	3.5	Plain Corrugated Metal Pipe	$ 31,188.00
146522	Storm Pipe Repair	Windward Parkway	31879	52.74667863	3.5	Plain Corrugated Metal Pipe	$ 11,978.00
146694	Storm Pipe Repair	Gleneagles Pointe	33169	14.21124982	3.5	Plain Corrugated Metal Pipe	$ 3,164.00
123433	Storm Pipe Repair	Forest Path Lane	35837	101.575509	4	Coated Corrugated Metal Pipe	$ 26,112.00
167619	Storm Pipe Repair	10635 Tuxford dr	36301	62.24026525	4.5	Coated Corrugated Metal Pipe	$ 18,042.00
167619	Storm Pipe Repair	10635 Tuxford dr	36313	39.12723569	4.5	Coated Corrugated Metal Pipe	$ 11,349.00
167617	Storm Pipe Repair	10932 Georgia Lane	37777	126.0401897	4	Reinforced Concrete Pipe	$ 32,256.00
160866	Storm Pipe Repair	Windward Parkway	40763	62.81826592	4.5	Coated Corrugated Metal Pipe	$ 18,333.00
160867	Storm Pipe Repair	Windward Parkway	40765	23.24510151	4.5	Coated Corrugated Metal Pipe	$ 6,693.00
159938	Storm Pipe Repair	Hearthstone Way	44553	218.710106	4	Reinforced Concrete Pipe	$ 56,064.00
146854	Storm Pipe Repair	Douglas Road	45210	18.55043094	4	Plain Corrugated Metal Pipe	$ 4,864.00
146853	Storm Pipe Repair	Douglas Road	45213	187.4542764	3.5	Reinforced Concrete Pipe	$ 42,262.00
167616	Storm Pipe Repair	285 Stepping stone dr	48024	94.59164404	4	Coated Corrugated Metal Pipe	$ 24,320.00
146692	Storm Pipe Repair	Gleneagles Pointe	33161	113.7757754	3.5	Plain Corrugated Metal Pipe	$ 25,764.00
146695	Storm Pipe Repair	Gleneagles Pointe	33165	60.51439692	3.5	Plain Corrugated Metal Pipe	$ 13,786.00
146641	Storm Pipe Repair	Leeward Walk Circle	45042	77.8122178	3.5	Coated Corrugated Metal Pipe	$ 17,628.00
146650	Storm Pipe Repair	Leeward Walk Circle	45060	81.74689332	3.5	Coated Corrugated Metal Pipe	$ 18,532.00
146851	Storm Pipe Repair	Leeward Walk Lane	45038	192.4653107	3	Plain Corrugated Metal Pipe	$ 37,056.00
112146	Storm Pipe Repair	Brierfield Road	30015	157.4153804	2	Plain Corrugated Metal Pipe	
112146	Storm Pipe Repair	Brierfield Road	30028	40.49507267	2.5	Coated Corrugated Metal Pipe	
112146	Storm Pipe Repair	Brierfield Road	30036	45.13705147	1.5	Coated Corrugated Metal Pipe	
158117	Storm Pipe Repair	Briars Bend	30083	39.47473686	1.5	Plain Corrugated Metal Pipe	
150804	Storm Pipe Repair	Lake Windward Drive	30085	98.58797665	1.5	Plain Corrugated Metal Pipe	
150581	Storm Pipe Repair	Wildwood Court	30106	148.9229932	2	Plain Corrugated Metal Pipe	
150557	Storm Pipe Repair	Chesnut Court	30132	66.73515032	1.5	Plain Corrugated Metal Pipe	
28964	Storm Pipe Repair	Chestnut Court	30136	62.14073313	1.5	Plain Corrugated Metal Pipe	
160304	Storm Pipe Repair	Briers Creek Drive	30141	47.55728317	1.5	Coated Corrugated Metal Pipe	
150558	Storm Pipe Repair	Pin Oak Lane	30143	143.6878296	1.5	Plain Corrugated Metal Pipe	
160303	Storm Pipe Repair	Briers Creek Drive	30147	32.76730013	1.5	Coated Corrugated Metal Pipe	
150579	Storm Pipe Repair	Willow Tree Way	30149	29.14130255	1.5	Plain Corrugated Metal Pipe	
150582	Storm Pipe Repair	Willow Tree Way	30152	134.3519311	1.5	Plain Corrugated Metal Pipe	
29031	Storm Pipe Repair	Willow Tree Way	30159	83.74403172	1.5	Plain Corrugated Metal Pipe	
29031	Storm Pipe Repair	Willow Tree Way	30163	49.50431194	1.5	Plain Corrugated Metal Pipe	
17223	Storm Pipe Repair	Briers Chute	30168	38.12300504	2	Coated Corrugated Metal Pipe	
150814	Storm Pipe Repair	Spinnaker Lane	30271	31.52142709	1.5	Plain Corrugated Metal Pipe	
150814	Storm Pipe Repair	Spinnaker Lane	30275	84.53011224	1.5	Plain Corrugated Metal Pipe	
150820	Storm Pipe Repair	Clipper Bay Drive	30308	321.2797382	1.5	Plain Corrugated Metal Pipe	
137033	Storm Pipe Repair	330 Dashing Wave Lane	30312	34.69074174	2	Plain Corrugated Metal Pipe	
137033	Storm Pipe Repair	330 Dashing Wave Lane	30315	182.2742378	2	Plain Corrugated Metal Pipe	
158017	Storm Pipe Repair	Chelsey Lane	30333	136.8740647	2	Plain Corrugated Metal Pipe	
150820	Storm Pipe Repair	Clipper Bay Drive	30335	21.79306451	1.5	Plain Corrugated Metal Pipe	
150820	Storm Pipe Repair	Clipper Bay Drive	30339	27.94476601	2	Plain Corrugated Metal Pipe	
158017	Storm Pipe Repair	Chelsey Lane	30341	92.23773904	2	Plain Corrugated Metal Pipe	
150820	Storm Pipe Repair	Clipper Bay Drive	30343	105.5755614	2	Plain Corrugated Metal Pipe	
158014	Storm Pipe Repair	Chelsea Court	30345	127.5998509	1.5	Plain Corrugated Metal Pipe	
1976	Storm Pipe Repair	CHANTILLY DRIVE	30362	89.41231451	1.5	Plain Corrugated Metal Pipe	
150824	Storm Pipe Repair	Clipper Bay Drive	30368	28.05548203	1.5	Plain Corrugated Metal Pipe	
110857	Storm Pipe Repair	Chantilly Drive	30370	96.04759659	1.5	Plain Corrugated Metal Pipe	
150824	Storm Pipe Repair	Clipper Bay Drive	30372	201.8710084	1.5	Plain Corrugated Metal Pipe	

Cost Per Unit Pricing =	$ 585,591.00
5% For Bonds, Insurance, Unforseen Repairs, & Structure Sealing	$ 29,279.55
Fy 2026 Task Order 1 Total	$ 614,870.55

158330	Storm Pipe Repair	Chantilly Drive	30385	443.8697936	1.5	Plain Corrugated Metal Pipe	
150465	Storm Pipe Repair	Lake Windward Drive	30398	33.8450899	1.5	Plain Corrugated Metal Pipe	
150464	Storm Pipe Repair	Lake Windward Drive	30412	34.18125504	1.5	Plain Corrugated Metal Pipe	
150457	Storm Pipe Repair	Lake Windward Landing	30471	95.34284663	2.5	Plain Corrugated Metal Pipe	
157658	Storm Pipe Repair	Saint Michelle Court	30477	183.4180075	2.5	Coated Corrugated Metal Pipe	
157658	Storm Pipe Repair	Saint Michelle Court	30481	326.9198502	3	Coated Corrugated Metal Pipe	
157658	Storm Pipe Repair	Saint Michelle Court	30488	136.8789003	1.5	Plain Corrugated Metal Pipe	
157658	Storm Pipe Repair	Saint Michelle Court	30496	229.9307906	2.5	Coated Corrugated Metal Pipe	
150417	Storm Pipe Repair	Harbour Ridge Drive	30509	43.67213459	3	Plain Corrugated Metal Pipe	
150418	Storm Pipe Repair	Harbour Ridge Drive	30517	23.46808012	3	Plain Corrugated Metal Pipe	
2002	Storm Pipe Repair	Sherry Drive	30673	33.17351035	1.5	Plain Corrugated Metal Pipe	
2002	Storm Pipe Repair	Sherry Drive	30677	66.73560325	1.5	Plain Corrugated Metal Pipe	
150456	Storm Pipe Repair	Creek Ridge Crossing	30682	107.3232687	1.5	Coated Corrugated Metal Pipe	
150460	Storm Pipe Repair	Lake Windward Drive	30696	29.56825214	1.5	Plain Corrugated Metal Pipe	
158547	Storm Pipe Repair	Tracy Court	30709	40.06924106	1.5	Plain Corrugated Metal Pipe	
150360	Storm Pipe Repair	Longcreek Pointe	30745	54.54998666	1.5	Plain Corrugated Metal Pipe	
150359	Storm Pipe Repair	Lake Windward Drive	30749	61.59862533	1.5	Plain Corrugated Metal Pipe	
150322	Storm Pipe Repair	Lake Windward Drive	30763	77.37484282	1.5	Plain Corrugated Metal Pipe	
150323	Storm Pipe Repair	Longcreek Pointe	30767	31.46975176	1.5	Plain Corrugated Metal Pipe	
150358	Storm Pipe Repair	Longcreek Pointe	30785	13.10582065	2.5	Plain Corrugated Metal Pipe	
147009	Storm Pipe Repair	Clubhouse Drive	30791	27.79775442	2	Plain Corrugated Metal Pipe	
147010	Storm Pipe Repair	Clubhouse Drive	30795	26.9963994	2.5	Plain Corrugated Metal Pipe	
136625	Storm Pipe Repair	Marka Lane	30815	288.1325619	2	Coated Corrugated Metal Pipe	
136625	Storm Pipe Repair	Marka Lane	30819	150.9446714	3	Coated Corrugated Metal Pipe	
136625	Storm Pipe Repair	Marka Lane	30823	31.3985976	3	Coated Corrugated Metal Pipe	
136625	Storm Pipe Repair	Marka Lane	30827	120.6821216	2.5	Coated Corrugated Metal Pipe	
136625	Storm Pipe Repair	Marka Lane	30831	113.7039973	2	Coated Corrugated Metal Pipe	
136625	Storm Pipe Repair	Marka Lane	30835	64.28421503	3.5	Coated Corrugated Metal Pipe	
145113	Storm Pipe Repair	2115 Lake Shore Landing	30865	61.08679216	2	CIPP	
145113	Storm Pipe Repair	2115 Lake Shore Landing	30869	22.20018258	2	CIPP	
146980	Storm Pipe Repair	Lake Shore Landing	30893	128.5244278	2.5	Plain Corrugated Metal Pipe	
146981	Storm Pipe Repair	Lake Shore Landing	30896	53.47018985	2.5	Plain Corrugated Metal Pipe	
146950	Storm Pipe Repair	Lake Shore Landing	30906	26.17758804	1.5	Plain Corrugated Metal Pipe	
28694	Storm Pipe Repair	Clubhouse Drive	30931	8.282972338	3	Plain Corrugated Metal Pipe	
28694	Storm Pipe Repair	Clubhouse Drive	30935	70.78247771	3	Plain Corrugated Metal Pipe	
28696	Storm Pipe Repair	Clubhouse Drive	30946	65.76497952	3	Plain Corrugated Metal Pipe	
30624	Storm Pipe Repair	Clubhouse Drive	30952	24.64484508	3	Plain Corrugated Metal Pipe	
150311	Storm Pipe Repair	Clubhouse Drive	30959	50.33317006	1.5	Plain Corrugated Metal Pipe	
150320	Storm Pipe Repair	Windward Parkway	30967	106.6344946	1.5	Plain Corrugated Metal Pipe	
146518	Storm Pipe Repair	Windward Parkway	30974	98.84888556	1.5	Plain Corrugated Metal Pipe	
150319	Storm Pipe Repair	Windward Parkway	30978	90.11005696	1.5	Plain Corrugated Metal Pipe	
150321	Storm Pipe Repair	Windward Parkway	30981	9.153020379	1.5	Plain Corrugated Metal Pipe	
150318	Storm Pipe Repair	Windward Parkway	30996	60.97794761	2	Plain Corrugated Metal Pipe	
150317	Storm Pipe Repair	Windward Parkway	31000	169.9406385	2	Plain Corrugated Metal Pipe	
146888	Storm Pipe Repair	Bent Creek Crossing	31120	29.62858098	2	Plain Concrete	
146907	Storm Pipe Repair	Bent Creek Manor	31136	191.6746897	2.5	Plain Corrugated Metal Pipe	
146910	Storm Pipe Repair	Bent Creek Manor	31143	121.4258391	2	Plain Corrugated Metal Pipe	
146887	Storm Pipe Repair	Bent Creek Terrace	31169	210.8551104	1.5	Plain Corrugated Metal Pipe	
36709	Storm Pipe Repair	Malbrough Drive	31183	163.6025296	2	Plain Corrugated Metal Pipe	
36709	Storm Pipe Repair	Malbrough Drive	31187	78.09264423	2	Coated Corrugated Metal Pipe	
133882	Storm Pipe Repair	Orchard Farm Lane	31228	32.62771966	1.5	Coated Corrugated Metal Pipe	
133881	Storm Pipe Repair	North Farm Drive	31232	117.7454577	1.5	Coated Corrugated Metal Pipe	
133881	Storm Pipe Repair	North Farm Drive	31236	74.60504369	3	Coated Corrugated Metal Pipe	
133881	Storm Pipe Repair	North Farm Drive	31240	26.08331196	1.5	Coated Corrugated Metal Pipe	
146938	Storm Pipe Repair	Bent Creek Manor	31246	234.813598	2.5	Plain Concrete	

146940	Storm Pipe Repair	Bent Creek Manor	31254	78.18053078	2.5	Plain Corrugated Metal Pipe	
134571	Storm Pipe Repair	North Farm Drive	31284	30.86713975	1.5	Coated Corrugated Metal Pipe	
146794	Storm Pipe Repair	Clubhouse Drive	31304	56.04158085	1.5	Plain Corrugated Metal Pipe	
146808	Storm Pipe Repair	Clubhouse Drive	31308	23.04458182	2	Plain Concrete	
146809	Storm Pipe Repair	Clubhouse Drive	31315	64.34310603	2	Plain Concrete	
149570	Storm Pipe Repair	Newport Bay Drive	31399	62.9911795	2	Plain Corrugated Metal Pipe	
149574	Storm Pipe Repair	Newport Bay Passage	31423	64.33656123	3	Plain Corrugated Metal Pipe	
149584	Storm Pipe Repair	Newport Heights	31487	39.29235618	2.5	Plain Corrugated Metal Pipe	
149585	Storm Pipe Repair	Newport Bay Drive	31495	127.7016592	2.5	Plain Corrugated Metal Pipe	
149586	Storm Pipe Repair	Newport Bay Drive	31498	28.2160476	3	Plain Corrugated Metal Pipe	
149706	Storm Pipe Repair	Newport Bay Drive	31578	68.00132095	1.5	Plain Corrugated Metal Pipe	
149546	Storm Pipe Repair	Newport Bay Passage	31605	9.837971321	1.5	Plain Corrugated Metal Pipe	
149545	Storm Pipe Repair	Landings Chase	31619	173.4828644	1.5	Plain Corrugated Metal Pipe	
149543	Storm Pipe Repair	Linkside Hollow	31630	205.0930722	3	Plain Corrugated Metal Pipe	
149535	Storm Pipe Repair	Linkside Hollow	31634	119.677142	3	Plain Corrugated Metal Pipe	
150802	Storm Pipe Repair	Clubhouse Drive	31699	192.5780574	1.5	Plain Corrugated Metal Pipe	
149708	Storm Pipe Repair	Landings Court	31779	238.7149467	1.5	Plain Corrugated Metal Pipe	
149709	Storm Pipe Repair	Landings Cour	31783	26.94404137	1.5	Plain Corrugated Metal Pipe	
149711	Storm Pipe Repair	Landings Overlook	31793	32.50771234	1.5	Plain Corrugated Metal Pipe	
156664	Storm Pipe Repair	165 Greenmont circle	31798	147.2974242	3	Reinforced Concrete Pipe	
149712	Storm Pipe Repair	Caney Creek Landing	31811	263.8223738	1.5	Plain Corrugated Metal Pipe	
137444	Storm Pipe Repair	Greenmont Walk	31854	155.8570556	1.5	CIPP	
137444	Storm Pipe Repair	Greenmont Walk	31858	53.01195088	1.5	CIPP	
146528	Storm Pipe Repair	Compass Pointe Crossing	31868	232.5848402	1.5	Reinforced Concrete Pipe	
146519	Storm Pipe Repair	Windward Parkway	31886	96.09361303	1.5	Plain Corrugated Metal Pipe	
146369	Storm Pipe Repair	Admiral Court	31949	82.229991	1.5	Plain Corrugated Metal Pipe	
146369	Storm Pipe Repair	Admiral Court	31953	42.44233557	1.5	Plain Corrugated Metal Pipe	
146352	Storm Pipe Repair	Admiral Crossing	31962	24.24011409	1.5	Reinforced Concrete Pipe	
167921	Storm Pipe Repair	Beacon Hill Way	31980	16.71778709	1.5	Plain Corrugated Metal Pipe	
38691	Storm Pipe Repair	Dennis Drive	32075	48.07910263	2.5	Coated Corrugated Metal Pipe	
146301	Storm Pipe Repair	Graystone Crossing	32093	37.10802931	2	Plain Corrugated Metal Pipe	
137348	Storm Pipe Repair	Birch Ridge Court	32108	136.8365019	2.5	Coated Corrugated Metal Pipe	
137350	Storm Pipe Repair	Birch Ridge Drive	32129	123.8785082	1.5	CIPP	
146332	Storm Pipe Repair	Graystone Crossing	32135	18.64766718	2.5	Plain Corrugated Metal Pipe	
137371	Storm Pipe Repair	Birch Hollow Drive	32161	164.7317251	1.5	Coated Corrugated Metal Pipe	
137371	Storm Pipe Repair	Birch Hollow Drive	32165	29.51866038	2.5	Coated Corrugated Metal Pipe	
160326	Storm Pipe Repair	Mid Broadwell Road	32187	32.34043572	1.5	Reinforced Concrete Pipe	
160327	Storm Pipe Repair	Mid Broadwell Road	32191	38.3454089	1.5	Coated Corrugated Metal Pipe	
145573	Storm Pipe Repair	Wynridge Crossing	32217	150.0422555	3	Plain Corrugated Metal Pipe	
167915	Storm Pipe Repair	Wynridge Crossing	32229	46.16225683	2	Plain Corrugated Metal Pipe	
167913	Storm Pipe Repair	Wynridge Crossing	32311	132.2363632	2	Plain Corrugated Metal Pipe	
145642	Storm Pipe Repair	Wynridge Crossing	32315	4.221476757	2	Plain Corrugated Metal Pipe	
25831	Storm Pipe Repair	Chasewood Trail	32416	81.60135124	3	Plain Corrugated Metal Pipe	
146253	Storm Pipe Repair	Walnut Creek Drive	32456	27.18584373	2.5	Plain Corrugated Metal Pipe	
146117	Storm Pipe Repair	Chasewood Trail	32481	189.2307945	1.5	Reinforced Concrete Pipe	
161146	Storm Pipe Repair	Pine Grove Drive	32502	120.0674391	1	Plain Corrugated Metal Pipe	
145989	Storm Pipe Repair	Windward Parkway	32526	18.22366954	3	Plain Corrugated Metal Pipe	
160593	Storm Pipe Repair	Winthrope Commons	32635	166.9104657	1.5	Coated Corrugated Metal Pipe	
160703	Storm Pipe Repair	Brookridge Terrace	32703	137.8625757	3	Reinforced Concrete Pipe	
160725	Storm Pipe Repair	Brookridge Terrace	32725	99.96060971	1.5	Coated Corrugated Metal Pipe	
160762	Storm Pipe Repair	Monroe Way	32790	64.11258685	2	Plain Corrugated Metal Pipe	
160763	Storm Pipe Repair	Monroe Court	32844	144.7319173	2.5	Coated Corrugated Metal Pipe	
145973	Storm Pipe Repair	Tidewater Way	33020	86.86183127	2	Plain Corrugated Metal Pipe	
145974	Storm Pipe Repair	Tidewater Way	33024	33.16807052	2	Plain Corrugated Metal Pipe	
145976	Storm Pipe Repair	Tidewater Way	33058	101.6076855	2.5	Plain Corrugated Metal Pipe	

145985	Storm Pipe Repair	Tidewater Way	33068	17.94170541	1.5	Plain Corrugated Metal Pipe	
27296	Storm Pipe Repair	Hamptons Run	33106	6.693424012	1.5	Plain Corrugated Metal Pipe	
146546	Storm Pipe Repair	Hamptons Crossing	33132	90.42274207	2	Plain Corrugated Metal Pipe	
146549	Storm Pipe Repair	Gleneagles Pointe	33138	112.4312878	3	Plain Corrugated Metal Pipe	
146557	Storm Pipe Repair	Gleneagles Pointe	33157	37.61816928	1.5	Reinforced Concrete Pipe	
150270	Storm Pipe Repair	Oak Tree Hollow	33202	45.16988788	1.5	Plain Corrugated Metal Pipe	
157026	Storm Pipe Repair	Cogburn Ridge Road	33211	29.38667529	1.5	Reinforced Concrete Pipe	
157032	Storm Pipe Repair	Cogburn Ridge Road	33215	81.61240747	1.5	Plain Corrugated Metal Pipe	
113325	Storm Pipe Repair	Cogburn Ridge Road	33248	44.90097535	1.5	Reinforced Concrete Pipe	
156392	Storm Pipe Repair	Traywick Chase	33280	61.44251105	4	Reinforced Concrete Pipe	
146534	Storm Pipe Repair	Park Glenn Drive	33411	92.43239677	4.5	Plain Corrugated Metal Pipe	
156256	Storm Pipe Repair	Aiden Park	33416	82.89107996	2.5	Plain Corrugated Metal Pipe	
146529	Storm Pipe Repair	Amberlilly Drive	33421	188.066663	1.5	Plain Corrugated Metal Pipe	
146536	Storm Pipe Repair	Bittercress Court	33461	114.4934135	1.5	Coated Corrugated Metal Pipe	
29904	Storm Pipe Repair	Southlake Drive	33473	20.84578068	1.5	Plain Corrugated Metal Pipe	
150287	Storm Pipe Repair	Lakewind Court	33484	161.7308136	2	Plain Corrugated Metal Pipe	
150299	Storm Pipe Repair	Lakewind Way	33495	71.91886804	1.5	Plain Corrugated Metal Pipe	
150300	Storm Pipe Repair	Lakewind Court	33503	98.6084892	2	Plain Corrugated Metal Pipe	
150284	Storm Pipe Repair	Lakewind Way	33524	25.84416859	3	Plain Corrugated Metal Pipe	
150285	Storm Pipe Repair	Lakewind Way	33528	39.60081865	3	Plain Corrugated Metal Pipe	
150281	Storm Pipe Repair	Lakewind Way	33546	28.08432222	2	Plain Corrugated Metal Pipe	
150282	Storm Pipe Repair	Lakewind Way	33550	142.0668145	2	Plain Corrugated Metal Pipe	
150283	Storm Pipe Repair	Lakewind Way	33554	32.45494976	2	Plain Corrugated Metal Pipe	
150274	Storm Pipe Repair	Woodlake Court	33559	56.32225999	1.5	Plain Corrugated Metal Pipe	
156692	Storm Pipe Repair	Rhodes Creek Court	33561	76.43969645	1.5	Coated Corrugated Metal Pipe	
150276	Storm Pipe Repair	Woodlake Court	33570	46.29173616	1.5	Plain Corrugated Metal Pipe	
150279	Storm Pipe Repair	Woodlake Court	33574	139.1182883	1.5	Plain Corrugated Metal Pipe	
150280	Storm Pipe Repair	Woodlake Court	33578	48.75557589	1.5	Plain Corrugated Metal Pipe	
30601	Storm Pipe Repair	Southlake Drive	33587	26.31087659	1.5	CIPP	
30601	Storm Pipe Repair	Southlake Drive	33591	363.8604851	1.5	CIPP	
30601	Storm Pipe Repair	Southlake Drive	33595	39.80335386	1.5	CIPP	
29926	Storm Pipe Repair	Southlake Drive	33598	93.9817542	1.5	Plain Corrugated Metal Pipe	
149948	Storm Pipe Repair	Southlake Drive	33601	39.07760297	1.5	Plain Corrugated Metal Pipe	
161046	Storm Pipe Repair	Academy Street	33611	36.98903554	1.5	Reinforced Concrete Pipe	
149838	Storm Pipe Repair	Stonehaven Lane	33621	141.8349784	2	Coated Corrugated Metal Pipe	
161014	Storm Pipe Repair	Oak Terrace	33626	282.6159998	2	Coated Corrugated Metal Pipe	
149750	Storm Pipe Repair	Gannett Nook	33695	11.01201009	2	Coated Corrugated Metal Pipe	
149818	Storm Pipe Repair	Bannerhorn Run	33702	33.87218572	1.5	Reinforced Concrete Pipe	
149819	Storm Pipe Repair	Bannerhorn Run	33714	90.28023527	2	Plain Corrugated Metal Pipe	
149782	Storm Pipe Repair	Bannerhorn Run	33755	34.69695867	2	Reinforced Concrete Pipe	
149824	Storm Pipe Repair	Courageous Wake	33823	6.403578776	1.5	Plain Corrugated Metal Pipe	
15836	Storm Pipe Repair	Henderson Parkway	33852	43.15266077	2	CIPP	
114965	Storm Pipe Repair	Henderson Parkway	33861	28.37065261	2	Plain Corrugated Metal Pipe	
149854	Storm Pipe Repair	Intrepid Cut	33886	102.4618516	2.5	CIPP	
149852	Storm Pipe Repair	Intrepid Cut	33889	78.68763656	2	CIPP	
149855	Storm Pipe Repair	Intrepid Cut	33893	29.23077921	2.5	CIPP	
149871	Storm Pipe Repair	Ranger Passage	33903	43.46622667	1.5	Plain Corrugated Metal Pipe	
115812	Storm Pipe Repair	North Main Street	33905	43.35004675	3	Reinforced Concrete Pipe	
150835	Storm Pipe Repair	Southlake Court	33910	183.4411056	1.5	Plain Corrugated Metal Pipe	
150084	Storm Pipe Repair	Schooners Ridge	33943	14.82549337	1.5	Plain Corrugated Metal Pipe	
150085	Storm Pipe Repair	Schooner Ridge	33946	54.60044962	1.5	Plain Corrugated Metal Pipe	
150086	Storm Pipe Repair	Schooner Ridge	33950	146.5171688	1.5	Plain Corrugated Metal Pipe	
150087	Storm Pipe Repair	Schooner Ridge	33952	57.91359162	1.5	Plain Corrugated Metal Pipe	
150088	Storm Pipe Repair	Schooner Ridge	33954	39.36230899	1.5	Plain Corrugated Metal Pipe	
150082	Storm Pipe Repair	Schooner Ridge	33965	187.1575214	1.5	Plain Corrugated Metal Pipe	

150083	Storm Pipe Repair	Schooner Ridge	33969	20.00208481	1.5	Plain Corrugated Metal Pipe	
150080	Storm Pipe Repair	Schooner Ridge	33988	196.7291326	1.5	Plain Corrugated Metal Pipe	
150050	Storm Pipe Repair	Copper Circle	33999	123.603728	1.5	Plain Corrugated Metal Pipe	
150051	Storm Pipe Repair	Copper Circle	34003	190.1001947	1.5	Plain Corrugated Metal Pipe	
149946	Storm Pipe Repair	Copper Circle	34006	47.66508885	1.5	Plain Corrugated Metal Pipe	
149850	Storm Pipe Repair	Southlake Drive	34027	18.2349231	1.5	Plain Corrugated Metal Pipe	
149851	Storm Pipe Repair	Southlake Drive	34041	27.55208386	1.5	CIPP	
150521	Storm Pipe Repair	Maid Marion Close	34074	92.66620936	2	Plain Corrugated Metal Pipe	
150522	Storm Pipe Repair	Maid Marion Close	34081	23.27870714	1.5	Plain Corrugated Metal Pipe	
150523	Storm Pipe Repair	Maid Marion Close	34085	84.6027592	1.5	Plain Corrugated Metal Pipe	
150524	Storm Pipe Repair	Maid Marion Close	34091	121.1593574	1.5	Plain Corrugated Metal Pipe	
150544	Storm Pipe Repair	Maid Marion Close	34105	29.46217096	1.5	Plain Corrugated Metal Pipe	
150544	Storm Pipe Repair	Maid Marion Close	34109	185.4928368	1.5	Plain Corrugated Metal Pipe	
150546	Storm Pipe Repair	Friar Court	34130	98.53784	1.5	Plain Corrugated Metal Pipe	
150547	Storm Pipe Repair	Maid Marion Close	34137	26.66298182	1.5	Plain Corrugated Metal Pipe	
150548	Storm Pipe Repair	Maid Marion Close	34141	72.64706342	1.5	Plain Corrugated Metal Pipe	
150548	Storm Pipe Repair	Maid Marion Close	34145	69.40305604	1.5	Plain Corrugated Metal Pipe	
121810	Storm Pipe Repair	Timberline Place	34176	73.90598126	2.5	Coated Corrugated Metal Pipe	
121786	Storm Pipe Repair	Webb Bridge Way	34191	96.98787465	1.5	Reinforced Concrete Pipe	
125903	Storm Pipe Repair	Old Milton Parkway	34237	28.78017285	1.5	Coated Corrugated Metal Pipe	
125904	Storm Pipe Repair	Waters Ferry Way	34283	24.47154499	3	Coated Corrugated Metal Pipe	
150624	Storm Pipe Repair	Alderman Drive	34635	48.81242849	1.5	Coated Corrugated Metal Pipe	
150625	Storm Pipe Repair	Nobel Court	34645	23.67855631	3	Coated Corrugated Metal Pipe	
150627	Storm Pipe Repair	Alderman Court	34683	91.37586031	2	Coated Corrugated Metal Pipe	
150631	Storm Pipe Repair	Alderman Drive	34705	61.04507559	1.5	Plain Corrugated Metal Pipe	
150632	Storm Pipe Repair	Alderman Drive	34709	34.28134792	2	Plain Corrugated Metal Pipe	
150629	Storm Pipe Repair	Alderman Drive	34720	76.03338645	2	Plain Corrugated Metal Pipe	
150793	Storm Pipe Repair	Market Place	34858	52.96978974	1.5	Plain Corrugated Metal Pipe	
150794	Storm Pipe Repair	Market Place	34862	17.34445714	1.5	Plain Corrugated Metal Pipe	
124191	Storm Pipe Repair	Haynes Bridge and Lakeview	34872	405.7424762	1.5	Reinforced Concrete Pipe	
150796	Storm Pipe Repair	Market Place	34929	79.40949098	1.5	Plain Corrugated Metal Pipe	
150799	Storm Pipe Repair	Market Place	34958	98.509216	1.5	Plain Corrugated Metal Pipe	
150800	Storm Pipe Repair	Market Place	34962	52.2221656	2	Plain Corrugated Metal Pipe	
125943	Storm Pipe Repair	North Point Court	34964	27.29201958	1.5	Coated Corrugated Metal Pipe	
150797	Storm Pipe Repair	Windward Parkway	34966	114.1725688	2	Plain Corrugated Metal Pipe	
150787	Storm Pipe Repair	Windward Parkway	35016	9.155421772	1.5	Coated Corrugated Metal Pipe	
150786	Storm Pipe Repair	Windward Parkway	35019	300.2165429	1.5	Coated Corrugated Metal Pipe	
150788	Storm Pipe Repair	Windward Parkway	35023	92.92138243	1.5	Coated Corrugated Metal Pipe	
150785	Storm Pipe Repair	Windward Parkway	35027	13.41927226	1.5	Coated Corrugated Metal Pipe	
150784	Storm Pipe Repair	Windward Parkway	35030	247.9936811	1.5	Plain Corrugated Metal Pipe	
150789	Storm Pipe Repair	Windward Parkway	35034	61.47748635	1.5	Coated Corrugated Metal Pipe	
150783	Storm Pipe Repair	Windward Parkway	35038	6.222811105	1.5	Coated Corrugated Metal Pipe	
150782	Storm Pipe Repair	Windward Parkway	35042	34.7238821	1.5	Coated Corrugated Metal Pipe	
150790	Storm Pipe Repair	Windward Parkway	35049	61.85660831	1.5	Reinforced Concrete Pipe	
150791	Storm Pipe Repair	Windward Parkway	35075	92.95708048	1.5	Plain Corrugated Metal Pipe	
150792	Storm Pipe Repair	Windward Parkway	35079	164.6084913	1.5	Plain Corrugated Metal Pipe	
150779	Storm Pipe Repair	Windward Parkway	35083	57.75684026	1.5	Plain Corrugated Metal Pipe	
150778	Storm Pipe Repair	Windward Parkway	35094	90.82111841	1.5	Plain Corrugated Metal Pipe	
30504	Storm Pipe Repair	Windward Parkway	35104	49.07285849	1.5	Plain Corrugated Metal Pipe	
30504	Storm Pipe Repair	Windward Parkway	35108	36.69520675	1.5	Plain Corrugated Metal Pipe	
150642	Storm Pipe Repair	Marconi Drive	35192	50.91830803	2.5	Plain Corrugated Metal Pipe	
150771	Storm Pipe Repair	Windward Parkway	35202	86.3551	1.5	Plain Corrugated Metal Pipe	
150773	Storm Pipe Repair	Windward Parkway	35205	59.34749969	1.5	Plain Corrugated Metal Pipe	
150646	Storm Pipe Repair	North Point Parkway	35262	38.63201035	1.5	Coated Corrugated Metal Pipe	
150645	Storm Pipe Repair	North Point Parkway	35266	203.138197	1.5	Coated Corrugated Metal Pipe	

150643	Storm Pipe Repair	North Point Parkway	35280	107.449174	1.5	Plain Corrugated Metal Pipe	
150644	Storm Pipe Repair	North Point Parkway	35284	313.3437177	1.5	Plain Corrugated Metal Pipe	
150679	Storm Pipe Repair	North Point Parkway	35292	82.02560915	1.5	Plain Corrugated Metal Pipe	
150680	Storm Pipe Repair	North Point Parkway	35295	86.79835759	1.5	Plain Corrugated Metal Pipe	
105764	Storm Pipe Repair	Haynes Forest Drive	35320	33.6935326	1.5	Coated Corrugated Metal Pipe	
105764	Storm Pipe Repair	Haynes Forest Drive	35324	19.70544043	2	Coated Corrugated Metal Pipe	
125580	Storm Pipe Repair	North Point Parkway	35494	48.37005237	3	Coated Corrugated Metal Pipe	
125572	Storm Pipe Repair	Preston Ridge Road	35545	87.95919844	2	Coated Corrugated Metal Pipe	
7947	Storm Pipe Repair	Preston Ridge Road	35614	36.19668946	1.5	Plain Concrete	
160971	Storm Pipe Repair	Mayfield Road	35670	70.29977022	5	Reinforced Concrete Pipe	
123587	Storm Pipe Repair	Park Brooke Trace	35686	102.8578169	2	Coated Corrugated Metal Pipe	
115357	Storm Pipe Repair	N Main Street	35692	50.96673991	2	Reinforced Concrete Pipe	
115359	Storm Pipe Repair	N Main Street	35696	30.5744696	2	Reinforced Concrete Pipe	
123587	Storm Pipe Repair	Park Brooke Trace	35698	36.64070302	2	Plain Corrugated Metal Pipe	
161152	Storm Pipe Repair	North Main Street	35700	87.61569845	2	Reinforced Concrete Pipe	
125584	Storm Pipe Repair	North Point Parkway	35754	93.08979861	1.5	Coated Corrugated Metal Pipe	
125585	Storm Pipe Repair	North Point Parkway	35762	30.96762458	3	Coated Corrugated Metal Pipe	
125587	Storm Pipe Repair	North Point Parkway	35777	77.22718405	2.5	Coated Corrugated Metal Pipe	
125588	Storm Pipe Repair	North Point Parkway	35780	28.48179809	2.5	Coated Corrugated Metal Pipe	
123432	Storm Pipe Repair	Forest Path Lane	35865	29.45284556	3	Coated Corrugated Metal Pipe	
123437	Storm Pipe Repair	Park Brooke Trace	35910	155.44532	3	Plain Corrugated Metal Pipe	
125766	Storm Pipe Repair	Great Oaks Way	35929	49.18929169	4.5	Reinforced Concrete Pipe	
125593	Storm Pipe Repair	Alexander Drive	36274	122.3790198	4	Reinforced Concrete Pipe	
122341	Storm Pipe Repair	Webb Bridge Road	36344	231.3862967	1.5	Reinforced Concrete Pipe	
125938	Storm Pipe Repair	North Point Parkway	36528	123.3035953	1.5	Coated Corrugated Metal Pipe	
125935	Storm Pipe Repair	North Point Parkway	36604	30.35773211	3.5	Coated Corrugated Metal Pipe	
125936	Storm Pipe Repair	North Point Parkway	36631	125.3216997	2.5	Coated Corrugated Metal Pipe	
125964	Storm Pipe Repair	Haynes Bridge Road	36639	33.59997323	2	Coated Corrugated Metal Pipe	
125937	Storm Pipe Repair	North Point Parkway	36641	34.52924545	2	Coated Corrugated Metal Pipe	
125963	Storm Pipe Repair	North Point Parkway	36647	213.6940842	1.5	Coated Corrugated Metal Pipe	
39996	Storm Pipe Repair	Wills Road	36948	147.5673213	2	Reinforced Concrete Pipe	
125907	Storm Pipe Repair	Kimball Bridge Road	37087	81.47992865	1.5	Reinforced Concrete Pipe	
49636	Storm Pipe Repair	Gunter Court	37137	76.14692812	3	Coated Corrugated Metal Pipe	
125968	Storm Pipe Repair	North Point Drive	37438	225.7763437	3	Reinforced Concrete Pipe	
7160	Storm Pipe Repair	Boxgrove Road	37671	22.28174038	2	Coated Corrugated Metal Pipe	
125961	Storm Pipe Repair	North Point Parkway	37939	26.55175286	1.5	Plain Corrugated Metal Pipe	
7889	Storm Pipe Repair	Grey Abbey Drive	38127	43.03955594	2.5	Coated Corrugated Metal Pipe	
124647	Storm Pipe Repair	Great Rissington Way	38326	110.6109492	1.5	Coated Corrugated Metal Pipe	
122526	Storm Pipe Repair	Autumn Sage Drive	38328	29.30678048	1.5	Coated Corrugated Metal Pipe	
124647	Storm Pipe Repair	Great Rissington Way	38330	32.97634702	1.5	Coated Corrugated Metal Pipe	
122526	Storm Pipe Repair	Autumn Sage Drive	38332	107.9291336	1.5	Coated Corrugated Metal Pipe	
122526	Storm Pipe Repair	Autumn Sage Drive	38335	37.03611335	1.5	Coated Corrugated Metal Pipe	
124543	Storm Pipe Repair	Longstone Landing	38375	54.83085051	2.5	Coated Corrugated Metal Pipe	
124543	Storm Pipe Repair	Longstone Landing	38378	44.47500593	2.5	Coated Corrugated Metal Pipe	
124543	Storm Pipe Repair	Longstone Landing	38382	24.5321383	2.5	Coated Corrugated Metal Pipe	
6949	Storm Pipe Repair	May Apple Drive	38554	19.38920813	1.5	Coated Corrugated Metal Pipe	
6956	Storm Pipe Repair	Park Bridge Parkway	38615	136.8040657	2.5	Coated Corrugated Metal Pipe	
6961	Storm Pipe Repair	Gromwell Drive	38632	84.79401107	1.5	Coated Corrugated Metal Pipe	
6961	Storm Pipe Repair	Gromwell Drive	38635	11.76558563	2	Coated Corrugated Metal Pipe	
122461	Storm Pipe Repair	Sundew Drive	38673	31.63814403	1.5	Coated Corrugated Metal Pipe	
122462	Storm Pipe Repair	Sundew Drive	38677	41.75733783	1.5	Coated Corrugated Metal Pipe	
122342	Storm Pipe Repair	Sundew Court	38685	32.70838939	1.5	Coated Corrugated Metal Pipe	
124680	Storm Pipe Repair	Barnesley Lane	38702	296.8847468	1.5	CIPP	
125718	Storm Pipe Repair	North Point Parkway	38779	61.68260225	2	CIPP	
161147	Storm Pipe Repair	Cumming Street	38781	10.52412294	2	Plain Corrugated Metal Pipe	

150867	Storm Pipe Repair	Westchester Way	38816	64.9444531	3	Plain Corrugated Metal Pipe	
16309	Storm Pipe Repair	Cumming Street	38818	308.456351	2.5	Plain Corrugated Metal Pipe	
42167	Storm Pipe Repair	Karen Drive	38825	48.69105463	1.5	CIPP	
150886	Storm Pipe Repair	Southlake Drive	38859	57.01098113	1.5	Plain Corrugated Metal Pipe	
150889	Storm Pipe Repair	Southlake Drive	38865	60.74863076	1.5	Plain Corrugated Metal Pipe	
150891	Storm Pipe Repair	Flying Scot Way	38872	53.5365872	1.5	CIPP	
150891	Storm Pipe Repair	Flying Scot Way	38876	32.91205735	2	CIPP	
150892	Storm Pipe Repair	Flying Scot Way	38879	41.5503706	2	CIPP	
123040	Storm Pipe Repair	Webb Bridge Road	38922	22.04482689	2	Reinforced Concrete Pipe	
41106	Storm Pipe Repair	Sims Industrial Boulevard	38936	7.470085432	1.5	Coated Corrugated Metal Pipe	
41105	Storm Pipe Repair	Sims Industrial Boulevard	38940	162.9792807	1.5	Coated Corrugated Metal Pipe	
150606	Storm Pipe Repair	Webb Bridge Road	38946	60.93617449	1.5	Plain Corrugated Metal Pipe	
150605	Storm Pipe Repair	Lake Windward Drive	38951	60.34252292	2	Coated Corrugated Metal Pipe	
123048	Storm Pipe Repair	Lake Windward Drive	38959	66.22940542	2	Plain Corrugated Metal Pipe	
41206	Storm Pipe Repair	Hembree Road	38979	43.10540754	3	Reinforced Concrete Pipe	
150827	Storm Pipe Repair	Cutty Sark Way	38987	24.33693955	2	Plain Corrugated Metal Pipe	
150828	Storm Pipe Repair	Cutty Sark Way	38991	109.9700247	2	Plain Corrugated Metal Pipe	
150829	Storm Pipe Repair	Southlake Drive	38998	21.52812274	2	Plain Corrugated Metal Pipe	
150830	Storm Pipe Repair	Southlake Drive	39002	15.03669897	2	Plain Corrugated Metal Pipe	
150831	Storm Pipe Repair	Cutty Sark Way	39016	86.24096926	2	Plain Corrugated Metal Pipe	
150833	Storm Pipe Repair	Southlake Drive	39024	17.51218818	2	Plain Corrugated Metal Pipe	
150834	Storm Pipe Repair	Southlake Drive	39028	219.526918	1.5	Plain Corrugated Metal Pipe	
150832	Storm Pipe Repair	Schooner Ridge	39032	24.20041495	1.5	Coated Corrugated Metal Pipe	
150203	Storm Pipe Repair	Seven Seas Court	39080	30.79503306	1.5	Plain Corrugated Metal Pipe	
41989	Storm Pipe Repair	Westside Parkway	39090	8.56268933	2.5	Reinforced Concrete Pipe	
150203	Storm Pipe Repair	Seven Seas Court	39092	149.5353732	1.5	Plain Corrugated Metal Pipe	
150165	Storm Pipe Repair	Clipper Court	39114	105.7499663	1.5	Plain Corrugated Metal Pipe	
150143	Storm Pipe Repair	Schooner Ridge	39133	29.18666652	1.5	Plain Corrugated Metal Pipe	
30598	Storm Pipe Repair	Webb Bridge Road	39167	35.7919192	2	Reinforced Concrete Pipe	
125093	Storm Pipe Repair	Kia Drive	39194	75.76926575	2	CIPP	
125094	Storm Pipe Repair	Kia Drive	39197	115.2291373	3	CIPP	
125094	Storm Pipe Repair	Kia Drive	39201	90.91676502	3	CIPP	
36709	Storm Pipe Repair	Malbrough Drive	39409	108.0702791	2	Coated Corrugated Metal Pipe	
36709	Storm Pipe Repair	Malbrough Drive	39412	60.20370887	2	Coated Corrugated Metal Pipe	
133881	Storm Pipe Repair	North Farm Drive	39416	131.6223557	3	Coated Corrugated Metal Pipe	
133881	Storm Pipe Repair	North Farm Drive	39420	159.9956606	3	Coated Corrugated Metal Pipe	
155567	Storm Pipe Repair	Essex Court	39642	48.04575847	2	Plain Corrugated Metal Pipe	
40015	Storm Pipe Repair	Arrowood Court	39875	41.75959013	1.5	Reinforced Concrete Pipe	
40078	Storm Pipe Repair	Arrowood Lane	39879	158.8700134	1.5	Coated Corrugated Metal Pipe	
40015	Storm Pipe Repair	Arrowood Court	39882	23.59524639	1.5	Reinforced Concrete Pipe	
40078	Storm Pipe Repair	Arrowood Lane	39886	81.89971095	1.5	Plain Corrugated Metal Pipe	
123770	Storm Pipe Repair	Brookline Drive	39893	57.27860745	4	Spincast	
40014	Storm Pipe Repair	Arrowwood Court	39905	16.01771365	1.5	Plain Corrugated Metal Pipe	
40013	Storm Pipe Repair	Arrowwood Court	39909	55.72277109	3	Plain Corrugated Metal Pipe	
160850	Storm Pipe Repair	Osprey Drive	39995	92.98345943	2.5	Coated Corrugated Metal Pipe	
161184	Storm Pipe Repair	Osprey Drive	39999	28.26982179	1.5	Reinforced Concrete Pipe	
160858	Storm Pipe Repair	Laurelwood Lane	40009	85.79957812	2.5	Coated Corrugated Metal Pipe	
160859	Storm Pipe Repair	Laurelwood Lane	40013	126.9871921	2.5	Coated Corrugated Metal Pipe	
160860	Storm Pipe Repair	Blue Jay Terrace	40017	96.92298016	2.5	Coated Corrugated Metal Pipe	
105764	Storm Pipe Repair	Haynes Forest Drive	40058	115.2163437	2.5	Coated Corrugated Metal Pipe	
105764	Storm Pipe Repair	Haynes Forest Drive	40062	29.43883802	3	Coated Corrugated Metal Pipe	
160861	Storm Pipe Repair	Brown Thrasher Court	40067	72.55704951	1.5	Coated Corrugated Metal Pipe	
150908	Storm Pipe Repair	Webb Bridge Road	40098	50.00674783	1.5	Reinforced Concrete Pipe	
160822	Storm Pipe Repair	Harrington Drive	40469	157.0082874	2.5	Coated Corrugated Metal Pipe	
160823	Storm Pipe Repair	Harrington Drive	40471	29.40691351	2.5	Coated Corrugated Metal Pipe	

160784	Storm Pipe Repair	Harrington Drive	40476	123.8910082	1.5	Plain Corrugated Metal Pipe	
160785	Storm Pipe Repair	Harrington Drive	40478	23.22377555	2	Plain Corrugated Metal Pipe	
157326	Storm Pipe Repair	Newcastle Drive	40525	19.43607053	2.5	Coated Corrugated Metal Pipe	
125725	Storm Pipe Repair	Between 355 and 365 New Castle Drive	40529	12.35431689	4	Spincast	
157323	Storm Pipe Repair	Newcastle Drive	40534	49.31536466	2	Coated Corrugated Metal Pipe	
157312	Storm Pipe Repair	Newcastle Drive	40542	38.75548793	1.5	Coated Corrugated Metal Pipe	
114083	Storm Pipe Repair	Dunster Court	40605	158.1468775	2	Coated Corrugated Metal Pipe	
114083	Storm Pipe Repair	Dunster Court	40607	23.85194191	2	Coated Corrugated Metal Pipe	
159024	Storm Pipe Repair	Oak Falls Drive	40652	105.0747125	2	Coated Corrugated Metal Pipe	
112060	Storm Pipe Repair	Providence Place Way	40674	59.40589085	1.5	CIPP	
112060	Storm Pipe Repair	Providence Place Way	40678	18.802104	3	Spincast	
114640	Storm Pipe Repair	Innovation Way	40741	68.18190627	1.5	Plain Corrugated Metal Pipe	
160887	Storm Pipe Repair	Innovation Way	40743	19.76093478	1.5	Plain Corrugated Metal Pipe	
160864	Storm Pipe Repair	Windward Parkway	40759	48.50194027	1.5	Reinforced Concrete Pipe	
46724	Storm Pipe Repair	Pine Vista Boulevard	40946	196.0881151	2	Coated Corrugated Metal Pipe	
46724	Storm Pipe Repair	Pine Vista Boulevard	40948	114.8141967	2	Coated Corrugated Metal Pipe	
46724	Storm Pipe Repair	Pine Vista Boulevard	40950	136.9037546	2	Coated Corrugated Metal Pipe	
135028	Storm Pipe Repair	Spring Place Lane	41078	117.8483511	2	Reinforced Concrete Pipe	
37954	Storm Pipe Repair	Brookmill Point	41107	21.96066458	2	Coated Corrugated Metal Pipe	
137274	Storm Pipe Repair	Watermill Falls	41137	180.4799944	1.5	Coated Corrugated Metal Pipe	
114643	Storm Pipe Repair	Windward Parkway	41171	70.87790003	1.5	Reinforced Concrete Pipe	
137351	Storm Pipe Repair	Harris Road	41311	243.5963066	1.5	Coated Corrugated Metal Pipe	
40111	Storm Pipe Repair	Upper Hembree Road	41343	270.7713659	1.5	Coated Corrugated Metal Pipe	
161151	Storm Pipe Repair	Windward Parkway	41470	50.8589126	3	Coated Corrugated Metal Pipe	
115571	Storm Pipe Repair	Windward Parkway	41501	36.04126799	1.5	Reinforced Concrete Pipe	
30226	Storm Pipe Repair	Webb Bridge Park	41721	23.73970959	1.5	Reinforced Concrete Pipe	
30354	Storm Pipe Repair	Webb Bridge Park	41736	21.70973745	1.5	HDPE	
30381	Storm Pipe Repair	Webb Bridge Park	41751	25.18533827	1.5	HDPE	
30425	Storm Pipe Repair	Webb Bridge Park	41763	114.3585791	1.5	Coated Corrugated Metal Pipe	
30297	Storm Pipe Repair	Webb Bridge Park	41767	15.53887272	1.5	Plastic	
156077	Storm Pipe Repair	Johnny Herron Way	41949	65.00660535	1.5	Plain Corrugated Metal Pipe	
156079	Storm Pipe Repair	Johnny Herron Way	41953	132.1899224	2	Plain Corrugated Metal Pipe	
156079	Storm Pipe Repair	Johnny Herron Way	41955	181.3540842	2	Plain Corrugated Metal Pipe	
156079	Storm Pipe Repair	Johnny Herron Way	41957	216.6949046	1.5	Plain Corrugated Metal Pipe	
156094	Storm Pipe Repair	Johnny Herron Way	42039	33.87657075	1.5	Plain Corrugated Metal Pipe	
113530	Storm Pipe Repair	North Park	42043	63.4028236	1.5	Plain Corrugated Metal Pipe	
156094	Storm Pipe Repair	Johnny Herron Way	42045	29.3216837	1.5	Plain Corrugated Metal Pipe	
156127	Storm Pipe Repair	Johnny Herron Way	42052	57.37610468	1.5	Coated Corrugated Metal Pipe	
113506	Storm Pipe Repair	North Park	42077	45.10511618	1.5	HDPE	
149156	Storm Pipe Repair	Huntington Trace Lane	42221	255.9863911	2.5	Plain Corrugated Metal Pipe	
149155	Storm Pipe Repair	Huntington Trace Lane	42226	188.4366736	1.5	Plain Corrugated Metal Pipe	
149179	Storm Pipe Repair	Huntington Trace Lane	42232	34.52240093	1.5	Reinforced Concrete Pipe	
147050	Storm Pipe Repair	Cannonero Drive	42261	53.52978008	2.5	Plain Corrugated Metal Pipe	
147051	Storm Pipe Repair	Cannonero Drive	42265	45.6554205	3.5	Plain Corrugated Metal Pipe	
147306	Storm Pipe Repair	Cannonero Drive	42267	79.65683731	3.5	Reinforced Concrete Pipe	
125445	Storm Pipe Repair	Webb Bridge Road	42376	26.89144932	2	Plain Corrugated Metal Pipe	
123052	Storm Pipe Repair	Webb Bridge Road	42389	64.74574565	2	Reinforced Concrete Pipe	
150471	Storm Pipe Repair	Thornbury Way	42395	49.33637805	2	Plain Corrugated Metal Pipe	
150520	Storm Pipe Repair	Stonebury Drive	42415	38.65096012	2	Plain Corrugated Metal Pipe	
30340	Storm Pipe Repair	Stonebury Drive	42439	132.4393107	2.5	Plain Corrugated Metal Pipe	
150467	Storm Pipe Repair	Fox Road	42454	22.87428143	1.5	Coated Corrugated Metal Pipe	
150469	Storm Pipe Repair	Thornbury View	42464	27.30783538	1.5	Plain Corrugated Metal Pipe	
150468	Storm Pipe Repair	Fox Road	42470	47.52732344	1.5	Plain Corrugated Metal Pipe	
149227	Storm Pipe Repair	Derby Chase Court	42512	33.8013292	1.5	Plain Corrugated Metal Pipe	
149358	Storm Pipe Repair	Leeward Run Drive	42535	123.2866217	1.5	Plain Corrugated Metal Pipe	

137504	Storm Pipe Repair	WIllshire Glen	42596	89.88825705	3	CIPP	
161077	Storm Pipe Repair	Milton Avenue	42649	101.6417789	1.5	Coated Corrugated Metal Pipe	
18436	Storm Pipe Repair	Milton Avenue	42652	78.12777176	2.5	Reinforced Concrete Pipe	
161076	Storm Pipe Repair	Milton Avenue	42657	21.65215406	1.5	Coated Corrugated Metal Pipe	
114790	Storm Pipe Repair	Kenneth Drive	42924	140.9028375	5	Coated Corrugated Metal Pipe	
160279	Storm Pipe Repair	Upshaw Drive	42948	61.75213551	1.5	Reinforced Concrete Pipe	
160494	Storm Pipe Repair	Milton Avenue	42997	45.42744156	1.5	Reinforced Concrete Pipe	
160493	Storm Pipe Repair	Milton Avenue	43002	21.83699268	1.5	Plain Corrugated Metal Pipe	
112628	Storm Pipe Repair	Broadwell Oaks Drive	43114	103.5134181	3	CIPP	
112628	Storm Pipe Repair	Broadwell Oaks Drive	43125	138.2950262	3	Coated Corrugated Metal Pipe	
160467	Storm Pipe Repair	Broadwell Oaks Drive	43129	121.5890664	3	Coated Corrugated Metal Pipe	
126121	Storm Pipe Repair	1330 Mayfield Manor Dr	43190	32.40545995	1.5	Reinforced Concrete Pipe	
126121	Storm Pipe Repair	1330 Mayfield Manor Dr	43192	119.4917392	2	Plain Corrugated Metal Pipe	
160215	Storm Pipe Repair	Meadow Drive	43337	55.48967199	1.5	Plain Concrete	
160209	Storm Pipe Repair	Weatherstone Court	43558	42.75688253	1.5	Coated Corrugated Metal Pipe	
159574	Storm Pipe Repair	Vaughan Drive	43594	81.5368112	2	Reinforced Concrete Pipe	
161050	Storm Pipe Repair	Canton Street	43613	41.37872248	1.5	Plain Corrugated Metal Pipe	
161048	Storm Pipe Repair	Hopewell Road	43615	31.85748186	2	Plain Corrugated Metal Pipe	
161047	Storm Pipe Repair	Hopewell Road	43617	22.61653147	2	Plain Corrugated Metal Pipe	
137272	Storm Pipe Repair	189 Lantern Ridge Court	43714	71.21225899	2.5	CIPP	
137272	Storm Pipe Repair	189 Lantern Ridge Court	43716	170.4021143	2.5	Coated Corrugated Metal Pipe	
137272	Storm Pipe Repair	189 Lantern Ridge Court	43718	38.74147272	2	Coated Corrugated Metal Pipe	
160299	Storm Pipe Repair	Gramercy Lane	44351	144.9902527	2	Reinforced Concrete Pipe	
17059	Storm Pipe Repair	Mayfield Road	44468	13.94966139	1.5	Reinforced Concrete Pipe	
160150	Storm Pipe Repair	Providence Road	44482	27.35755419	1.5	Reinforced Concrete Pipe	
159941	Storm Pipe Repair	Dearborne Lane	44497	100.5580708	2.5	Reinforced Concrete Pipe	
159830	Storm Pipe Repair	Hearthstone Way	44521	132.3961332	3	Coated Corrugated Metal Pipe	
161180	Storm Pipe Repair	Mayfield Road	44585	43.19380276	1.5	Reinforced Concrete Pipe	
17470	Storm Pipe Repair	Mayfield Road	44599	24.0719189	1.5	Reinforced Concrete Pipe	
114155	Storm Pipe Repair	Bates Road	44616	113.576274	2	Reinforced Concrete Pipe	
146637	Storm Pipe Repair	Highland Glen Court	45026	106.579163	2.5	Plain Corrugated Metal Pipe	
146850	Storm Pipe Repair	Leeward Walk Circle	45036	131.2449686	3	Plain Corrugated Metal Pipe	
146652	Storm Pipe Repair	Leeward Walk Circle	45048	34.91784693	3	Coated Corrugated Metal Pipe	
146814	Storm Pipe Repair	Leeward Walk Circle	45074	26.22466202	2.5	CIPP	
149277	Storm Pipe Repair	Redbud Drive	45160	33.80916002	3.5	Reinforced Concrete Pipe	
114820	Storm Pipe Repair	Winthrope Chase Drive	45253	9.939284583	2.5	Reinforced Concrete Pipe	
157081	Storm Pipe Repair	Cogburn Park	45293	22.56464136	1	Plain Corrugated Metal Pipe	
113007	Storm Pipe Repair	Augeron Court	45339	171.6595101	2.5	Reinforced Concrete Pipe	
50135	Storm Pipe Repair	3303 Long Island Creek Court	45567	112.1576395	1.5	Coated Corrugated Metal Pipe	
49201	Storm Pipe Repair	Milton Park Drive	45771	41.73916779	1.5	Reinforced Concrete Pipe	
49201	Storm Pipe Repair	Milton Park Drive	45773	49.85062614	2.5	Coated Corrugated Metal Pipe	
49201	Storm Pipe Repair	Milton Park Drive	45775	86.68394664	2.5	Coated Corrugated Metal Pipe	
49201	Storm Pipe Repair	Milton Park Drive	45777	74.16665324	2.5	Coated Corrugated Metal Pipe	
122836	Storm Pipe Repair	Big Creek Court	46267	30.97114124	1.5	Plain Corrugated Metal Pipe	
29493	Storm Pipe Repair	Dryden Road	46348	108.4482388	2.5	HDPE	
125536	Storm Pipe Repair	Morris Road	46405	31.59339969	3	Reinforced Concrete Pipe	
150751	Storm Pipe Repair	Webb Bridge Road	46425	71.64933295	2.5	Reinforced Concrete Pipe	
125535	Storm Pipe Repair	Webb Bridge Road	46438	198.0383972	1.5	Reinforced Concrete Pipe	
150767	Storm Pipe Repair	Morris Road	46482	46.50057406	1.5	Plain Concrete	
150892	Storm Pipe Repair	Flying Scot Way	46608	130.713793	2	CIPP	
29719	Storm Pipe Repair	Flying Scot Way	46610	30.42679009	2	Coated Corrugated Metal Pipe	
39997	Storm Pipe Repair	Wills Road	46652	32.78691611	2	Coated Corrugated Metal Pipe	
42183	Storm Pipe Repair	Equestrian Park	46707	80.31347249	1.25	Plain Corrugated Metal Pipe	
37020	Storm Pipe Repair	Wills Park	46796	534.9554426	2	Reinforced Concrete Pipe	
160960	Storm Pipe Repair	Mayfield Road	46874	37.52619008	1.5	Reinforced Concrete Pipe	

5035	Storm Pipe Repair	Lantern Ridge Court	46883	235.8308579	3	Plain Corrugated Metal Pipe	
160213	Storm Pipe Repair	Providence Road	46889	185.1940849	1.5	Aluminized Steel	
158597	Storm Pipe Repair	Sherry Drive	46944	80.70429797	6	Aluminized Steel	
160459	Storm Pipe Repair	Broadwell Oaks Drive	47010	38.62138293	3	Coated Corrugated Metal Pipe	
18421	Storm Pipe Repair	Broadwell Oaks Drive	47011	150.4678927	3	Coated Corrugated Metal Pipe	
39104	Storm Pipe Repair	Wills Park	47020	29.90127383	1.25	Reinforced Concrete Pipe	
160165	Storm Pipe Repair	Lantern Ridge Court	47158	31.08628114	1.5	Coated Corrugated Metal Pipe	
115735	Storm Pipe Repair	Academy Street	47412	56.45867476	1.5	Coated Corrugated Metal Pipe	
125942	Storm Pipe Repair	North Point Court	47581	31.34049198	3.5	Coated Corrugated Metal Pipe	
125970	Storm Pipe Repair	Georgia Lane	47783	102.1516186	3.5	Reinforced Concrete Pipe	
125969	Storm Pipe Repair	Georgia Lane	47785	75.5750839	4	Reinforced Concrete Pipe	
125971	Storm Pipe Repair	Georgia Lane	47787	42.06951812	4	Reinforced Concrete Pipe	
160313	Storm Pipe Repair	Briers Chute	48052	127.4916581	2	Coated Corrugated Metal Pipe	
111949	Storm Pipe Repair	Wendy Hill Drive	48066	176.6891224	1.5	Coated Corrugated Metal Pipe	
111949	Storm Pipe Repair	Wendy Hill Drive	48068	61.63820346	1.5	Coated Corrugated Metal Pipe	
137272	Storm Pipe Repair	189 Lantern Ridge Court	48071	96.67690882	2	Coated Corrugated Metal Pipe	
115237	Storm Pipe Repair	Canton Street	48188	96.22452854	2	Plain Corrugated Metal Pipe	
161145	Storm Pipe Repair	Canton Street	48192	19.12430558	1.5	Plain Corrugated Metal Pipe	
114966	Storm Pipe Repair	Henderson Parkway	48214	75.39867753	2	Coated Corrugated Metal Pipe	
115837	Storm Pipe Repair	Cold Creek Drive	48263	17.7101463	2	CIPP	
135027	Storm Pipe Repair	Mae Lane	48327	30.97490436	3	Coated Corrugated Metal Pipe	
41965	Storm Pipe Repair	Police Headquarters	48395	48.53823854	2.5	Coated Corrugated Metal Pipe	
41966	Storm Pipe Repair	Police Headquarters	48397	23.58055286	2.5	Coated Corrugated Metal Pipe	
41971	Storm Pipe Repair	police headquarters	48403	86.18443998	1.5	Coated Corrugated Metal Pipe	
41960	Storm Pipe Repair	Old Milton Parkway	48566	83.27151854	1.5	Reinforced Concrete Pipe	
125868	Storm Pipe Repair	Old Milton Parkway	48619	94.70556438	1.5	Coated Corrugated Metal Pipe	
126034	Storm Pipe Repair	Old Milton Parkway	48650	71.98785328	3	Coated Corrugated Metal Pipe	
125869	Storm Pipe Repair	Old Milton Parkway	48653	74.17835214	1.5	Coated Corrugated Metal Pipe	
147308	Storm Pipe Repair	Yasha Court	50254	290.5254839	1.5	Coated Corrugated Metal Pipe	
147309	Storm Pipe Repair	Javad Lane	50255	62.66935869	2	Coated Corrugated Metal Pipe	
147327	Storm Pipe Repair	Yasha Court	50257	28.33921066	2	Coated Corrugated Metal Pipe	
147328	Storm Pipe Repair	Yasha Court	50258	38.22948932	2.5	Coated Corrugated Metal Pipe	
159030	Storm Pipe Repair	Henley Way	50395	86.41354086	1.5	Reinforced Concrete Pipe	
159032	Storm Pipe Repair	Henley Way	50397	176.1908185	2.5	Reinforced Concrete Pipe	
159034	Storm Pipe Repair	Henley Way	50399	30.47579169	2.5	Coated Corrugated Metal Pipe	
145233	Storm Pipe Repair	Academt st @ Plymouth Ln	50419	124.8017844	1.5	Plain Corrugated Metal Pipe	
145233	Storm Pipe Repair	Academt st @ Plymouth Ln	50420	139.3641167	2	Plain Corrugated Metal Pipe	

FY 2026 Spincast Pipe Lining Task Order 1 Bid Tabulation

The unit prices provided below were submitted during the RFP 21-112 process by the vendors shown below.

				Utility Asset Management, Inc.		IPR Southeast, LLC		Coastal Gunite Construction, LLC		Vortex Services, LLC	
The amounts provided in this section a actual quantities for the task order.				Cost per unit pricing	$ 585,591.00	Cost per unit pricing	$ 790,145.00	Cost per unit pricing	$ 677,350.00	Cost per unit pricing	$ 1,520,515.00
				5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 29,279.55	5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 39,507.25	5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 33,867.50	5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 76,025.75
				Total Cost	$ 614,870.55	**Total Cost**	$ 829,652.25	**Total Cost**	$ 711,217.50	**Total Cost**	$ 1,596,540.75
ITEM #	**Description**	**Amount**	**Unit**	**Unit Price**	**Price**	**Unit Price**	**Price**	**Unit Price**	**Price**	**Unit Price**	**Price**
	Lining Requirements										
	Spin Cast Lining										
	Includes Pre & Post TV & typical point repairs during lining										
	Includes Cleaning (less than 25% full)										
1	30" Centrifugal Spin- 1.5 Thickness		LF	$ 165.00	$ -	$ 225.00	$ -	$ 172.50	$ -	$ 475.00	$ -
2	36" Centrifugal Spin - 1.5 Thickness	192	LF	$ 193.00	$ 37,056.00	$ 255.00	$ 48,960.00	$ 195.50	$ 37,536.00	$ 570.00	$ 109,440.00
3	42" Centrifugal Spin - 1.5 Thickness	727	LF	$ 226.00	$ 164,302.00	$ 285.00	$ 207,195.00	$ 230.00	$ 167,210.00	$ 615.00	$ 447,105.00
4	48" Centrifugal Spin - 1.5 Thickness	671	LF	$ 256.00	$ 171,776.00	$ 345.00	$ 231,495.00	$ 264.50	$ 177,479.50	$ 650.00	$ 436,150.00
5	54" Centrifugal Spin - 1.5 Thickness	497	LF	$ 291.00	$ 144,627.00	$ 385.00	$ 191,345.00	$ 414.00	$ 205,758.00	$ 760.00	$ 377,720.00
6	60" Centrifugal Spin - 1.5 Thickness		LF	$ 327.00	$ -	$ 475.00	$ -	$ 448.50	$ -	$ 740.00	$ -
7	66" Centrifugal Spin - 1.5 Thickness	190	LF	$ 357.00	$ 67,830.00	$ 585.00	$ 111,150.00	$ 470.35	$ 89,366.50	$ 790.00	$ 150,100.00
8	72" Centrifugal Spin - 1.5 Thickness		LF	$ 392.00	$ -	$ 650.00	$ -	$ 485.88	$ -	$ 830.00	$ -
9	Add Cost Per 0.5 Thickness - 30"		LF	$ 34.00	$ -	$ 10.50	$ -	$ 0.12	$ -	$ 77.00	$ -
10	Add Cost Per 0.5 Thickness - 36"		LF	$ 43.00	$ -	$ 10.50	$ -	$ 0.12	$ -	$ 87.00	$ -
11	Add Cost Per 0.5 Thickness - 42"		LF	$ 54.00	$ -	$ 12.60	$ -	$ 0.12	$ -	$ 92.00	$ -
12	Add Cost Per 0.5 Thickness - 48"		LF	$ 65.00	$ -	$ 15.75	$ -	$ 0.12	$ -	$ 103.00	$ -
13	Add Cost Per 0.5 Thickness - 54"		LF	$ 76.00	$ -	$ 63.00	$ -	$ 0.12	$ -	$ 120.00	$ -
14	Add Cost Per 0.5 Thickness - 60"		LF	$ 89.00	$ -	$ 73.50	$ -	$ 0.12	$ -	$ 130.00	$ -
15	Add Cost Per 0.5 Thickness - 66"		LF	$ 102.00	$ -	$ 162.75	$ -	$ 0.12	$ -	$ 175.00	$ -
16	Add Cost Per 0.5 Thickness - 72"		LF	$ 117.00	$ -	$ 168.00	$ -	$ 0.12	$ -	$ 190.00	$ -
	Spin Cast Lining										
	Includes Pre & Post TV & typical point repairs during lining										
	Includes Cleaning (greater than 25% full)										
17	30" Centrifugal Spin- 1.5 Thickness		LF	$ 188.00	$ -	$ 230.00	$ -	$ 186.88	$ -	$ 480.00	$ -
18	36" Centrifugal Spin - 1.5 Thickness		LF	$ 221.00	$ -	$ 260.00	$ -	$ 212.75	$ -	$ 575.00	$ -
19	42" Centrifugal Spin - 1.5 Thickness		LF	$ 259.00	$ -	$ 290.00	$ -	$ 247.25	$ -	$ 620.00	$ -

20	48" Centrifugal Spin - 1.5 Thickness		LF	$ 294.00	$ -	$ 350.00	$ -	$ 287.50	$ -	$ 660.00	$ -
21	54" Centrifugal Spin - 1.5 Thickness		LF	$ 330.00	$ -	$ 390.00	$ -	$ 442.75	$ -	$ 770.00	$ -
22	60" Centrifugal Spin - 1.5 Thickness		LF	$ 370.00	$ -	$ 480.00	$ -	$ 477.25	$ -	$ 750.00	$ -
23	66" Centrifugal Spin - 1.5 Thickness		LF	$ 404.00	$ -	$ 590.00	$ -	$ 500.25	$ -	$ 805.00	$ -
24	72" Centrifugal Spin - 1.5 Thickness		LF	$ 442.00	$ -	$ 655.00	$ -	$ 523.25	$ -	$ 845.00	$ -
25	Add Cost Per 0.5 Thickness - 30"		LF	$ 34.00	$ -	$ 10.50	$ -	$ 0.12	$ -	$ 77.00	$ -
26	Add Cost Per 0.5 Thickness - 36"		LF	$ 43.00	$ -	$ 10.50	$ -	$ 0.12	$ -	$ 87.00	$ -
27	Add Cost Per 0.5 Thickness - 42"		LF	$ 54.00	$ -	$ 12.60	$ -	$ 0.12	$ -	$ 92.00	$ -
28	Add Cost Per 0.5 Thickness - 48"		LF	$ 65.00	$ -	$ 15.75	$ -	$ 0.12	$ -	$ 103.00	$ -
29	Add Cost Per 0.5 Thickness - 54"		LF	$ 76.00	$ -	$ 63.00	$ -	$ 0.12	$ -	$ 120.00	$ -
30	Add Cost Per 0.5 Thickness - 60"		LF	$ 89.00	$ -	$ 73.50	$ -	$ 0.12	$ -	$ 130.00	$ -
31	Add Cost Per 0.5 Thickness - 66"		LF	$ 102.00	$ -	$ 162.75	$ -	$ 0.12	$ -	$ 175.00	$ -
32	Add Cost Per 0.5 Thickness - 72"		LF	$ 117.00	$ -	$ 168.00	$ -	$ 0.12	$ -	$ 190.00	$ -
	Spin Cast Lining for Drainage Boxes										
33	48" Drainage box		VF	$ 115.00	$ -	$ 300.00	$ -	$ 138.00	$ -	$ 600.00	$ -
34	60" Drainage box		VF	$ 135.00	$ -	$ 400.00	$ -	$ 161.00	$ -	$ 715.00	$ -
35	72" Drainage box		VF	$ 178.00	$ -	$ 500.00	$ -	$ 184.00	$ -	$ 800.00	$ -
	Precast Headwalls (per Alpharetta Std 232)										
36	Precast Headwall for 18" Pipe		EA	$ 3,700.00	$ -	$ 675.00	$ -	$ 2,500.00	$ -	$ 2,500.00	$ -
37	Precast Headwall for 24" Pipe		EA	$ 4,300.00	$ -	$ 725.00	$ -	$ 2,575.00	$ -	$ 3,000.00	$ -
38	Precast Headwall for 30" Pipe		EA	$ 4,900.00	$ -	$ 1,105.00	$ -	$ 2,575.00	$ -	$ 3,500.00	$ -
39	Precast Headwall for 36" Pipe		EA	$ 5,900.00	$ -	$ 1,500.00	$ -	$ 3,000.00	$ -	$ 4,000.00	$ -
40	Precast Headwall for 42" Pipe		EA	$ 6,900.00	$ -	$ 1,890.00	$ -	$ 3,000.00	$ -	$ 4,500.00	$ -
41	Precast Headwall for 48" Pipe		EA	$ 7,500.00	$ -	$ 2,055.00	$ -	$ 3,000.00	$ -	$ 5,000.00	$ -
	Cast-In_Place Concrete Headwall										
42	Cast-n-Place Conc HW-GDOT Det 1125		CY	$ 500.00	$ -	$ 1,000.00	$ -	$ 600.00	$ -	$ 1,200.00	$ -
	Rubble Masonry HW										
43	Rubble Headwall for 18" Pipe		EA	$ 4,000.00	$ -	$ 1,945.00	$ -	$ 750.00	$ -	$ 1,000.00	$ -
44	Rubble Headwall for 24" Pipe		EA	$ 4,700.00	$ -	$ 2,225.00	$ -	$ 800.00	$ -	$ 1,250.00	$ -
45	Rubble Headwall for 30" Pipe		EA	$ 5,500.00	$ -	$ 2,335.00	$ -	$ 850.00	$ -	$ 1,500.00	$ -
46	Rubble Headwall for 36" Pipe		EA	$ 6,700.00	$ -	$ 3,225.00	$ -	$ 1,000.00	$ -	$ 1,750.00	$ -
	Miscellaneous Items										
47	Stone #57		Ton	$ 76.00	$ -	$ 55.00	$ -	$ 92.00	$ -	$ 150.00	$ -
48	Surge Stone		Ton	$ 68.00	$ -	$ 57.00	$ -	$ 92.00	$ -	$ 150.00	$ -
49	No.3's and 4's Stone		Ton	$ 76.00	$ -	$ 60.00	$ -	$ 92.00	$ -	$ 150.00	$ -
50	Reset Existing Headwall		EA	$ 5,600.00	$ -	$ 500.00	$ -	$ 1,150.00	$ -	$ 2,000.00	$ -
51	3000psi Concrete		CY	$ 320.00	$ -	$ 445.00	$ -	$ 690.00	$ -	$ 600.00	$ -
52	Flowable Fill		CY	$ 300.00	$ -	$ 315.00	$ -	$ 517.50	$ -	$ 800.00	$ -

NOTES

	All unit prices shall include but not be limited to all mobilization, labor, equipment and materials necessary to perform the work. In addition, unit prices for pipe lining shall include typical point repairs, pre and post CCTV, and cleaning (less than 25% full & greater than 25%).
	Lump sum items will be determined on a project by project basis and include but not be limited to erosion control, landscaping, traffic control, special internal and external point repairs, pumping operations, ground penetrating radar and pressure grouting. These items will be included with proposals prior to each purchase order for lining projects.

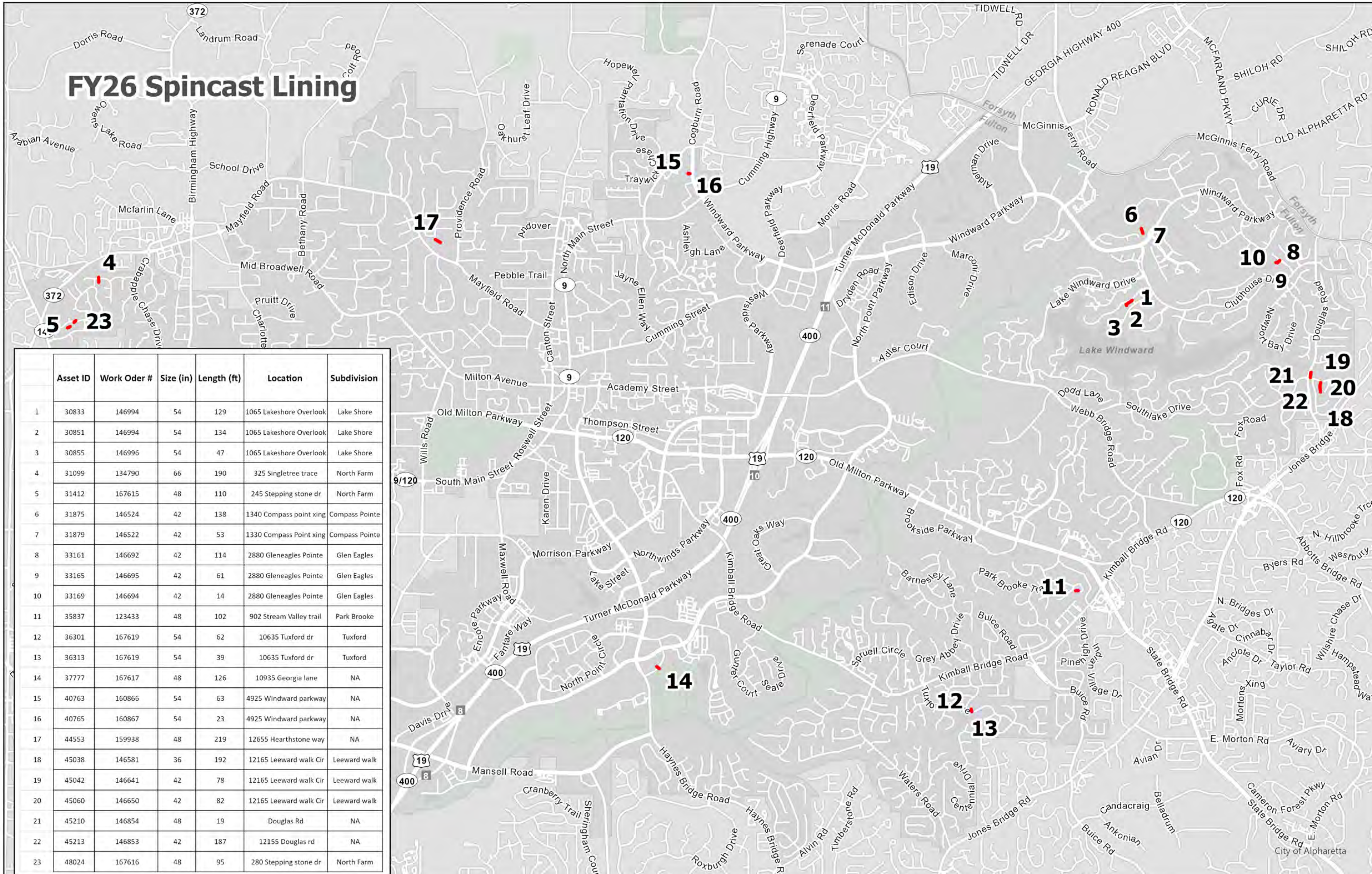
FY 26 Spincast Lining

Total Task Order Cost = $ 585,591.00

Asset ID	Work Oder #	Size (in)	Length (ft)	Location	Subdivision	Comments	Tier	Condition	Cost	Exhibit Made
44553	159938	48	219	12655 Hearthstone way	NA		4	Poor	$ 56,064.00	Y
35837	123433	48	102	902 Stream Valley trail	Park Brooke		2	Poor	$ 26,112.00	Y
45210	146854	48	19	Douglas Rd	NA		2	Poor	$ 4,864.00	Y
31412	167615	48	110	245 Stepping stone dr	North Farm		4	Poor	$ 28,160.00	Y
48024	167616	48	95	280 Stepping stone dr	North Farm		1	Poor	$ 24,320.00	Y
37777	167617	48	126	10935 Georgia lane	NA		3	Poor	$ 32,256.00	Y
30833	146994	54	129	1065 Lakeshore Overlook	Lake Shore		4	Poor	$ 37,539.00	Y
30851	146994	54	134	1065 Lakeshore Overlook	Lake Shore		4	Poor	$ 38,994.00	Y
30855	146996	54	47	1065 Lakeshore Overlook	Lake Shore		4	Poor	$ 13,677.00	Y
36313	167619	54	39	10635 Tuxford dr	Tuxford		4	Fair	$ 11,349.00	Y
36301	167619	54	62	10635 Tuxford dr	Tuxford		2	Poor	$ 18,042.00	Y
40763	160866	54	63	4925 Windward parkway	NA		2	Poor	$ 18,333.00	Y
40765	160867	54	23	4925 Windward parkway	NA		2	Poor	$ 6,693.00	Y
31099	134790	66	190	325 Singletree trace	North Farm		2	Poor	$ 67,830.00	Y
31879	146522	42	53	1330 Compass Point xing	Compass Pointe		4	Poor	$ 11,978.00	Y
31875	146524	42	138	1340 Compass point xing	Compass Pointe		4	Poor	$ 31,188.00	Y
45213	146853	42	187	12155 Douglas rd	NA		2	Poor	$ 42,262.00	Y
33169	146694	42	14	2880 Gleneagles Pointe	Glen Eagles		4	Poor	$ 3,164.00	Y

33165	146695	42	61	2880 Gleneagles Pointe	Glen Eagles		2	Poor	$	13,786.00	Y
33161	146692	42	114	2880 Gleneagles Pointe	Glen Eagles		1	Poor	$	25,764.00	Y
45060	146650	42	82	12165 Leeward walk Cir	Leeward walk		2	Poor	$	18,532.00	Y
45042	146641	42	78	12165 Leeward walk Cir	Leeward walk		2	Poor	$	17,628.00	Y
45038	146581	36	192	12165 Leeward walk Cir	Leeward walk		4	Poor	$	37,056.00	Y

FY26 Spincast Lining



	Asset ID	Work Oder #	Size (in)	Length (ft)	Location	Subdivision
1	30833	146994	54	129	1065 Lakeshore Overlook	Lake Shore
2	30851	146994	54	134	1065 Lakeshore Overlook	Lake Shore
3	30855	146996	54	47	1065 Lakeshore Overlook	Lake Shore
4	31099	134790	66	190	325 Singletree trace	North Farm
5	31412	167615	48	110	245 Stepping stone dr	North Farm
6	31875	146524	42	138	1340 Compass point xing	Compass Pointe
7	31879	146522	42	53	1330 Compass Point xing	Compass Pointe
8	33161	146692	42	114	2880 Gleneagles Pointe	Glen Eagles
9	33165	146695	42	61	2880 Gleneagles Pointe	Glen Eagles
10	33169	146694	42	14	2880 Gleneagles Pointe	Glen Eagles
11	35837	123433	48	102	902 Stream Valley trail	Park Brooke
12	36301	167619	54	62	10635 Tuxford dr	Tuxford
13	36313	167619	54	39	10635 Tuxford dr	Tuxford
14	37777	167617	48	126	10935 Georgia lane	NA
15	40763	160866	54	63	4925 Windward parkway	NA
16	40765	160867	54	23	4925 Windward parkway	NA
17	44553	159938	48	219	12655 Hearthstone way	NA
18	45038	146581	36	192	12165 Leeward walk Cir	Leeward walk
19	45042	146641	42	78	12165 Leeward walk Cir	Leeward walk
20	45060	146650	42	82	12165 Leeward walk Cir	Leeward walk
21	45210	146854	48	19	Douglas Rd	NA
22	45213	146853	42	187	12155 Douglas rd	NA
23	48024	167616	48	95	280 Stepping stone dr	North Farm

CITY OF ALPHARETTA
STANDARD CONTRACT FOR SERVICES

This Contract for Services for the City of Alpharetta is made and entered into and is effective upon execution, by and between **Utility Asset Management, Inc**., a Georgia corporation with its principal office located at 2025 US Highway 41 South, Perry, GA 31069 (the "Contractor") and the **City of Alpharetta, Georgia**, a municipal corporation of the State of Georgia (the "City").

1. Contract Documents. The Contract Documents consist of this Contract, the City's Request for Proposal dated May 20, 2021 (the "RFP"), including any addenda thereto, and the Contractor's Proposal dated June 17, 2021 (the "Proposal"), all of which collectively are incorporated herein by reference (collectively, the "Contract Documents"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract will govern; provided however, to the extent any of Contractor's obligations or duties set forth in the Proposal exceed the requirements provided within the RFP or this Contract, or the City finds any of the terms set forth in the Proposal more desirable, the terms set forth in the Proposal will control. Subject to the foregoing, if a conflict between the language in the RFP and the Proposal, the language in the former will govern.

2. Scope of Services. The Contractor's duties and scope of services are specifically set forth in the RFP (the "Work") and, in general, include the following: **ON-CALL STORM PIPE LINING SERVICES.** Work required under this contract shall include furnishing materials, qualified labor, equipment, etc. for trenchless rehabilitation of 12-inch through 120-inch diameter storm water drainage pipes. Work shall further include, but not be limited to, lining storm pipe using the Spin-Casting method, traffic control, TV inspection and cleaning of pipe, structure rehabilitation and/or replacement, rip-rap placement, erosion control measures, landscaping and permanent grassing, road and driveway restoration, and all materials necessary to install the above**.** No baseline amount of work is guaranteed with this contract. All work is within the City of Alpharetta, Georgia.

3. Contract Prices. As finally awarded by the City, the City will pay Contractor in accordance with the unit prices/rates set forth in Contractor's Rate Sheet, which is attached hereto and incorporated herein as **Exhibit "A,"** for Contractor's performance of Work.

4. This price includes the full development and provision of all deliverables as specified in the RFP and Proposal, as further supplemented or modified by the City's requirements. The City will process approved payment requests under this project to the Contractor. Payment to sub-contractors and suppliers is the responsibility of the Contractor. The City will not entertain any other payment arrangements.

   Invoices must be sent to:

   City of Alpharetta
   Public Works Department
   1790 Hembree Rd
   Roswell, GA 30009
   Attn: Matt Malone

   Payments may be made in the manner and on the periodic basis agreed to by the City prior to the commencement of the Work. Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Contractor must send an invoice detailing the appropriate charges as currently allowed. Upon receipt of Contractor's invoice and following inspections and confirmation of the performance of the subject portion of the Work, the City will make payment. Upon receipt of Contractor's final invoice and following final inspection and final acceptance of the Work, the City will make final payment. Subject to the withholding of any amounts due to the City as further set forth herein, all such invoices will be paid within forty-five

(45) days by the City unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Contractor will provide complete cooperation during any such investigation. No price adjustments will be made during the term or any extension of this Contract except upon mutual consent of the parties. Notwithstanding any other provision of this Contract, and without prejudice to any of City's other rights and remedies, City will have the right at any time or times to deduct and withhold from any payment for services that may become due under this Contract, such amount or amounts as may reasonably appear necessary to compensate the City for any portion of the Work that is defective, damaged, flawed, unsuitable, non-conforming or incomplete. Acceptance of final payment will constitute a waiver of all claims against the City by the Contractor except for those claims previously made in writing against the City by the Contractor, pending at the time of final payment, and identified in writing by the Contractor as unsettled at the time of its request for final payment.

5. Commencement of Work; Time for Performance.

(a) Commencement of Work. The Contractor must not proceed to perform the Work until on or after the date of execution of this contract, and as requested by task order.

(b) Time for Performance. Contractor's time for performance of each part of the Work will be set forth in the subject task order.

(c) Time is of the Essence. All limitations of time in this Contract are of the essence.

6. Term.

The Contract is for a term of five (5) years starting upon execution, and ending five (5) years later, as further provided for in the Contract and in accordance with O.C.G.A. § 36-60-13.
The term of the Contract may be extended by the City, with the written consent of the Contractor, for such added period as may be necessary or advantageous to the City.

The Contract price(s) and/or rates for the above-stated contract term will remain as offered in the Contractor's proposal cost submission and accepted/awarded by the City Council. Any contract extension beyond the above-stated contract term will be based on the same terms and conditions as the original term.

For any such renewal term commencing after the first two (2) years of this Contract, prices may be increased by the lesser of three percent (3%) or the Consumer Price Index factor (US City Average – All Items; most recent month). Contractor must provide the City with the subsequent prices or rates for any renewal term, if different from the then existing prices or rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent prices or rates are guaranteed for a minimum of twelve (12) months.

For any automatic renewal of the contract required pursuant to O.C.G.A. § 36-60-13, notice of intent to not renew will be given to the Contractor in writing by the City, no less than thirty (30) days before the expiration date of the initial term of the contract.

7. Termination. This Contract may be terminated prior to the term ending by either party in the event of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party must give notice to the defaulting party of the failure or default. Such party will have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective immediately upon the provision of written notice as provided in Section 15 (*Notices*). The Contract may also be terminated prior to term by the City for City's convenience upon the provision of not less than fourteen (14) days written notice to the

Contractor. In the event of such termination, the Contractor will be compensated for services performed prior to termination. Such amount will be paid by the City upon the Contractor's delivering or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Contractor in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Contractor prior to such date will survive termination of this Contract.

8. Representations and Warranties. Contractor represents and warrants that: (a) Contractor has full power and authority to perform its obligations hereunder and to deliver the products and services set forth in the Contract Documents to the City without the consent of any other person or entity, and the products and services must be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature; (b) Contractor must comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in performing its obligations hereunder, and the products and services must comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City; (c) Contractor must perform its obligations hereunder in a good, professional and workman-like manner, and in strict accordance with City's specifications and the terms of this Contract; (d) All services performed by the Contractor under this Contract must be conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of Contractor's profession or trade currently practicing in the same locality under similar conditions; and (e) Contractor, in the performance of its duties under this Contract, including but not limited to, its dealings with property owners, developers, contractors, consultants, architects and any local, state or federal governmental agency or political subdivision, will owe its primary duty of loyalty to the City.

9. Licenses, Registrations, Certifications and Permits. The Contractor will be responsible for obtaining and keeping in a valid status, all licenses, registrations, certifications and permits necessary to perform the Work as required by law. Contractor represents to the City that the Contractor and its employees are properly licensed and/or registered within the State of Georgia for the performance of the services required herein, provided such licensure and/or registration is required by applicable law. Contractor will supply copies of any such licenses, certifications or permits to the City upon request.

10. Insurance.

(a) Insurance Generally. Contractor must obtain and must continuously keep during the term of this Contract insurance of the kind and in the minimum amounts as specified in the RFP, as follows:

i. Statutory Worker’s Compensation and Employers Liability Insurance in the minimum amount of Five Hundred Thousand Dollars ($500,000) or as required by applicable law, whichever is greater, for all employees and other persons as may be required by Georgia law. If Contractor is self-insured, Contractor must additionally provide the City with a certificate from the Georgia Board of Workers’ Compensation stating that the Contractor qualifies to pay its own workers’ compensation claims.

ii. Comprehensive General Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. The policy must apply to all premises and all operations of the Contractor. The policy must include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. Further, the policy must be endorsed to provide “all risks” coverage. The policy must contain a severability of interests' provision. Coverage must be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.

iii. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury of not less than One Million Dollars ($1,000,000) per occurrence and property damage of not less than One Hundred Thousand Dollars ($100,000) per occurrence with respect to each of the Contractor's owned, hired and non-owned vehicles assigned to or used in performance of the Work. The policy must have a severability of interests' provision. Such insurance coverage must extend to all of Contractor's subcontractors. Such coverage must include all automotive equipment used in the performance of the Contract, both on and off any work site, and such coverage must include non-ownership and hired cars (vehicles and equipment) coverage. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.

iv. Umbrella/Excess Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. Such policy must supply the same coverage set forth in the Comprehensive General Liability insurance policy. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents as additional insured parties.

(b) Requirements of Insurance.

i. Insurance must be procured and maintained with insurers with an A- or better rating as determined by Best's Key Rating Guide. All insurance must be continuously kept covering all liability, claims, demands, and other obligations assumed by the Contractor.

ii. No policy of insurance will contain any exclusion for bodily injury or property damage arising from completed operations.

iii. Every policy of insurance must provide that the City will receive notice no less than thirty (30) calendar days prior to any cancellation, termination, or a material change in such policy.

iv. Proof of required insurance must be maintained in all equipment and motor vehicles insured in accordance with the provisions of this Contract.

v. Contractor will ensure that any and all policies of insurance procured hereunder will provide for a waiver of subrogation against the City, and Contractor waives any claim against the City arising in contract or tort which is covered by its insurance hereunder.

(c) Failure to Obtain or Maintain Insurance. The Contractor's failure to obtain and

continuously maintain policies of insurance in accordance with this Section and its subsections will not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Contractor arising from performance or non-performance of this Contract. Failure on the part of the Contractor to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits will constitute a material breach of this Contract upon which the City may immediately terminate this Contract without advance notice.

(d) Insurance Certificates. Contractor must provide proof of such insurance to the City contemporaneously with the execution of this Contract. Prior to commencement of the Work, Contractor must submit to the City certificates of insurance for all required insurance. Insurance limits, term of insurance, insured parties, and other information sufficient to demonstrate conformance with this Section and its subsections must be indicated on each certificate of insurance. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the City that the insurance requirements have been satisfied.

(e) Other Insurance. Contractor must maintain such other types and/or amounts of insurance as reasonably required by the City from time to time.

11. Indemnification. Contractor will, to the fullest extent permitted by law, indemnify and hold harmless the City, including its elected officials, officers, employees, and agents, from and against any and all claims, demands, losses, liabilities, suits, actions, costs, expenses (including expenses of litigation and attorneys' fees) and damages ("Claims") of any type or nature, including, but not limited to, Claims for injury to person or property, arising out of or related to any error, omission, willful misconduct, negligent act, or breach of this Contract by Contractor, or any of its officers, agents, employees or subcontractors, in the performance of this Contract; provided, however, that this indemnification obligation will not apply to any Claims arising from the sole negligence of the City. Nothing in this Section or this Contract will be deemed to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

12. Subcontractors and Contractor Personnel.

(a) No Subcontractors. No subcontractor or consultant will be retained by Contractor to perform services under this Contract without the prior written consent of the City, except for those subcontractors previously identified in the Proposal.

(b) Subcontractor Requirements. Administration of any approved subcontractor will be the Contractor's responsibility and all subcontracts must require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities which the Contractor by this Contract assumes toward the City. In particular, and not by way of limitation, all indemnification and insurance provisions will be fully binding upon any subcontractor providing a portion of the services, for all intents and purposes as if said subcontractor were a party to this Contract.

(c) Key Staff. Where Contractor has specifically identified certain personnel in the Proposal for the performance of certain portions of the Work (such personnel hereinafter referred to as "Key Staff"), Contractor will assign and furnish such Key Staff to perform the respective tasks and responsibilities as set forth in the Proposal. Contractor agrees not to transfer or reassign any member of its Key Staff or the respective tasks or responsibilities of a member of Key Staff without the prior written consent of the City, except for the following reasons, as applicable:

(i) Situations where a member of Key Staff requests a transfer from his or her respective employer in order to accept a promotion or special assignment, which has been offered to him or her by such employer based upon his or her special education, qualifications or career path;

(ii) Disciplinary reasons;

(iii) Failure of the member of Key Staff to perform his or her respective tasks or responsibilities; or

(iv) At the request of the member of Key Staff.

In the event Contractor permanently transfers or reassigns a member of Key Staff or the respective tasks or responsibilities of a member of Key Staff for any of the foregoing reasons, Contractor will provide the City Administrator with prompt written notice of such transfer or reassignment and explain the basis of the transfer or reassignment. In the event of a vacancy in the position of any member of Key Staff, Contractor agrees to cooperate with the

City in providing a replacement and make selection of a replacement without undue delay, in good faith, and in the best interests of the City.

Further, the City will have the right, utilizing an objective standard based on current and past performance of the subject Work, to require Contractor to reassign the tasks and/or responsibilities of any member of Key Staff to a different representative of Contractor. Contractor agrees to permanently transfer the tasks and responsibilities of any member of Key Staff as soon as reasonably possible upon notification by the City Administrator.

13. Independent Contractor. The Contractor will always be acting as an independent contractor and not be considered or deemed to be an agent, employee, joint venture or partner of the City. Contractor will have no authority to contract for or bind City in any manner. Contractor will have and maintain the responsibility for and control of the rendition of the Work, the discipline of its employees, and other matters incident to the performance of the Work (services, duties and responsibilities as described and contemplated herein). Notwithstanding any other provision(s) of this Contract to the contrary, no employee or subcontractor of Contractor will be considered an "employee" of the City during the performance of this Contract (the term "employee" will have the same meaning as provided in IRS Publication No. 15 (2014)(Circular E).

14. Conflict of Interest. The Contractor represents that it has not, within two (2) years preceding the execution of this Contract, made or agreed to make any valuable gift whether in the form of service, loan, thing, or promise to any person (including any member of such person's immediate family), having the duty to recommend, the right to vote upon, or any other direct influence on the selection of the Contractor to provide products and services to the City. This provision will not apply to legal campaign contributions, provided that such contributions have been disclosed in Contractor's response to the City's RFP.

15. Ownership of Work Product. In the event Contractor prepares, pursuant to the performance of this Contract, any drawings, plans, studies, reports, specifications, other documents (the "Work Product"), the City will be deemed the owner of the original of all such Work Product, and all statutory and common law rights with respect to such Work Product will accrue to the City, provided the City has paid for the services in full.

16. Notices. All contractual notices and communications under this Contract will be considered sufficient if given by certified mail or statutory overnight mail with return receipt requested, or hand delivered:

(a) If to the Contractor, at the following address:

Utility Asset Management, Inc.
2025 US Highway 41 South
Perry, GA 31069
Attention: Anita Clyne, President

(b) If to the City, at the following address:

City of Alpharetta
Public Works Department
1790 Hembree Rd
Roswell, GA 30009
Attention: Pete Sewczwicz, Director

(c) With a copy to:

C. Sam Thomas
Alpharetta City Attorney

Bovis, Kyle, Burch & Medlin, LLC
200 Ashford Center North, Suite 500
Atlanta, GA 30338-2680

For the purposes of this Contract, the effective date of notice will be the date that the notice is placed in certified or statutory overnight mail or placed with a courier for hand delivery.

17. Public Records. Contractor understands that in accordance with O.C.G.A. § 50-18-70, *et seq.,* the public has a right of reasonable access to all public records of the City, subject to certain exceptions set forth therein or as otherwise provided by law, and agrees to allow access by the City to all documents subject to disclosure under applicable law. Contractor's willful failure or refusal to comply with the provisions of this Section will result in the immediate termination of this Contract by the City. Further, Contractor agrees to keep all public records in accordance with the City's records retention and disposal policies, O.C.G.A. § 50-18-92, *et seq.*, and the Georgia Administrative Code. Notwithstanding the foregoing, nothing contained herein will limit the Contractor's or the City's right to defend against disclosure of records alleged to be public.

18. Confidential Information.

(a) Access to Confidential Information. The Contractor's employees, agents and subcontractors may have access to confidential data or information maintained by the City to the extent necessary to carry out the Contractor's responsibilities under the Contract. The Contractor will presume that all information received pursuant to the Contract is confidential unless otherwise designated by the City. If it is reasonably likely the Contractor will have access to the City's confidential information, then:

i. The Contractor will provide to the City a written description of the Contractor's policies and procedures to safeguard confidential information;

ii. Policies of confidentiality will address, as appropriate, information conveyed in verbal, written, and electronic formats;

iii. The Contractor must designate one individual who will remain the responsible authority in charge of all data collected, used, or disseminated by the Contractor in connection with the performance of the Contract; and

iv. The Contractor must provide adequate supervision and training to its agents, employees, and subcontractors to ensure compliance with the terms of the Contract. The private or confidential data of the City will remain the property of the City at all times. In order to obtain access to certain data in order to perform certain portions of the Work, Contractor may be required to sign a nondisclosure agreement. Contractor understands and agrees that refusal or failure to sign such a nondisclosure agreement, if required, may result in termination of the Contract.

(b) No Dissemination of Confidential Data. No confidential data collected, maintained, or used in the course of performance of the Contract will be disseminated, unless otherwise required by law, without the written consent of the City, either during the period of the Contract or thereafter. Subject to Section 18 (*Rights in Proprietary Data*) hereof, as between the parties, any data supplied to or created by the Contractor will be considered the property of the City, and Contractor must return any and all data collected, maintained, created or used in the course of the performance of the Contract, in whatever form it is maintained, promptly at the request of the City.

(c) Subpoena. In the event that a subpoena or other legal process is served upon the Contractor for records containing confidential information, the Contractor will promptly notify the City and cooperate with the City in any lawful effort to protect the confidential information.

(d) Reporting of Unauthorized Disclosure. The Contractor will immediately report to the City any unauthorized disclosure of confidential information.

(e) Survives Termination. The Contractor's confidentiality obligation under the Contract will survive termination of the Contract.

19. Rights in Proprietary Data; Intellectual Property; Nondisclosure and Confidentiality.

(a) Data of Contractor. The capitalized term "Proprietary Data" as used in this Section 18 will mean commercial proprietary written reports, studies, drawings, trademarks, specifications, designs, models, processes, systems, photographs, computer CADD discs, reports, plans, surveys, software, or other graphic, electronic, chemical or mechanical representations of the Contractor, and further includes Proprietary Data provided to Contractor by a third party pursuant to a non-disclosure agreement or covenant or which constitutes a trade secret pursuant to Georgia law. Proprietary Data does not include public records information compiled on the City's behalf for the purpose of performing the Work under this Contract or any written reports, studies, drawings, specifications, photographs, reports, surveys or other representations prepared by Contractor for the City in performance of the Work provided pursuant to this Contract.

(b) Rights in Data. As between the parties, all Proprietary Data will be the property of the Contractor. No title or ownership or any intellectual property or proprietary rights of Contractor, including licensed software code copyrights and licensed software documentation, are transferred to the City under this Contract. The City will have the limited right to use such Proprietary Data, without any additional payment to or approval by the Contractor, as necessary to provide for full use of the Work and project deliverables.

(c) Copyrights. No project deliverables developed or prepared in whole or in part under this Contract will be subject to copyright protection owned by a third party in the United States of America or other country. Contractor will not include in the project deliverables any copyrighted matter owned by a third party unless Contractor obtains the written approval of the City Administrator or designee and provides said City Administrator or designee with the written permission of the copyright owner allowing Contractor to use such copyrighted matter in the manner provided herein.

(d) Confidentiality. To the extent allowed by law, City will treat any information received under or through this Contract regarding Contractor's Intellectual Property, which Contractor has marked and identified as "Confidential Intellectual Property," in strictest confidence and will not disclose such information to third parties except where such information: (a) was part of the public domain when received, or becomes a part of the domain through no action or lack of action by City; (b) prior to disclosure was already in City's possession and not subject to an obligation of confidence imposed in another relationship; (c) subsequent to disclosure is obtained from a third party whom is lawfully in possession of such information and not subject to a contractual relationship to Contractor with respect to such information; (d) is in the form of a record which is otherwise subject to required disclosure as an open record under applicable Federal and state laws; or (e) is ordered to be disclosed by a court of competent jurisdiction. In regard to other Proprietary Data received under or through this Contract, the City will work with Contractor on implementing a process designed to protect proprietary and confidential information and keep any employee receiving such information from unauthorized publication and disclosure of such information. City agrees that access to and dissemination of such information will be limited to its employees having a need to know. City will continue to keep appropriate internal policies and procedures which in its judgment are reasonably sufficient to protect the confidential nature of such information.

(e) Limitation. Except as otherwise provided for herein, nothing in this Contract will be interpreted as granting any rights to the City under any pre-existing patent, copyright, know-how, or any other intellectual or proprietary rights of the Contractor.

20. Compliance with Illegal Immigration Reform and Enforcement Act:

E-Verify Program: The City is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United States. As such, the City will not enter into a contract for the "physical performance of services" (as defined in O.C.G.A. § 13-10-90) unless the Contractor registers and participates in a federal work authorization program (E-Verify). The E-Verify affidavit or the secure identifiable document submitted by the Contractor will become part of the Contract Documents.

(a) Requirement to Participate in a Federal Work Authorization Program (E-Verify):

i. Pursuant to O.C.G.A. § 13-10-91, Contractor represents, warrants, acknowledges, and/or agrees that:

The Contractor has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

Subcontractors will not enter into any contract with the Contractor for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

Sub-subcontractors will not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

ii. As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify" (https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

(b) Contractor, Subcontractor, and Sub-subcontractor Evidence of Compliance:

i. Contractor, if providing the physical performance of services under this contract, will comply with the requirements of O.C.G.A. § 13-10-91.

ii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor in connection with the covered contract, the Contractor will secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 by the subcontractor's execution of the subcontractor affidavit, the form of which is included in Appendix B of the RFP, and will maintain a record of such attestation for inspection by the City at any time. Such subcontractor affidavit will become a part of the Contractor/subcontractor agreement. Further, it will be the duty of the Contractor to submit copies of all affidavits, drivers' licenses, and/or identification cards required pursuant to this Section, as applicable, to the City within five (5) business days of receipt.

iii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor's compliance with O.C.G.A. § 13-10-91 by the sub-subcontractor's execution of the sub-subcontractor affidavit, the form of which is included in Appendix B of the RFP, and maintain records of such attestation for inspection by the City at any time. Such sub-

subcontractor affidavit will become a part of the subcontractor/sub-subcontractor agreement. Any subcontractor receiving an affidavit from a sub-subcontractor will forward notice to the Contractor of the receipt, within five (5) business days of receipt, of such affidavit. Further, it will be the duty of any sub-subcontractor to forward notice of receipt of any affidavit from a sub-subcontractor to the subcontractor or sub-subcontractor with whom such receiving sub-subcontractor has privity of contract. Any subcontractor receiving notice of receipt of an affidavit from any sub-subcontractor that has contracted with a sub-subcontractor will also forward, within five (5) business days of receipt, a copy of such notice to the Contractor.

iv. In lieu of the affidavit required by this Section, if Contractor, or any subcontractor or sub-subcontractor, as applicable, has no employees and does not hire or intend to hire employees for purposes of satisfying or completing the terms and conditions of the Contract (or the subcontractor's or sub-subcontractor's portion of work utilized to perform part of the Contract with the City), such party will instead provide a copy of his or her state issued driver's license or state issued identification card.

(c) The Contractor must comply with all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations promulgated in relation thereto.

(d) All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavit related hereto, will be open for public inspection in this State at reasonable times during normal business hours.

21. Miscellaneous.

(a) Compliance with Laws; No Discrimination. The Contractor, including any approved subcontractors, must, in performance of the Work, fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, Title VI of the Civil Rights Act of 1964 and its amendments, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In performance of the Work, the Contractor will not discriminate against any person on the basis of race, color, religion, gender, national origin or ancestry, age, creed, marital status, physical or mental disability, or political ideas and will further ensure that Contractor's agents and/or subcontractors comply with same. Further, Contractor, its agents and subcontractors must affirmatively comply with all applicable provisions of federal, state and local equal employment laws and will not engage in or commit any discriminatory practice against any employee, applicant or person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot lawfully be used as a basis for the provision or denial of employment or service delivery.

(b) Governing Law. This Contract is executed and will be performed in the State of Georgia, and this Contract will be construed and enforced per the laws of the State of Georgia. Subject to Subsection (j) below (*Arbitration*), venue for any action arising out of this Contract will lie in the appropriate court of Fulton County, Georgia.

(c) Captions. Titles or captions of sections contained in this Contract are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or prescribe the scope of this Contract or the intent of any provision.

(d) Electronic Signature. This Contract may be executed by electronic signature, and such signature will have the same validity and effect as a signature affixed by hand and will constitute an original for all purposes.

(e) Severability. In the event that any provision hereof is held to be invalid or unenforceable, such provision will be severed from this Contract and will not affect the validity or enforceability of the remainder of this Contract.

(f) Entire Agreement. This Contract supersedes all prior discussions and agreements between the parties with respect to the matters contained herein and constitutes the sole and entire agreement between the parties.

(g) Persons Bound. This Contract will be binding upon and will inure to the benefit of the parties, their respective successors, successors in title, legal representatives, heirs and permitted assigns. This Contract may not be assigned by the Contractor without the prior written consent of the City.

(h) Amendment. No term or provision of this Contract may be amended, waived, supplemented, modified or terminated except by an instrument in writing signed by the party against whom the enforcement of the amendment, waiver, supplement, modification or termination is sought.

(i) Waiver. The City's failure or forbearance to enforce any term hereof will not be deemed to be a waiver of such right or claim, or any right of claim hereunder. Moreover, the City's waiver of any term hereof will not operate or be construed as a waiver of any subsequent breaches of the same or any other term.

(j) Arbitration. Any dispute arising out of this Contract will, at the option of the City of Alpharetta, be submitted to binding arbitration conducted in Atlanta, Georgia in accordance with the rules of the American Arbitration Association.

(k) Annual Appropriation and Renewal. Notwithstanding any other provision of this Contract, in compliance with the requirements of O.C.G.A. § 36-60-13 governing the terms and conditions of multiyear contracts, this Contract will be effective for a term commencing on upon contract execution, and terminating at midnight one year later (the "initial term"), without further obligation on the part of either party other than outstanding obligations incurred prior to the expiration of such term. Thereafter, in accordance with O.C.G.A. § 36-60-13 and subject to the further conditions provided in this Paragraph, this Contract will be automatically renewed for up to four (4) successive one (1) year terms (each one year term occurring after the initial term will be referred to as a "renewal term") unless the City delivers written notice of non-renewal to Contractor at least thirty (30) days prior to the expiration of the initial term. At the expiration of each renewal term, this Contract will be automatically renewed for an additional one (1) year term, unless the City furnishes Contractor written notice of its intent not to renew this Contract not less than thirty (30) days prior to the expiration of such renewal term. If written notice of non-renewal is given, this Contract will terminate upon expiration of the then existing term. For any such renewal term, prices may be increased by the lesser of three percent (3%) or the Consumer Price Index factor (US City Average – All Items; most recent month). Contractor will provide the City with the subsequent prices or rates for any renewal term, if different from the then existing prices or rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent prices or rates are guaranteed for a minimum of twelve (12) months. If written notice of non-renewal is given, this Contract will terminate upon expiration of the then existing term. Nothing stated herein will obligate the City to extend this Contract beyond the initial term or any renewal term. Further, this Contract will terminate absolutely and without further obligation of the City at the close of the fiscal year in which it was executed and at the close of each succeeding fiscal year if the City Council fails to appropriate funding for the Contract for any such succeeding fiscal year. Notwithstanding any other provision or provisions of this Contract, pursuant to O.C.G.A. § 36-60-13, this Contract will terminate immediately and absolutely if the City determines that adequate funds are not appropriated or granted or funds are de-appropriated such that the City cannot fulfill its obligations under the Contract, which determination is at the City's sole discretion and will be conclusive.

(l) Additional Terms of Contractor. The City will not be bound by any terms and conditions included in any Contractor invoice, packaging, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

(m) Presumptions and Interpretations. The parties further agree that should any provision of this Contract require interpretation or construction, the court, administrative body or other entity interpreting or construing this Contract will not apply a presumption that the provisions hereof will be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared same, it being agreed that all parties and/or their respective attorneys and agents have been fully afforded the opportunity to review all provisions of this Contract.

(n) No Third-Party Beneficiaries. Nothing contained in this Contract is intended to or will create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or sub-contractor of the Contractor. Absolutely no third-party beneficiaries are intended by this Contract. Any third-party receiving a benefit from this Contract is an incidental and unintended beneficiary only.

(o) No Waiver of Governmental Immunity. Nothing in this Contract will be construed to waive, limit, or otherwise modify any governmental or sovereign immunity that may be available by law to the City, its elected officials, officers, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental or sovereign immunity afforded or available pursuant to Georgia Statutes.

(p) Publicity Provision. Contractor will not use any trademarks, service marks, or logos of the City without the City's express prior written consent. Contractor will not identify or make reference to the City in any advertising or other promotional modality regardless of its form without the express prior written consent of the City.

(q) Survival. Any and all provisions of this Contract creating obligations extending beyond the term of this Contract, including, without limitation, Contractor's warranty of products and labor and the indemnification provisions contained herein, will survive the expiration or termination of this Contract, regardless of the reason for such termination.

CONTRACT NAME: STORM PIPE LINING SERVICES – SPIN-CAST
CONTRACT NO. 21-112B

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

Executed 8/18/2021

CITY OF ALPHARETTA, GEORGIA

DocuSigned by:

By: ______________________

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Jim Gilvin, Mayor

Approved as to Content:

DocuSigned by:

Pete Sewczwicz

BB2F6271FD59471...

Pete Sewczwicz
Director of Public Works

Approved as to form and legal sufficiency:

DocuSigned by:

Sam Thomas

45E7D1BEB43B492...

C. Sam Thomas, City Attorney

UTILITY ASSET MANAGEMENT, INC.

DocuSigned by:

By: Anita Clyne

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Anita Clyne, President

CONTRACT NAME: STORM PIPE LINING SERVICES – SPIN-CAST
CONTRACT NO. 21-112B

EXHIBIT "A"

SPIN-CASTING PIPE LINING BID ITEMS

CITY OF ALPHARETTA FY22 Stormwater Pipe Lining

ITEM #	Description	Unit	Unit Price
	Lining Requirements		
	Spin Cast Lining		
	Includes Pre & Post TV & typical point repairs during lining		
	Includes Cleaning (less than 25% full)		
1	30" Centrifugal Spin- 1.5 Thickness	LF	$ 165.00
2	36" Centrifugal Spin - 1.5 Thickness	LF	$ 193.00
3	42" Centrifugal Spin - 1.5 Thickness	LF	$ 226.00
4	48" Centrifugal Spin - 1.5 Thickness	LF	$ 256.00
5	54" Centrifugal Spin - 1.5 Thickness	LF	$ 291.00
6	60" Centrifugal Spin - 1.5 Thickness	LF	$ 327.00
7	66" Centrifugal Spin - 1.5 Thickness	LF	$ 357.00
8	72" Centrifugal Spin - 1.5 Thickness	LF	$ 392.00
9	Add Cost Per 0.5 Thickness - 30"	LF	$ 34.00
10	Add Cost Per 0.5 Thickness - 36"	LF	$ 43.00
11	Add Cost Per 0.5 Thickness - 42"	LF	$ 54.00
12	Add Cost Per 0.5 Thickness - 48"	LF	$ 65.00
13	Add Cost Per 0.5 Thickness - 54"	LF	$ 76.00
14	Add Cost Per 0.5 Thickness - 60"	LF	$ 89.00
15	Add Cost Per 0.5 Thickness - 66"	LF	$ 102.00
16	Add Cost Per 0.5 Thickness - 72"	LF	$ 117.00

CONTRACT NAME: STORM PIPE LINING SERVICES – SPIN-CAST
CONTRACT NO. 21-112B

	Spin Cast Lining		
	Includes Pre & Post TV & typical point repairs during lining		
	Includes Cleaning (greater than 25% full)		
17	30" Centrifugal Spin- 1.5 Thickness	LF	$ 188.00
18	36" Centrifugal Spin - 1.5 Thickness	LF	$ 221.00
19	42" Centrifugal Spin - 1.5 Thickness	LF	$ 259.00
20	48" Centrifugal Spin - 1.5 Thickness	LF	$ 294.00
21	54" Centrifugal Spin - 1.5 Thickness	LF	$ 330.00
22	60" Centrifugal Spin - 1.5 Thickness	LF	$ 370.00
23	66" Centrifugal Spin - 1.5 Thickness	LF	$ 404.00
24	72" Centrifugal Spin - 1.5 Thickness	LF	$ 442.00
25	Add Cost Per 0.5 Thickness - 30"	LF	$ 34.00
26	Add Cost Per 0.5 Thickness - 36"	LF	$ 43.00
27	Add Cost Per 0.5 Thickness - 42"	LF	$ 54.00
28	Add Cost Per 0.5 Thickness - 48"	LF	$ 65.00
29	Add Cost Per 0.5 Thickness - 54"	LF	$ 76.00
30	Add Cost Per 0.5 Thickness - 60"	LF	$ 89.00
31	Add Cost Per 0.5 Thickness - 66"	LF	$ 102.00
32	Add Cost Per 0.5 Thickness - 72"	LF	$ 117.00
	Spin Cast Lining for Drainage Boxes		
33	48" Drainage box	VF	$ 115.00
34	60" Drainage box	VF	$ 135.00
35	72" Drainage box	VF	$ 178.00

CONTRACT NAME: STORM PIPE LINING SERVICES – SPIN-CAST
CONTRACT NO. 21-112B

	Precast Headwalls (per Alpharetta Std 232)		
36	Precast Headwall for 18" Pipe	EA	$ 3,700.00
37	Precast Headwall for 24" Pipe	EA	$ 4,300.00
38	Precast Headwall for 30" Pipe	EA	$ 4,900.00
39	Precast Headwall for 36" Pipe	EA	$ 5,900.00
40	Precast Headwall for 42" Pipe	EA	$ 6,900.00
41	Precast Headwall for 48" Pipe	EA	$ 7,500.00
	Cast-In_Place Concrete Headwall		
42	Cast-n-Place Conc HW-GDOT Det 1125	CY	$ 500.00
	Rubble Masonry HW		
43	Rubble Headwall for 18" Pipe	EA	$ 4,000.00
44	Rubble Headwall for 24" Pipe	EA	$ 4,700.00
45	Rubble Headwall for 30" Pipe	EA	$ 5,500.00
46	Rubble Headwall for 36" Pipe	EA	$ 6,700.00
	Miscellaneous Items		
47	Stone #57	Ton	$ 76.00
48	Surge Stone	Ton	$ 68.00
49	No.3's and 4's Stone	Ton	$ 76.00
50	Reset Existing Headwall	EA	$ 5,600.00
51	3000psi Concrete	CY	$ 320.00
52	Flowable Fill	CY	$ 300.00

NOTES	
	All unit prices shall include but not be limited to all mobilization, labor, equipment and materials necessary to perform the work. In addition, unit prices for pipe lining shall include typical point repairs, pre and post CCTV, and cleaning (less than 25% full & greater than 25%).
	Lump sum items will be determined on a project by project basis and include but not be limited to erosion control, landscaping, traffic control, special internal and external point repairs, pumping operations, ground penetrating radar and pressure grouting. These items will be included with proposals prior to each purchase order for lining projects.

STAFF REPORT

Department: City Clerk
Submitted By: Tom Harris
Meeting Date: November 3, 2025

AGENDA ITEM:

Franchise Agreement: Google Fiber
Consideration and approval of a Non-Exclusive Franchise Agreement between the City of Alpharetta and Google Fiber Georgia, LLC for the Installation of Network Facilities in the City Public Right of Way and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve a Non-Exclusive Franchise Agreement between the City of Alpharetta and Google Fiber Georgia, LLC for the Installation of Network Facilities in the City Public Right of Way and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

The City of Alpharetta has jurisdiction and control of rights-of-way throughout the City. Google Fiber desires to install, maintain, operate, and control fiber optic infrastructure network in the City's right of way for offering communications services, including broadband internet and Voice over Internet Protocol services to residents and businesses in the City. Google Infrastructure Network to be installed may consist of equipment and facilities that may include aerial or underground fiber optic cables, lines, wires, or strands; underground conduits, vaults, access manholes and handholes; electronic equipment; power generators; batteries; pedestals; boxes; cabinets; vaults; and other similar facilities.

If this franchise agreement is approved, it would allow for Google to encroach on and occupy the public right-of-way for the purpose of constructing, installing, repairing, maintaining, operating, and removing network facilities. This agreement does not grant any property interest in the right-of-way.

The franchise agreement is similar to those with other municipalities throughout Georgia and provides the City with compensation equal to 2% of any service fees charged to retail customers. As with many of the other municipal agreements, this agreement was negotiated with the use of our GMA consultant, Local Government Solutions. The compensation is projected to be in excess of the state law requirements under 46-5-1 for compensation due from broadband companies for use of right-of-way of $0.05 per linear foot.

This Franchise is not exclusive. City expressly reserves the right to grant franchises, permits, privileges or other rights to any other party as well as the right in its own name as a municipality to use Public ROW for purposes similar to or different from those allowed Franchisee under this Agreement.

ALTERNATIVES:

Do not approve this Franchise Agreement and forego the opportunity for residents to utilize Google Fiber within the City of Alpharetta.

ATTACHMENTS:

1. Google Fiber Franchise Agreement

AN ORDINANCE OF THE CITY OF ALPHARETTA TO ESTABLISH A NON-EXCLUSIVE FRANCHISE AGREEMENT BETWEEN THE CITY OF ALPHARETTA, GEORGIA, AND GOOGLE FIBER GEORGIA, LLC FOR THE INSTALLATION OF NETWORK FACILITIES IN THE CITY PUBLIC RIGHT-OF-WAY

This Franchise Agreement **("Agreement")** is by and between the **CITY OF ALPHARETTA**, a municipal corporation of the State of Georgia **("City"),** and **GOOGLE FIBER GEORGIA, LLC**, a Georgia limited liability company and its subsidiaries, successors, or assigns **("Franchisee")** and is effective as of the ____ day of __________, 2025, as determined in accordance with Section 10 below (the "Effective Date")**.**

RECITALS

A. City has jurisdiction and control over the use of certain public rights-of-way in City, which includes any public street, road, highway, alley, lane, court, boulevard, or other similar public right-of-way, including related facilities such as medians, parkways, sidewalks, public way, public place or rights-of-way, now laid out or dedicated, and the space on, above or below it, and all extensions thereof, and additions thereto, under the jurisdiction of City dedicated to public vehicular or pedestrian transportation or utility uses **("Public ROW").**

B. Franchisee desires, and City desires to permit Franchisee, to install, maintain, operate, and control a fiber optic infrastructure network in Public ROW ("Network") for the purpose of offering communications services ("Services"), including broadband Internet access service as defined in 47 C.F.R. § 8.1(b) ("Broadband Internet Services") and Voice over Internet Protocol services, but excluding multichannel video programming services that would be subject to a video services franchise and telecommunications services as defined in 47 C.F.R. § 153(53), to residents and businesses in City ("Customers").

C. The Network may consist of equipment and facilities that may include aerial or underground fiber optic cables, lines, wires, or strands; underground conduits, vaults, access manholes and handholes; electronic equipment; power generators; batteries; pedestals; boxes; cabinets; vaults; and other similar facilities ("Network Facilities").

AGREEMENT

In consideration of the mutual promises made below, City and Franchisee agree as follows:

1. <u>Permission to Encroach and Occupy.</u>

1.1. <u>Permission to Encroach on and Occupy Public ROW</u>. Upon the occurrence of the events set forth herein and subject to the conditions set forth in this Agreement, City grants Franchisee permission to encroach on and occupy the Public ROW (the **"Franchise")** for the purpose of constructing, installing, repairing, maintaining, operating, and if necessary, removing the FTTP Network and the related Network Facilities (the **"Work")** in order to offer Services to residents and businesses in City. This Agreement and the Franchise do not authorize Franchisee to use any City or other public property other than the Public ROW as defined herein. Franchisee's use of any other City or other public property, including without limitation poles and conduits, buildings, parks, grounds, lots, and parcels, will be governed under one or more separate agreements regarding those properties.

1.2. Subject to State and Local Law. This Agreement and the Franchise are subject to City's valid authority under State and local laws as they exist now or may be amended from time-to-time, and subject to the conditions set forth in this Agreement. Franchisee shall at all times comply with the city's code of ordinances ("City Code"), as may be amended from time-to-time.

1.3. Subject to City's Right to Use Public ROW. This Agreement and the Franchise are subject and subordinate to City's prior and continuing right to use the Public ROW, including, but not limited to, constructing, installing, operating, maintaining, repairing, or removing sewers, water pipes, storm drains, gas pipes, utility poles, overhead and underground electric lines and related facilities, and other public utility and municipal uses.

1.4. Subject to Pre-Existing Property Interests. City's grant of the Franchise is subject to all valid pre-existing easements, restrictions, conditions, covenants, encumbrances, claims of title or other property interests that may affect the Public ROW. Franchisee will obtain at its own cost and expense any permission or rights as may be necessary to accommodate such pre-existing property interests.

1.5. No Grant of Property Interest. The Franchise does not grant or convey any property interest.

1.6. Non-Exclusive. This Franchise is not exclusive. City expressly reserves the right to grant franchises, permits, privileges or other rights, if necessary under applicable law, to any other individual, corporation, partnership, limited liability company, trust, joint stock company, business trust, unincorporated association, joint venture, governmental authority or other entity of any nature whatsoever **("Person")**, as well as the right in its own name as a municipality to use Public ROW for purposes similar to or different from those allowed Franchisee under this Agreement.

1.7. No Waiver of Police Power. Neither this Agreement nor the Franchise shall be construed to waive or otherwise restrict the City's lawful exercise of its police power.

2. Franchisee's Obligations.

2.1. Individual Permits Required. Franchisee will obtain City's prior approval of required individual encroachment, construction, and other necessary permits as may be required by state law or City Code before placing, replacing, repairing, or altering its Network Facilities in the Public ROW. Franchisee will provide to City any information lawfully required by City. Franchisee will pay all lawful processing, field marking, engineering, and inspection fees before City issues individual permits.

2.2. Franchisee's Sole Cost and Expense. Franchisee will perform the Work at its sole cost and expense.

2.3. Compliance with Laws. Franchisee will comply with all applicable laws and regulations, including the City Code, when performing the Work.

2.4. Undergrounding. Franchisee will install or relocate its FTTP Network underground in those areas and portions of City where all transmission and distribution facilities of the public utilities providing electric and communications services are required by City Code, ordinance, or regulation to be placed underground. In those areas where any third-party electricity or communications transmission or distribution facilities remain above ground, Franchisee may install or keep and retain its Network Facilities above ground until such third-party facilities are required to be moved underground.

2.5. Reasonable Care. Franchisee will exercise reasonable care when performing the Work and will use commonly accepted practices and equipment to minimize the risks of personal injury, property damage, soil erosion, and pollution of surface or groundwater. Franchisee shall comply with all applicable building, electric and other safety codes.

2.6. Non-Interference. Franchisee will place its Network Facilities in conformance with the permits, plans, and drawings approved by City. Franchisee will not place its Network Facilities where they will interfere with gas, electric, communications, water, sewer or other utility facilities or with vehicular or pedestrian traffic or sight lines.

2.7. No Nuisance. Franchisee will maintain its Network Facilities in good and safe condition so that its Network Facilities do not cause a public nuisance.

2.8. Repair. Franchisee will promptly, and within any times frames required by City Code or permitting requirements, repair any damage to the Public ROW, City property, or private property if such damage is caused by Franchisee's Work unless another Person is primarily responsible for the damage (e.g., where a Person other than Franchisee fails to accurately or timely locate its underground facilities as required by State law). Franchisee will repair the damaged property to a condition equal to or better than that which existed prior to the damage, or as otherwise required by the City Code.

2.9. Identification of Network Facilities. Franchisee will identify its Network Facilities using an identification method mutually agreed upon by the parties, or as established by standard industry practices and reasonably directed by City if the parties cannot mutually agree on an identification method. For underground facilities, the identification will be detectable without opening the street or sidewalk.

2.10. Cooperation in Joint Trench Opportunities. Franchisee will cooperate with City in identifying ways to minimize the amount of construction in the Public ROW through joint trenching, sharing duct banks, and cost sharing with City and third parties undertaking similar construction projects involving the installation of underground communications facilities. Franchisee's cooperation obligation is subject to any such proposed joint trenching, duct sharing, and cost sharing opportunities being sufficiently compatible with Franchisee's plans, as reasonably determined by the Franchisee. Without limiting the foregoing, (i) the cooperation opportunity would not be deemed sufficiently compatible with Franchisee's plan where the opportunity involves different areas of the Public ROW than Franchisee has permission to occupy under this Agreement, or would unreasonably delay or otherwise hinder Franchisee's construction plans, and (ii) Franchisee is not obligated to cooperate if Franchisee enters into a commercial cooperation agreement reasonably satisfactory to the Franchisee with respect to such joint trenching or other cooperation with City or the third-party, as applicable. Franchisee will make good faith efforts to enter into any such commercial cooperation agreement in connection with fulfilling the foregoing cooperation obligation.

2.11. As-Built Drawings and Maps. Franchisee will maintain accurate as-built drawings and maps of its Network Facilities located in City and will provide them to City upon request and on a mutually-agreed timetable (e.g., piecemeal following the closure of each permit, or all at once after all the Work is complete).

3. City's Obligations.

3.1. Emergency Removal or Relocation by City. In the event of a public emergency that creates an imminent threat to the health, safety, or property of City or its residents, City may remove or relocate the applicable portions of the Network Facilities without prior notice to Franchisee. City will, however, make best efforts to provide prior notice to Franchisee before making an emergency removal or relocation. In any event, City will promptly provide to Franchisee a written description of any emergency removals or relocations of Franchisee's Network Facilities. Franchisee will reimburse City for its actual, reasonable, and documented costs or expenses incurred for any such work performed by City, the cause of which was Franchisee's construction, installation, operation, maintenance, repair, or removal of its Network Facilities.

3.2. Removal of Abandoned Network Facilities. If Franchisee abandons any portions of its Network Facilities **("Abandoned Network Facilities")**, Franchisee will notify City and will either remove the facilities at its own expense within a commercially reasonable period of time or may abandon some or all of the Abandoned Network Facilities in place if such facilities are underground or otherwise authorized to be abandoned in place by City Code or permit. Abandoned Network Facilities do not include Network Facilities intended for emergency use, redundant Network Facilities, or Network Facilities intended to meet future demand or capacity needs.

3.3. Relocation to Accommodate Governmental or Public Purposes. If Franchisee's then-existing Network Facilities would interfere with City's planned use of the Public ROW or other City property for a lawful governmental or other public purpose, such as, by way of example but not limitation, the construction of a new water or sewer line or the widening, straightening, or relocation of a public road or the construction of any public or civic improvement project, Franchisee will, upon written notice from City, relocate its Network Facilities at Franchisee's own expense to such other location or locations in the Public ROW as may be mutually agreed by the parties. Franchisee will relocate its Network Facilities within a commercially reasonable period of time agreed to by the parties, taking into account the urgency of the need for relocation, the difficulty of the relocation, and other relevant facts and circumstances, except that City may not require Franchisee to relocate or remove its Network Facilities with less than 180 days' notice, unless otherwise mutually agreed upon by the parties or necessitated by public safety or similarly exigent circumstances.

3.4. Relocation to Accommodate Third Parties. If Franchisee's then-existing Network Facilities would interfere with a third-party's planned commercial use of the Public ROW, the third party will be required to bear the cost of relocating Franchisee's existing Network Facilities. Unless otherwise required by law, Franchisee shall not be required to permanently relocate its facilities to accommodate a third party if doing so would materially and adversely affect Franchisee's ability to provide Services.

3.5. Non-Discrimination. To the extent permitted by and consistent with applicable law, the City will not unreasonably discriminate between Franchisee and other similarly situated non-incumbent facilities-based broadband internet access service providers with respect to its management of their use of the Public ROW.

3.6. Post-Removal Restoration of Public ROW. When removal or relocation is required under this Agreement, Franchisee will, after the removal or relocation of the Network Facilities, at its own cost (except to the extent subject to reimbursement pursuant to Section 3.4 hereof), repair and return the Public ROW in which the facilities were located to a safe and satisfactory condition in accordance with the construction-related conditions and specifications as established by the City Code or permitting requirements. Before proceeding with removal or relocation work, Franchisee will apply for and obtain a street encroachment permit from the City.

4. Contractors and Subcontractors.

4.1. Use of Contractors and Subcontractors. Franchisee may retain contractors and subcontractors to perform the Work on Franchisee's behalf. Such contractors and subcontractors shall, at all times, comply with the terms of this Agreement and the City Code, and Franchisee shall at all times be responsible for the work of its contractors or subcontractors relating to the construction, maintenance or operation of the FTTP Network or the Network Facilities and for its contractors' or subcontractors' compliance or failure to comply with this Agreement or the City Code.

4.2. Contractors to be Licensed. Franchisee's contractors and subcontractors used for the Work will be properly licensed under applicable law.

4.3. Authorized Individuals. Franchisee's contractors and subcontractors may submit individual permit applications to City on Franchisee's behalf, so long as the permit applications are signed by individuals that Franchisee has authorized to act on its behalf via a letter of authorization provided to City in the form attached as **Exhibit A ("Authorized Individuals").** City will accept permit applications under this Agreement submitted and signed by Authorized Individuals, and will treat those applications as if they had been submitted by Franchisee under this Agreement.

5. Franchise Fee. Franchisee will pay City a fee **("Franchise Fee")** which will compensate City for Franchisee's use and occupancy of Public ROW pursuant to the Franchise. Franchisee and City acknowledge and agree that the Franchise Fee provides fair and reasonable compensation for Franchisee's use and occupancy of Public ROW as authorized. The Franchise Fee will begin accruing on the Effective Date and be calculated as follows:

5.1. Franchise Fee. Franchisee will pay City a Franchise Fee equal to two percent (2%) of Gross Revenues for a calendar quarter, remitted within forty-five (45) days of the end of each calendar quarter, commencing on the Effective Date. The payment will be accompanied by a report showing the basis for the computation and such other relevant facts as may be required by the City to determine the accuracy of the payment.

5.1.1. As used herein, **"Gross Revenues"** means all consideration of any kind or nature, including without limitation, cash, credits, property, and in-kind contributions (services or goods) derived by Franchisee from the provision of Broadband Services using the **FTTP** Network. Gross Revenues will include all consideration paid to Franchisee or its direct parent's subsidiaries, solely to the extent any such entity offers Broadband Services that are provided through Network Facilities located at least in part in Public ROW. Gross Revenues include but are not limited to:

(i) all fees charged to end-user customers for Broadband Services provided through Network Facilities located at least in part in Public ROW; and

(ii) any fee or cost imposed on Franchisee by this Agreement, whether or not Franchisee chooses to separately itemize the fee or cost on its bills to end-user customers (including without limitation the Franchise Fee set forth in this Agreement).

5.1.2. For the purposes of this section, Gross Revenues does not include:

(i) any revenue not actually received, even if billed, such as bad debt;

(ii) refunds, rebates, or discounts made to end-user customers, or City;

(iii) revenue derived from the sale of Services for resale in which the purchaser is required to collect and remit similar fees to the City;

(iv) revenue derived from the provision of Services to end-user customers where none of the Network Facilities, or any other facilities of Franchisee or any affiliate, that are used to provide such Services are located in Public ROW;

(v) any forgone revenue from Franchisee's provision of Services to customers at no charge if required by state law;

(vi) any revenue derived from advertising;

(vii) any revenue derived from rental of modems, or other equipment used to provide or facilitate the provision of the Services;

(viii) any revenue derived from referral or marketing agreements with third party providers of online services which Franchisee may make available to its customers;

(ix) any tax of general applicability imposed upon Franchisee's end-user customers (but not on Franchisee) by City or by any state, federal, or any other governmental entity, and required to be collected by Franchisee and remitted to the taxing entity (such as sales and use taxes and utility users taxes); the license fee imposed by Section 5.1.1 (ii) is not excluded from the calculation of Gross revenues;

(x) any forgone revenue from Franchisee's provision, in Franchisee's discretion, of free or reduced cost Services to any Person, including without limitation employees of Franchisee; provided, however, that any forgone revenue which Franchisee chooses not to receive in exchange for trades, barters, services, or other items of value will be included in Gross Revenues; and

(xi) sales of capital assets or sales of surplus equipment that is not used by the purchaser to receive Services from Franchisee.

5.2. Fee Itemization. Provided it does so in an accurate and non-misleading manner, Franchisee may itemize, as a separate line item on the regular bill of any subscriber whose Broadband Services are provided by Network Facilities located at least in part in Public ROW, the portion of the price of the Services that is attributable to Franchisee's recovery of revenues sufficient to pay the Franchise Fee.

5.3. Audit. City may examine the business records of Franchisee in accordance with applicable law to monitor and ensure Franchisee's compliance with this Section 5, during reasonable times and following no less than thirty (30) days' prior written notice. Franchisee will keep all business records reflecting its gross revenues for at least three (3) years. City may, in the event of a dispute concerning compensation under this Section 5, bring an action in any court of competent jurisdiction.

5.4. Interest on Late Payments. Any payments that are due and payable under this Agreement that are not received within 30 days from the specified due date will be assessed interest at a rate of one (1) percent per month.

5.5. Change in Law. Notwithstanding anything to the contrary herein, in the event of a change in local, state, or federal law applicable to the City and this Agreement that (i) prohibits collection by any right-of-way franchising authority of any franchise fee from all providers of Services, or (ii) reduces the percentage of revenue on which the franchise fee paid by all providers of Services is based to a percentage that is lower than the revenue percentage set forth in Section 5.1 hereof, then Franchisee will have no obligation to pay the Franchise Fee, or to pay the Franchisee Fee based on such reduced revenue percentage, as the case may be. In the case of a reduction in the percentage of revenue on which a franchisee fee may be based, the revenue percentage will be commensurately reduced.

5.6. Fee Excludes Costs and Taxes. The Franchise Fee required by this Section shall be exclusive of, and in addition to, (a) any costs incurred by, or any cost reimbursement requirement imposed on, Franchisee to comply with this Agreement, and (b) any other tax, fee, or assessment lawfully imposed on Franchisee by the City or any other governmental entity.

6. Indemnification.

6.1. Obligations. Franchisee will defend and indemnify City, its officers, elected representatives, employees and agents from any claims and liabilities (including reasonable attorneys' fees and court costs) related to any third-party claim for property damage, personal injury, or death caused by negligence, recklessness, or intentional wrongful conduct of Franchisee or its contractors or subcontractors arising from the construction, operation, maintenance or repair of the FTTP Network or Network Facilities, or Franchisee's exercise or enjoyment of the rights granted by this Agreement or the Franchise ("Claims"); provided, however, that indemnification relating to personal injury of employees will not apply to any Claims made by City's employees that are covered under applicable workers' compensation laws.

6.2. Notice of Claims. City will give prompt written notice to Franchisee of any Claim or threatened Claim no later than thirty (30) calendar days after City receives written notice of the action, suit, or proceeding. City's failure to give the required notice will not relieve Franchisee from its obligation to indemnify City unless, and only to the extent, that Franchisee is materially prejudiced by such failure.

6.3. Defense. Franchisee will have the right at any time, by notice to City, to participate in or assume control of, the defense of the Claim with counsel of its choice, which counsel must be reasonably acceptable to City. City agrees to cooperate fully with Franchisee and City will have the right to participate in the defense at its own expense. If Franchisee does not assume control or otherwise participate in the defense of any Claim, Franchisee will be bound by the results obtained by City with respect to the Claim. If Franchisee assumes the defense of a Claim, then in no event will Franchisee cause the City to admit to any liability with respect to, or settle, compromise or discharge, any Claim against the City without the City's prior written consent.

7. Limitation of Liability. Except for franchisee's indemnity obligations set forth in Section 6 hereof, neither party will be liable for any indirect, special, incidental, consequential, exemplary or punitive damages in connection with this agreement. The parties acknowledge that this limitation will be subject to and may be limited by applicable state law.

8. Performance Bond. If Franchisee has not previously provided City with a performance bond under any prior agreement, Franchisee will, promptly after the Effective Date, provide City with a performance bond in the amount of Ten Thousand dollars ($10,000.00), naming City as obligee and guaranteeing Franchisee's faithful performance of its obligations under this Agreement. The performance bond will remain in full force during the Term of this Agreement. At Franchisee's election, any performance bond previously provided by Franchisee to City and associated with its state or local video service franchise may be applied to its obligations, in whole or in part, under this paragraph.

9. Insurance.

9.1. Required Coverage. Franchisee will carry and maintain the following insurance:

9.1.1. Commercial General Liability (CGL), with policy limits not less than $2,000,000 in aggregate and $2,000,000 for each occurrence covering bodily injury and property damage, and $5,000,000 umbrella coverage with the following features: (a) CGL primary insurance endorsement; and (b) CGL policy will include an endorsement which names City, its employees, and officers as additional insureds.

9.1.2. Workers' Compensation with policy limits not less than the minimum state law requirements.

9.2. Proof of Insurance. All insurance certificates, endorsements, coverage verifications and other items required pursuant to this Agreement will be mailed directly to City's insurance compliance representative at the following address:

City of Alpharetta
Department of Finance
Attn: Safety and Risk Coordinator
2 Park Plaza
City Hall, 2nd Floor
Alpharetta, Georgia 30009-3721

10. **Effective Date and Term.** This Agreement is effective on the later of (a) the date the last party to sign executes this Agreement and (b) the date on which any implementing ordinance becomes effective in accordance with its terms and state law ("Effective Date"). The Franchise will expire automatically on the fifteenth (15th) anniversary of the Effective Date, unless earlier terminated in accordance with the provisions herein. Thereafter, the Franchise will automatically renew for successive 5-year terms (each a **"Renewal Term")** unless a party provides at least six (6) months' prior written notice to the other party of its intent not to renew.

11. **Termination**.

11.1. Termination by City. City may terminate this Agreement if Franchisee is in material breach of the Agreement, provided that City must first provide Franchisee written notice of the breach and an opportunity to cure. No termination under this paragraph will be effective until one hundred and twenty (120) days after Franchisee's receipt of notice from City of any material breach.

11.2. Termination by Franchisee. Franchisee may terminate this Agreement for convenience upon one hundred eighty (180) days' written notice to City.

12. **Assignment.** Except as set forth below, neither party may assign or transfer its rights or obligations under this Agreement, in whole or part, or directly or indirectly through equity sale or merger, to a third party, without the written consent of the other party. Any agreed upon assignee will take the place of the assigning party, and the assignee shall assume all obligations or liabilities of the assigning party under the Agreement, whether arising before or after the effective date of the transfer or assignment If the assignee agrees in writing to this assumption, then the assigning party will be released from all of its rights and obligations upon such assignment.

12.1. Notwithstanding the foregoing, and subject to the conditions set forth in Section 12.2 below, Franchisee may at any time, on written notice to City, assign this Agreement and/or any or all of its rights and obligations under this Agreement:

12.1.1. to any Affiliate (as defined below) of Franchisee;

12.1.2. to any successor in interest of Franchisee's business operations in City connection with any merger, acquisition, or similar transaction if Franchisee reasonably determines after appropriate investigation that the successor in interest has the resources and ability to fulfill the obligations of this Agreement; or

12.1.3. to any purchaser of all or substantially all of Franchisee's Network Facilities in City if Franchisee reasonably determines after appropriate investigation that the purchaser has the resources and ability to fulfill the obligations of this Agreement.

12.2. In the case of any assignment under Section 12.1, the Affiliate, successor or purchaser shall submit to the City within 45 days of consummation of the transaction (a) its address, principal place of business and contact information, and (b) an affirmative declaration that it accepts the terms of this Agreement and **will** assume all obligations or liabilities of the Franchisee under the Agreement, whether arising before or after the effective date of the transfer, assignment or purchase, and that it will comply with all applicable federal, state and City laws and regulations regarding the placement and maintenance of facilities in the Public ROW.

Following any assignment of this Agreement to an Affiliate, Franchisee will remain responsible for such Affiliate's performance under the terms of this Agreement. For purposes of this section, (i) "Affiliate" means any Person that now or in the future, directly or indirectly controls, is controlled with or by, or is under common control with Franchisee; and (ii) "control" will mean, with respect to: (a) a U.S. corporation, the ownership, directly or indirectly, of fifty percent (50%) or more of the voting power to elect directors thereof, or (b) a non-U.S. corporation, **if** the voting power to elect directors thereof is less than fifty percent (50%), the maximum amount allowed by applicable law; and (c) any other Person, fifty percent (50%) or more ownership interest in said Person, or the power to direct the management of such Person.

13. **Notice.** All notices related to this Agreement will be in writing and sent, if to Franchisee to the email addresses set forth below, and if to City to the address set forth in City's signature block to this Agreement. Notices are effective (a) when delivered in person, (b) upon confirmation of a receipt when transmitted by facsimile transmission or by electronic mail, (c) on the next business day if transmitted by registered or certified mail, postage prepaid (with confirmation of delivery), (d) on the next business day if transmitted by overnight courier (with confirmation of delivery), or (e) three (3) days after the date of mailing, whichever is earlier.

Franchisee's e-mail address for notice is googlefibernotices@google.com, with a copy to legal-notices@google.com.

14. **General Provisions.** This Agreement is governed by the laws of the State of Georgia. Neither party will be liable for failure or delay in performance to the extent caused by circumstances beyond its reasonable control. This Agreement sets out all terms agreed between the parties and supersedes all previous or contemporaneous agreements between the parties relating to its subject matter. This Agreement, including any exhibits, constitutes the entire agreement between the parties related to this subject matter, and any change to its terms must be in writing and signed by the parties. The parties may execute this Agreement in counterparts, including facsimile, PDF, and other electronic copies, which taken together will constitute one instrument. Each party to this Agreement agrees that Franchisee may use electronic signatures.

[Signature page follows]

Signed by authorized representatives of the parties on the dates written below.

FRANCHISEE:

GOOGLE FIBER GEORGIA, LLC

By: ________________________________
(Authorized Signature)

____
(Name)

____
(Title)

Address:
1600 Amphitheatre Parkway
Mountain View, CA 94043

Date: ________________________________

CITY:

CITY OF ALPHARETTA, GEORGIA

By: ________________________________
Jim Gilvin, Mayor

ATTEST:

____
Lauren Shapiro, City Clerk

Address:
2 Park Plaza
Alpharetta, Georgia 30009

Date: ______________________________

APPROVED AS TO CONTENT:

____
Chris Lagerbloom, City Administrator

APPROVED AS TO FORM:

JARRARD & DAVIS, LLP

____
Molly Esswein, City Attorney

EXHIBIT A
FORM OF LETTER OF AUTHORIZATION

[FRANCHISEE LETTERHEAD]
[Date]
Via Email ([Email Address])

City of [Placeholder]
[Addressee]
[Address]

Re: [Amended] Letter of Authorization

Dear [Name],

In accordance with Section __ of the Franchise Agreement dated ______ _______ between the [TBD] GA and Google Fiber Georgia, LLC ("Google Fiber"), Google Fiber hereby designates the following Authorized Individuals (as that term is defined in the Agreement), who may submit and sign permit applications and other submissions to the City on behalf of Google Fiber. [If *applicable:* This letter amends and supersedes the Letter of Authorization dated ____________ _____.]

{Insert name and title for each Authorized Individual, including any Authorized Individual previously named and whose authority continues. Strike through the names of any individuals who are no longer authorized, if any.}

1. Name, Title
2. Name, Title
3. Name, Title (previously authorized, authorization continues)
4. Name, Title (authorization withdrawn)

This authorization may be withdrawn or amended and superseded by a written amendment to this Letter of Authorization, which will be effective 24 hours after receipt by the City.

Kind regards,

[Name]
Manager, Google Fiber Georgia, LLC