City Council Meeting & Public Hearing
NOVEMBER 3, 2025
OFFICIAL MINUTES
Office of the City Clerk

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

OFFICIAL MINUTES
The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the video recording for said meeting is a matter of public record and is available to be viewed at the City Clerk's office during normal business hours or viewed online 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
     - Douglas J. DeRito
   - Council Members Absent
     - Fergal M. Brady
   - 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
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Trent Lindgren, Police Chief
  - Deanna Mayor Gilvin announced the appointment of Percy Lidback to the Recreation Board.
  - Mayor Gilvin swore in Percy Lidback to the Recreation Board.
- McKay, Public Communication & Engagement Coordinator

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 of approval of the City Council meeting minutes from the meeting of October 27, 2025.

   B. Monthly Financial Management Report (Month Ending September 30, 2025)

   Consideration of approval of the Financial Management Report for the month ending September 30, 2025.

   PUBLIC COMMENTS:

   - There were no public comments.

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

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.*

- City Attorney, Molly Esswein, read the Ordinance title aloud and came forward to present this item.
- 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.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to adopt an ordinance proposing modifications to Chapter 10, Article IX of the Massage and Spa Ordinance.
  - Council Member DeRito seconded the motion.
  - The motion was approved unanimously (5-0).

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.

- Director of Community Development, Kathi Cook, came forward to introduce this item.
- Gary Mongeon, from KB Advisory Group, came forward to present the proposed plan.
- 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.
- The proposed redevelopment plan presentation is attached hereto as "Exhibit A."
- 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.

PUBLIC COMMENTS:

- There were no public comments.
- There was not a motion and vote on this item, as it was the first public hearing.

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.

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

- 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.
- 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.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member DeRito offered a motion to approve 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 to authorize the Mayor to execute all necessary documents.

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

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.

- City Attorney, Molly Esswein, came forward to present this item.
- 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.
- Jess George (Google Government and Community Affairs for Governments in the East) came forward to speak on behalf of the fiber installation.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve the Franchise Agreement for Google Fiber.
  - Council Member Hipes seconded the motion.
  - The motion was approved unanimously (5-0).

8. PUBLIC COMMENT

- Anitha Katta (9213 Deer Trail, Alpharetta, GA, 30004) came forward to speak about Diwali.
- Shrirang Nene (11030 Bolster Court, Suwanee, GA 30024) came forward to speak about hindu events.
- Subrabha Jois (3262 Chestnut Oak Drive, Marietta, GA 30004) came forward to speak about HSS USA Georgia chapter.
- Radhika Suda (920 Reece Road, Alpharetta, GA 30004) came forward to speak about a gentleman speaking against HSS.

9. REPORTS

- Council Member Mitchell encouraged everyone to vote tomorrow on Election Day.
- Council Member DeRito shared that the City of Alpharetta has some tremendous people and encouraged everyone to come out and exercise their right to vote tomorrow. He also commented on the benefits of the senior exemptions on the ballot.
- Council Member Hipes shared that the Alpharetta Tree Lighting will be Saturday, November 22nd in Downtown Alpharetta on the Town Green.
- Mayor Gilvin reminded everyone to remember to also vote for the Public Service Commissioner positions also on the ballot, as it is very impactful across the state.

10. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Council Member Hipes offered a motion to recess the meeting.
  - o Mayor Pro Tem Merkel seconded the motion.
  - o The motion was approved unanimously (5-0).
- Mayor Gilvin recessed the meeting at 7:53 p.m. for the purposes of cybersecurity and pending litigation.
- ❖ Mayor Pro Tem Merkel offered a motion to reconvene the meeting.
  - o Council Member DeRito seconded the motion.
  - o The motion was approved unanimously (5-0).
- Mayor Gilvin reconvened the meeting at 8:14 p.m.

11. ADJOURNMENT

- ❖ Council Member DeRito offered a motion to adjourn the meeting.
  - o Council Member Mitchell seconded the motion.
  - o The motion was approved unanimously (5-0).

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Lauren Shapiro

Lauren Shapiro, City Clerk

EXHIBIT A

Alpharetta Tax Allocation District #3:
North Point Mall and Activity Center

TAD Public Hearing Presentation

Prepared For:

THE CITY OF ALPHARETTA GEORGIA

Prepared By:

KB | ADVISORY GROUP

November 3, 2025

Table of Contents

The City of Alpharetta has engaged **KB Advisory Group** to prepare a new redevelopment plan to reconstitute a tax allocation district that includes and extends outward from the North Point Mall. The primary purpose of the proposed TAD would be to provide the City with additional economic incentive tools that may be needed to support a large-scale reuse of the mall property that would be in the best long-term economic interest of the City and the surrounding region.

This presentation summarizes key sections of Redevelopment Plan that was drafted to establish the proposed TAD. Findings are based information and valuable input provided by City staff, supplemented by KB's own research, and analysis of the local tax base and area real estate market. A copy of the draft Redevelopment Plan can be downloaded from the City's web site.

KB Advisory Group, Inc.
999 Peachtree Street NE, Suite 400
Atlanta, GA 30309
404.845.3550
www.kbagroup.com

Background

- The Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), is Georgia's version of tax increment financing (TIF)
  - TIF enables communities to invest incremental property tax growth on public improvements, or to incentivize development that would not be financially feasible otherwise
  - TADs and TAD incentives are NOT to be confused with property tax abatements granted by local development authorities, special service districts or with urban renewal and do NOT impact property taxes collected by those entities
- TADs help to finance planned public improvements, accelerate an area's transition and/or stabilize its economic competitiveness
- The City of Alpharetta has the authority to exercise powers authorized or granted municipalities pursuant to the Redevelopment Powers Law, as approved by Alpharetta voters by referendum in 2006

Redevelopment Plan Approval Steps

1. Identify Redevelopment Objectives and potential locations where TAD incentives might be applied
2. Prepare a Financial Analysis to determine the usefulness of offering TAD incentives
3. Define the boundaries of the Redevelopment Area and TAD(s)
4. Draft a Redevelopment Plan in accordance with the statutory requirements
5. Hold required Public Hearing(s) ← We are here
6. City Council considers a resolution to adopt the Plan/TAD (Nov 17) and requests DOR certification of the TAD's base value
7. Request/negotiate terms of County consent (2026)
8. Request/negotiate terms of School District consent (2026)
9. Create TAD fund, determine spending priorities and negotiate development agreements with applicants after the terms of County/School District consent are known

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Contents of the Redevelopment Plan

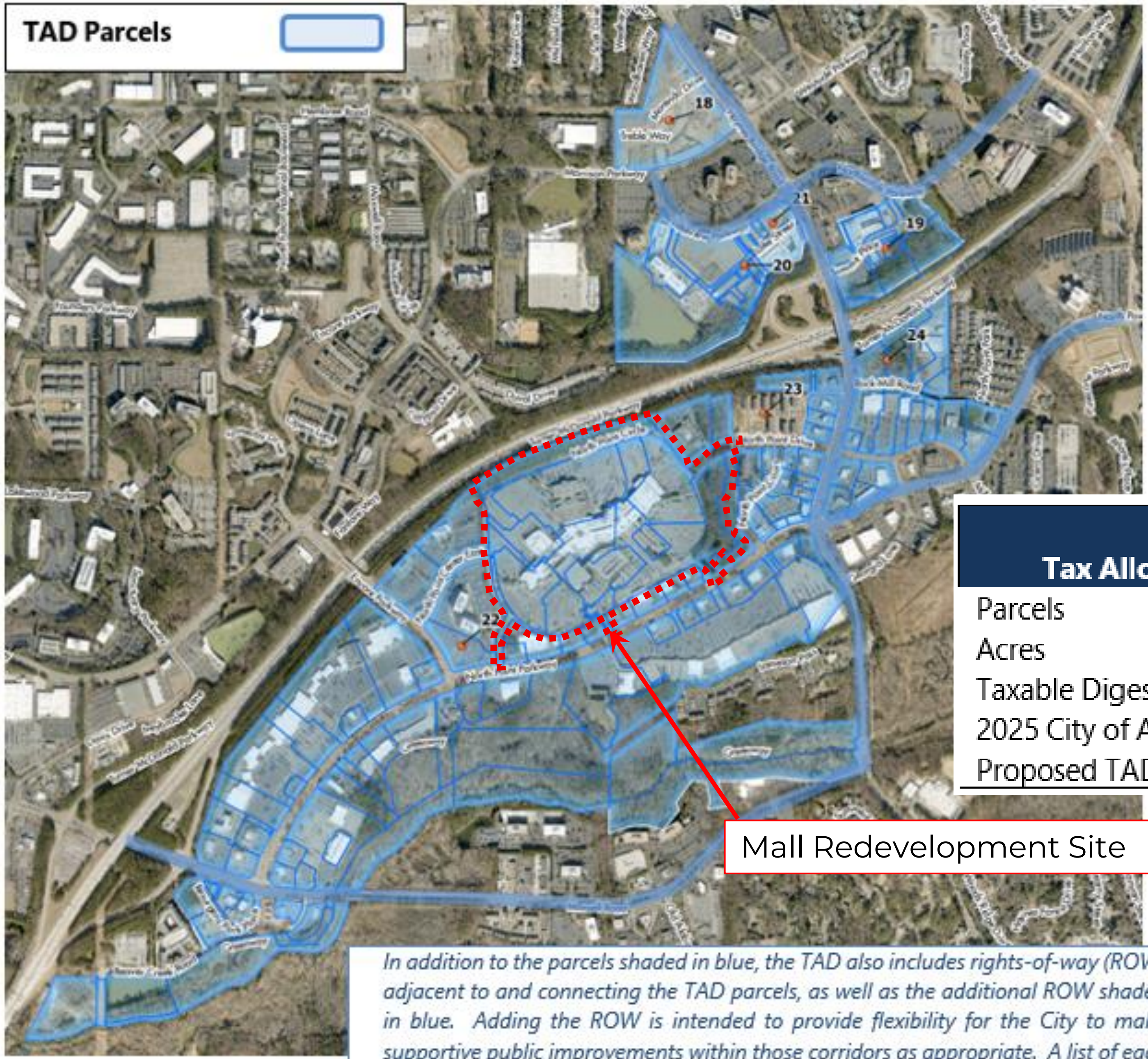
REDEVELOPMENT PLAN
ALPHARETTA TAX ALLOCATION DISTRICT #3 – NORTH POINT MALL AND ACTIVITY CENTER

Table of Contents

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

- TAD boundaries and parcels
- Rationale for the City's use of redevelopment powers
- Plan vision and goals
- Consistency with local zoning and future land use plans
- Base value of the TAD
- Development opportunities and potential projects
- Proposed investments/uses of TAD Fund revenues
- School System Impacts
- Additional statutory requirements

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.

- The Proposed TAD #3 contains 150 parcels covering 646.3 acres, with a current (base) tax digest of roughly $264.7 million.
- The TAD includes 9 parcels that make up the North Point Mall, which cover 94 acres and has an estimated tax digest of just under $48 million.

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%

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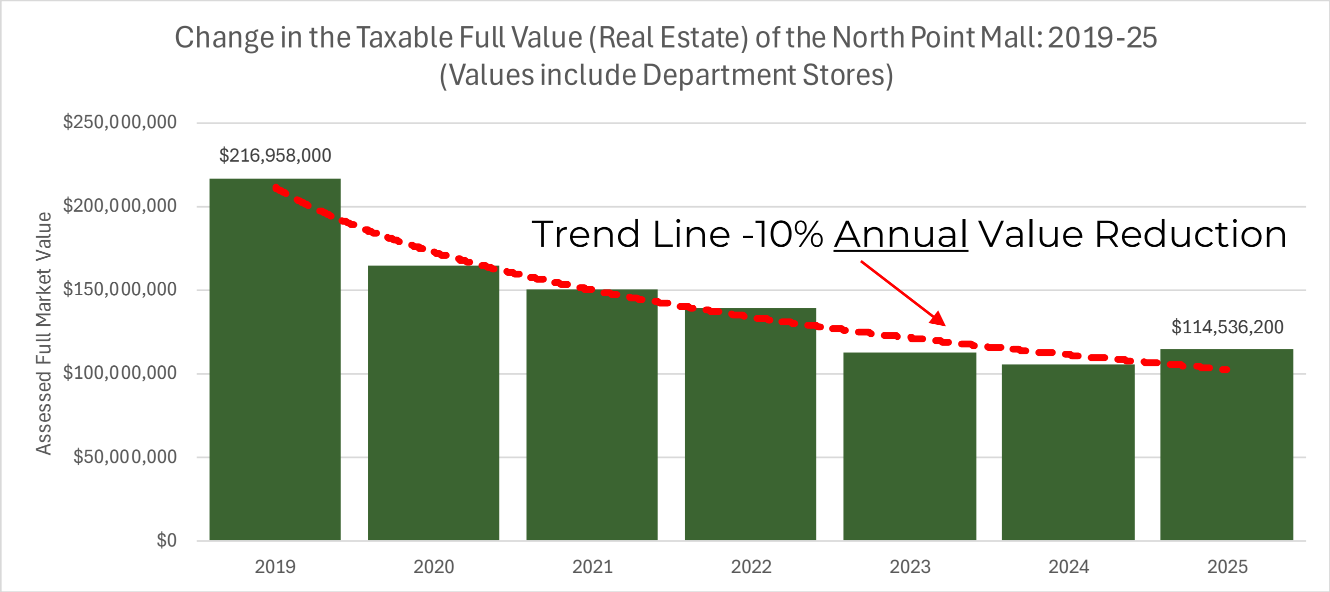
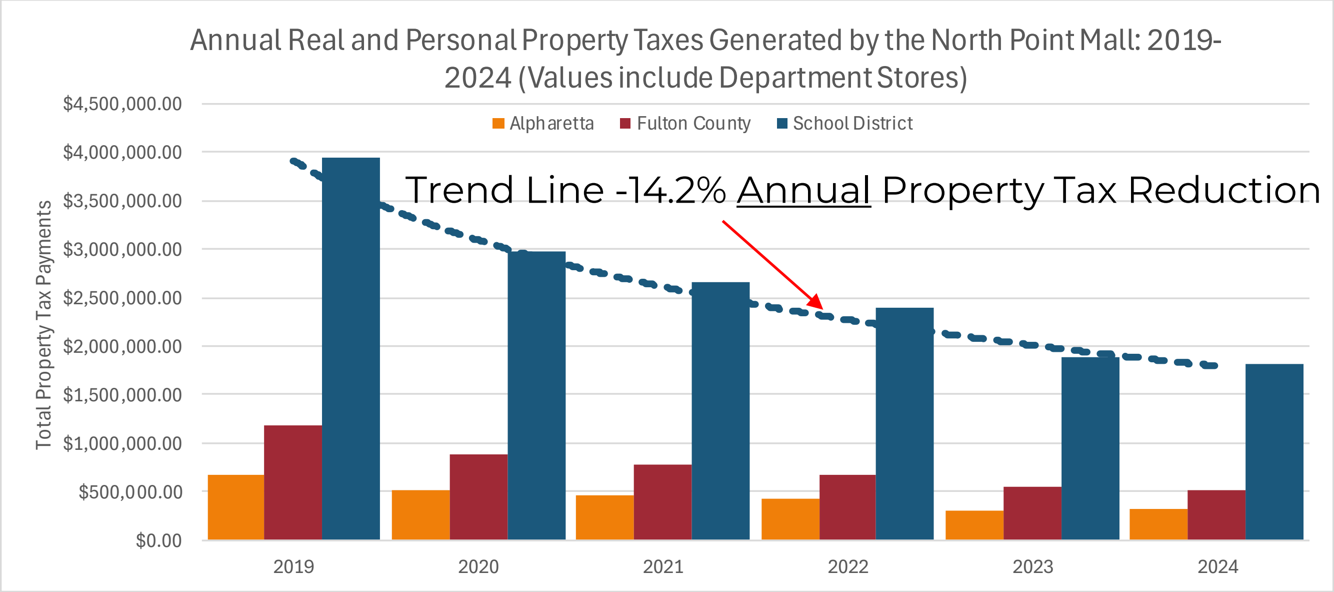
Rationale and grounds for exercise of Redevelopment Powers

- The Redevelopment area for TAD #3 qualifies based on the existence of "inadequate infrastructure" as defined in the statute with some portions also meeting the definition of a "deteriorating area."
- Existing infrastructure is generally inadequate to support the City's vision for North Point – which is to transition to a predominantly mixed-use district. Several prior plans have cited the area's preponderance of auto-oriented land uses and infrastructure to be "inadequate" in the following areas:
  - infrastructure to support housing in mixed-use developments and 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.
- The North Point area also exhibits higher retail and office vacancy compared to the City of Alpharetta as a whole, as well as "slower/declining sales", "stagnant rents", and "significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole" – also meeting the definition of a "deteriorating area".

Rationale and grounds for exercise of Redevelopment Powers





- The assessed full market value of the 9 mall parcels has fallen by $97 Million (45%) since 2019
- Estimated 2024 City, County and School District property taxes on mall real estate and commercial personal property fell by nearly $1.9 million (-49%) compared to 5 years ago
- Annual SPLOST, LOST and ELOST collections are likely to have declined by similar or larger percentages
- Distressed regional and super-regional malls are now prevalent throughout Metro-Atlanta and nationally
- Mall redevelopment strategies are requiring increasingly complex, large-scale public/private partnerships

Plan Vision, Goal and Consistency with City Plans

- The vision statement outlined in the City's Horizon 2040" Comprehensive Plan calls for the eventual transition of the North Point Mall and most of the area located within TAD #3 to mixed-use.
  - The City's Future Land Use Map designates North Point as one of six targeted "Development / Redevelopment Priority Areas".
  - The goal is to 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."
- The City's vision for North Point was established nearly 20 years ago, starting with the 2007 Livable Centers Initiative Plan and expanded in the 2017 LCI Update, which identified several relevant economic development objectives for the area.
- The North Point Creative Place Making Plan, completed in 2019, and the North Point Development Framework in 2025 clarified the City's vision by developing detailed physical plans and strategies for public and private investments in the area.
- To achieve the community's vision for North Point, TAD #3 is being established to assist the City in financing major public infrastructure investments as well as offer incentives attract private investment to build the type of development desired by residents.

Proposed Redevelopment Projects - North Point Mall

- This table illustrates a potential redevelopment scenario for the North Point Mall that is consistent with comparable mall properties described in the Redevelopment Plan
- In this scenario, the Project's taxable market value at completion approaches $1.9 Billion in 2025$
- Future real estate values and resulting development totals can vary widely depending upon the existence and characteristics of an "anchor" for the project

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.

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Other Redevelopment Projects

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 apartments.

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

- The Plan identifies three other projects which, if fully implemented, could (including the mall) collectively result in the construction of more than 2,600 housing units and 2.9 million SF of commercial space in retail, hotels, office and mixed-use buildings
  - These potential projects impact roughly 206 acres (32%) of the 650 total taxable acres within the TAD Study Area
- Additional value growth can be expected in the balance of the Study Area, as identified projects are completed and their resulting economic impacts enhance the value of nearby real estate.

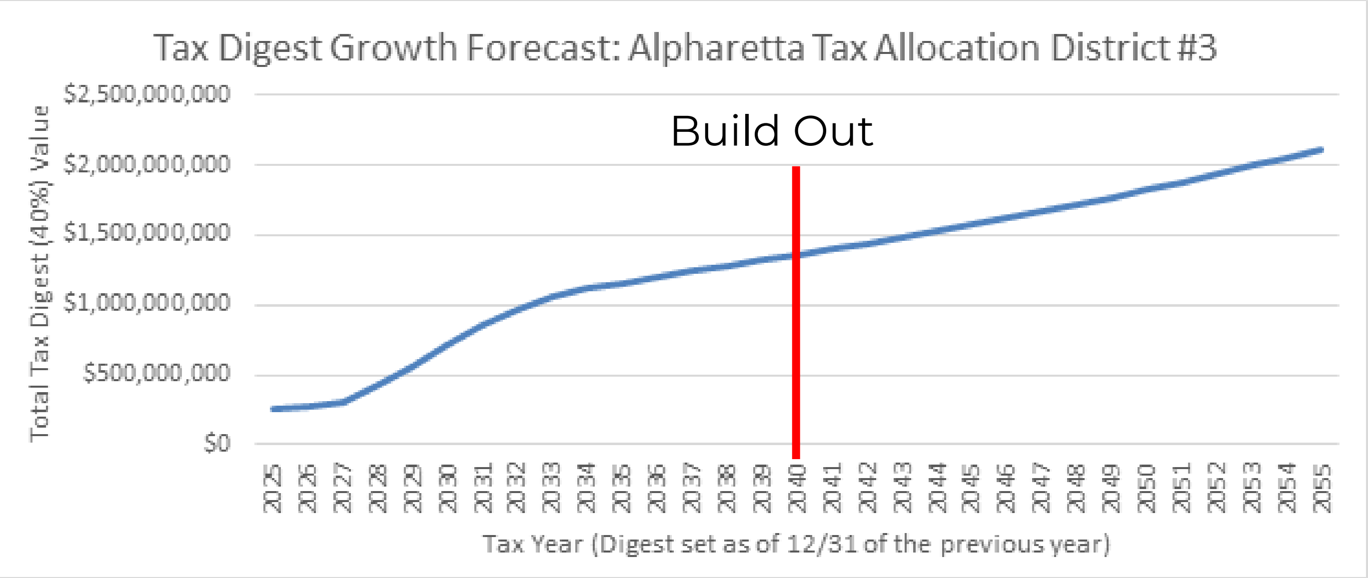
Redevelopment Projects

- By 2040, Redevelopment of the mall plus 3 other planned projects have a potential future value of $2.6 billion.
- Adding value growth on the remaining acreage in the balance of the TAD increases the District's potential growthe to nearly $3.4 billion, with a resulting digest value of $1.36 billion
- The resulting incremental increase in tax digest over the TAD base value totals nearly $1.1 billion (a 412% increase) by 2040
  - The phasing of future digest growth is shown in the graph.

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.



TAD Financing Potential

- The capacity of a TAD to support investments in buildings and infrastructure is sensitive to the terms of County and School System consent to support redevelopment.

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.

- If all taxing jurisdictions consent to pledge real estate increment, TAD #3 could generate more than $950 million in total increment over a maximum of 30 years, which would be sufficient to finance $379 million in project improvements on a net present value basis.
- The number of years and the specific terms in consent agreements could significantly impact this forecast.

Uses of TAD Proceeds

- The 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 estimated maximum TAD revenues.
- This table shows a recommended application of the resulting $225 to $280 million toward "Eligible Redevelopment Costs" as defined in the statute.

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.

School System Impact Analysis

- 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. Combined, these housing types could add roughly 110 school-aged children.

- The multi-family apartments and for sale condominiums are estimated to have fewer children per unit than older conventional garden walk-up apartments. Combined, these multi-family apartments and for sale flats would potentially add another 83 school-aged children, for a total of 192 at build out of which, 188 would be enrolled in FCSS schools.
  - Future enrollment would be distributed between 2 attendance zones.

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

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Other Plan Provisions

- The City Council will serve as the redevelopment agency.
- TAD #3 will commence as of 12/31/25 and remain 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.
- The city reserves the right to issue tax allocation bonds or alternative forms of financing in one or more tranches for terms no longer than 25 years via:

  (a) issuing fixed-rate tax exempt bonds; and/or

  (b) obtaining comparable forms of commercial financing as available, and/or

  (c) entering into development agreements to reimburse certain tax allocation increments to successful applicants.
- Such financing will be secured by the positive tax allocation increment from eligible ad valorem taxes levied for these purposes.
- The City 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.

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TERMS and LIMITING CONDITIONS

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