



City Council Meeting & Public
Hearing
JULY 9, 2018

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE TO THE FLAG
- IV. PROCLAMATIONS
 - A. "Extraordinary Eagle Scout" - Albert Williams III
- V. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 6/11/2018 & 6/18/2018)
 - B. Financial Management Report: Month Ending May 31, 2018
- VI. PUBLIC HEARING
 - A. CLUP-18-03/Z-18-03/V-18-06 Kings Ridge Christian School
Consideration of a request to rezone approximately 2.03 acres from AG (Agriculture) to SU (Special Use) in order to incorporate the property into the King's Ridge Christian School campus and develop the property with a soccer field. A Comprehensive Land Use Plan amendment is requested to change the designation of the property from 'Very Low Density Residential' to 'Public, Institutional, Education'. A variance is requested to reduce tree recompense. The property is located at 13695 Cogburn Road and is legally described as being located in Land Lot 896, 2nd District, 2nd Section, Fulton County, Georgia.
 - B. MP-18-05/Z-18-04 Lux Atlanta/Northwinds Master Plan
Consideration of a request to amend the Northwinds Master Plan to allow 'Athletic Facilities/Fitness Studio' and free-standing 'Retail Establishment' and 'Restaurant' as permitted uses in Pod A, to add approximately 1 acre of land to the Northwinds Master Plan and to amend developments standards in Pod A. A rezoning is requested for approximately 1 acre from O-P (Office-Professional) to O-I (Office-Institutional). The property is located at the west corner of Northwinds Parkway and Kimball Bridge Road and is legally described as being located in Land Lots 805 and 806, 1st District, 2nd Section, Fulton County, Georgia.
 - C. MP-18-04 North Point Mall/Office Use
Consideration of a request to amend the North Point Mall Master Plan to allow for the conversion of approximately 27,000 square feet of in-line retail space to professional office use within North Point Mall. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 700, 701, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.
- VII. WORKSHOP
 - A. Academy St/Webb Bridge Road Operational and Pedestrian/Bicycle Improvements (TSPLOST project)
 - B. Nutcracker Village
- VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT



City Council Meeting & Public Hearing

JUNE 11, 2018

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

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I. CALL TO ORDER

❖ *Mayor Gilvin called the meeting to order at 6:30 PM*

II. ROLL CALL

- Council Members
 - o Mayor Jim Gilvin
 - o Mayor Pro Tem Donald F. Mitchell
 - o Jason Binder (ABSENT)
 - o Ben Burnett
 - o John Hipes
 - o Dan Merkel
 - o Karen Richard
- Staff
 - o Bob Regus, City Administrator
 - o Coty Thigpen, City Clerk
 - o Sam Thomas, City Attorney
 - o James Drinkard, Asst. City Administrator
 - o Peter Sewczwicz, Director of Public Works
 - o John Robison, Deputy Director of Public Safety
 - o Morgan Rodgers, Director of Recreation and Parks
 - o Randy Bundy, Director of Information Technology
 - o Kathi Cook, Director of Community Development
 - o Michael Woodman, Senior Planner
 - o Tom Harris, Director of Finance
 - o Shawn Mitchell, Budget Manager

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/21/2018, 5/29/2018 & 6/4/2018)

❖ *Council Member Merkel offered a motion to approve the Consent Agenda*

- *The motion was seconded by Council Member Burnett*
- *Motion approved unanimously 5-0; Mitchell abstained*

V. PUBLIC HEARING

A. Public Hearing On The Fiscal Year 2019 Budget

- Director of Finance, Tom Harris, came forward to advise Council that the purpose of this Public Hearing was to provide an opportunity for public comment regarding the Fiscal Year 2019 budget

Public Comment

None

VI. NEW BUSINESS

A. Mayfield Road Culvert Replacement, ITB 18-007, Completion Incentive

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff is requesting Council consideration of Change Order Number 1 associated with Bid No. 18-007 to The Dickerson Group, Inc. for the maximum amount of \$108,000.00 for the expedited incentivized completion of the Mayfield Road Culvert Replacement Project and authorize the Mayor to execute all necessary documents.
- The City is currently under contract with The Dickerson Group, Inc. for the Mayfield Road Culvert Replacement project. As part of this contract, the roadway and sidewalk is scheduled to be closed from May 29, 2018 - July 27, 2018. In an effort to open vehicle and pedestrian access early, Public Works discussed an incentive package with the contractor to complete the work early by negotiating a rate of \$9,000 per day (not including Sundays) that the roadway and sidewalk is open prior to the July 27th deadline. The maximum allowable incentive would be 12 contract work days totaling \$108,000.00. If the contractor can open 12 work days earlier, the new roadway and sidewalk access would be open to the public as early as Saturday, July 14.
- The Contractor requested two conditions associated with accepting the incentive offer. Those two conditions are:
 - Expedited permits associated from the project from the Building Department
 - Approval of 12-hour working days Monday - Saturday; 7AM to 7PM
- The goal of the incentive is to open Mayfield Road to vehicles. Additional items associated with the project will not be completed at the early completion date. Some of these items are wall finishing treatments, pavement markings on the asphalt, landscaping, etc...The contractor may have to perform periodic lane closures during the hours of 9am to 4pm and have individuals directing traffic to complete necessary tasks associated with completing the

entire project. Rain, weather delays, or acts of God would not extend the incentive schedule beyond July 26, 2018.

- The original contract amount for the Mayfield Culvert Replacement Project is \$823,943.60. The ability of the contractor to shorten the schedule by 2 weeks meant the contractor need to start working 12-hour shifts on Tuesday June 5th. The contractor's schedule is based on an 8-hour work day. This means the contractor and their equipment was working 4 additional hours for 6 days; June 5 - June 11 (minus June 10). The cost to work these additional hours is a grand total of approximately \$15,000. Note, the contractor will only receive these additional dollars if they work the overtime hours. Public Works is monitoring the construction and has measures in place to assure the contractor works the full 12-hour shift.
- Funds to cover the overtime costs will come from a line item in the contract - miscellaneous construction. The miscellaneous construction allowance for this specific contract is \$75,000. Miscellaneous Construction is a line item that serves as a contingency line item that is used only at the discretion of Public Works. Cases when it is used is if there is unsuitable soils on site, we need to modify the design in the field and additional materials are required, etc. In other words, the contractor is not owed this full dollar amount and all bidders are aware of such when they submit their bid for various projects in the City. Thus the maximum dollars that may be awarded to the contractor is the original contract, plus the \$15,000 for overtime work, plus the maximum early completion bonus of \$108,000 for a grand total of \$946,943.60.

Public Comment

- Lou Hablas, 3180 Brierfield Rd, Alpharetta, GA, came forward to speak on this item
- ❖ *Mayor Pro Tem Mitchell offered a motion to award the item for the Mayfield Culvert Replacement Project ITB 18-007 completion incentive in an amount not to exceed \$108,000 for the expedited incentive completion of the Mayfield Road Culvert Replacement project*
 - *The motion received a second by Council Member Merkel*
 - *Motion was approved unanimously 6-0*

B. Ordinance: Fiscal Year 2019 Budget (1st Reading) and related Financial Matters (E-911 Resolution).

- Director of Finance, Tom Harris, came forward to present this item on behalf of staff
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

- ❖ *Council Member Merkel offered a motion to adopt the budget as presented for FY2019*
 - *The motion received a second by Council Member Burnett*
 - *Mayor Pro Tem Mitchell offered an amendment to restore the \$46,400 in arts funding*
 - *Accepted by Merkel and Burnett*
 - *Motion was approved unanimously 6-0*
- City Attorney, Sam Thomas, read the E-911 Resolution aloud

Public Comment

None

❖ *Council Member Merkel offered a motion to approve the Resolution*

- *The motion received a second from Mayor Pro Tem Mitchell*
- *Motion was approved unanimously 6-0*

VII. PUBLIC COMMENT

None

VIII. REPORTS

- Council Member Hipes made the following Board and Commission appointments:
 - Design Review Board – Katie Rocco
 - Historic Preservation Board – Bob Burgess
 - Natural Resource Commission – Jon McPhail
- Council Member Hipes also announced the annual Operation Oreo drive organized by Alpharetta First United Methodist Church
- Council Member Burnett reminded the public of the upcoming “Donuts with Dad” on Saturday being hosted by the City at the Alpharetta Community Center
- Mayor Gilvin announced that he and Council Member Hipes had the privilege of attending the swearing-in of the new Board of Directors for the Alpharetta-Old Milton County Historical Society

IX. ADJOURNMENT

❖ *Mayor Gilvin adjourned the meeting at 7:00PM*

Respectfully submitted,



Coty Thigpen, City Clerk



City Council Meeting & Public Hearing

JUNE 18, 2018

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

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I. CALL TO ORDER

❖ *Mayor Pro Tem Mitchell called the meeting to order at 6:30PM*

II. ROLL CALL

- Council Members
 - o Mayor Jim Gilvin (ABSENT)
 - o Mayor Pro Tem Donald F. Mitchell
 - o Jason Binder
 - o Ben Burnett
 - o John Hipes
 - o Dan Merkel
 - o Karen Richard
- Staff
 - o Bob Regus, City Administrator
 - o Coty Thigpen, City Clerk
 - o Sam Thomas, City Attorney
 - o James Drinkard, Asst. City Administrator
 - o Peter Sewczwicz, Director of Public Works
 - o John Robison, Deputy Director of Public Safety
 - o Morgan Rodgers, Director of Recreation and Parks
 - o Randy Bundy, Director of Information Technology
 - o Kathi Cook, Director of Community Development

- o Michael Woodman, Senior Planner
- o Tom Harris, Director of Finance
- o Shawn Mitchell, Budget Manager

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS

A. North Fulton Amateur Radio League

V. PUBLIC HEARING

A. Public Hearing On The Fiscal Year 2019 Budget

- Director of Finance, Tom Harris, came forward to advise Council that the purpose of this Public Hearing was to provide an opportunity for public comment regarding the Fiscal Year 2019 budget

Public Comment

None

B. CU-18-02 It's My Party Rentals/South Main Street

- Director of Community Development, Kathi Cook, came forward to present this item
- Ms. Cook explained that this item was heard at the May 10, 2018 Planning Commission meeting. Staff recommended approval of the item subject to 11 conditions. No one spoke in favor of or in opposition to the request. After discussion, the Planning Commission recommended to approve the item subject to staff's recommended conditions with a few changes requested by the applicant. Vote (4-0)
- Staff is recommending approval of CU-18-02 It's My Party Rentals/South Main Street, subject to the following conditions:
 1. 'Rental Services Establishment with no outside storage' shall be added as a conditional use at 1670 South Main Street, Suites B – D, and limited to no more than 4,240 square feet.
 2. Conditional use approval shall be limited to It's My Party Rentals; no additional 'Rental Services Establishment with no outside storage' businesses or subleasing shall be permitted within the approved space.
 3. Hours of office operation shall be limited to Monday – Friday 9:00 AM – 5:00 PM and Saturday 9:00 AM – Noon. Applicant shall be permitted to pick-up/return equipment to the business outside those hours.
 4. The business shall not have outside storage or outdoor displays, including storage of vehicles associated with the applicant's business.
 5. Business shall secure a business license within 10 business days from the approval of the conditional use.
 6. Horse trailers shall not be kept on the property.
 7. Property owner shall install the required parking lot landscaping and landscape strips along South Main Street and Wills Road, where applicable, as approved by Staff. Landscaping shall be installed within 30 days from the approval of the conditional use.

8. Parking and loading spaces of sufficient size shall be provided for delivery trucks associated with the applicant's business. Parking and loading spaces for delivery trucks shall be screened from the public right-of-way, as approved by Staff. There shall be no more than 2 delivery trucks kept on the property overnight.
 9. Storefront glass shall be clear. Business inventory/equipment shall not be visible through storefront windows, as seen from the public right-of-way.
 10. Window signage, for the entire building, shall not exceed 10% of the total window area. There shall be no lighting window trim and no neon signs.
 11. Outside storage shall not be visible from the public right-of-way, including Wills Park.
-
- The applicant, It's My Party Rentals, is requesting a conditional use to allow a 'Rental Services Establishment with no outside storage' in a 4,240 square foot suite within an existing retail strip center associated with a gas station. The proposed use requires approval of a conditional use permit in the C-1 (Neighborhood Commercial) district. The subject property is located at 1670 South Main Street, Suites B – D, at the northeast corner of South Main Street and Wills Road.
 - The submitted request, if approved, will allow the applicant to operate a 'Rental Services Establishment with no outside storage' in a 4,240 square foot suite within an existing retail strip center connected to a gas station. The applicant's business includes equipment rental services for special events and weddings. The subject property is located at 1670 South Main Street, Suites B – D, at the northeast corner of South Main Street and Wills Road.
 - The property is located within the Downtown Overlay and is developed with an Exxon gas station, convenience store and retail strip center. The zoning of the property is C-1 (Neighborhood Commercial), which allows 'Rental Services Establishment with no outside storage' with conditional use approval. Surrounding properties are zoned C-1 to the east and west, SU (Special Use) to the north and C-2 (General Commercial) to the south. Wills Park is located to the north, Village Park Assisted Living Facility was approved on the property to the west, Atlanta Saddlery is located to the east and Xavier & Sons Auto Body and Paint is located to the south.
 - The property was developed in 1980 with a commercial building and gas pump canopy structure. The 7,600 square foot commercial building is the Exxon Food Mart (convenience store), which is connected to four (4) retail center suites. Suites B – D were previously occupied by a boxing and fitness studio. Other businesses occupying the building, include the Exxon Food Mart, It's My Party Rentals and a rug store. There are 34 parking spaces associated with the property, which exceeds the parking requirement in the Downtown Overlay.
 - It's My Party Rentals has been in business for approximately ten (10) years, with a previous location at 11940 Alpharetta Highway, Suite 150 in Alpharetta. The applicant's business is equipment rental for special events and weddings, including tents, tables and chairs, inflatables, generators and miscellaneous decor. According to the applicant, two (2) delivery vehicles will be used for the business during the day and parked on the property overnight. Hours of operation are Monday – Friday 9:00 AM – 5:00 PM and Saturday 9:00 AM – Noon.
 - GDOT has a roadway project along South Main Street, which will include a 10' multi-use sidewalk adjacent to the applicant's property. The GDOT project will not require additional right-of-way from the subject property, only temporary construction easements to facilitate the re-construction of the driveways. The existing strip of land between the sidewalk and parking lot along South Main Street will remain, which provides planting area to accommodate landscape screening material.

- The subject property is located in the Downtown Overlay and is designated Mixed Use on the City's Comprehensive Land Use Plan. The applicant's proposed use is a permitted use in the DT-MU (Downtown Mixed-Use) zoning district, which is listed as an appropriate zoning district in the South Main Street Corridor Mixed Use designation. Development along the South Main Street Corridor is typically auto- oriented, free-standing businesses with separate parking lots and curb cuts, which is contrary to the walkable, mixed-use pattern that is desired for the area. In addition, properties in the South Main Street Corridor generally lack aesthetic attractiveness and property maintenance, which usually results in underperforming properties. Given the property's location at the southern entrance into the City and the Downtown Overlay, conditions are recommended requiring screening and aesthetic improvements.
- The 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.
- Tony Worly came forth on behalf of the applicant

Public Comment

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA came forward to speak on this item
- ❖ *Council Member Richard offered a motion to approve CU-18-02 It's My Party Rentals/South Main Street, subject to the staff recommended conditions with the exception of striking condition #4*
 - *The motion received a second from Council Member Binder*
 - *The motion was approved unanimously 6-0*

VI. OLD BUSINESS

A. Ordinance: Fiscal Year 2019 Budget (2nd Reading).

- Director of Finance, Tom Harris, came forward to present this item
- City Attorney, Sam Thomas, read the Ordinance into the record constituting a 2nd reading

Public Comment

None

- ❖ *Council Member Merkel offered a motion to approve the Ordinance as read for the 2nd time*
 - *The motion received a second from Council Member Binder*
 - *The motion was approved unanimously 6-0*

B. V-18-04 11450 Maxwell Road/Setback Variance

NOTE: This item was tabled by City Council on Monday, June 4, 2018. It must be removed from the table for consideration.

❖ *Council Member Richard offered a motion to remove the item from the table*

- The motion received a second from Council Member Binder*
- The motion was approved unanimously 6-0*

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of V-18-04 11450 Maxwell Road/Setback Variance, subject to the following conditions:
 1. Side setback along northern property line shall be reduced to 1.47' for the existing encroachment depicted on the survey prepared by Grant Shepherd & Associates, Inc., dated 5/16/2017.
 2. Property owner shall secure a land disturbance permit and building permits for all improvements (buildings, retaining walls, site improvements, etc.) constructed without permits within 120 days from approval of the variance. If permits are not secured within 90 days, variance approval shall revert.
 3. Property owner shall install required parking lot screening and landscape strip along Maxwell Road, as approved by Staff. Landscaping shall be installed within 90 days from approval of the variance.
 4. There shall be no outside storage between the principal building and Maxwell Road, except that vehicles may be stored/parked on a Code-compliant parking space. Vehicles shall not be parked on the grass.
 5. Dumpster shall be contained at all times within a dumpster enclosure. Dumpster enclosure shall be screened from Maxwell Road.
 6. Re-sod the disturbed area near the entrance driveway.
 7. Remove temporary yard sign advertising 'Unisex Haircut'.
 8. The property shall not be used for residential use.
- The applicant, David Kahn, is requesting consideration of a variance to reduce the 15' side setback in the LI (Light Industrial) district to allow an accessory structure (garage) to be 1.47' from the side property line. The applicant constructed the structure without a building permit and has requested the setback variance to allow the structure to remain in its current location. The subject property is located at 11450 Maxwell Road on the west side of Maxwell Road and north of Encore Parkway.
- The submitted request, if approved, would allow an accessory structure (garage) to remain in its current location, which is 1.47' from the side property line. The applicant indicates that he unknowingly constructed the structure without the required permits. The subject property is located at 11450 Maxwell Road on the west side of Maxwell Road and north of Encore Parkway.
- The subject property is developed with a 1-story, 2,152 square foot structure on 1.02 acres. The property is zoned LI (Light Industrial) and is being used for the applicant's 'Automotive Service' business Tire & Brake Deals.
- The Unified Development Code (UDC) requires a 15' side building setback in the LI (Light Industrial) zoning district, which applies to both the principal and accessory structures. The survey depicts a 35' x 9' (315 square foot) concrete block structure as close as 1.47' from the side (north) property line. According to the applicant, the structure serves as storage for automotive repair equipment and parts. The accessory structure is approximately 90' away from the nearest building on the adjacent property to the north. In addition, a line of trees along the north property line provides some screening of the accessory structure from the adjacent

property.

- Setback variances for structures that were already built have been approved in the past. A setback variance was approved at 255 Clipper Bay Drive for a home that was constructed within the side building setback due to a surveying error. In addition, the Board of Zoning Appeals granted a rear setback variance at 4325 Harbour Cove Court for a sunroom built without the required permits.
- Staff has reviewed the application and is in general agreement with the requested setback variance with conditions requiring the applicant to secure the proper permits, as well as installation of the required landscape strip along Maxwell Road and parking lot screening. According to the applicant, the adjacent property owner to the north does not have concerns with the requested setback variance to allow the accessory structure to remain 1.47' from the side property line.
- The applicant notified surrounding property owners of the variance request and intent for the property. The citizen participation report states the applicant spoke to a few neighboring property owners, of which none had any concerns or issues with the applicant's requested setback variance. The applicant reached out to the property owners of the parcel to the north (11460 Maxwell Road), which is closest to the structure in question. According to the report, the adjacent property to the north did not have any concerns or issues with the accessory structure being constructed too close to the side property line.

Public Comment

- Clifford Martin, 700 Anna Lane, Alpharetta, GA, came forward to speak on this item
- ❖ *Council Member Richard offered a motion to approve V-18-04 11450 Maxwell Road/Setback Variance subject to the staff conditions*
 - *The motion received a second from Council Member Merkel*
 - *The motion was approved 5-1; Burnett voting no*

VII. NEW BUSINESS

A. Data Backup and Disaster Recovery

- Director of Information Technology, Randy Bundy, came forward to present this item of staff
- Staff recommends awarding ThinkGard LLC as the vendor to provide data backup and disaster recovery services for one-time upfront costs of \$35,651.80 and annualized ongoing costs of \$113,639.52 and authorize the Mayor to execute all necessary documents
- The Information Technology Department has made it a priority to research, recommend, and implement a more secure and powerful data backup and disaster recovery option for the City of Alpharetta.
- In order to provide the most robust disaster recovery solution possible, the Department's research narrowed to the ThinkGard Hybrid Cloud system which consists of a local backup appliance that replicates to two offsite bi-coastal locations. This system employs image-based backups that allow the recovery of the entire server (operating system,

settings, files) as opposed to traditional file based backups. Using this method, we can avoid costly downtime and quickly recover the entire server either locally or in the ThinkGard Cloud, depending on the type of disaster encountered. What makes this solution unique is that ThinkGard also includes turn-key management of the backup device, the backups on the server(s), and an offsite sync. All of the associated documentation is developed and provided to go along with the backup solution to make it a true disaster recovery/business continuity program. ThinkGard's unique approach includes providing assistance and support during disaster situations (file recovery, server recovery, local disaster, etc.) without additional charges which makes the cost of this solution predictable. Until in the last few years, this level of system was beyond the financial reach of cities our size. ThinkGard has been identified as a sole-source provider for these services based on their technology and turn-key management solutions. The City of Smyrna and the City of Roswell are two local agencies that have secured the services of ThinkGard under a sole-source declaration for data backup and disaster recovery in the last two years. Both agencies have given a high recommendation for their experience with the ThinkGard support and technologies.

- As we shift the data backup and disaster recovery services to the cloud, and benefit from the value-added services discussed above, the funding will shift (starting in FY 2020) from the capital budget (traditional servers and storage housed onsite) to the operating budget. The budget impact associated with the ThinkGard initiative is discussed below. However, inherent in this approach will be savings in future operating budgets due to more robust disaster recovery services (savings from discontinuation of Finance ERP disaster recovery services of \$20,000 annually) and capital budgets as the existing servers and storage performing these functions (albeit on a more limited scope) will not be replaced (estimated savings of \$350K every 5 years). Also, as IT staff will no longer have to manage these pieces of equipment, their time will be freed-up to handle others needs of the city.
- Year 1 pricing totals \$149,291.32 includes one-time costs of \$35,651.80 (12TB Enterprise Appliance hardware and associated implementation services) and annual costs of \$113,639.52 (DataGard monthly protection and replication services; SAS protection for Office 365). Funding will be provided through the Department's Technology Replacement account within the Capital Project Fund.
- Starting in year 2, costs will be the annualized \$113,639.52 and will be allocated to Departments within the Operating Funds (e.g. General Fund, E911 Fund, etc.).

Public Comment

None

❖ *Council Member Burnett offered a motion to approve the award to ThinkGard LLC as the vendor to provide data backup and disaster recovery services for one-time upfront costs of \$35,651.80 and annualized ongoing costs of \$113,639.52 and authorize the Mayor to execute all necessary documents*

- *The motion received a second from Council Member Richard*
- *The motion was approved unanimously 6-0*

B. Security Information and Event Management System

- Director of Information Technology, Randy Bundy, came forward to present this item on behalf of staff
- Staff recommends awarding SHI International Corp. as the vendor to provide for security information and event management systems in the amount of \$50,086.00 annually (base 3-year term), and authorize the Mayor to execute all necessary documents.
- LogRhythm is a hardware/software solution to replace our current event-log collection systems (ManageEngine components) and provide additional functionality and integration with our existing Palo Alto security environment and with the Carbon Black software that is replacing our current Trend Micro security environment.
- Among the many benefits of LogRhythm is to reduce overhead in our virtual environment to free-up resources for other virtual systems. This system also allows us to have improved functionality in the NIST framework (as adopted by the State of Georgia and the federal government for cyber security standards for organizations). The City will be able, for the first time, not just to react to incidents that occur, but to be able to automate our ability to respond to threats in real time, not just after they are discovered. This protection once properly configured can help provide 365/24 protection for City systems.
- State Contract pricing for LogRhythm is generally 5% off MSRP. SHI International Corp. is providing pricing in excess of 17% off MSRP (lower pricing than State Contract) and is the preferred vendor. Annual costs for the LogRhythm software totals \$50,086. However, these costs are mostly offset through savings from discontinuing the software system currently used (ManageEngine, ADAudit and Eventlog Analyzer Plus and other software component savings) which currently costs @ \$47,000 annually). Approval is requested for a base 3-year term.

Public Comment

None

❖ *Council Member Burnett offered a motion to award SHI International Corp. as the vendor to provide for security information and event management systems in an amount not to exceed \$50,086.00 annually, and authorize the Mayor to execute all necessary documents.*

- *The motion received a second by Council Member Hipes*
- *The motion was approved unanimously 6-0*

C. Consideration of Public Safety Towing Contract (RFQ 18-1001)

- Director of Public Safety, John Robison, came forward to present this item on behalf of staff
- Staff recommends awarding RFQ 18-1001 to United Towing, Inc for a 5 year towing contract and A-Tow Roswell, Inc as the preferred alternative for the same time period and authorize the Mayor to execute all necessary documents.
- The City requires towing and certain roadside services for vehicles that are involved in accidents or are otherwise obstructing traffic, for towing and storing vehicles abandoned on the roadway, towing vehicles that need to be held as evidence, and occasionally for towing City-owned vehicles due to accidents or mechanical issues. Calls for such services are usually initiated by the Department of Public Safety through the 911 Center. Our 5 year average of towing requests reported to 911 is 2042 annually - making a monthly volume average of about 170 vehicles. In virtually all cases the fees are paid by the vehicles' owners.
- Through the RFQ process the Department attempts to obtain a fair price for residents and visitors whose vehicles are towed but we are also concerned with the quality of service that is provided. One of the most important considerations is response time, particularly to incidents that involve obstructions of major roadways and/or hazardous conditions. Other considerations include the proximity and security of storage lots, the skill and reliability of drivers, and the availability and capabilities of trucks and equipment.
- The Department has contracted with United Towing, Inc. for wrecker services since approximately 2003 and while the relationship and service has been excellent, the current contract expires on July 31, 2018. Because of the importance of factors other than cost in selecting a provider the Department pursued a request for qualifications rather than a request for bids. RFQ #18-1001 was issued on April 19, 2018 and two completed responses were received – United Towing, Inc. and A-Tow Roswell, Inc. The responses were evaluated on the basis of equipment available, capabilities, experience, storage, compliance with applicable laws and regulations, and cost. United Towing scored the highest with a score of 4.85 out of 5 (including being the lowest cost provider) and is being recommended as the main service provider. A-Tow ranked second with a score of 4.8 out of 5 and is being recommended as the preferred alternate.

Public Comment

None

❖ *Council Member Hipes offered a motion to award RFQ 18-1001 to United Towing, Inc for a 5 year towing contract and A-Tow Roswell, Inc as the preferred alternative for the same time period and authorize the Mayor to execute all necessary documents.*

- *The motion received a second by Council Member Binder*
- *The motion was approved unanimously 6-0*

D. Consideration of Gibson Property Purchase Agreement Terms

- City Administrator, Bob Regus, came forward to present this item
- Staff formal approval of consensus in executive session on June 4, 2018 for the purchase of approximately 27,000 square feet of property located adjacent to the Alpharetta Community Center. The location of the property is 191 Roswell Street and is owned by Mr. Dan Gibson.
- The history with the City and Mr. Gibson and this property goes back to 2007 and the City and Mr. Gibson came to an agreement in 2010, yet the agreement could not be consummated. Recently Mr. Gibson approached the City again and through several meetings with staff and then executive sessions with Mayors and Councils, you approved the agreement June 4, 2018 in executive session.
- 191 Roswell Street is almost an acre of land with a 2,200 square foot structure at the front of the property. The agreement calls for Mr. Gibson to retain the front 16,000 square feet and the structure. The City will purchase the remaining approximately 27,000 square feet. The site was appraised back in 2007 with the structure and property to be retained by Mr. Gibson valued at \$225,000 and the remaining property valued at \$203,000 for a total valuation of \$428,000.
- This agreement calls for the City to pay Mr. Gibson \$70,000, provide the appropriate documents to Mr. Gibson for a \$30,000 non-cash contribution, and to allow Mr. Gibson a curb cut from the Community Center parking lot to his property.

Public Comment

None

❖ *Council Member Binder offered a motion to authorize the City to pay Mr. Gibson an amount not to exceed \$70,000 and for the City to provide appropriate documents to Mr. Gibson for a \$30,000 non-cash contribution and to allow Mr. Gibson a curb cut from the Community Center parking lot to his property.*

- *The motion received a second by Council Member Richard*
- *The motion was approved unanimously 6-0*

VIII. PUBLIC COMMENT

None

IX. REPORTS

A. Board of Ethics Appointments (Binder)

- Council Member Binder appointed Morris Cowan to the Board of Ethics

- Council Member Burnett announced a Town Hall meeting on Monday, August 13th at a location to be determined
- Council Member Burnett appointed Katie Harding and Clifford Martin to the Board of Ethics
- Council Member Merkel announced that there is going to be an adjustment to sanitation pick up and signs and notices will go out to those impacted

X. ADJOURNMENT

❖ *Mayor Pro Tem Mitchell adjourned the meeting at 7:34 p.m.*

Respectfully submitted,

A handwritten signature in black ink that reads "Coty Thigpen". The signature is written in a cursive, flowing style.

Coty Thigpen

City Clerk



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: July 9, 2018

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING MAY 31, 2018

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending May 31, 2018 (period 11 of Fiscal Year 2018).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

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;
3. Purchase orders with an estimated cost between \$5,000 and \$50,000; and
4. Status of current year bids/RFPs.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Management Report (May 2018)

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



for the month ending
May 31, 2018
(period 11 of 12 – unaudited)

Financial Management Reports

Fiscal Year 2018

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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 *TH*
DATE: JULY 9, 2018
RE: FINANCIAL MANAGEMENT REPORTS AS OF MAY 31, 2018

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending May 31, 2018.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2018 revenues are budgeted at \$64 million (net of Carryforward Fund Balance totaling \$9 million). As of May 31, 2018, actual revenue collections total 94% or \$61 million.

Collection trends indicate a net gain over budget of \$1 million with the detail as follows:

• Building Permit Fees:	\$ 630,000
• Local Option Sales Tax:	450,000
• Motor Vehicle Title Fees:	135,000
• Insurance Premium Taxes:	120,476
• Property Taxes (delinquent):	106,170
• Hotel/Motel Taxes (City share):	93,750
• Business and Occupational Taxes:	86,000
• Franchise Taxes:	(422,377)
• Municipal Court Fines:	(400,000)
• Other:	<u>237,793</u>
Estimated Gain:	\$1,036,812

Building Permit Fee collections is trailing FY 2017 collection activity but still outpacing the conservative FY 2018 budget estimate. Collections are estimated to total \$2.2 million by year-end (\$2.8 million was collected in FY 2017) which is \$630,000 greater than budget. Growth is being driven through an increase in the underlying number/value of permits.

MAYOR
JIM GILVIN

COUNCIL MEMBERS
JASON BINDER
BEN BURNETT
JOHN HIPES
DAN MERKEL
DONALD F. MITCHELL
KAREN RICHARD

CITY ADMINISTRATOR
ROBERT J. REGUS

Local Option Sales Tax collections is trending 6% higher than FY 2017 and is estimated to total \$15.7 million by year-end (\$14.9 million was collected in FY 2017) which is \$450,000 greater than budget.

Motor Vehicle Title Tax (TAVT) collections is trending 9% higher than FY 2017 (\$854,978 was collected in FY 2017) and is estimated to total \$910,000 by year-end (non-standard revenue collection as it is dependent upon vehicle sales) which is \$135,000 greater than budget. Main driver includes a revision in the TAVT formula that increases the local share from 41% to 45% pursuant to the underlying legislation in addition to vehicle sale activity.

Insurance Premium Tax collections total \$3.8 million in FY 2018 and represent a 6% increase over FY 2017 collections of \$3.6 million.

Hotel/Motel tax trends are discussed in detail under the Hotel/Motel Fund write-up contained later in this report.

Business and Occupational tax collections is trending -2% lower than FY 2017 and is estimated to total \$1.1 million by year-end (\$1.1 million was collected in FY 2017) which is \$86,000 greater than budget.

Franchise Tax collections are trending lower than FY 2017 and are estimated to total \$6.2 million by year-end (\$6.4 million was collected in FY 2017) which is -\$422,377 less than budget. The primary driver of this revenue variance is electricity franchise taxes, which totaled \$4.5 million and is down -4% from FY 2017. The large \$ variance is driven through the electricity franchise tax decline which Georgia Power contributes to weather patterns (e.g. cool summers negating the need for as much air conditioning). Georgia Power electricity franchise taxes for FY 2018 represent the lowest collection total in over 9 years.

Municipal Court Fine collections is trending -20% lower than FY 2017 and is estimated to total \$1.8 million by year-end (\$2.2 million was collected in FY 2017) which is -\$400,000 less than budget. Factors for the decline include a combination of reduced tickets/citations and law changes that reduce collectability of court fines. Court Fine revenue is on pace to approximate the lowest collection total in over a decade.

The Other revenue category is exceeding budget through a combination of development related revenue growth (e.g. Plan Review Fees, Impact Fee Administration, etc.) and general tax/revenue growth (e.g. Alcohol Beverage Excise Tax, Alcohol Beverage Permit Fees, Financial Institution Tax, Investment Earnings, etc.).

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 May 31, 2018, city departments (not including General Government¹) have encumbered and expensed 86%, or \$49 million, of their FY 2018 budget appropriations and are currently forecasted to remain within their budgetary allocations.

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

Contingency: The General Fund contingency balance totals \$605,313.

Special Revenue Funds (large funds only)

The following section references information included within the attached GAAP Financial Statements.

Hotel/Motel Fund: FY 2018 revenues are budgeted at \$7.3 million (net of carryforward fund balance totaling \$1.5 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$3.2 million); Facilities (18.75% or \$779,963 for debt service on the Series 2016 Convention Center Bonds, \$550,000 for the Alpharetta Arts Center, and \$34,674 in non-allocated); and the city (37.5% or \$2.7 million). Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1.5 million (funded in prior years and represents the carryforward fund balance figure referenced above).

As of May 31, 2018, the city has collected 85% or \$6.2 million (ten months of collections). All collections have been distributed to the participating entities based on their proportionate share.

Hotel Tax collections is trending 6% higher than FY 2017 and is estimated to total \$7.5 million by year-end (\$7.1 million was collected in FY 2017) which is \$250,000 greater than budget. The General Fund's portion is estimated at \$2.8 million, which is \$93,750 greater than budget.

E-911 Fund: FY 2018 revenues are budgeted at \$3.9 million (net of carryforward fund balance totaling \$1 million for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of May 31, 2018 (ten months of collections), the city has collected 79% or \$3.1 million.

Expenditures/encumbrances during the same time period total \$4.8 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives through year-end, and one-time capital initiatives. There are no budget variances anticipated at this time.

Debt Service Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

FY 2018 revenues are budgeted at \$5.2 million (net of carryforward fund balance totaling \$1.2 million). As of May 31, 2018, the city has collected over 100% of budget, or \$5.2 million.

Grant Funds

The following section references information included within the attached Grant Funds Detail Reports.

Operating Grant Fund (Fund 220): Available funding totals \$66,692 and represents unencumbered/ unspent project appropriations of \$42,385 and a non-allocated reserve for future projects (grant matches) of \$24,307.

Capital Grants Fund (Fund 340): Available funding totals \$235,221 and represents unencumbered/ unspent capital project appropriations of \$911 and a non-allocated reserve for future capital projects (grant matches) of \$234,310.

Capital Project Funds

The following section references information included within the attached Capital Project Funds Detail Reports.

General Capital Project Fund (Fund 301): Available city funding totals \$9.5 million and represents unencumbered/unspent capital project appropriations of \$6.6 million and a non-allocated reserve for future capital projects of \$2.9 million.

Available ABC (Alpharetta Business Community) funding totals \$59,874 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

Stormwater Capital Fund (Fund 302): Available funding totals \$149,979 and represents unencumbered/ unspent capital project appropriations.

Conference Center Bond Fund (Fund 316): This fund accounts for proceeds of the Development Authority of Alpharetta Revenue Bonds, Series 2016 (Alpharetta Conference Center Project). Construction costs are fully expensed. Residual funds will be allocated towards debt service on the Series 2016 Bonds.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$24.3 million and represents unencumbered/unspent capital project appropriations.

TSPLOST 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. Available funding totals \$13 million.

State estimates for Alpharetta TSPLOST collections totaled \$13 million annually (\$63 million over 5-years). Actual revenue trends are approaching \$850,000 monthly with an annualized total closer to \$10/11 million. Capital programming for FY 2019 is reflective of the updated TSPLOST revenue trends.

Enterprise Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

Solid Waste Fund: FY 2018 revenues are currently budgeted at \$3.6 million (net of carryforward fund balance totaling \$433,246 constituting reserve balances in excess of the 21% Emergency Reserve target). As of May 31, 2018, the city has collected \$5 million, which represents the 1st – 4th quarter billings, associated investment earnings, and the 1st quarterly billing for FY 2019, which will be accrued as part of the year-end accounting close process (thereby reducing collections in FY 2018 to reflect the amount earned during said fiscal year). Expenditures/ encumbrances during the same time period total \$3.3 million and represent general operations and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. There are no budget variances anticipated at this time.

Other Items

Council Member Stipend Activity Listing: The FY 2018 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of May 31, 2018 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: Jim Gilvin*	\$ 9,000	\$ 8,166	\$ 834
Post #1: Donald Mitchell	\$ 5,000	\$ 2,693	\$ 2,307
Post #2: Ben Burnett*	\$ 5,000	\$ 1,947	\$ 3,053
Post #3: Karen Richard*	\$ 5,000	\$ 1,293	\$ 3,707
Post #4: John Hipes*	\$ 5,000	\$ 1,954	\$ 3,046
Post #5: Jason Binder	\$ 5,000	\$ 1,285	\$ 3,715
Post #6: Dan Merkel	\$ 5,000	\$ 1,798	\$ 3,202

* This chart provides expenditure activity by Mayor/Council Post and includes multiple incumbents.

Development Authority² (Component Reporting Unit)

The following section pertains to information detailed within the attached Alpharetta Development Authority Financial Statements.

As of May 31, 2018, the Development Authority has \$73,822 in available 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.

Other reports included with this packet are as follows:

- Listing of Payments \$5,000 and greater;
- Listing of PO's between \$5,000 and \$50,000; and
- Bid/RFP Status

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
 For the month ended May 31, 2018

	Current Fiscal Year					Prior Fiscal Year		
	2018 Budget	2018 YTD	% Collected	2018 Estimated	Variance	2017 Actual	2017 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 21,160,000	\$ 21,113,795	99.8%	\$ 21,120,000	\$ (40,000)	\$ 19,779,392	\$ 19,867,440	100.4%
Delinquent	239,000	338,224	141.5%	345,170	106,170	818,821	596,794	72.9%
Motor Vehicle Tax	180,000	156,355	86.9%	180,000	-	243,436	210,078	86.3%
Motor Vehicle Title Fee	775,000	768,314	99.1%	910,000	135,000	854,978	708,328	82.8%
Local Option Sales Tax	15,200,000	13,229,761	87.0%	15,650,000	450,000	14,943,853	12,478,989	83.5%
Franchise Tax	6,640,000	5,804,423	87.4%	6,217,623	(422,377)	6,357,342	5,925,242	93.2%
Insurance Premium Tax	3,693,320	3,813,796	103.3%	3,813,796	120,476	3,588,813	3,588,813	100.0%
Alcohol Beverage Excise Tax	2,100,000	1,787,024	85.1%	2,150,000	50,000	2,113,121	1,700,269	80.5%
Building Permit Fees	1,550,000	1,997,871	128.9%	2,180,000	630,000	2,750,273	2,643,929	96.1%
Business and Occupational Tax	1,025,000	1,090,701	106.4%	1,111,000	86,000	1,136,506	1,114,001	98.0%
Municipal Court Fines	2,200,000	1,689,752	76.8%	1,800,000	(400,000)	2,225,129	2,117,743	95.2%
Recreation/Special Event Fees	2,642,558	2,541,203	96.2%	2,662,016	19,458	2,512,745	2,353,245	93.7%
Hotel/Motel Tax (City portion)	2,718,750	2,308,428	84.9%	2,812,500	93,750	2,661,700	2,169,129	81.5%
subtotal	\$ 60,123,628	\$ 56,639,648	94.2%	\$ 60,952,105	\$ 828,477	\$ 59,986,109	\$ 55,474,000	92.5%
Other Revenues	4,149,248	3,988,524	96.1%	4,357,583	208,335	5,067,067	4,587,577	90.5%
Total Revenues	\$ 64,272,876	\$ 60,628,171	94.3%	\$ 65,309,688	\$ 1,036,812	\$ 65,053,175	\$ 60,061,577	92.3%
Carryforward Fund Balance	8,860,286							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended May 31, 2018

	Current Fiscal Year						Prior Fiscal Year		
	2018 Budget	2018 Encumbrances	2018 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2017 Exp. (Total)	2017 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 364,488	\$ 215	\$ 265,781	\$ 98,492	73.0%	72.9%	\$ 319,279	\$ 285,132	89.3%
City Administration	2,266,016	28,142	1,975,071	262,803	88.4%	87.2%	1,980,803	1,783,705	90.0%
Finance	3,347,009	46,829	2,983,776	316,404	90.5%	89.1%	3,105,132	2,823,868	90.9%
City Attorney	665,000	-	289,647	375,353	43.6%	43.6%	650,104	417,826	64.3%
Information Technology	1,681,857	5,936	1,440,667	235,254	86.0%	85.7%	1,546,560	1,389,986	89.9%
Human Resources	415,782	7,064	305,669	103,049	75.2%	73.5%	368,722	305,871	83.0%
Municipal Court	1,126,546	33,805	882,473	210,268	81.3%	78.3%	953,791	848,793	89.0%
Public Safety	27,260,508	341,543	23,473,453	3,445,512	87.4%	86.1%	25,001,343	22,536,949	90.1%
Public Works	8,377,022	224,764	6,765,121	1,387,137	83.4%	80.8%	7,335,950	6,403,610	87.3%
Recreation, Parks & Cultural Svcs	9,102,615	489,709	7,291,153	1,321,754	85.5%	80.1%	8,353,856	7,147,471	85.6%
Community Development	2,857,116	21,582	2,491,500	344,035	88.0%	87.2%	2,631,318	2,329,942	88.5%
subtotal	\$ 57,463,959	\$ 1,199,588	\$ 48,164,310	\$ 8,100,061	85.9%	83.8%	\$ 52,246,857	\$ 46,273,152	88.6%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Insurance Premiums (Risk)	665,000	-	609,583	55,417	91.7%	91.7%	640,000	586,667	91.7%
Gwinnett Tech Bond P&I	286,840	-	286,840	-	100.0%	100.0%	286,940	286,940	100.0%
Transfer(s) to other Funds	14,022,363	-	12,853,833	1,168,530	91.7%	91.7%	10,549,857	9,670,702	91.7%
Contingency	650,000	-	44,687	605,313	6.9%	6.9%	114,541	114,541	100.0%
subtotal	\$ 15,669,203	\$ -	\$ 13,804,943	\$ 1,864,260	88.1%	88.1%	\$ 11,636,338	\$ 10,668,850	91.7%
Total Expenditures	\$ 73,133,162	\$ 1,199,588	\$ 61,969,253	\$ 9,964,321	86.4%	84.7%	\$ 63,883,195	\$ 56,942,003	89.1%



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CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended May 31, 2018

	Current Fiscal Year						Prior Fiscal Year		
	2018 Budget	2018 Encumbrances	2018 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2017 Exp. (Total)	2017 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	\$ 25,775,696	\$ -	\$ 21,851,901	\$ 3,923,795	84.8%	84.8%	\$ 24,080,656	\$ 21,310,264	88.5%
Overtime	1,134,001	-	1,410,044	(276,043)	124.3%	124.3%	1,201,783	1,020,087	84.9%
Group Insurance	7,996,164	-	6,484,900	1,511,264	81.1%	81.1%	6,775,307	6,213,687	91.7%
FICA and Social Security	2,055,127	-	1,678,636	376,491	81.7%	81.7%	1,822,381	1,605,696	88.1%
Defined Benefit Pension	2,500,954	-	2,500,954	-	100.0%	100.0%	2,387,665	2,387,665	100.0%
401(A) Retirement/Match	1,688,463	-	1,415,072	273,391	83.8%	83.8%	1,577,717	1,448,936	91.8%
(2) Other	789,101	-	696,221	92,880	88.2%	88.2%	776,908	711,657	91.6%
subtotal	\$ 41,939,506	\$ -	\$ 36,037,728	\$ 5,901,778	85.9%	85.9%	\$ 38,622,417	\$ 34,697,991	89.8%
Maintenance & Operations:									
Professional Services	\$ 2,733,832	\$ 395,128	\$ 2,129,365	\$ 209,339	92.3%	77.9%	\$ 2,327,555	\$ 1,952,064	83.9%
Legal Services	665,000	-	289,647	375,353	43.6%	43.6%	650,104	417,826	64.3%
Vehicle Fuel/Maintenance	981,024	788	825,741	154,496	84.3%	84.2%	867,252	774,065	89.3%
Maintenance Contracts	2,188,592	333,338	1,694,096	161,158	92.6%	77.4%	1,693,598	1,417,078	83.7%
IT Professional Services	1,450,777	102,583	1,320,939	27,256	98.1%	91.1%	1,306,515	1,217,942	93.2%
General Supplies	1,020,258	47,355	839,066	133,837	86.9%	82.2%	917,204	767,890	83.7%
Utilities	2,604,475	-	1,986,000	618,475	76.3%	76.3%	2,348,611	1,963,883	83.6%
Other	3,030,827	283,769	2,252,846	494,211	83.7%	74.3%	2,737,714	2,294,150	83.8%
subtotal	\$ 14,674,785	\$ 1,162,960	\$ 11,337,699	\$ 2,174,127	85.2%	77.3%	\$ 12,848,554	\$ 10,804,898	84.1%
Capital:									
OSSI/Fire Truck Leases	\$ 578,669	\$ -	\$ 578,654	\$ 15	100.0%	100.0%	\$ 522,971	\$ 522,971	100.0%
Software Leases	187,526	-	180,944	6,582	96.5%	96.5%	192,147	192,147	100.0%
Other	83,473	36,628	29,286	17,559	79.0%	35.1%	60,768	55,146	90.7%
subtotal	\$ 849,668	\$ 36,628	\$ 788,884	\$ 24,156	97.2%	92.8%	\$ 775,885	\$ 770,263	99.3%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Insurance Premiums (Risk)	665,000	-	609,583	55,417	91.7%	91.7%	640,000	586,667	91.7%
Gwinnett Tech Bond P&I	286,840	-	286,840	-	100.0%	100.0%	286,940	286,940	100.0%
Transfer(s) to other Funds	14,022,363	-	12,853,833	1,168,530	91.7%	91.7%	10,549,857	9,670,702	91.7%
Contingency	650,000	-	44,687	605,313	6.9%	6.9%	114,541	114,541	100.0%
subtotal	\$ 15,669,203	\$ -	\$ 13,804,943	\$ 1,864,260	88.1%	88.1%	\$ 11,636,338	\$ 10,668,850	91.7%
Total Expenditures	\$ 73,133,162	\$ 1,199,588	\$ 61,969,253	\$ 9,964,321	86.4%	84.7%	\$ 63,883,195	\$ 56,942,003	89.1%

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 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 May 31, 2018

			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Account #	Project									
Revenues										
Public Safety										
22031150-371000	G1407	BAC PEDAL CAR WALMART 2013	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	
22031150-331110	C1617	2015/16 BULLETPROOF VEST (DOJ)	34,201	12,793	21,408	-	21,408	17,025	4,383	
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	13,178	-	-	13,178	13,178	-	13,178	
22031150-331150	G1701	BICYCLE SAFETY (GOHS 2017)	24,304	22,585	1,719	-	1,719	1,719	0	
22031150-331110	G1702	2017 ELECTRONIC CRIME TASK FORCE	7,000	-	7,000	-	7,000	7,000	-	
		subtotal			\$ 30,127	\$ 13,178	\$ 43,305	\$ 25,744	\$ 17,561	
Recreation, Parks & Cultural Services										
22061150-371000	G1105	CAMP HAPPY HEARTS	\$ 30,345	\$ 30,345	\$ -	\$ -	\$ -	\$ -	\$ -	
22061150-336000	C1815	2017 CAMP HAPPY HEARTS	14,550	-	14,550	-	14,550	14,550	-	
		subtotal			\$ 14,550	\$ -	\$ 14,550	\$ 14,550	\$ -	
General Government										
22090200-391100		TRANSFER IN/GENERAL FUND (MATCH)			\$ -	20,000	20,000	18,333	1,667	
22090200-361000		INTEREST EARNINGS			-	-	-	578	(578)	
22090200-395000		CARRYFORWARD FUND BALANCE			48,544	-	48,544	-	48,544	
		subtotal			\$ 48,544	\$ 20,000	\$ 68,544	\$ 18,911	\$ 49,633	
		Total			\$ 93,221	\$ 33,178	\$ 126,399	\$ 59,205	\$ 67,194	



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of May 31, 2018

			Project Snapshot		FY 2018										
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining					
Account #	Project														
Expenditures															
Public Safety															
22031150-531600	G1407	BAC PEDAL CAR WALMART 2013	\$	2,500	\$	687	\$	1,813	\$	-	\$	-	\$	1,813	
22031150-542100	C1617	2015/16 BULLETPROOF VEST (DOJ)		68,400		36,796		31,604		-		31,604	28,580	-	3,024
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)		26,356		-		-		26,356		26,356	-	-	26,356
22031150-521200	C1833	ASSISTANCE TO FIREFIGHTERS GRANT		2,600		-		-		2,600		2,600	2,600	-	-
22031150-523500	G1701	BICYCLE SAFETY (GOHS 2017)		2,270		1,775		495		-		495	495	-	-
22031150-523700	G1701	BICYCLE SAFETY (GOHS 2017)		2,174		1,500		674		-		674	674	-	0
22031150-531100	G1701	BICYCLE SAFETY (GOHS 2017)		2,500		2,500		-		-		-	-	-	-
22031150-531600	G1701	BICYCLE SAFETY (GOHS 2017)		1,935		1,935		-		-		-	-	-	-
22031150-531600	G1702	2017 ELECTRONIC TASK FORCE		7,000		7,000		-		-		-	-	-	-
subtotal															
Recreation, Parks & Cultural Services															
22061150-531100	G1105	CAMP HAPPY HEARTS	\$	13,299	\$	13,299		\$	-	\$	-	\$	-	\$	-
22061150-521200	G1401	FRESH GRANT SPECIAL NEEDS		8,472		8,472		-		-		-	-	-	-
22061150-531100	C1815	2017 CAMP HAPPY HEARTS		14,550		-		14,550		-		14,550	3,358	-	11,192
22061150-573000	C1835	NORTH METRO MIRACLE LEAGUE		24,000		-		-		24,000		24,000	24,000	-	-
subtotal															
Non-Allocated															
(1) 22090200-579000															

Notes:

(1) Represents funding available for City matches to City Council approved Grants.



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of May 31, 2018

			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Account #	Project									
Revenue										
Public Works										
34041100-331350	C0005	GDOT TE GRANT-ENCORE BRIDGE	\$ 780,795	\$ 595,313	\$ 185,482	\$ -	\$ 185,482	\$ 100,838		\$ 84,644
34041100-331351	C0005	GDOT GRANT-ENCORE BRIDGE	7,600,000	6,717,930	882,070	-	882,070	569,779		312,291
34041100-336001	C0005	NFCID SRTA-ENCORE BRIDGE	1,000,000	1,000,000	-	-	-	-		-
34041100-336002	C0005	NFCID-ENCORE BRIDGE	3,262,758	2,578,434	684,324	-	684,324	125,155		559,169
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)	2,769,200	2,177,630	-	591,570	591,570	591,570		0
		subtotal			\$ 1,751,876	\$ 591,570	\$ 2,343,446	\$ 1,387,342		\$ 956,104
Community Development										
34074150-334310	C1816	ARC NORTHPOINT LCI UPDATE	\$ 100,000	\$ 3,573	\$ -	\$ 96,427	\$ 96,427	\$ 96,427		\$ (0)
		subtotal			\$ -	\$ 96,427	\$ 96,427	\$ 96,427		\$ (0)
General Government										
34090200-391100		TRANSFER IN/GENERAL FUND MATCH			\$ -	\$ -	\$ -	\$ -		\$ -
34090200-361000		INTEREST EARNINGS			-	-	-	(967)		967
34090200-395000		CARRYFORWARD FUND BALANCE			(197,468)	-	(197,468)	-		(197,468)
		subtotal			\$ (197,468)	\$ -	\$ (197,468)	\$ (967)		\$ (196,501)
		Total			\$ 1,554,408	\$ 687,997	\$ 2,242,405	\$ 1,482,803		\$ 759,602
Expenditures										
Public Works										
34041100-541410	C0005	ENCORE PARKWAY GREENWAY CONNECTION	\$ 12,643,552	\$ 11,347,561	\$ 1,295,991	\$ -	\$ 1,295,991	\$ 479,171	\$ 815,909	\$ 911
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	2,769,200	2,177,630		591,570	591,570	591,570	-	0
		subtotal			\$ 1,295,991	\$ 591,570	\$ 1,887,561	\$ 1,070,741	\$ 815,909	\$ 911
Community Development										
34074150-521200	C1816	ARC NORTHPOINT LCI UPDATE	\$ 125,000	\$ 4,466	\$ -	\$ 120,534	\$ 120,534	\$ 120,534	\$ -	-
		subtotal			\$ -	\$ 120,534	\$ 120,534	\$ 120,534	\$ -	-
Non-Allocated										
(1) 34090200-579000		RESERVE FOR CITY MATCHES			\$ 258,417	\$ (24,107)	\$ 234,310	\$ -	\$ -	\$ 234,310
		subtotal			\$ 258,417	\$ (24,107)	\$ 234,310	\$ -	\$ -	\$ 234,310
		Total			\$ 1,554,408	\$ 687,997	\$ 2,242,405	\$ 1,191,275	\$ 815,909	\$ 235,221

Notes:

(1) Represents funding available for City matches to City Council approved Grants.



CAPITAL PROJECT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of May 31, 2018

Account #		Project	Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue										
30113230-336000	C1538	ARTS CENTER STUDY (ACVB)	\$ 25,894	\$ 23,144	\$ 2,750	\$ -	\$ 2,750	\$ 2,750		\$ -
30141100-336000	C0005	FULTON-ENCORE (WATERLINE)	600,734	519,567	81,167	-	81,167	-		81,167
30141100-336000	C1410	RUCKER RD WATERLINE	1,782,350	-	1,782,350	-	1,782,350	-		1,782,350
30141100-371000	C1712	ALPHALOOP (AVALON)	1,000,000	-	1,000,000	-	1,000,000	-		1,000,000
30141100-371001	C1712	ALPHALOOP (CID)	250,000	-	-	250,000	250,000	-		250,000
30141100-336000	C1808	CITY CENTER SIDEWALKS (DEV AUTH)	45,312	-	-	45,312	45,312	45,312		-
30141100-371000	C1808	CITY CENTER UTILITIES (MMS)	100,000	-	-	100,000	100,000	100,000		-
30161150-371000	C1225	SCOREBOARDS (AYBA/COKE)	24,940	-	-	24,940	24,940	17,470		7,470
30174150-337000	C0910	TREE BANK CONTRIBUTION	255,200	-	-	255,200	255,200	255,200		-
30176100-371000	C0005	ENCORE PARKWAY SIDEWALK (ABC)	1,650,683	1,330,295	320,388	-	320,388	320,387		1
30176100-371000	C1442	MAIN ST. IMPROVEMENTS (ABC)	1,812,724	1,774,772	37,952	-	37,952	-		37,952
30176100-371000	C1712	ALPHALOOP (ABC)	444,002	40,741	403,261	-	403,261	226,527		176,734
		subtotal			\$ 3,627,868	\$ 675,452	\$ 4,303,320	\$ 967,646		\$ 3,335,674
Non-Departmental										
30190200-395000		CARRYFORWARD FUND BALANCE			\$ 14,452,839	\$ 410,000	\$ 14,862,839	\$ -		\$ 14,862,839
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND (MATCH)			-	12,747,363	12,747,363	11,685,083		1,062,280
30190200-361000		INTEREST EARNINGS			-	-	-	157,881		(157,881)
		subtotal			\$ 14,452,839	\$ 13,157,363	\$ 27,610,202	\$ 11,842,964		\$ 15,767,238
		Total			\$ 18,080,707	\$ 13,832,815	\$ 31,913,522	\$ 12,810,609		\$ 19,102,913
Expenditures										
Administration										
30113230-544100	C1130	DOWNTOWN FACADE GRANT PROGRAM	\$ 194,593	\$ 132,071	\$ 62,522		\$ 62,522	\$ 41,794	\$ -	\$ 20,728
30113230-542400	C1222	RECORDS MANAGEMENT	35,000	32,425	2,575	-	2,575	191	-	2,384
30113230-541410	C1229	ADMIN ROOF REPAIR/REPLACEMENT	135,738	-	(4,262)	140,000	135,738	135,738	-	-
30113230-544100	C1300	CITY ECON DEVELOPMENT TOOLKIT	171,159	93,159	(35,000)	113,000	78,000	15,000	-	63,000
30113230-541300	C1501	HISTORY ROOM (CITY CENTER)	327,315	53,380	273,935	-	273,935	261,414	9,800	2,721
30113230-544200	C1527	VETERANS MEMORIAL	105,497	75,785	29,712	-	29,712	-	-	29,712
30113230-571000	C1532	ATC OPERATIONAL FUNDS	95,000	-	-	95,000	95,000	95,000	-	-
30113230-544200	C1614	THE STORIES PROJECT	75,000	35,000	15,000	25,000	40,000	15,000	-	25,000
30113230-544100	C1625	ECON DEV VIDEO PROGRAM	180,600	145,600	35,000	-	35,000	35,000	-	-
30113230-544100	C1821	NEWSWEEK AD	12,000	-	-	12,000	12,000	12,000	-	-
30113230-544100	C1822	AG TECH SPONSORSHIP	25,000	-	-	25,000	25,000	25,000	-	-
		subtotal			\$ 379,482	\$ 410,000	\$ 789,482	\$ 636,137	\$ 9,800	\$ 143,545



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of May 31, 2018

Account #Project			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Finance										
30115150-542400	C1101	ARCHIVE FILING & SCANNING	\$20,000	\$14,191	\$5,809	\$-	\$5,809	\$-	\$-	\$5,809
30115150-542400	C1102	FINANCE SOFTWARE IMPROVEMENT	94,972	84,431	10,541	-	10,541	8,656	1,885	-
30115150-542400	C1141	TYLER ERP SYSTEM	805,002	761,467	43,535	-	43,535	710	1,915	40,910
	subtotal				\$59,885	\$-	\$59,885	\$9,366	\$3,800	\$46,719
Information Technology										
30117400-542400	C0900	CISCO DATA NETWORK	\$300,001	\$144,058	\$155,943	\$-	\$155,943	\$-	\$-	\$155,943
30117400-542400	C0903	DATA CTR TEST EQUIP & SOFTWARE	66,028	65,929	99	-	99	-	-	99
30117400-542400	C1000	GIS AERIAL MAPPING	50,001	22,044	27,957	-	27,957	3,443	1,700	22,814
30117400-542400	C1103	NETWORK AND VOIP	511,133	360,181	150,952	-	150,952	-	106,129	44,823
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,002	461,916	48,086	-	48,086	13,958	-	34,128
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	1,662,365	1,178,158	184,207	300,000	484,207	172,424	80,972	230,811
30117400-542400	C1400	PW DATA CTR SERVER REPLACEMENT	207,503	202,215	5,288	-	5,288	-	-	5,288
30117400-542100	C1518	PW DATA CTR GENERATOR/HVAC	121,972	121,972	-	-	-	-	-	-
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	265,001	75,699	64,302	125,000	189,302	12,080	-	177,222
30117400-542400	C1725	CITY FIBER RELOCATION	30,000	7,695	22,305	-	22,305	-	-	22,305
30117400-542400	C1809	GIS PARCEL CORRECTIONS	80,000	-	-	80,000	80,000	26,300	53,700	-
	subtotal				\$659,139	\$505,000	\$1,164,139	\$228,205	\$242,500	\$693,434
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	\$5,010,260	\$4,354,080	\$21,180	\$635,000	\$656,180	\$624,811	\$-	\$31,369
30131150-542100	C1315	CARDIAC MONITOR REPLACEMENT	372,115	358,150	13,965	-	13,965	13,964	-	1
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	505,971	413,499	36,472	56,000	92,472	64,182	4,439	23,851
30131150-541300	C1609	PS HEADQUARTERS IMPROVEMENT	114,655	106,905	7,750	-	7,750	7,750	-	-
30131150-541300	C1630	PS HQ EXPANSION	2,459,448	-	824,345	1,635,103	2,459,448	1,765,352	694,094	2
30131150-541300	C1706	RAPSTC IMPROVEMENTS	216,693	-	171,623	45,070	216,693	-	-	216,693
30131150-544200	C1707	LICENSE PLATE REC GRANT	80,000	-	80,000	-	80,000	-	-	80,000
30131150-541300	C1729	STATION BATHROOM RENOVATE	37,859	-	37,859	-	37,859	37,859	-	0
30131150-542200	C1810	NEW FLEET	66,000	-	-	66,000	66,000	66,000	-	-
30131150-541300	C1811	FIRE MARSHAL CUBICLE REDESIGN	13,797	-	-	13,797	13,797	13,796	-	1
30131150-542400	C1827	ESO SOFTWARE EQUIPMENT	40,000	-	-	40,000	40,000	-	38,449	1,551
30131150-544200	C1832	ICMA PS Study	125,000	-	-	125,000	125,000	44,000	81,000	-
	subtotal				\$1,193,194	\$2,615,970	\$3,809,164	\$2,637,714	\$817,981	\$353,468



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of May 31, 2018

Account #		Project		Project Snapshot		FY 2018													
				Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	FY 2018 Total Budget	Collections / Expenditures	Encumbrances	Funds Available								
Public Works																			
30141100-541410	C0005	COA/FULTON-ENCORE BRIDGE		\$	700,090	\$	603,888	\$	96,202	\$	-	\$	96,202	\$	20,603	\$	70,979	\$	4,620
30141100-541410	C0041	TRAFFIC SIGNAL INTERCONNECT			322,523		72,522		250,001		-		250,001		-		-		250,001
30141100-541200	C0910	TREE REPLACEMENT FUND			1,313,996		574,722		484,074		255,200		739,274		13,898		18,903		706,473
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE			518,557		136,278		382,279		-		382,279		19,935		13,770		348,574
30141100-541410	C1207	BRIDGE MAINTENANCE			1,300,995		970,907		155,088		175,000		330,088		314,877		-		15,211
30141100-541410	C1208	MAST ARM MAINTENANCE			463,495		445,111		18,384		-		18,384		-		-		18,384
30141100-541410	C1215	STRIPING & SIGNAGE			1,408,432		1,067,548		160,884		180,000		340,884		139,039		126,867		74,978
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP			368,519		307,685		25,834		35,000		60,834		26,641		25,980		8,213
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE			402,504		291,966		35,538		75,000		110,538		40,157		49,154		21,227
30141100-541410	C1219	MILLING AND RESURFACING			11,395,736		9,178,420		217,316		2,000,000		2,217,316		1,808,614		285,865		122,837
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT			864,869		739,511		25,358		100,000		125,358		79,126		41,297		4,934
30141100-541410	C1221	DESIGN SERVICES			796,563		612,403		69,160		115,000		184,160		86,133		4,871		93,156
30141100-542200	C1223	FLEET REPLACEMENT			865,904		676,965		23,939		165,000		188,939		109,996		54,554		24,389
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP			558,315		396,028		62,287		100,000		162,287		86,492		53,221		22,575
30141100-541200	C1311	DOWNTOWN ENHANCEMENTS			110,002		90,540		19,462		-		19,462		-		6,547		12,915
30141100-541420	C1325	RUCKER SIDEWALK (DEVPR CONTR)			50,000		5,000		45,000		-		45,000		-		45,000		-
30141100-541410	C1407	MINOR INTERSECTION UPGRADES			112,168		77,104		35,064		-		35,064		-		-		35,064
30141100-541410	C1410	RUCKER RD CORRIDOR IMPROVEMENTS			2,541,920		734,570		1,807,350		-		1,807,350		-		1,782,350		25,000
30141100-541430	C1416	CLAIRBORNE DR CULVERT			52,762		41,033		11,729		-		11,729		6,679		5,050		0
30141100-541430	C1503	STORMWATER STUDIES (RECURRING)			426,386		386,090		40,296		-		40,296		36,090		4,206		0
30141100-541420	C1512	SIDEWALK IMPROVEMENTS			824,800		627,384		197,416		-		197,416		161		-		197,255
30141100-541410	C1606	MAJOR INTERSECTION IMPROVEMENTS			149,427		64,760		84,667		-		84,667		-		-		84,667
30141100-542100	C1608	LOWBOY TRAILER			57,851		40,721		17,130		-		17,130		17,130		-		-
30141100-541410	C1627	ACADEMY@ CITY CTR INTERSECTION			18,220		-		18,220		-		18,220		4,495		-		13,725
30141100-571000	C1631	MCGINNIS RD IGA (FORSYTH)			100,000		-		100,000		-		100,000		100,000		-		-
30141100-541300	C1632	WEST PARKING LOT CONSTRUCTION			122,191		81,190		41,001		-		41,001		-		-		41,001
30141100-541410	C1637	OLD ROSWELL ST PEDESTRIAN IMP			150,000		-		150,000		-		150,000		-		150,000		-
30141100-541410	C1638	WEBB BRIDGE RD CORRIDOR IMP			100,000		36,177		63,823		-		63,823		1,841		-		61,982
30141100-541410	C1701	PEDESTRIAN INTERSECTION IMP			60,000		-		60,000		-		60,000		-		-		60,000
30141100-541300	C1704	WEST PARKING GARAGE			7,573,774		-		6,317,250		1,256,524		7,573,774		584,193		6,202,091		787,490
30141100-541420	C1712	ALPHALOOP			1,328,368		-		1,000,000		328,368		1,328,368		-		102,368		1,226,000
30141100-541430	C1721	MAYFIELD RD CULVERT			420,000		-		420,000		-		420,000		12,146		407,854		-
30141100-541410	C1722	TRAFFIC SIGNAL IMPROVEMENTS			290,001		35,442		254,559		-		254,559		-		-		254,559
30141100-541410	C1723	TEASLEY ST IMPROVEMENTS			18,075		1,200		16,875		-		16,875		5,000		-		11,875
30141100-541420	C1726	SIDEWALKS 2017 PHASE 1			269,706		71,453		198,253		-		198,253		169,932		28,321		0
30141100-541420	C1801	SIDEWALK MAINTENANCE/REPAIR			100,000		-		-		100,000		100,000		-		-		100,000
30141100-542100	C1802	PW EQUIPMENT REPLACEMENT			39,259		-		-		39,259		39,259		39,259		-		-
30141100-541420	C1808	CITY CTR SIDEWALKS/UTILITIES			425,000		-		-		425,000		425,000		394,898		-		30,102



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of May 31, 2018

Account #	Project	Project Snapshot		FY 2018					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30141100-541420	C1830 CITY CTR STREET/TREE LIGHTS	118,278	-	-	118,278	118,278	-	118,277	1
	<i>subtotal</i>			\$ 12,904,439	\$ 5,467,629	\$ 18,372,068	\$ 4,117,335	\$ 9,597,525	\$ 4,657,208
Recreation, Parks & Cultural Services									
30161150-541500	C0922 SYNTHETIC TURF REPLACEMENT	\$ 422,841	\$ -	\$ -	\$ 422,841	\$ 422,841	\$ 406,461	\$ 16,380	\$ -
30161150-541500	C1221 DESIGN SERVICES	122,052	76,857	(4,805)	50,000	45,195	2,650	12,520	30,025
30161150-541500	C1225 ATHLETIC SCOREBOARDS	224,992	168,375	11,677	44,940	56,617	49,880	-	6,737
30161150-541300	C1229 REC & PARK BLDG. RE-ROOF	821,029	732,254	2,775	86,000	88,775	88,775	-	-
30161150-542200	C1232 FLEET REPLACEMENT	372,801	344,058	28,743	-	28,743	-	-	28,743
30161150-541200	C1332 MILTON CTR RE-SOD	6,900	6,900	-	-	-	-	-	-
30161150-542100	C1402 RP EQUIPMENT REPLACEMENT	357,001	289,340	20,661	47,000	67,661	49,423	18,236	2
30161150-541500	C1421 LIGHTNING WARNING SYSTEM	115,000	50,000	-	65,000	65,000	-	-	65,000
30161150-541500	C1424 WILLS PK POOL EXPANSION	2,340,452	28,992	1,311,460	1,000,000	2,311,460	1,178,044	966,823	166,593
30161150-541500	C1524 ADAPTIVE PLAYGROUND EQUIPMENT	28,501	20,422	8,079	-	8,079	-	-	8,079
30161150-544200	C1600 DOWNTOWN SCULPTURE PROGRAM	165,000	7,840	157,160	-	157,160	93,696	22,250	41,214
30161150-541500	C1612 PARK SIGNAGE	55,001	48,764	6,237	-	6,237	-	6,237	-
30161150-541510	C1636 GREENWAY REPAIR/MAINTENANCE	44,500	42,331	2,169	-	2,169	2,169	-	-
30161150-541500	C1641 PARK MASTER PLANS	296,450	24,570	203,880	68,000	271,880	73,880	-	198,000
30161150-541300	C1710 LOG CABIN RELOCATION	50,000	-	50,000	-	50,000	50,000	-	-
30161150-541300	C1803 BLEACHER REPLACEMENT	30,743	-	-	30,743	30,743	30,743	-	1
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	128,416	-	-	128,416	128,416	48,495	55,993	23,928
30161150-541300	C1805 NP RESTROOM EXPANSION	30,000	-	-	30,000	30,000	-	-	30,000
30161150-541500	C1806 PARKS PLAYGROUND EQUIPMENT	50,000	-	-	50,000	50,000	19,615	18,089	12,296
30161150-544100	C1807 PUBLIC ARTS PROGRAM	85,000	-	-	85,000	85,000	62,500	22,500	-
30161150-541300	C1824 OFFICE BUILDOUT (CITY HALL)	25,000	-	-	25,000	25,000	23,813	-	1,187
	<i>subtotal</i>			\$ 1,798,036	\$ 2,132,940	\$ 3,930,976	\$ 2,180,143	\$ 1,139,028	\$ 611,805
Community Development									
30174150-544100	C0019 DOWNTOWN PARKING FUND	\$ 263,250	\$ 219,309	\$ 43,941	\$ -	\$ 43,941	\$ 40,893	\$ 3,047	\$ 1
30174150-542400	C1222 RECORDS MANAGEMENT	50,001	16,572	33,429	-	33,429	5,597	-	27,832
30174150-542200	C1433 FLEET REPLACEMENT	195,001	132,008	12,993	50,000	62,993	48,318	-	14,675
30174150-541410	C1602 LILLY GARDEN TERRACE EXT	32,995	32,995	-	-	-	-	-	-
30174150-541410	C1603 DESIGN SERVICES	200,001	89,113	35,888	75,000	110,888	40,620	44,035	26,233
30174150-521200	C1634 TSPLOST PROJECT CONSULTANT	33,200	33,200	-	-	-	-	-	-
30174150-541300	C1824 OFFICE BUILDOUT (CITY HALL)	80,000	-	-	80,000	80,000	6,440	65,813	7,747
	<i>subtotal</i>			\$ 126,251	\$ 205,000	\$ 331,251	\$ 141,868	\$ 112,895	\$ 76,488



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of May 31, 2018

Account #	Project	Project Snapshot		FY 2018						
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Alpharetta Business Community Sidewalk Projects										
30176100-541420	C0005 ENCORE PARKWAY SIDEWALK	\$ 1,650,684	\$ 1,546,410	\$ 104,274	\$ -	\$ 104,274	\$ 104,272	\$ -		\$ 2
30176100-541420	C1442 MAIN ST IMPROVEMENTS	1,812,724	1,774,772	37,952	-	37,952	-	33,312		4,640
30176100-541420	C1712 ALPHALOOP	444,001	41,869	402,132	-	402,132	263,200	83,700		55,232
	subtotal			\$ 544,358	\$ -	\$ 544,358	\$ 367,472	\$ 117,012		\$ 59,874
Non-Departmental										
30190200-579000	NON-ALLOCATED			\$ 415,923	\$ 2,496,276	\$ 2,912,199	\$ -	\$ -		\$ 2,912,199
	subtotal			\$ 415,923	\$ 2,496,276	\$ 2,912,199	\$ -	\$ -		\$ 2,912,199
	Total			\$ 18,080,707	\$ 13,832,815	\$ 31,913,522	\$ 10,318,240	\$ 12,040,542		\$ 9,554,740



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of May 31, 2018

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			\$ -	\$ 1,255,000	\$ 1,255,000	\$ 1,150,417		\$ 104,583
30290200-395000	CARRYFORWARD FUND BALANCE			679,257	-	679,257	-		679,257
	Total			\$ 679,257	\$ 1,255,000	\$ 1,934,257	\$ 1,150,417		\$ 783,840
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	\$ 239,428	\$ 49,767	\$ 39,661	\$ 150,000	\$ 189,661	\$ 72,376	\$ 51,888	\$ 65,397
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	1,824,214	765,534	153,680	905,000	1,058,680	771,663	219,016	68,001
30241100-541430 C1503	STORMWATER STUDIES	100,000	-	-	100,000	100,000	-	100,000	-
30241100-541430 C1604	STORMWATER INSPECTIONS	183,420	61,371	22,049	100,000	122,049	63,637	41,832	16,580
30241100-541430 C1721	MAYFIELD RD CULVERT	450,840	-	450,840	-	450,840	34,750	416,090	0
30261150-541430 C1521	WILLS PK WATER QUALITY IMP	36,496	30,421	6,075	-	6,075	5,977	98	0
30261150-541430 C1640	WILLS PK DRAINAGE IMP	34,760	27,808	6,952	-	6,952	6,952	-	-
	Total			\$ 679,257	\$ 1,255,000	\$ 1,934,257	\$ 955,355	\$ 828,923	\$ 149,979



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Convention Center Capital Fund Detail (Fund 316; life-to-date for all projects)
 As of May 31, 2018

Account #	Project	Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
31690200-395000	CARRYFORWARD FUND BALANCE			\$ 6,830,177	\$ -	\$ 6,830,177	\$ -		\$ 6,830,177
31690200-361000	INTEREST EARNINGS			-	-	-	21,247		(21,247)
	Total			\$ 6,830,177	\$ -	\$ 6,830,177	\$ 21,247		\$ 6,808,930
Expenditures									
31613230-541300 C1618	CONFERENCE CTR (CONST/DESIGN)	\$ 24,147,356	\$ 17,672,718	\$ 6,474,638	\$ -	\$ 6,474,638	\$ 6,474,637	\$ -	\$ 1
31613230-541300 C1619	CONFERENCE CTR (CONSULTING)	264,165	41,789	222,376	-	222,376	2,636	-	219,740
31690200-579000	NON-ALLOCATED	133,163	-	133,163	-	133,163	-	-	133,163
31690200-584000	ISSUANCE COST (CONF CTR S2016)	621,851	621,851	-	-	-	-	-	-
	Total			\$ 6,830,177	\$ -	\$ 6,830,177	\$ 6,477,274	\$ -	\$ 352,903



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)

As of May 31, 2018

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
Non-Departmental									
31790200-395000	CARRYFORWARD FUND BALANCE			\$ 47,433,907	\$ -	\$ 47,433,907	\$ -		\$ 47,433,907
31790200-361000	INTEREST EARNINGS			-	-	-	517,613		(517,613)
31790200-389000	MISCELLANEOUS REVENUE			-	-	-	3,061		(3,061)
	Total			\$ 47,433,907	\$ -	\$ 47,433,907	\$ 520,674		\$ 46,913,233
Expenditures									
31741100-541410	C1410 RUCKER RD CORRIDOR	14,850,001	343,362	\$ 14,506,639	\$ -	\$ 14,506,639	\$ 1,460,443	\$ 12,953,870	\$ 92,326
31741100-541420	C1512 SIDEWALK IMP (NON-ALLOCATED)	2,866,112	213,108	2,653,004	-	2,653,004	36,077	-	2,616,927
31741100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	1,500,000	-	-	1,500,000	1,500,000	400,000	-	1,100,000
31741100-541410	C1702 KIMBALL BR RD IMPROVEMENTS	9,000,001	425,174	8,574,827	-	8,574,827	188,640	5,462	8,380,725
31741100-541410	C1703 WINDWARD PKWY IMPROVEMENTS	2,000,000	-	2,000,000	-	2,000,000	248,993	142,358	1,608,649
31741100-541420	C1712 ALPHALOOP	500,000	-	500,000	-	500,000	6,330	240,032	253,638
31741100-541420	C1726 SIDEWALKS IMP PHASE 1	436,999	184,635	252,364	-	252,364	171,527	80,836	1
31741100-541420	C1727 SIDEWALKS IMP PHASE 2	951,316	63,000	888,316	-	888,316	850,204	38,112	-
31741100-541420	C1814 SIDEWALKS IMP PHASE 3	320,982	-	320,982	-	320,982	276,441	44,541	-
31741100-541420	C1818 SIDEWALKS IMP PHASE 4	379,384	-	-	379,384	379,384	124,959	254,424	1
31741100-541420	C1820 SIDEWALKS IMP PHASE 5	229,406	-	-	229,406	229,406	-	229,406	-
31741100-541420	C1826 SPRUELL CIRCLE SIDEWALK	7,400	-	-	7,400	7,400	7,400	-	-
31741100-541420	C1828 SIDEWALKS IMP PHASE 6	309,402	-	-	309,402	309,402	10,856	289,402	9,144
31741100-541420	C1829 PROVIDENCE AREA SIDEWALKS	1,000	-	-	1,000	1,000	56	-	944
31761150-541000	C1100 PARK LAND ACQUISITION	4,000,001	2,532,239	1,467,762	-	1,467,762	948,045	-	519,717
31761150-541500	C1424 WILLS PK POOL EXPANSION	2,700,001	275,293	2,424,708	-	2,424,708	2,394,323	30,384	1
31761150-541500	C1611 ARTS CENTER IMP	1,500,001	403	1,499,598	-	1,499,598	1,240,598	54,458	204,542
31761150-541300	C1708 GREENWAY EXT TO FORSYTH	6,500,000	784,026	5,715,974	-	5,715,974	58,138	359,288	5,298,549
31761150-541300	C1709 EASTSIDE COMMUNITY CTR	2,500,000	-	2,500,000	-	2,500,000	-	-	2,500,000
31761150-541000	C1711 CULTURAL ARTS LAND/PARK LAND	1,450,000	-	1,450,000	-	1,450,000	-	-	1,450,000
31741100-579000	PW RESERVE	141,752	-	141,752	-	141,752	-	-	141,752
31761150-579000	PARKS RESERVE	111,389	-	111,389	-	111,389	-	-	111,389
31790200-584000	BOND ISSUANCE COST (S2016 BOND	361,301	361,301	-	-	-	-	-	-
	Total			\$ 45,007,315	\$ 2,426,592	\$ 47,433,907	\$ 8,423,030	\$ 14,722,573	\$ 24,288,304



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
 As of May 31, 2018

Account #	Project	Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
33590200-395000	CARRYFORWARD FUND BALANCE			\$ 188,167	\$ 1,650,901	\$ 1,839,068	\$ -		\$ 1,839,068
33590200-313400	TSPLOST			-	13,000,000	13,000,000	8,864,071		4,135,929
33541100-361000	INTEREST EARNINGS			-	-	-	67,215		(67,215)
	Total			\$ 188,167	\$ 14,650,901	\$ 14,839,068	\$ 8,931,286		\$ 5,907,782
Expenditures									
33541100-541410	ROADWAY IMPROVEMENTS	\$ 469,382	\$ 22,040	\$ (552,658)	\$ 1,000,000	\$ 447,342	\$ -	\$ -	\$ 447,342
33541100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	-	-	-	-	-	-	-	-
33541100-541410	C1638 ACADEMY ST/WEBB BR RD OP IMP	1,000,000	-	-	1,000,000	1,000,000	138,478	224,075	637,447
33541100-541410	C1713 KIMBALL BR RD OP IMPROVEMENTS	462,930	122,647	340,283	-	340,283	2,853	337,429	1
33541100-541410	C1714 BETHANY RD @ MID BROADWELL RD	563,004	61,771	101,233	400,000	501,233	88,729	14,504	398,000
33541100-541410	C1715 BETHANY RD @ MAYFIELD RD	1,280,000	74,129	85,376	1,120,495	1,205,871	94,148	29,019	1,082,704
33541100-541410	C1716 MORRIS RD OPERATIONAL IMP	2,700,001	160,765	115,950	2,423,286	2,539,236	194,280	18,738	2,326,218
33541100-541410	C1717 OLD MILTON PKWY CAPACITY IMP	1,790,675	66,761	16,794	1,707,120	1,723,914	6,580	671,368	1,045,966
33541100-541410	C1718 WINDWARD PKWY IMP	2,203,391	122,202	81,189	2,000,000	2,081,189	55,454	7,444	2,018,292
33541100-541410	C1800 HAYNES BRIDGE RD IMP	5,000,000	-	-	5,000,000	5,000,000	-	-	5,000,000
	Total			\$ 188,167	\$ 14,650,901	\$ 14,839,068	\$ 580,523	\$ 1,302,576	\$ 12,955,970



SPECIAL REVENUE FUNDS WITH CAPITAL PROJECTS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
 As of May 31, 2018

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
DEA									
21031110-351300	CONFISCATION/FEDERAL SEIZURE			\$ -	\$ -	\$ -	\$ 187,267		\$ (187,267)
21031110-361000	INTEREST EARNINGS			-	-	-	656		(656)
21031110-392100	SALE OF CAPITAL ASSETS (FEDERAL)			-	-	-	13,527		(13,527)
21031110-395000	CARRYFORWARD FUND BALANCE			915,904	517,706	1,433,610	-		1,433,610
	subtotal			\$ 915,904	\$ 517,706	\$ 1,433,610	\$ 201,450		\$ 1,232,160
State									
21031120-351301	CONFISCATION/STATE SEIZURE			\$ -	\$ -	\$ -	\$ 54,664		\$ (54,664)
21031120-395000	CARRYFORWARD FUND BAL(STATE)			17,337	-	17,337	-		17,337
	subtotal			\$ 17,337	\$ -	\$ 17,337	\$ 54,664		\$ (37,327)
21031110-336000	C1817 SWAT EQUIP(MILTON/ROSWELL)			\$ -	\$ 240,360	\$ 240,360	\$ 19,293		\$ 221,067
	subtotal			\$ -	\$ 240,360	\$ 240,360	\$ 19,293		\$ 221,067
	Total			\$ 933,241	\$ 758,066	\$ 1,691,307	\$ 275,407		\$ 1,415,900
Expenditures									
DEA									
21031110-51*	PERSONNEL SERVICES	-	-	\$ -	\$ 240,759	\$ 240,759	\$ 243,897	\$ -	\$ (3,138)
21031110-52*	MAINTENANCE AND OPERATIONS	-	-	-	10,755	10,755	12,960	-	(2,205)
21031110-542100	MACHINERY AND EQUIPMENT	-	-	18,428	-	18,428	18,428	-	0
21031110-542100	C1401 PS EQUIPMENT REPLACEMENT	47,245	-	-	47,245	47,245	28,817	-	18,428
21031100-541300	C1630 PS HEADQUARTERS EXPANSION	600,000	-	500,000	100,000	600,000	600,000	-	-
21031110-542400	C1812 BODY CAMERA PROGRAM	70,000	-	-	70,000	70,000	69,400	-	600
21031110-581200	C1623 TASER LEASE (PRINCIPAL)	-	-	-	46,130	46,130	46,129	-	1
21031110-582200	C1623 TASER LEASE (INTEREST)	-	-	-	2,817	2,817	2,816	-	1
21031110-542100	C1817 SWAT EQUIPMENT	-	-	-	64,186	64,186	64,186	-	-
21031110-542200	C1817 SWAT EQUIPMENT	-	-	-	299,995	299,995	-	299,995	-
21031110-579007	NEXT YEAR BUDGET RESERVE	-	-	273,655	-	273,655	-	-	273,655
	subtotal			\$ 792,083	\$ 881,887	\$ 1,673,970	\$ 1,086,633	\$ 299,995	\$ 287,342
State									
21031120-532400	NON-RECURRING EXPENSES	-	-	\$ -	\$ -	\$ -	\$ 36,052	\$ -	\$ (36,052)
21031110-579000	NON-ALLOCATED	-	-	17,337	-	17,337	-	-	17,337
	subtotal			\$ 17,337	\$ -	\$ 17,337	\$ 36,052	\$ -	\$ (18,715)
	Total			\$ 809,420	\$ 881,887	\$ 1,691,307	\$ 1,122,685	\$ 299,995	\$ 268,627



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of May 31, 2018

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
27074110-341321	IMPACT FEES STREETS & HIGHWAYS			\$ -	\$ -	\$ -	\$ 211,944		\$ (211,944)
27074110-341323	IMPACT FEES RECREATION & PARKS			-	550,000	550,000	881,850		(331,850)
27074110-341324	IMPACT FEES PUBLIC SAFETY			-	-	-	60,553		(60,553)
27074110-361000	INTEREST EARNINGS			-	-	-	33,742		(33,742)
	subtotal			\$ -	\$ 550,000	\$ 550,000	\$ 1,188,089		\$ (638,089)
Non-Departmental									
27074110-395000	CARRYFORWARD FUND BALANCE			\$ 3,015,456	\$ 1,080,000	\$ 4,095,456	\$ -		\$ 4,095,456
	subtotal			\$ 3,015,456	\$ 1,080,000	\$ 4,095,456	\$ -		\$ 4,095,456
	Total			\$ 3,015,456	\$ 1,630,000	\$ 4,645,456	\$ 1,188,089		\$ 3,457,367
Expenditures									
Public Safety									
27031150-541300	C1630 PS HQ EXPANSION	\$ 678,751	\$ 158,286	\$ 440,465	\$ 80,000	\$ 520,465	\$ 160,163	\$ 360,302	\$ 1
	subtotal			\$ 440,465	\$ 80,000	\$ 520,465	\$ 160,163	\$ 360,302	\$ 1
Public Works									
27041100-541410	C1410 RUCKER RD CORRIDOR	\$ 1,150,000	\$ -	\$ 1,150,000	\$ -	1,150,000	\$ -	\$ 150,000	\$ 1,000,000
27041100-541410	C1720 NORTHWINDS	42,564	42,564	-	-	-	-	-	-
27041100-541410	C1723 TEASLEY STREET IMPROVEMENTS	56,925	-	56,925	-	56,925	-	-	56,925
	subtotal			\$ 1,206,925	\$ -	\$ 1,206,925	\$ -	\$ 150,000	\$ 1,056,925
Recreation, Parks & Cultural Services									
27061150-541500	C1424 WILLS PK POOL EXPANSION	1,100,000	-	\$ -	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ -	\$ -
27061150-541500	C1611 ALPHARETTA ARTS CENTER	1,300,000	172,957	1,127,043	-	1,127,043	1,082,105	39,225	5,713
27061150-541000	C1711 CULTURAL ARTS LAND/PARK LAND	150,000	-	-	150,000	150,000	-	-	150,000
27061150-541500	C1808 CITY CTR SIDEWALKS/UTILITIES	300,000	-	-	300,000	300,000	-	-	300,000
	subtotal			\$ 1,127,043	\$ 1,550,000	\$ 2,677,043	\$ 2,182,105	\$ 39,225	\$ 455,713
Non-Departmental									
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			\$ 347,135	\$ -	\$ 347,135	\$ -	\$ -	\$ 347,135
27074110-579002	NON-ALLOCATED RECREATION & PARKS			(103,897)	-	(103,897)	-	-	(103,897)
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			(2,215)	-	(2,215)	-	-	(2,215)
	subtotal			\$ 241,023	\$ -	\$ 241,023	\$ -	\$ -	\$ 241,023
	Total			\$ 3,015,456	\$ 1,630,000	\$ 4,645,456	\$ 2,342,267	\$ 549,527	\$ 1,753,662



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of May 31, 2018

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
27590150-314100	HOTEL/MOTEL TAXES			\$ -	\$ 7,250,000	\$ 7,250,000	\$ 6,155,808		\$ 1,094,192
27590150-361000	INTEREST EARNINGS			-	-	-	3,913		(3,913)
	subtotal			\$ -	\$ 7,250,000	\$ 7,250,000	\$ 6,159,721		\$ 1,090,279
Non-Departmental									
27590150-395000	CARRYFORWARD FUND BALANCE			\$ 1,505,262	\$ -	\$ 1,505,262	\$ -		\$ 1,505,262
	subtotal			\$ 1,505,262	\$ -	\$ 1,505,262	\$ -		\$ 1,505,262
	Total			\$ 1,505,262	\$ 7,250,000	\$ 8,755,262	\$ 6,159,721		\$ 2,595,541
Expenditures									
Alpharetta Convention & Visitors Bureau									
	ALPHA CONV & VISITORS BUREAU								
27590150-572002	DISTRIBUTION			\$ -	\$ 3,171,875	\$ 3,171,875	\$ 2,693,166	\$ -	\$ 478,709
	subtotal			\$ -	\$ 3,171,875	\$ 3,171,875	\$ 2,693,166	\$ -	\$ 478,709
City/Other									
27590150-521200	PROFESSIONAL SERVICES			\$ -	\$ -	\$ -	\$ 6,525	\$ -	\$ (6,525)
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION			-	2,718,750	2,718,750	2,308,428	-	410,322
	subtotal			\$ -	\$ 2,718,750	\$ 2,718,750	\$ 2,314,953	\$ -	\$ 403,797
Tourism Product Development									
27590150-541500	C1611 ALPHARETTA ARTS CENTER RESERVE (TOURIST PRODUCT DEVELOPMENT)	550,000	-	\$ -	\$ 550,000	\$ 550,000	\$ 3,529	\$ 546,571	\$ (100)
27590150-579000				5,262	-	5,262	-	-	5,262
27590150-579006	DEBT SERVICE RESERVE			1,500,000	29,412	1,529,412	-	-	1,529,412
27590151-582100	D1600 INTEREST PAYMENT (2016 CONF CTR BOND)			-	779,963	779,963	779,963	-	1
	subtotal			\$ 1,505,262	\$ 1,359,375	\$ 2,864,637	\$ 783,491	\$ 546,571	\$ 1,534,575
	Total			\$ 1,505,262	\$ 7,250,000	\$ 8,755,262	\$ 5,791,610	\$ 546,571	\$ 2,417,080



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended May 31, 2018

Vendor	Description	Department	\$ Amount
AARDVARK Tactical	Public Safety SWAT Robot	Public Safety	\$ 48,063.00
Ace American Insurance Company	Monthly Workers Comp Claims and Judgements	Risk Management	\$ 18,145.93
Ace Truck Body & Trailer Repair Inc.	Vehicle Maintenance & Repairs	Public Works	\$ 14,775.39
AFS Acquisition LLC	Ice Maker and Ice Bin	Public Safety	\$ 5,351.04
Alpharetta Convention & Visitors Bureau	Hotel Motel Tax for May 2018	Finance	\$ 319,108.49
Alpharetta High School Band	2018 Taste of Alpharetta Ticket Reimbursement	Finance	\$ 10,147.50
American Facility Services Inc.	April 2018 Janitorial Services	Public Works	\$ 8,972.02
Ashley Banan	May 2018 Team Gymnastics	Rec., Parks & Cultural Svcs	\$ 8,772.88
AT&T	April 2018 Enhance Lan Services	Information Technology	\$ 5,650.50
Atkins North America Inc.	Road and Intersection Improvements	Public Works	\$ 39,669.04
Atlas Geographic Data Inc.	GIS Parcels Corrections	Information Technology	\$ 11,250.00
B&T Shavings Inc.	Premium Flakes	Rec., Parks & Cultural Svcs	\$ 5,460.00
Bovis Kyle & Burch LLC (wire)	Land Purchase	Legal Services	\$ 50,300.00
Brit Insurance Services USA Inc.	Auto Liability Claims	Risk Management	\$ 10,129.00
Butch Thompson Enterprises Inc.	Drainage Repairs @ Charlotte Drive & Headwall/Drain Pipe @ Little Creek	Public Works	\$ 35,618.00
Butch Thompson Enterprises Inc.	SR9 @ Devore Road and North Point Court @ North Point Dr Intersections	Public Works	\$ 11,108.50
Carl Black Buick GMC	Vehicle Maintenance & Repairs	Public Safety	\$ 10,182.05
Center for Public Safety Management LLC	ICMA Public Safety Study	Public Safety	\$ 44,000.00
Cigna (wire)	Monthly Payment	Finance	\$ 34,620.44
Cigna (wire)	Monthly Payment	Finance	\$ 38,477.76
Cigna (wire)	Monthly Payment	Finance	\$ 126,602.98
Comfort by Design	4th Quarter Inspections and Maintenance/Repair on Units	Public Works	\$ 5,342.74
DeKalb Office Environments Inc.	Work Stations	Rec., Parks & Cultural Svcs	\$ 21,492.13
Dell Marketing LP	Computers and Monitor Replacements	Information Technology	\$ 49,957.95
Dillon Forge Inc.	Sound Sculpture	Rec., Parks & Cultural Svcs	\$ 9,000.00
Downey Trees Inc.	Tree Services	Rec., Parks & Cultural Svcs	\$ 12,855.00
Ed Castro Landscape Inc.	April 2018 Ground Maintenance	Rec., Parks & Cultural Svcs	\$ 8,035.58
Ed Castro Landscape Inc.	Ground Maintenance and Container Maintenance	Rec., Parks & Cultural Svcs	\$ 14,103.54
Ed Castro Landscape Inc.	May 2018 Maintenance	Rec., Parks & Cultural Svcs	\$ 8,035.58
Elarbee, Thompson, Sapp & Wilson LLP	Miscellaneous Advice through March 31, 2018	City Administration	\$ 18,331.83
Electro-Mech Scoreboard Co	Baseball Scoreboard/Wireless System/Console Case/Installation	Rec., Parks & Cultural Svcs	\$ 49,880.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended May 31, 2018

Vendor	Description	Department	\$ Amount
ESIS (wire)	Payment	Finance	\$ 10,824.86
Everlast Climbing Industries Inc.	Swim Team Portable Line Scoreboard	Rec., Parks & Cultural Svcs	\$ 8,025.00
Flatlands Group Inc.	Downtown Façade and Improvement Grant	City Administration	\$ 8,043.89
Forsyth County Board of Commissioners	McGinnis Road IGA	Public Works	\$ 500,000.00
Fulton County Board of Education	April 2018 Fuel Bill	Finance	\$ 38,444.76
Fulton County Finance Board of Commissioners	April 2018 State Reports - LVAP Fund Disbursements	Municipal Courts	\$ 7,058.00
Fulton County Finance Dept.	First Quarter Animal Control Services	Public Works	\$ 25,430.13
Fun-Fare Enterprises Inc.	2018 Taste of Alpharetta Ticket Reimbursement	Finance	\$ 6,384.78
Gabriel Roeder Smith & Company	Actuarial Services and Retirement Services	Finance	\$ 5,000.00
Georgia Power	Warsaw Road and Old Roswell Road Project	Public Works	\$ 8,630.00
Georgia Power Co	Power Bill	Finance	\$ 162,025.52
Georgia Superior Court Clerks	April 2018 State Reports	Municipal Courts	\$ 31,751.45
J&J Computer Connection Inc.	Maintenance Contract	Finance	\$ 5,493.89
L-3 Communications Mobile-Vision Inc.	Annual EMA Software/Mobile-Vision Back Office/Access Points	Public Safety	\$ 10,822.00
LD Gymnastics Inc.	Payment 4 of 4 Spring Gymnastics and Late Registrations	Rec., Parks & Cultural Svcs	\$ 11,247.80
Massana Inc.	FY 2018 Bridge Maintenance	Public Works	\$ 159,018.48
Media Frenzy Global	May 2018 Public Relations Services	City Administration	\$ 8,333.33
Meer Electrical Contractors Inc.	Taste of Alpharetta Electrical Services	Rec., Parks & Cultural Svcs	\$ 10,762.00
Milton High School Band	2018 Taste of Alpharetta Ticket Reimbursement	Finance	\$ 10,147.50
Monro Muffler Brake Inc.	Vehicle Tires and Service	Public Safety	\$ 11,202.51
Morgan Stanley Global Banking Opera	Investment Advisory - 401A & 457	Finance	\$ 7,500.00
Morris Manning and Martin LLP	OPEB Trust and 401A/457B Plans	Finance	\$ 5,791.50
Municipal Code Corporation	Contract Base	Finance	\$ 10,462.12
Ohmshiv Construction LLC	Mayfield Road Sidewalks	Public Works	\$ 19,545.35
Oracle America Inc.	NetSuite CRM+ Limited and Project Management Cloud Service	City Administration	\$ 5,731.20
Park Warehouse	Picnic Tables	Rec., Parks & Cultural Svcs	\$ 13,967.42
Peace Officer's Annuity & Benefit Fund of GA	April 2018 State Reports	Municipal Courts	\$ 7,309.00
Preferred Mulch LLC	Mulch for Wills Park Wackyworld Playground	Rec., Parks & Cultural Svcs	\$ 19,615.00
Premier Events LLC	Taste of Alpharetta Management Fee and Brooke Street Park Concert Series	Rec., Parks & Cultural Svcs	\$ 12,300.00
Republic Services #800	Waste Management Services	Finance	\$ 334,151.86
Ruppert Landscape	April 2018 Right of Way Maintenance & Westside Watering	Public Works	\$ 29,619.34



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended May 31, 2018

Vendor	Description	Department	\$ Amount
Russell Landscape LLC	SR400 @ 5 Interchanges and Cemetery Monthly Maintenance	Public Works	\$ 14,814.17
Sawnee Electric Membership Corp	Power Bill	Finance	\$ 29,791.27
Southern Hydro Vac Inc.	Hydro Vac Services and Disposal Fees	Public Works	\$ 13,312.50
Sunbelt Builders Inc.	Wills Park Pool Renovation	Rec., Parks & Cultural Svcs	\$ 463,099.82
SunTrust Pcard	Procurement Card Payment	Finance	\$ 169,666.16
Tech Alpharetta Inc.	June 2018 ATC CEO Pay	Development Authority	\$ 10,416.66
The Christman Company	Downtown Parking Deck	Public Works	\$ 88,105.00
Tri Scapes Inc.	April 2018 Park Maintenance	Rec., Parks & Cultural Svcs	\$ 20,080.83
U S Realty Investments Inc.	Tax Refund	Finance	\$ 5,365.84
Verizon Wireless Services	Cell Phone/iPad Service and Cellular Mifi Cards	Information Technology	\$ 31,652.71
Verizon Wireless Services	Cell/iPhone/iPad Service and Cellular Mifi Cards	Information Technology	\$ 23,068.66
Wade Ford Inc.	2018 Ford Intercept Vehicles	Various	\$ 141,428.00
WN Holdings LLC	Alpharetta History Wall	Finance	\$ 10,000.00
Zagster Inc.	Annual Bike Service Fees	Rec., Parks & Cultural Svcs	\$ 15,840.00



OTHER REPORTS

Purchase Orders between
\$5,000 and \$50,000



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended May 31, 2018

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
18000486	Miriam McAllister	Rec., Parks & Cultural Svcs	\$ 7,000.00	Alpharetta Sharks Swim Team coach
18000487	RCS Productions.Com Inc.	Rec., Parks & Cultural Svcs	\$ 6,000.00	Sound, stage, and lighting production services for Brooke St Park Concerts
18000488	Ed's Pawn Shop	Public Safety	\$ 20,321.00	9 millimeter pistols for officers and night sights for SWAT
18000489	Georgia Power	Public Works	\$ 8,630.00	Warsaw Road utility relocations associated with sidewalk improvements
18000491	PB Parent LLC	Public Works	\$ 9,406.00	Fire fighting and safety deficiency repairs for park facilities and city facilities
18000492	Zagster Inc.	Rec, Parks & Cultural Svcs	\$ 15,840.00	Annual bike share program
18000496	Rhodes South Inc.	Public Works	\$ 6,103.50	Public Works HVAC system, vent, and register cleaning
18000497	Radarsign LLC	Public Works	\$ 25,980.00	(12) Radar speed signs to posted in school zones
18000498	Rico International Inc.	Rec., Parks & Cultural Svcs	\$ 18,236.38	(1) 2018 Club Car Carryall
18000500	Smyrna Police Distributors	Public Safety	\$ 18,633.17	Duty gear - holsters and magazine pouches
18000503	Oracle America Inc.	Administration	\$ 5,731.20	Oracle NetSuite/GovSense Economic Development Project Management Software
18000507	SafetyPenn Training	Rec., Parks & Cultural Svcs	\$ 21,105.00	Swim lessons instructor
18000512	Kings River Casting Inc.	Public Works	\$ 6,547.00	(7) Square Iron Valley Trash Receptacles for downtown area
18000513	Pond & Company	Public Works	\$ 24,000.00	Crosswalk design - Alpha Loop at Haynes Br Rd, Thompson St, and Westside Pkwy
18000515	Terramark Land Surveying Inc.	Public Works	\$ 8,300.00	Surveying services for redesigned portion of the Alpha Loop
18000518	Alta Planning & Design	Rec., Parks & Cultural Svcs	\$ 7,280.00	Alpha Loop wayfinding signage concepts
18000521	DeKalb Office	Community Development	\$ 18,040.58	Cubicle buildout for Land Disturbance Inspectors
18000522	Pond & Company	Rec., Parks & Cultural Svcs	\$ 7,720.00	Wills Park/Old Milton Pkwy at Roswell St entrance enhancements design/const. docs
18000525	RCS Productions.Com Inc.	Rec., Parks & Cultural Svcs	\$ 5,575.00	On stage festival audio package for Brew Moon Festival
18000526	Metro Atlanta Chamber of Commerce Inc.	Administration	\$ 14,000.00	Sponsorship - MAC trade mission group (Money 20/20 Europe/London Trade Shows)
18000529	Merit Construction Company	Community Development	\$ 42,712.00	Office buildout for Land Disturbance Inspectors
18000534	Atlanta Pyrotechnics International Inc.	Rec., Parks & Cultural Svcs	\$ 30,000.00	July 4th fireworks display
18000536	Pond & Company	Public Works	\$ 9,900.00	Farmhouse Community Heritage Park conceptual design services
18000537	Ten 8 Fire & Safety Equipment of Georgia	Public Safety	\$ 7,923.47	Repairs for FD8414
18000539	Dana Safety Supply Inc.	Public Safety	\$ 10,024.14	Upfitting of (2) public safety vehicles



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended May 31, 2018

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	17-1004 RFQ	Community Development	Design / Build for Downtown Parking Deck	9/1/2016	10	N/A	Shortlisted 4 Bidders for RFP 17-102	N/A			
	17-102 RFP	Community Development	Design / Build for Downtown Parking Decks	5/11/2017	4	7/17/2017	The Christman Company	\$ 6,928,183.00		11/20/2017	18000295/18000296
	17-1011 RFQ	Rec/Parks	Alpharetta Arts Center Construction	3/23/2017	11	N/A	Shortlisted 3 Bidders for RFP 17-112	N/A			
	17-112 RFP	Rec/Parks	Alpharetta Arts Center	5/3/2017	3	8/7/2017	Macallan Construction	\$ 2,836,935.00		10/5/2017	18000232
	17-111 RFP	Information Technology	Cadastral Conversion Services	6/15/2017	4	8/21/2017	Atlas Geographic Data, Inc.	\$ 81,700.00		10/9/2017	18000234
	17-1013 RFQ	Public Works	Rucker Road Corridor Improvements	5/18/2017	5	N/A	Shortlisted 2 Bidders for PW ITB 17-011				
17-011		Public Works	Rucker Road Corridor Improvements	6/29/2017	2	8/7/2017	C. W. Matthews Contracting Co.	\$ 15,030,195.75		9/29/2017	18000225
17-010		Public Works	Windward Sidewalk Improvements	6/15/2017	7	7/17/2017	Construction 57, Inc.	\$ 320,982.00		8/9/2017	18000157
	18-101 RFP	Public Safety	Public Safety Uniforms and Duty Gear	7/27/2017	8	cancelled/no award					
	18-102 RFP	Rec/Parks	Webb Bridge Park Artificial Turf Field Replacement	7/13/2017	7	8/21/2017	Sprinturf, LLC	\$ 406,461.00		10/31/2017	18000264
18-001		Public Works	FY 2018 Milling and Resurfacing	8/31/2017	5	10/23/2017	Allied Paving Contractors	\$ 2,645,448.30		12/15/2017	18000327
18-002		Public Works	FY 2017 Bond Sidewalk Improvements-Phase 4	9/28/2017	7	10/23/2017	Sol Construction, LLC	\$ 379,383.50		12/19/2017	18000332
18-004		Public Works	FY 2018 Bridge Maintenance	10/12/2017	8	11/6/2017	Massana, Inc.	\$ 310,984.00		2/6/2018	18000369
	18-103 RFP	Public Safety	Body Worn Camera System for Public Safety Officers	10/12/2017	5	2/21/2018	Utility Associates Inc.	\$ 704,550.00		3/27/2018	18000441
	18-104 RFP	Public Safety	Fire and Police Personnel Uniforms and Duty Gear	12/14/2017	4	1/22/2018	Galls, LLC and Smyrna Police Distributors				
18-005		Public Works	FY2017 Bond Sidewalk Improvements - Phase 5	12/14/2017	9	1/9/2018	Autaco Development, LLC	\$ 229,406.00		3/26/2018	18000437
18-006		Public Works	Warsaw Area Sidewalk Improvements	1/18/2018	7	3/5/2018	Vertical Earth	\$ 289,401.57		4/25/2018	18000480
	18-105 RFP	Public Safety	Concealable Body Armor for Public Safety Department	2/1/2018	5	3/26/2018	Dana Safety Supply and Galls LLC				
18-007		Public Works	Mayfield Road Culvert Replacement	3/1/2018	6	3/19/2018	Dickerson Group	\$ 823,943.60		4/24/2018	18000478
	18-107 RFP	Rec/Parks	Portable Toilet and Dumpster Rentals for Special Events	3/8/2018	3	3/16/2018	United Site Services of Georgia		1		
	18-106 RFP	Admin	Document Scanning Services	3/15/2018	4	5/4/2018	Advanced Data Solutions		1		
	18-1002-IOI	Admin	Performing Arts Center Indication of Interest	3/29/2018	3				2		
	18-1003-IOI	Admin	Downtown Parking Deck Indication of Interest	3/29/2018	1				2		
	18-1004 RFQ	Public Works	Qualification for HVAC Services for City Facilities	3/22/2018	10	3/29/2018	Shortlisted 4 firms for PW RFP 18-108				



CITY OF ALPHARETTA
 Financial Management Reports
Bid/RFP Status
 for the month ended May 31, 2018

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	18-108 RFP	Public Works	HVAC Services for City Facilities	4/20/2018	4	5/8/2018	Comfort by Design, Inc., dba AComfort	\$ 30,371.00	1		
18-003		Public Works	SR 400 Ramp at Windward Parkway Phase 2	6/14/2018	7						
	18-109 RFP	Public Safety	Public Safety Emergency Medical Equipment & Supplies	6/21/2018	2						
18-009		Public Works	Morris Road Operational Improvements	7/12/2018							

Notes:

- 1 Annualized spend is below the threshold for Council approval. Award amount noted is for quarterly maintenance program for all City facilities.
- 2 Cancelled, no further actions or award



OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
May 31, 2018**

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Center Bond Fund	Construction Bond Fund	T-SPLOST Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 28,395,745	\$ 20,316,126	\$ -	\$ 374,151	\$ 40,137,810	\$ 10,244,757	\$ 9,562,504	\$ 109,031,093
Receivables (net of allowance for uncollectibles)			527,392					527,392
Taxes Receivable								-
Property Taxes	461,975	-		-	-	-	54,865	516,841
Other Taxes	-	-		-	-	-	-	-
Interest	-	-		-	-	-	-	-
Accounts	-	246,443		-	-	-	2,870	249,313
Due from Other Funds	24,980	-	-	-	-	-	-	24,980
Prepaid Items	-	-		-	-	-	-	-
Cash - Restricted	-	-		-	-	-	-	-
Intergovernmental Receivable	-	-		-	-	-	-	-
Restricted	-	-		-	-	-	-	-
Total Assets	28,882,700	20,562,569	527,392	374,151	40,137,810	10,244,757	9,620,240	110,349,619
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	1,418,976	2,547,465	-	-	\$ 47,993	54,925	355,267	4,424,625
Retainage Payable	-	443,174		-	558,265	-	274,987	1,276,426
Intergovernmental Payable	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Payroll Payable	24,228	-		-	-	-	4,615	28,843
Due to Other Funds	-	-	-	-	-	-	-	-
Deferred Revenue	320,229	216,721	\$ 433,332	-	-	-	93,693	1,063,975
Unearned Revenue	-	-		-	-	-	-	-
Teen Driving/Donation	-	-		-	-	-	-	-
T.A.D Payment to County	-	-		-	-	-	-	-
Compensated Absences	-	-		-	-	-	-	-
Non-Current								
Unclaimed Property	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Total Liabilities	1,763,432	3,207,360	433,332	-	606,258	54,925	728,562	6,793,869
Fund Balances:								
Restricted for:								
Capital Projects	-	392,455	94,060	374,151	39,531,552	10,189,832	2,941,278	53,523,327
Law Enforcement	-	-		-	-	-	603,669	603,669
Emergency Telephone Activities	-	-		-	-	-	1,553,803	1,553,803
Grant Projects	-	-		-	-	-	-	-
Debt Service	-	-		-	-	-	997,194	997,194
Promotion of Tourism	-	-		-	-	-	1,873,373	1,873,373
Assigned for:								
Grant Projects	-			-	-	-	48,042	48,042
Capital Projects		16,962,754						16,962,754
2019 Fiscal year Expenditures	6,083,689	-		-	-	-	-	6,083,689
Unassigned	21,035,579			-	-	-	874,320	21,909,898
Total Fund Balances	27,119,268	17,355,209	94,060	374,151	39,531,552	10,189,832	8,891,677	103,555,748
Total Liabilities and Fund Balances	\$ 28,882,700	\$ 20,562,569	\$ 527,392	\$ 374,151	\$ 40,137,810	\$ 10,244,757	\$ 9,620,240	\$ 110,349,619

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended May 31, 2018

	Major Governmental Funds						Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Ctr Fund	S2016 Const Bond Fund	T-SPLOST Capital Fund		
REVENUES								
Taxes:								
Property Tax	\$ 21,580,181	-	-	-	-	-	6,155,808	\$ 27,735,989
Local Option Sales Tax	13,229,761	-	-	-	-	-	5,205,008	18,434,768
Transportation Special Purpose Local Option Sales Tax						8,864,071		8,864,071
Other Taxes	14,458,046	-	-	-	-	-	3,098,583	17,556,629
Licenses and permits	2,428,993	-	-	-	-	-	1,154,347	3,583,340
Intergovernmental	516,661	303,262	1,483,770	-	-	-	241,931	2,545,623
Charges for services	3,827,299	-	-	-	-	-	563,611	4,390,910
Impact Fees		-	-	-	-	-	-	-
Fines/Forfeitures	1,704,940	-	-	-	-	-	70,130	1,775,070
Investment earnings	207,449	157,881	(967)	21,247	517,613	67,215	13,527	983,966
Contributions and Donations	-	664,384	-	-	-	-	-	664,384
Other	238,481	-	-	-	3,061	-	-	241,542
Total revenues	58,191,810	1,125,526	1,482,803	21,247	520,674	8,931,286	16,502,944	86,776,290
EXPENDITURES								
Current:		-						
Unallocated	-						2,696,695	2,696,695
General government	8,143,084	873,708		6,477,274	-	-	5,477,957	20,972,023
Public safety	23,473,453	263,771.16	-	-	-	-	5,202,573	31,313,740
Public works	6,765,121	411,733.03	1,070,741	-	3,781,927	580,523	942,426	17,258,072
Economic and community development	2,491,500	141,867.66	120,534	-	-	-	-	2,753,901
Alpharetta Business Community		367,472.34	-	-	-	-	-	367,472
Culture and recreation	7,291,153	218,014.86	-	-	4,641,103	-	2,222,392	16,334,791
Debt service:								-
Principal	175,000	-	-	-	-	-	-	175,000
Interest	111,840	-	-	-	-	-	779,963	891,803
Other Costs	664,270	-	-	-	-	-	-	664,270
Bond issuance costs		-	-	-	-	-	6,525	6,525
Capital outlay				-	-	-	-	-
Total expenditures	49,115,421	10,318,240	1,191,275	6,477,274	8,423,030	580,523	17,328,530	93,434,292
Excess (deficiency) of revenues over (under) expenditures	9,076,389	(9,192,714)	291,528	(6,456,027)	(7,902,356)	8,350,763	(825,586)	(6,658,002)
OTHER FINANCING SOURCES (USES)								
Transfers in	2,308,428	11,685,083	-	-	-	-	-	13,993,511
Transfers out	(12,853,833)	-	-	-	-	-	(1,139,678)	(13,993,511)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	105,977	-	-	-	-	-	-	105,977
Sale of non-capital assets	20,956	-	-	-	-	-	-	20,956
Land Sale	1,000	-	-	-	-	-	-	1,000
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(10,417,472)	11,685,083	-	-	-	-	(1,139,678)	127,933
Net change in fund balances	(1,341,082)	2,492,369	291,528	(6,456,027)	(7,902,356)	8,350,763	(1,965,264)	(6,530,069)
Fund balances - beginning	28,460,350	14,862,840	(197,468)	6,830,178	47,433,908	1,839,069	10,856,942	110,085,819
Fund balances - ending	\$ 27,119,268	\$ 17,355,209	\$ 94,060	\$ 374,151	\$ 39,531,552	\$ 10,189,832	\$ 8,891,677	\$ 103,555,748

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 21,469,000	\$ 21,580,181	\$ 111,181
Local Option Sales Tax	15,200,000	13,229,761	(1,970,239)
Other Taxes	15,657,820	14,458,046	(1,199,774)
Licenses and Permits	2,070,550	2,428,993	358,443
Intergovernmental	435,000	516,661	81,661
Charges for Service	4,574,750	3,827,299	(747,451)
Fines/Forfeitures	2,209,250	1,704,940	(504,310)
Investment Earnings	75,000	207,449	132,449
Contributions and Donations			-
Other	197,756	238,481	40,725
Total revenues	61,889,126	58,191,810	(3,697,316)
EXPENDITURES			
Current:			
General government			
City Administration	2,266,016	2,003,213	262,803
Finance	3,347,009	3,030,605	316,404
Human Resources	415,782	312,733	103,049
Legal	665,000	289,647	375,353
Mayor and Council	364,488	265,996	98,492
Municipal Court	1,126,546	916,278	210,268
Information Technology	1,681,857	1,446,603	235,254
Non-Departmental	710,000	619,583	90,417
Contingency	650,000	44,687	605,313
Total general government	11,226,698	8,929,345	2,297,353
Public Safety	27,260,508	23,814,996	3,445,512
Public works	8,377,022	6,989,885	1,387,137
Economic and community development	2,857,116	2,513,081	344,035
Culture and recreation	9,102,615	7,780,861	1,321,754
Debt Service			
Principal	175,000	175,000	-
Interest	111,840	111,840	-
Total expenditures	59,110,799	50,315,009	8,795,790
Excess (Deficiency) of revenues over expenditures	2,778,327	7,876,802	5,098,475
OTHER FINANCING SOURCES (USES)			
Transfers in	2,718,750	2,308,428	(410,322)
Transfers out	(14,022,363)	(12,853,833)	1,168,530
Capital leases	-	-	-
Land Sale	-	1,000	1,000
Sale of capital assets	60,000	105,977	45,977
Sale of non-capital assets	40,000	20,956	(19,044)
Total other financing sources and uses	(11,203,613)	(10,417,472)	786,141
Net change in fund balances	(8,425,286)	(2,540,670)	5,884,616
Fund balances - beginning		28,460,350	
Fund balances - ending		\$ 25,919,680	
Adjustments to GAAP basis:			
Encumbrances		1,199,588	
Misc adj			
Fund balances-ending		\$ 27,119,268	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 2,166,779	\$ 303,262	\$ (1,863,517)
Contributions & Donations	1,886,541	664,384	(1,222,157)
Investment earnings	-	157,881	157,881
Misc Revenue	-	-	-
Other	250,000	-	(250,000)
Total revenues	4,303,320	1,125,526	(3,177,794)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	789,482	645,937	143,545
Finance	59,885	13,166	46,719
Information Technology	1,164,139	470,705	693,434
Non-departmental	2,912,199	-	2,912,199
Total general government	4,925,705	1,129,808	3,795,897
Public Safety	3,809,164	3,455,696	353,468
Engineering & Public Works	18,372,068	13,714,860	4,657,208
Alpharetta Business Community	544,358	484,484	59,874
Economic and community development	331,251	254,763	76,489
Culture and recreation	3,930,976	3,319,171	611,805
Total Capital Outlay	31,913,522	22,358,782	9,554,740
Excess (Deficiency) revenue over expenditures	(27,610,202)	(21,233,255)	6,376,947
OTHER FINANCING SOURCES (USES)			
Transfers in	12,747,363	11,685,083	(1,062,280)
Capital leases	-	-	-
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	12,747,363	11,685,083	(1,062,280)
Net change in fund balances	(14,862,839)	(9,548,173)	5,314,666
Fund balances - beginning		14,862,840	
Fund balances - ending		\$ 5,314,667	
Adjustments to GAAP basis:			
Encumbrances		12,040,542	
Misc adj-			
Fund balances-ending		\$ 17,355,209	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 2,439,873	1,483,770	\$ (956,103)
Contributions & Donations	-	-	-
Interest Earnings	-	(967)	(967)
Total	<u>2,439,873</u>	<u>1,482,803</u>	<u>(957,070)</u>
Expenditures:			
Public Safety	-	-	-
General Government	234,310	-	234,310
Community Development	120,534	120,534	-
Public Works	1,887,561	1,886,650	911
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	<u>2,242,405</u>	<u>2,007,184</u>	<u>235,221</u>
Excess (Deficiency) revenue over expenditures	<u>197,468</u>	<u>(524,381)</u>	<u>(721,849)</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>197,468</u>	<u>(524,381)</u>	<u>(721,849)</u>
Fund balance - beginning		<u>(197,468)</u>	
Fund balance - ending		<u>\$ (721,849)</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		815,909	
Fund balances - ending		<u>\$ 94,060</u>	

City of Alpharetta
Conference Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES	\$ -	\$ -	\$ -
Bond Proceeds	-	-	-
Premium on Bond Proceeds	-	-	-
Misc Rev	-	-	-
Investment Earnings	-	21,247	21,247
Total revenues	-	21,247	21,247
EXPENDITURES			
General Government:			
Cost of Bond Issuance		-	-
Non-Departmental	133,163	-	133,163
Total general government	133,163	-	133,163
City Administration	6,697,014	6,477,274	219,740
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(6,830,177)	(6,456,027)	374,150
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(6,830,177)	(6,456,027)	374,150
Fund balances - beginning		6,830,178	
Fund balances - ending		<u><u>\$ 374,151</u></u>	
Adjustments to GAAP basis:			
Encumbrances			
Fund balances-ending		<u><u>\$ 374,151</u></u>	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Premium on Bond Proceeds	-	-	-
Misc Revenue	-	3,061	3,061
Investment Earnings	-	517,613	517,613
Total revenues	-	520,674	520,674
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Public Works	32,264,476	18,060,370	14,204,106
Recreation & Parks	1,516,431	5,085,233	(3,568,802)
Total general government	33,780,907	23,145,603	10,635,304
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(33,780,907)	(22,624,929)	11,155,978
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(33,780,907)	(22,624,929)	11,155,978
 Fund balances - beginning		47,433,908	
 Fund balances - ending		\$ 24,808,979	
Adjustments to GAAP basis:			
Encumbrances		14,722,573	
Fund balances-ending		\$ 39,531,552	

City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	\$ 13,000,000	\$ 8,864,071	\$ (4,135,929)
Investment Earnings		67,215	67,215
Total revenues	13,000,000	8,931,286	(4,068,714)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	14,839,068	1,883,098	12,955,970
Recreation & Parks			-
Total general government	14,839,068	1,883,098	12,955,970
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			-
Over expenditures	(1,839,068)	7,048,188	8,887,256
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(1,839,068)	7,048,188	8,887,256
Fund balances - beginning		1,839,069	
Fund balances - ending		\$ 8,887,256	
Adjustments to GAAP basis:			
Encumbrances		1,302,576	
Fund balances-ending		\$ 10,189,832	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
May 31, 2018

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	2,475,089
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>2,475,089</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>2,475,089</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		-
Claims Payables	\$	826,130
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		-
Current Liabilities Payable from Restricted Assets:		-
Total Current Liabilities Payable from Restricted Assets		<u>826,130</u>
Noncurrent Liabilities:		-
Other Non-Current Liabilities		-
Total Noncurrent Liabilities		<u>-</u>
Total Liabilities		<u>826,130</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		-
Total Net Assets		<u>1,648,959</u>
Total Liabilities & Net Assets	\$	<u>2,475,089</u>

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ 92	\$ (92)
Employer Medical Contribution	6,289,453	5,730,958	(558,495)
Employee Medical Contribution	702,209	692,261	(9,948)
Insurance Proceeds	-	-	
Total revenues	6,991,662	6,423,311	(568,351)
EXPENDITURES			
Medical Premiums	1,501,694	1,382,010	119,684
Medical Claims	5,408,414	4,356,521	1,051,893
Contingency	1,045,730	0	1,045,730
Total expenditures	7,955,838	5,738,532	2,217,306
Excess (Deficiency) of Revenues Over expenditures	(964,176)	684,779	1,648,955
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(964,176)	684,779	1,648,955
Fund balances - beginning		964,180	
Fund balances - ending		\$ 1,648,959	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		\$ 1,648,959	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
May 31, 2018

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,910,820
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	1,101,888
Prepaid Insurance Expenses	-
Total Current Assets	<u>3,012,707</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>3,012,707</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	6,869
Accounts Payable/ Customer Credit Balances	(56)
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	1,031
Payroll Liabilities	1,339
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	713
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>9,896</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>9,896</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	3,002,812
Total Net Assets	<u>3,002,812</u>
Total Liabilities & Net Assets	<u>\$ 3,012,707</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended May 31, 2018

Operating revenues:		
Charges for sales and services:		
Refuse Collection charges	\$	4,957,013
Misc Revenue		18,129
Total operating revenues		<u>4,975,142</u>
Operating expenses:		
Administration		3,306,785
Non-departmental		-
Total operating expenses		<u>3,306,785</u>
Operating Gain (loss)		1,668,358
Non-operating revenues (expenses):		
Investment earnings		-
Total non-operating revenue (expenses)		<u>-</u>
Income (loss) before transfers		1,668,358
Transfers In		-
Transfers Out		<u>-</u>
Change In Net Assets		1,668,358
Total net assets-beginning		<u>1,133,212</u>
Total net assets-ending (net of encumbrances)		<u>2,801,570</u>
Adjustments to GAAP basis:		
Encumbrances		201,243
Misc adj-Encumbrances Resv/Prior Year		
Total net assets-ending	\$	<u>3,002,812</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
May 31, 2018

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	1,150,355
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>1,150,355</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>1,150,355</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		2,099
Claims Payables		473,206
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		<u>475,305</u>
Current Liabilities Payable from Restricted Assets:		-
Total Current Liabilities Payable from Restricted Assets		<u>-</u>
Noncurrent Liabilities:		-
Other Non-Current Liabilities		553,962
Total Noncurrent Liabilities		<u>553,962</u>
Total Liabilities		<u>1,029,267</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		121,088
Total Net Assets		<u>121,088</u>
Total Liabilities & Net Assets	\$	<u>1,150,355</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 3,000	\$ 8,381	\$ 5,381
Charges for Service	1,335,000	1,223,750	(111,250)
Discounts	-	-	-
Insurance Proceeds	-	53,182	53,182
Total revenues	1,338,000	1,285,313	(52,687)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	125,000	127,628	(2,628)
Auto Liability	150,000	159,588	(9,588)
Property & Equipment Liability	90,000	92,197	(2,197)
General Liability	60,000	56,626	3,374
Law Enforcement Liability	100,000	85,194	14,806
Public Entity Liability	60,000	58,077	1,923
Workers Comp Excess Liability	105,000	103,609	1,391
Employee Benefits Liability	-	-	-
Criminal Liability	5,000	3,386	1,614
Cyber Liability	8,000	6,394	1,606
Umbrella Liability	60,000	52,782	7,218
Medical Services	30,000	39,735	(9,735)
Claims/Judgements	550,000	660,643	(110,643)
Contingency	274,335	-	274,335
Total expenditures	1,617,335	1,445,859	171,476
Excess (Deficiency) of Revenues Over expenditures	(279,335)	(160,547)	118,788
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(279,335)	(160,547)	118,788

Fund balances - beginning

279,335

Fund balances - ending

\$ 118,788

Adjustments to GAAP basis:

Encumbrances

2,300

Misc adj

Fund balances-ending

\$ 121,088

City of Alpharetta
Statement of Net Position
OPEB Trust Fund
May 31, 2018

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 1,222,796
Investments	-
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>1,222,796</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ -
Due to Other Funds	-
Total Current Liabilities	<u>-</u>
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>-</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,222,796</u>
Total Net Assets	<u>1,222,796</u>
Total Liabilities & Net Assets	<u><u>\$ 1,222,796</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Trust Fund
For the Period Ended May 31, 2018

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 78,100
Employee Contribution	
Total Contribution	<u>78,100</u>
Investment Income	-
Net appreciation in FMV	-
Interest and Dividends	14,444
Total Investment Income	<u>14,444</u>
Total Additions (Deductions)	<u>92,544</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Total deductions	<u>-</u>
Net Increase (Decrease)	<u>92,544</u>
Net Assets held in trust for pension benefits	
Beginning of year	1,130,252
Total net assets	<u>\$ 1,222,796</u>

City of Alpharetta
Statement of Net Position
Pension Trust Fund
May 31, 2018

	Pension Trust Fund
ASSETS	
Current Assets:	
Cash and Cash Equivalents	124,076
Investments	70,233,426
	-
Accounts Receivables (net of allowance for uncollectibles)	270,056
Total Assets	<u>70,627,558</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	301,293
	-
Due to Other Funds	-
Total Current Liabilities	<u>301,293</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>301,293</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>70,326,265</u>
Total Net Assets	<u>70,326,265</u>
Total Liabilities & Net Assets	<u><u>\$ 70,627,558</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended May 31, 2018

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,625,003
Employee Contribution	312,440
Total Contribution	<u>2,937,443</u>
Investment Income	(165,222)
Net appreciation in FMV	3,937,251
Interest and Dividends	1,232,131
Accrued Interest & Dividends	24,567
Other Receipts	1,612
Total Investment Income	<u>5,030,339</u>
Total Additions (Deductions)	<u>7,967,783</u>
Deductions:	
Benefits payments	1,820,974
Administrative Fees	97,024
Legal Fees	10,147
Consulting Fees	365,214
Agent Custody Fees	9,272
Other Disbursements	-
Total deductions	<u>2,302,631</u>
Net Increase (Decrease)	<u>5,665,152</u>
Net Assets held in trust for pension benefits	
Beginning of year	64,661,113
Total net assets	<u>\$ 70,326,265</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
May 31, 2018

	Special Revenue					Total Non-major Governmental Funds	
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund
ASSETS							
Cash / Cash Equivalents / Investments	\$ 1,876,901	\$ 3,428,160	\$ 687,107	\$ 72,822	\$ 1,601,589	\$ 1,010,081	\$ 885,843
Taxes Receivable	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	2,870	\$ -	-	-
Property Taxes	-	-	-	-	-	54,865	-
Intergovernmental Receivable	-	-	-	-	-	-	-
Due From Other Funds	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-
Total Assets	1,876,901	3,428,160	687,107	75,692	1,601,589	1,064,946	885,843
LIABILITIES							
Accounts Payable	3,176	272,248	50	24,780	43,489	-	11,524
Retainage Payable	353	214,634	60,000	-	-	-	-
Intergovernmental Payable	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Payroll Liabilities	-	-	318	-	4,297	-	-
Due to Other Fund	-	-	-	-	-	-	-
Deferred Revenue	-	-	23,070	2,870	-	67,753	-
Unearned Revenue	-	-	-	-	-	-	-
Total Liabilities	3,529	486,882	83,439	27,650	47,786	67,753	11,524
FUND BALANCES							
Restricted:							
Capital Projects	-	2,941,278	-	-	-	-	-
Law Enforcement	-	-	603,669	-	-	-	-
Promotion of Tourism	1,873,373	-	-	-	-	-	-
Emergency Telephone Activities	-	-	-	-	1,553,803	-	-
Debt Service	-	-	-	-	-	997,194	-
Assigned for: Grant Projects	-	-	-	-	-	-	-
Grant Projects	-	-	-	48,042	-	-	-
Unassigned:	-	-	-	-	-	-	874,320
Total Fund Balances	1,873,373	2,941,278	603,669	48,042	1,553,803	997,194	874,320
Total Liabilities and Fund Balances	\$ 1,876,901	\$ 3,428,160	\$ 687,107	\$ 75,692	\$ 1,601,589	\$ 1,064,946	\$ 885,843

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ending May 31, 2018

	Special Revenue							Total
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	Non-major Governmental Funds
REVENUES:								
Hotel Motel Tax	\$ 6,155,808	-	-	-				\$ 6,155,808
Property tax						5,205,008	-	5,205,008
Charges for Service	-	-	-	-	3,098,583			3,098,583
Impact Fees	-	1,154,347		-				1,154,347
Forfeiture Income	-	-	241,931	-				241,931
Intergovernmental	-	-	19,293	40,294	504,024			563,611
Contributions & Donations	-	-	-	-				-
Investment Earnings	3,913	33,742	656	578	11,504	19,737		70,130
Other	-		13,527				-	13,527
Total revenues	6,159,721	1,188,089	275,407	40,872	3,614,111	5,224,744	-	16,502,944
EXPENDITURES:								
Tourism	2,696,695	-	-	-	-			2,696,695
Community Development	-	-	-	-	-			-
Culture/Recreation	-	2,182,105	-	27,358	-		12,929	2,222,392
Public Safety	-	160,163	1,122,685	32,349	3,887,377			5,202,573
Public Works		-					942,426	942,426
General Government	-	-	-	-	-	5,477,957	-	5,477,957
Debt Service:						-	-	-
Principal							-	-
Interest	779,963					-	-	779,963
Bond Issuance Costs	6,525					-	-	6,525
Total expenditures	3,483,182	2,342,267	1,122,685	59,707	3,887,377	5,477,957	955,355	17,328,530
Excess (deficiency) of revenues over expenditures	2,676,539	(1,154,178)	(847,278)	(18,835)	(273,266)	(253,213)	(955,355)	(825,586)
OTHER FINANCING SOURCES (USES):								
Transfers in / out:								-
Debt service fund	-	-	-	-				-
Capital Projects								-
Operating grants fund	-	-	-	-				-
Capital grants fund	-	-	-	-				-
General fund	(2,308,428)	-	-	18,333	-		1,150,417	(1,139,678)
Budgeted Fund Balance:	-	-	-	-				-
Total other financing sources and (uses)	(2,308,428)	-	-	18,333	-		1,150,417	(1,139,678)
Net change in fund balances	368,111	(1,154,178)	(847,278)	(502)	(273,266)	(253,213)	195,062	(1,965,264)
Fund balances - beginning	1,505,262	4,095,456	1,450,947	48,544	1,827,069	1,250,406	679,258	10,856,942
Fund balances - ending	1,873,373	\$ 2,941,278	\$ 603,669	\$ 48,042	\$ 1,553,803	\$ 997,194	\$ 874,320	\$ 8,891,677

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 7,250,000	\$ 6,155,808	\$ (1,094,192)
Misc Revenue	-	-	-
Investment Earnings	-	3,913	3,913
Total revenues	7,250,000	6,159,721	(1,090,279)
EXPENDITURES:			
Professional Services	-	6,525	(6,525)
Recreation Improvements	550,000	550,000	-
Alpharetta Convention & Visitor's Bureau	3,171,875	2,693,166	478,709
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,529,412		1,529,412
Bond Interest	779,963	779,963	1
Contingency	5,262	-	5,262
Total Expenditures	6,036,512	4,029,654	2,006,858
Excess of revenues over expenditures	1,213,488	2,130,067	916,579
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,718,750)	(2,308,428)	410,322
Total other financing sources and uses	(2,718,750)	(2,308,428)	410,322
Net change in fund balances	(1,505,262)	(178,361)	1,326,901
Fund balances - beginning	\$ 1,505,262		
Fund balances - ending	\$ 1,326,901		
Enbumbances	\$ 546,471		
Fund balances - ending	\$ 1,873,373		

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 550,000	\$ 1,154,347	\$ 604,347
Investment Earnings	-	33,742	33,742
Total Revenues	550,000	1,188,089	638,089
EXPENDITURES:			
Public Safety	520,465	520,464	1
Public Works	1,206,925	150,000	1,056,925
Recreation & Parks	2,677,043	2,221,330	455,713
Community Development	241,023	-	241,023
General Government	-	-	-
Total expenditures	4,645,456	2,891,794	1,753,662
Excess (deficiency) of revenues over expenditures	(4,095,456)	(1,703,705)	(2,391,751)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(4,095,456)	(1,703,705)	(2,391,751)
Fund balances - beginning		4,095,456	
Fund balances - ending		\$ 2,391,751	
Encumbrances		549,527	
Fund balances - ending		\$ 2,941,278	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 241,931	\$ 241,931
Investment Earnings	-	656	656
Intergovernmental	240,360	19,293	\$ (221,067)
Misc Revenue		13,527	13,527
Total Revenues	240,360	275,407	35,047
EXPENDITURES:			
Public Safety	1,691,433	1,422,680	268,753
Non-Departmental	-	-	-
Total expenditures	1,691,433	1,422,680	268,753
Excess (deficiency) of revenues over expenditures	(1,451,073)	(1,147,274)	303,799
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balances	(1,451,073)	(1,147,274)	303,799
Fund balances - beginning		1,450,947	
Fund balances - ending		\$ 303,674	
Adjustments to GAAP basis:			
Encumbrances		299,995	
Fund balances - ending		\$ 603,669	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 57,855	\$ 40,294	(17,561)
Contributions & Donations	-	-	-
Discounts Taken	-	-	-
Interest Earnings	-	578	578
Transfers in	20,000	18,333	(1,667)
Contingencies	-	-	-
Total	77,855	59,205	(18,650)
EXPENDITURES:			
General Government	24,307	-	24,307
Community Development	-	-	-
Engineering/Public Works	-	-	-
Public Safety	63,542	32,349	31,193
Recreation & Parks	38,550	27,358	11,192
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	126,399	59,707	66,692
Excess (deficiency) of revenues over expenditures	(48,544)	(502)	48,042
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balance	(48,544)	(502)	48,042
Fund balance - beginning		48,544	
Fund balance - ending		\$ 48,042	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		\$ 48,042	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 3,940,000	\$ 3,098,583	\$ (841,417)
Capital Lease	504,025	504,024	(1)
Investment Earnings	5,478	11,504	6,026
Total Revenues	<u>4,449,503</u>	<u>3,614,111</u>	<u>(835,392)</u>
EXPENDITURES:			
Public Safety	5,446,572	4,801,774	644,798
Total expenditures	<u>5,446,572</u>	<u>4,801,774</u>	<u>644,798</u>
Excess (deficiency) of revenues over expenditures	<u>(997,069)</u>	<u>(1,187,663)</u>	<u>(190,594)</u>
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(997,069)</u>	<u>(1,187,663)</u>	<u>(190,594)</u>
Fund balances - beginning		<u>1,827,069</u>	
Fund balances - ending		<u>\$ 639,406</u>	
Adjustments to GAAP basis:			
Encumbrances		914,397	
Fund balances - ending		<u>\$ 1,553,803</u>	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 5,164,000	\$ 5,205,008	\$ 41,008
Misc Revenue		-	-
Investment earnings	12,000	19,737	7,737
Total revenues	5,176,000	5,224,744	48,744
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,755,500	2,755,500	-
Interest	2,719,158	2,719,157	1
Contingency	946,748	-	946,748
Bond issuance costs	5,000	3,300	1,700
Total debt service	6,426,406	5,477,957	948,449
Total expenditures	6,426,406	5,477,957	948,449
Excess (Deficiency) of revenues over expenditures	(1,250,406)	(253,213)	997,193
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(1,250,406)	(253,213)	997,193
Fund balances - beginning		1,250,406	
Fund balances - ending		\$ 997,194	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total Revenues	-	-	-
EXPENDITURES:			
Public Works	1,921,230	1,771,251	149,979
Recreation & Parks	13,027	13,027	0
Total expenditures	1,934,257	1,784,278	149,979
Excess (deficiency) of revenues over expenditures	(1,934,257)	(1,784,278)	149,979
OTHER FINANCING SOURCES (USES):			
Transfers In	1,255,000	1,150,417	(104,583)
Transfers Out	-	-	-
Total other financing sources and uses	1,255,000	1,150,417	(104,583)
Net change in fund balances	(679,257)	(633,861)	45,396
Fund balances - beginning		679,258	
Fund balances - ending		\$ 45,397	
Adjustments to GAAP basis:			
Encumbrances		828,923	
Fund balances - ending		\$ 874,320	

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of May 31, 2018

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ 162,500	\$ 162,500		\$ -
99575100-361000	Investment Earnings	-	124		(124)
99575100-334310-C1528	FISERV REBA Grant	125,000	-		125,000
99575100-371000-C1625	Alpharetta Virtual Reality Video (ACVB Contribution)	18,500	18,500		-
99575100-371000-C1821	Newsweek Ad (ACVB Contribution)	8,000	8,000		-
99575100-371000-C1532	ATC Operational Funding (COA)	95,000	95,000		-
99575100-381000-C1535	Innovation Center Operations (ATC)	11,857	10,234	15,146	16,769
	<i>subtotal</i>	\$ 420,857	\$ 294,358	\$ 15,146	\$ 141,645
(1) 99575100-395000	Carryforward Fund Balance	\$ 163,458	\$ -		\$ 163,458
	<i>subtotal</i>	\$ 163,458	\$ -		\$ 163,458
	Total	\$ 584,315	\$ 294,358		\$ 305,103
Expenditures					
99575100-531100	General Supplies	\$ 4,500	\$ 6,340	\$ -	\$ (1,840)
99575100-571000-C1403	Local Job Creation Grant Program	46,000	-	-	46,000
99575100-544100-C1532	ATC Operational Funds	115,001	114,583	-	418
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C1528	FISERV REBA Grant	125,000	-	-	125,000
99575100-544100-C1625	Alpharetta Virtual Reality Video (Economic Development)	47,000	47,000	-	-
99575100-571000-C1808	City Center Contribution	45,312	45,312	-	-
99575100-544100-C1819	Site Selector Guild Sponsorship	25,000	25,000	-	-
99575100-544100-C1825	SKIGNZ App	25,000	25,000	-	-
99575100-544100-C1821	Newsweek Ad	20,000	20,000	-	-
99575100-544100-C1822	Ag Tech Sponsorship	25,000	25,000	-	-
	<i>subtotal</i>	\$ 498,761	\$ 308,236	\$ -	\$ 190,525



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of May 31, 2018

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 4,071	\$ 7,161	\$ 9,249	\$ (12,340)
99575100-531100-C1535	Innovation Center Operations (General Supplies)	-	-	-	-
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	870	872	-	(2)
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	172	155	-	17
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	3,638	3,639	-	(1)
99575100-531230-C1535	Innovation Center Operations (Electricity)	3,105	4,304	-	(1,199)
	<i>subtotal</i>	\$ 11,856	\$ 16,131	\$ 9,249	\$ (13,524)
99575100-579000	Reserve	\$ 73,698	\$ -	\$ -	\$ 73,698
	<i>subtotal</i>	\$ 73,698	\$ -	\$ -	\$ 73,698
	Total	\$ 584,315	\$ 324,367	\$ 9,249	\$ 250,699

- (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.
- (2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.

Fund Balance Reconciliation

Fund Balance (beginning of Fiscal Year)	\$ 163,459
Revenues collected to date	294,358
Expenditures incurred to date	(324,367)
Fund Balance (current)	\$ 133,450
Forecasted revenue collections	140,146
Fund Balance (forecasted)	\$ 273,596
Allocation of Forecasted Fund Balance:	
Spendable (available for investment by the Board)	\$ 73,822
Non-Spendable (unspent/remaining project allocations)	199,775
	\$ 273,596



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GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
May 31, 2018

ASSETS

Current Assets:

Cash and Cash Equivalents	132,622
Investments	828
Receivables	-

Restricted Cash for Bond Issuance Costs	-
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Total Assets	133,450
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LIABILITIES

Current Liabilities:

Accounts Payable	-
------------------	---

Due to Other Funds	-
--------------------	---

Total Current Liabilities	-
---------------------------	---

Current Liabilities Payable from Restricted Assets:

	-
--	---

Total Current Liabilities Payable from Restricted Assets	-
--	---

Noncurrent Liabilities:

	-
--	---

Total Noncurrent Liabilities	-
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Total Liabilities	-
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Fund Balance

Restricted	59,628
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Unassigned	73,822
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Total Fund Balance	133,450
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Total Liabilities & Fund Balance	\$ 133,450
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended May 31, 2018

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 10,234
State Grant	-
Fees	162,500
Contributions & Donations	121,500
Miscellaneous Income-Interest	<u>123</u>
Total Revenues	<u>294,357</u>
Expenditures	
Economic Development	301,895
Utilities - Miscellaneous	22,471
Debt Service:	
Principal	-
Interest	<u>-</u>
Total Expenditures	<u>324,367</u>
Excess (deficiency) of revenues over (under) expenditures	(30,010)
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	(30,010)
Fund Balance, Beginning of Year	<u>163,459</u>
Fund Balance, End of Year	<u>\$ 133,450</u>





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CLUP-18-03/Z-18-03/V-18-06 KING'S RIDGE CHRISTIAN SCHOOL/SOCCER FIELD

CITY COUNCIL: JULY 9, 2018

This item was considered at the June 7, 2018 Planning Commission meeting. Staff recommended approval subject to conditions. No one spoke in favor of or in opposition to the request. After discussion, the Planning Commission recommended approval subject to the conditions below. Vote (5-0)

II. RECOMMENDATION:

Approve CLUP-18-03/Z-18-03/V-18-06 King's Ridge Christian School/Soccer Field, subject to the following conditions:

1. The site, consisting of approximately 2.03 acres, shall be zoned SU and developed substantially similar to site plan submitted by CP&E, dated 3/29/2018, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
2. Existing trees shall be preserved as depicted on tree plan prepared by TJ Schell, dated 3/26/2018. Tree recompense shall not be required for the removal of Tree #10 (10" Sourwood) and #12 (15" Sourwood).
3. Existing trees shall be saved, where possible, along Cogburn Road, as approved by Staff.
4. Sidewalk connection between the soccer field and parking lot to the north shall be installed with the least impact to existing trees, as approved by Staff. Centerline of sidewalk shall be staked in the field and location reviewed and approved by the City Arborist.
5. Developer shall construct a 10' concrete multi-use path/sidewalk within the Cogburn Road right-of-way or within a dedicated public trail easement with the least impact to existing trees, subject to review by Milton Public Works Director and City Arborist. Centerline of path/sidewalk shall be staked in the field and location reviewed and approved by the City Arborist. Impact fee credits shall be provided for public improvements.
6. Existing residential driveway shall be removed and area shall be stabilized.
7. Stormwater facilities (detention ponds) shall not be visible from Cogburn Road, unless constructed as a decorative amenity. Any visible stormwater structures shall be faced with decorative stone.

III. REPORT IN BRIEF:

The applicant, King's Ridge Christian School, is requesting a change in zoning for 2.03 acres from AG (Agriculture) to SU (Special Use) to incorporate the property into the King's Ridge Christian School campus and to construct a high school soccer field. A comprehensive land use plan amendment is requested from 'Very Low Density Residential' to 'Public, Institutional, Education'. A variance is requested to eliminate the required tree recompense for the removal of two (2) trees. The subject property is located at 13695 Cogburn Road, on the west side of Cogburn Road and south of Bethany Bend.

DISCUSSION

The submitted request, if approved, would allow for a 2.03-acre property to be incorporated into the King's Ridge Christian School campus for the purpose of constructing a high school soccer field. King's Ridge Christian School plans to expand its athletic programs and facilities and has acquired the subject property

to add to its campus master plan. The subject property is located at 13695 Cogburn Road, on the west side of Cogburn Road and south of Bethany Bend.

The property is zoned AG (Agriculture) and is currently developed with a single-family home. Surrounding properties are zoned SU (Special Use) and are developed with uses for King's Ridge Christian School. Cambridge High School is located to the east, in the City of Milton. The Comprehensive Land Use Plan designation of the property is 'Very Low Density Residential'. The applicant's request for the SU zoning requires a comprehensive land use plan amendment to 'Public, Institutional, Education', which is consistent with the surrounding King's Ridge property.

A variance is requested to eliminate the required tree recompense for the removal of two (2) understory specimen trees. The applicant intends to remove two (2) healthy trees (10" Sourwood and 15" Sourwood). Unified Development Code (UDC) Subsection 3.2.7(C) states that, "Specimen trees that cannot be saved must be replaced with recompense plantings equal to three (3) times the DBH of the tree(s) removed. Recompense trees shall be a minimum of four-inch (4") caliper at time of planting." The tree recompense calculation provided below shows that 75 inches, or 19 – 4" caliper trees, would be required as replacement for the removal of the two (2) Sourwoods. According to the applicant, the site plan has been redesigned several times to limit impacts to trees and the King's Ridge Christian School campus exceeds the City's required tree density (tree inches per acre).

Tree #10: 10" Sourwood

Tree #12: 15" Sourwood

$25" \times 3 = 75 \text{ inches}$

Tree Replacement = (75 inches/4 inches) = **18.75 – 4" caliper trees**

SITE PLAN

The submitted site plan depicts approximately half of a 195' x 360' soccer field on the 2.03-acre property. Existing parking from the adjacent Lower School parking lot, to the north, will be used for the soccer field, including a proposed sidewalk connection between the parking lot and soccer field.

Staff and the applicant contacted the City of Milton to coordinate the Cogburn Road streetscape. The Milton Public Works Director requested that the applicant construct a 10' wide, concrete multi-use path or sidewalk within the Cogburn Road right-of-way or within a dedicated public trail easement.

Stream buffers are present on the south end of the property; however, the applicant's site plan respects the buffers. The property consists primarily of hardwoods. The applicant proposes the removal of two (2) understory specimen trees (Tree #10 – 10" Sourwood and Tree #12 – 15" Sourwood) according to the applicant's tree survey and arborist report. If approved, staff recommends a tree save area along Cogburn Road to provide a natural screen from the road.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal would allow a 2.03-acre property to be incorporated into the King's Ridge Christian School, which is consistent with the use of adjacent and nearby properties.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal is consistent with the zoning and existing use of adjacent and nearby properties, which are developed as part of the King's Ridge Christian School campus.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's site plan respects stream buffers and limits impacts to trees. If approved, staff recommends a tree save area along Cogburn Road to provide a natural screen from the road.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The zoning proposal would allow a 2.03-acre property to be incorporated into the King's Ridge Christian School, which is consistent with the use of adjacent and nearby properties.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal should not have significant impacts on public facilities or services.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The applicant's zoning proposal generally reflects a reasonable balance as the proposed development is consistent with development on surrounding properties, which are owned by and part of the King's Ridge Christian School campus.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The zoning proposal would allow a 2.03-acre property to be incorporated into the King's Ridge Christian School, which is consistent with the use of adjacent and nearby properties.

- i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The request to rezone the property to SU requires a change to the Comprehensive Land Use Plan designation of the property from 'Very Low Density Residential' to 'Public, Institutional, Education'.

COMPREHENSIVE LAND USE PLAN

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

- A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: Not applicable.

- B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The proposal is consistent with development on surrounding properties, which are owned and part of the King's Ridge Christian School campus.

- C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The applicant's proposal should not have significant impacts on public facilities or services.

- D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: The applicant's proposal generally reflects a reasonable balance as the proposed development is consistent with development on surrounding properties, which are owned and part of the King's Ridge Christian School campus.

- E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: Not applicable.

- F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

VARIANCE REVIEW CRITERIA

The Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: Site layout is limited given space requirements of the soccer field (195' x 360'), the property being part of a larger campus master plan, as well as the presence of stream buffers. According to the applicant, the King's Ridge Christian School campus exceeds the City's tree density requirement.

2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The application of the City's Tree Preservation Ordinance would require tree replacement with 19, 4" caliper trees. However according to the applicant, the King's Ridge Christian School campus exceeds the City's minimum tree density requirements.

3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: Site layout is limited given space requirements of the soccer field (195' x 360'), the property being part of a larger campus master plan, as well as the presence of stream buffers.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: According to the applicant, the King's Ridge Christian School campus exceeds the City's minimum tree density requirements.

CONCURRENCES

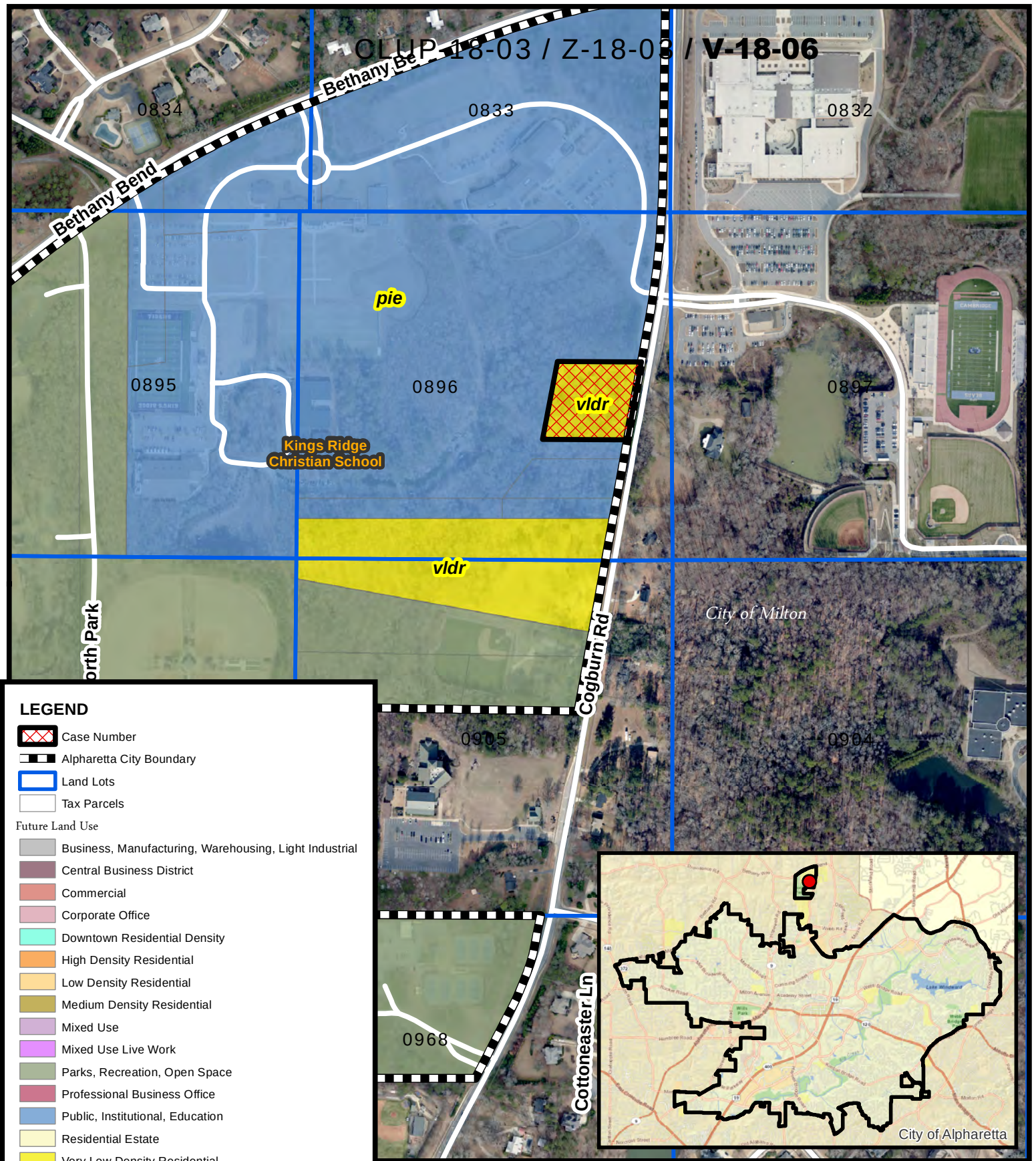
Staff has reviewed the applicant's proposal and finds that it can generally support the request for comprehensive land use plan amendment, rezoning and variance. The proposal is consistent with surrounding properties, which are owned by and part of the King's Ridge Christian School campus. If approved, conditions are recommended requiring protection of the existing tree canopy and streetscape standards for Cogburn Road.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners were contacted regarding the applicant's intent. According to the report, no comments were received.

IV. ATTACHMENTS:

- King's Ridge Campus Master Plan
- Site Plan
- Specimen Tree Location and Assessment Plan



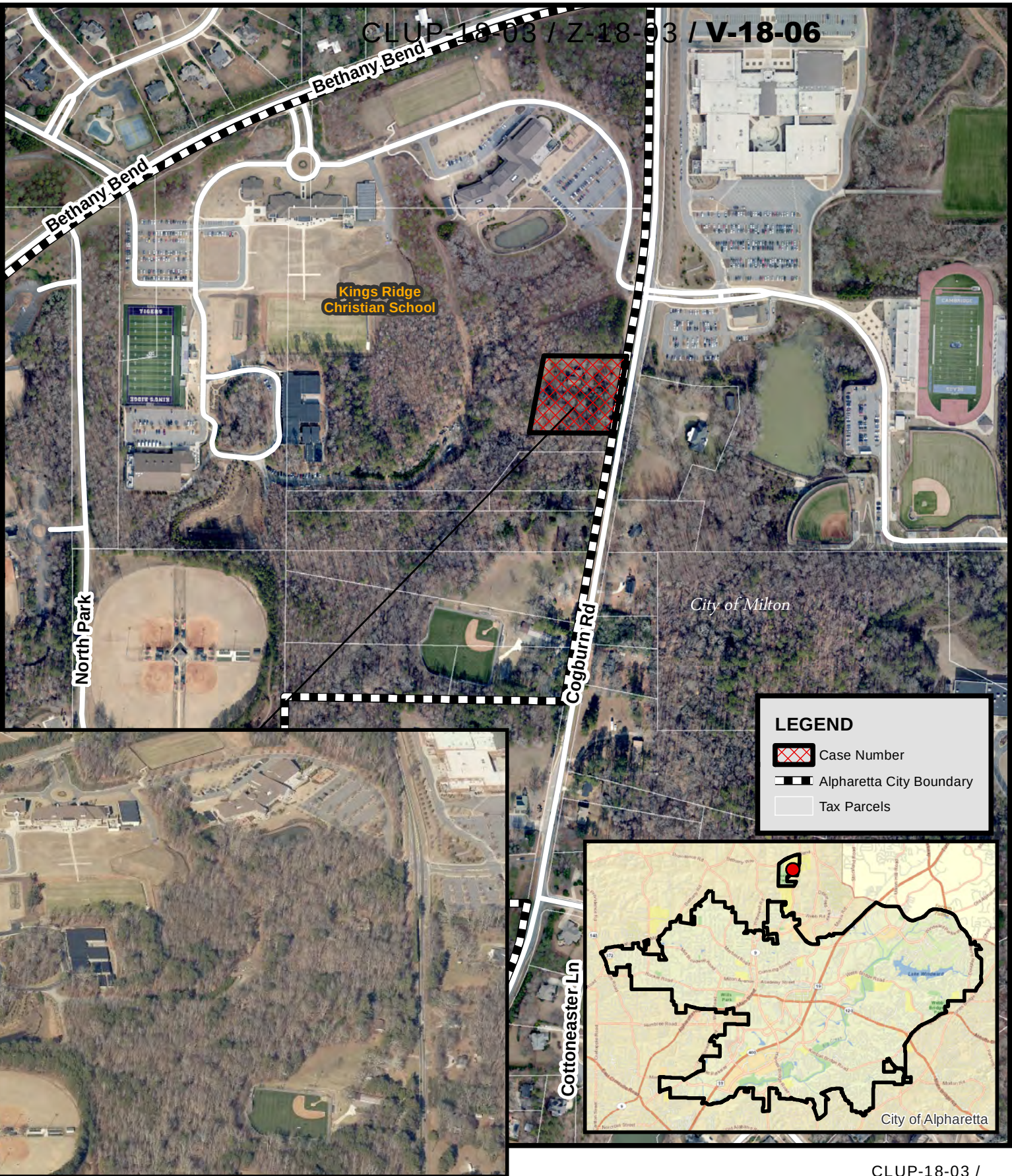
Future Land Use Kings Ridge Christian School

CLUP-18-03 /
Z-18-03 / **V-18-06**
D/LL: 2/2/896
PC: 6/07/18
CC: 7/09/18

Location Map Provided by:
Community Development - GIS



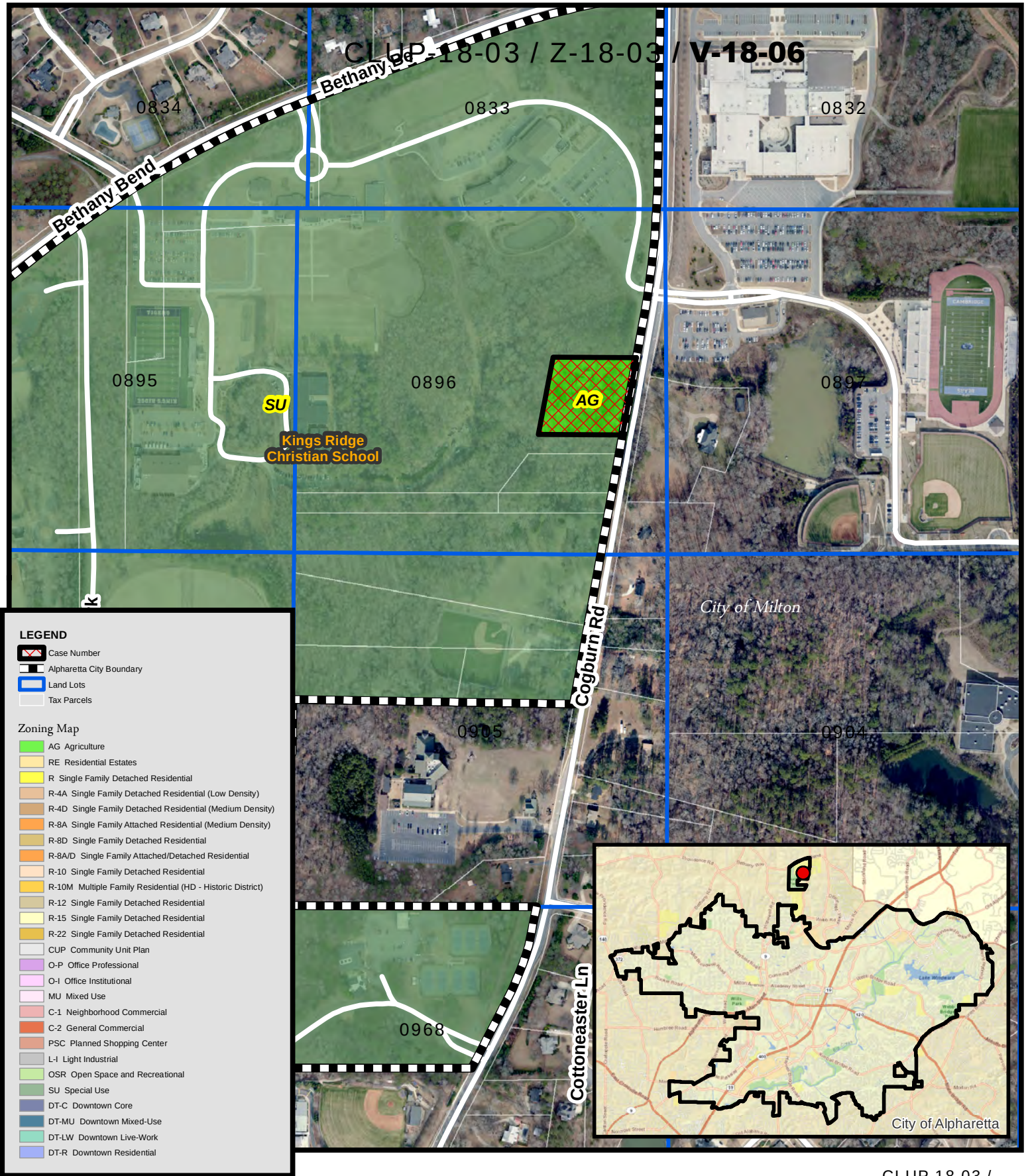
CLUP-18-03 / Z-18-03 / **V-18-06**



Aerial Map
Kings Ridge Christian School

CLUP-18-03 /
Z-18-03 / **V-18-06**
D/LL: 2/2/896
PC: 6/07/18
CC: 7/09/18

Location Map Provided by:
Community Development - GIS

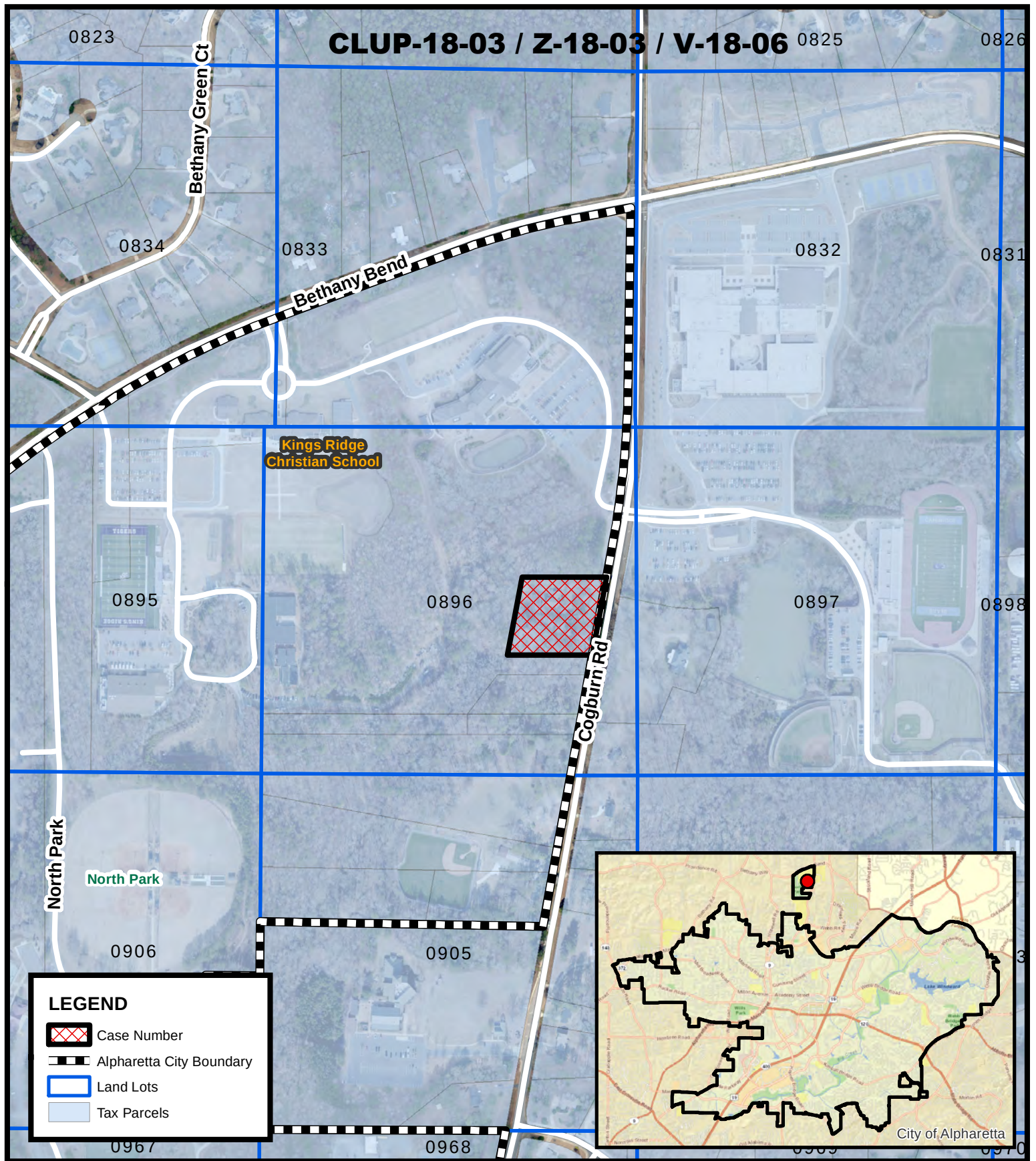


Zoning Map

Kings Ridge Christian School

CLUP-18-03 /
Z-18-03 / V-18-06
D/LL: 2/2/896
PC: 6/07/18
CC: 7/09/18

Location Map Provided by:
Community Development - GIS



Location Map Kings Ridge Christian School

CLUP-18-03 /
Z-18-03 / **V-18-06**
D/LL: 2/2/896
PC: 6/07/18
CC: 7/09/18

Location Map Provided by:
Community Development - GIS

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

CLUP-18-03/Z-18-03
KINGS RIDGE CHRISTIAN SCHOOL
FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Mr. Keith Allen, King's Ridge Christian School

Telephone: 770.754.5738 x212

Address: 2765 Bethany Bend

Suite: _____

City Alpharetta

State: GA

Zip: 30004

Fax: 770.764.3327

Mobile Tel: _____

Email: keith.allen@kingsridgecs.org

Subject Property Information:

Address: 13695 Cogburn Road

Current Zoning: AG

District: 2

Section: 2

Land Lot: 896

Parcel ID: 22 509008960340

Proposed Zoning: SU

Current Use: Residential

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

High School Soccer Field

Applicant's Request (Please itemize the proposal):

We are requesting a re-zoning of the property from AG to SU to bring the property (2.03 acres) into the overall King's Ridge Christian School campus. KRCS currently owns the property surrounding this property.

Applicant's Intent *(Please describe what the proposal would facilitate):*

King's Ridge Christian School is currently in discussions with the owner of the parcel at 13695 Cogburn Road located in the southeast quadrant of the current KRCS campus in Alpharetta. There is an existing 2 story brick residence on this property with associated detached garage/barn/asphalt driveway. This property will be incorporated into the KRCS campus and used, along with the surrounding property owned by KRCS (SU zoning), to install a High School Soccer Field. Existing parking from the adjacent Lower School parking lot will be used for this field as a sidewalk connection will be made between the parking lot and proposed field.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: T. Murphy Holdings LLC (from Tax Records)

Telephone: _____

Address: 13695 Cogburn Road (physical property address)

Suite: _____

City Alpharetta

State: GA

Zip: 30004

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation

☐ Special Use

☒ Rezoning

☐ Conditional Use

☐ Variance

☐ Master Plan

☐ Land Use Application

☐ Other _____

Identify Authorized Applicant:

Name of Authorized Applicant: Kings' Ridge Christian School

Telephone: 770.754.5738

Address: 2765 Bethany Bend

Suite: _____

City Alpharetta

State: GA

Zip: 30007

So Sworn and Attested:

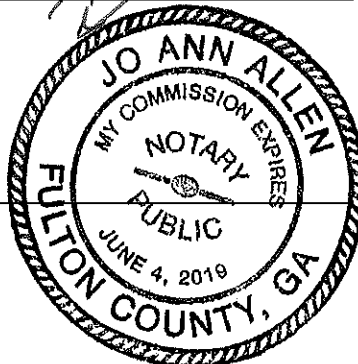
Owner Signature: _____

Date: 3/29/18

Notary: _____

Notary Signature: Jo Ann Allen

Date: 3-29-2018



KINGS RIDGE CHRISTIAN SCHOOL

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: King's Ridge Christian School, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information: **No Campaign Contributions were made by the School.**

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution has been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____

Guy D. Price, CFO

Date: 3/29/2018

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The adjacent property surrounding the subject property is part of the existing King's Ridge Christian School campus (zoned SU). Also, back in 2013, KRCS zoned the property to the south of the existing KRCS campus to SU for the future High School Baseball Field.

How will this proposal affect the use and value of the surrounding properties?

The proposed use of the site is consistent with the use of the adjacent properties and the proposed use of the property should not adversely affect the value and use of the adjacent properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

King's Ridge Christian School would like to expand its athletic programs. The subject property is surrounded by the existing KRCS campus and makes the most sense to be incorporated into the campus and used to further expand the athletic fields provided by the school (proposed use as a High School Soccer Field). Under the City Code, athletic fields are not allowed in the areas zoned AG as a principal use.

What would be the increase to population and traffic if the proposal were approved?

The proposed use of the property will be an amenity of KRCS and school enrollment will not be affected by the addition of the new High School Soccer Field. The impact on traffic in the immediate area will be negligible.

What would be the impact to schools and utilities if the proposal were approved?

There should be no negative impact to the existing schools in the area. KRCS will benefit greatly from the addition of a High School Soccer Field to their athletics program. There should be no impact to the existing utilities in the area.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

As discussed above, the subject property is surrounded by the existing KRCS campus and a logical fit to become part of the campus, consistent with the 2013 rezoning of the property to the south of the existing campus.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

As discussed above, the subject property is surrounded by the existing KRCS campus and a logical fit to become part of the campus.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CLUP-18-03/Z-18-03
KINGS RIDGE CHRISTIAN SCHOOL

Written Description:
13695 Cogburn Road

All that tract or parcel of land lying and being in Land Lot 896, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of south r/w of Bethany Road (60' r/w) and west r/w of Cogburn Road (60' r/w) and follow along western r/w of Cogburn road 1,384.72 feet to a 1" IPS (30 feet of centerline of Cogburn Road), said point being the **TRUE POINT OF BEGINNING**;

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence continuing south along said r/w of Cogburn Road S08°23'42"W for a distance of 27.10 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°42'37"W for a distance of 52.84 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°37'40"W for a distance of 48.16 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°32'46"W for a distance of 49.34 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°42'24"W for a distance of 51.85 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°43'38"W for a distance of 57.77 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°48'06"W for a distance of 2.62 feet to a point;
thence leaving said r/w of Cogburn Road S89°04'29"W for a distance of 310.00 feet to a point;
thence N08°38'01"E for a distance of 290.00 feet to a point;
thence N89°08'17"E for a distance of 309.99 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Said tract or parcel of land contains 2.0347 acres.

KING'S RIDGE CHRISTIAN SCHOOL



Date: March 27, 2018

To: Ms. Kathi Cook
Community Development Director
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: **King's Ridge Christian School – Rezoning Letter of Intent (13695 Cogburn Road)**
Proposed High School Soccer Field
Land Lot 896
2nd District, 2nd Section
City of Alpharetta, Fulton County, Georgia

Ms. Cook,

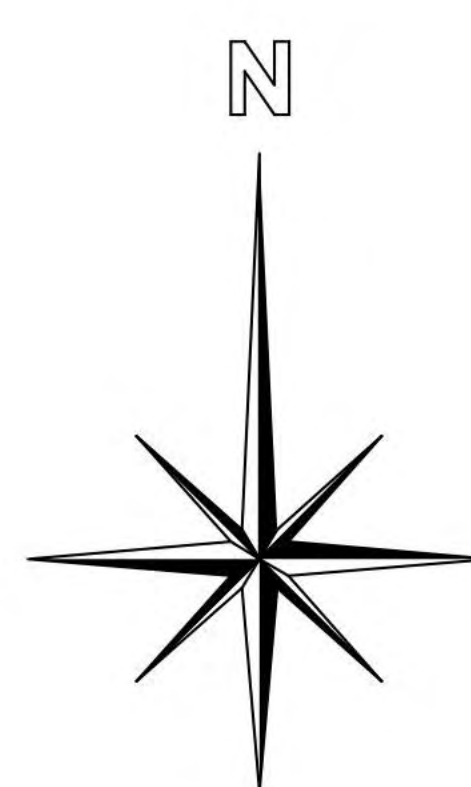
King's Ridge Christian School is currently in discussions with the property owner at 13695 Cogburn Road to acquire/incorporate the subject property into the overall KRCS campus. KRCS owns the property that surrounds this 2.03 acre parcel and is looking to use this property for a High School Soccer Field as shown on the provided KRCS Master Plan.

It is our understanding that the current AG zoning of the property does not allow athletic fields as a principal use on the property and we are therefore requesting a rezoning of the property from AG to SU (consistent with the existing/surrounding KRCS campus zoning).

Should you have any questions, please contact me at 770.754.5738 x212.
Thank you for considering our request.

Keith Allen
Director of Facilities

KING'S RIDGE
CHRISTIAN SCHOOL



MASTER PLAN

0 50' 100' 200'
SCALE: 1" = 100' - 0"

PARKING SPACES PROVIDED 1150

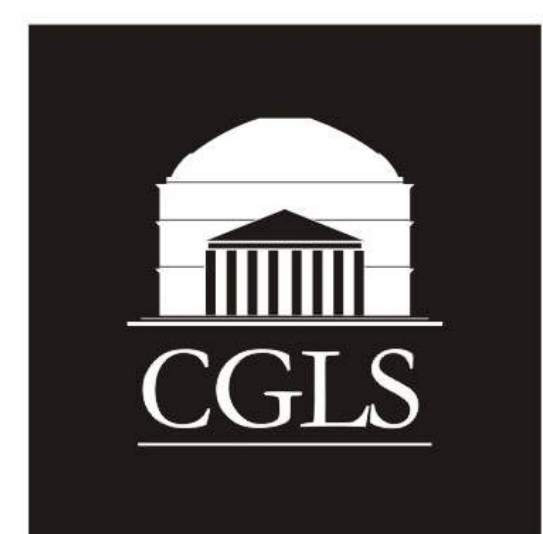


SUBJECT
PROPERTY
TO BE
REZONED
2.03 AC

CITY OF ALPHARETTA
NORTH PARK

NORTH PARK

REVISED 9/17/2017



MASTER PLAN FOR KING'S RIDGE CHRISTIAN SCHOOL Bethany Bend, Alpharetta, Georgia



CP&E

CHRISTOPHER PLANNING
& ENGINEERING



3/29/2018

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2021)

12460 CRABAPPLE ROAD
SUITE 202-612
ALPHARETTA, GEORGIA 30004
PHONE 770.331.7303

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING &
ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED,
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WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON
LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

SITE PLAN

FOR:

**KING'S RIDGE
CHRISTIAN SCHOOL**

HIGH SCHOOL SOCCER FIELD

LAND LOTS 833-834 & 895-896
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:



**KING'S RIDGE
CHRISTIAN SCHOOL**

2765 BETHANY BEND
ALPHARETTA, GA 30004

24HR CONTACT:
MR. KEITH ALLEN
770.754.5738

REVISIONS

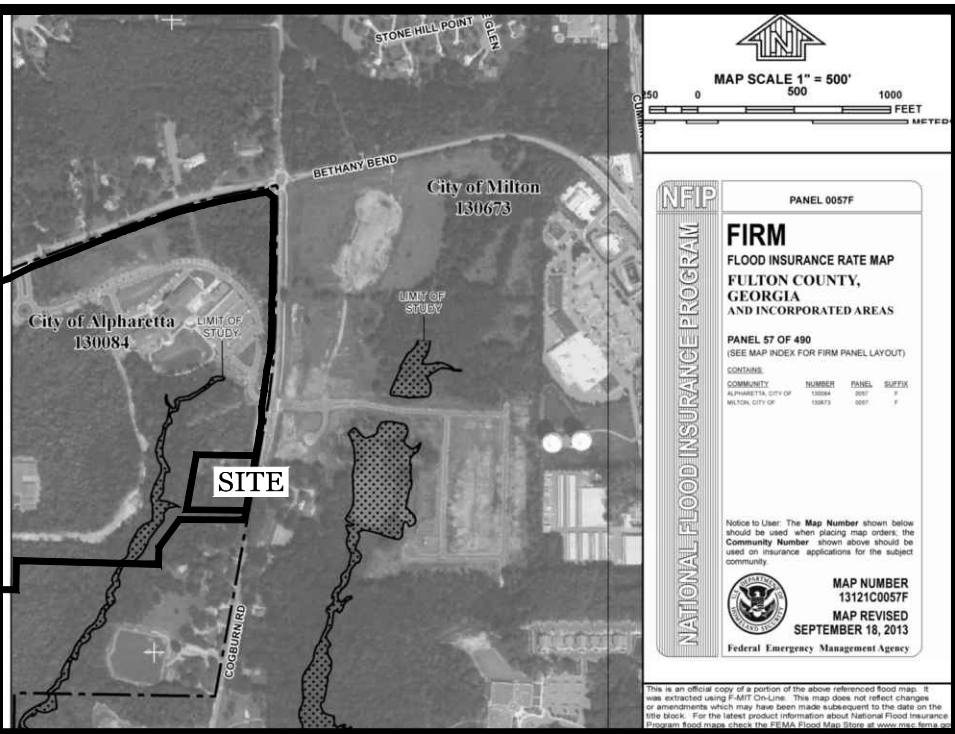
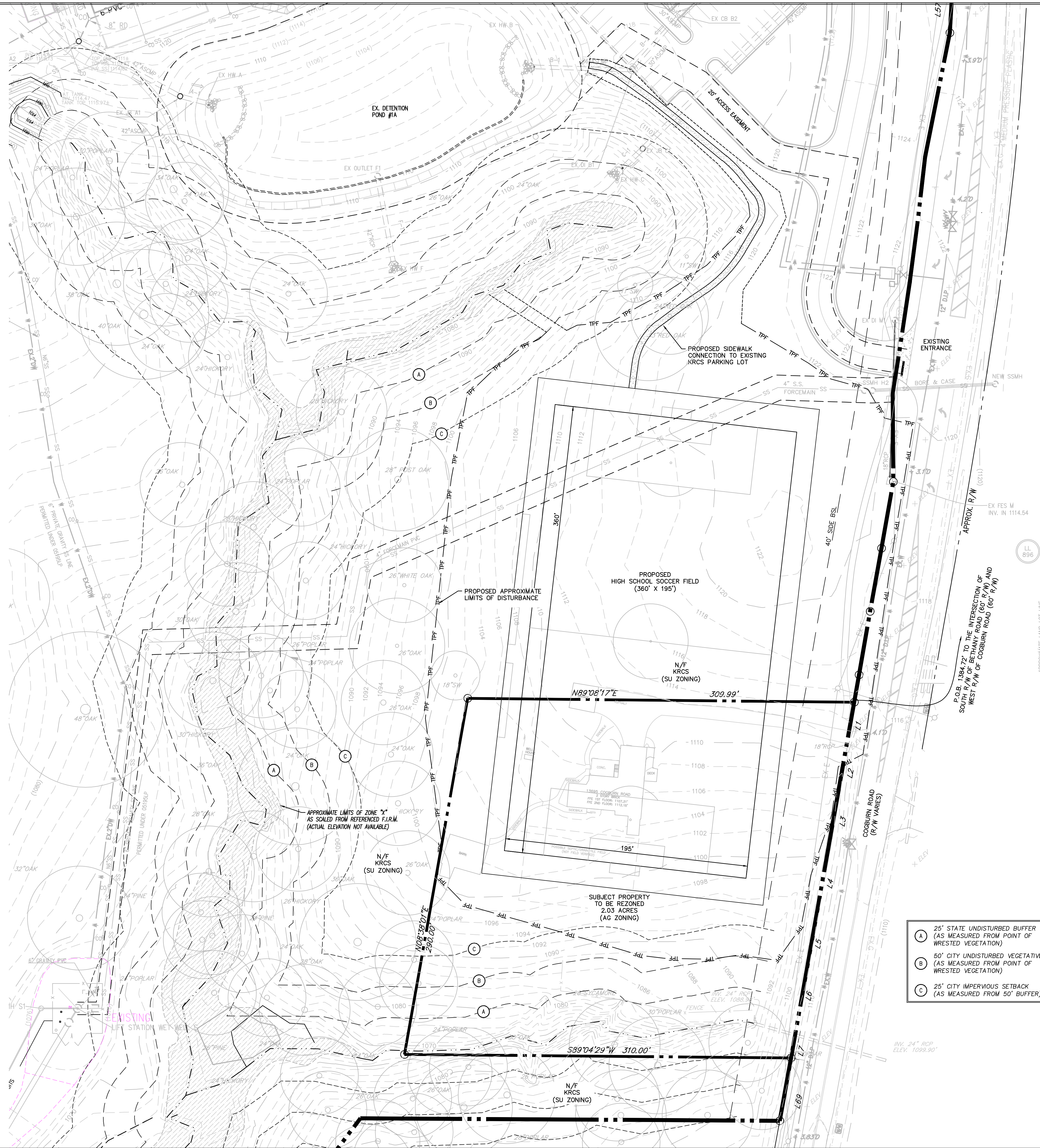
DATE:
MARCH 29, 2018

CP&E DRAWING NO:
2018105.10c.dwg

**ZONING
SITE PLAN**

SHEET NO.

Z.1



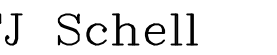
VICINITY & FEMA MAP

SCALE 1"=1,000'

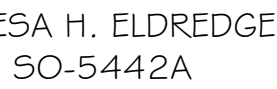
- NOTES:**
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY DAVID A. BURR FOR LAND SELLING GEORGIA BANK DATED 04.13.2006 AS PROVIDED BY CLIENT. TOPOGRAPHIC/TREE SURVEY INFORMATION TAKEN FROM SURVEY BY CROY ENGINEERING FOR KING'S RIDGE CHRISTIAN SCHOOL DATED 03.27.2018. (VERTICAL DATUM NAVD 83/HORIZONTAL DATUM IS NAD 83/GA WEST ZONE). TREES SHOWN ARE PER FIELD INSPECTION BY TJ SCHELL (REFER TO TREE LOCATION AND ASSESSMENT PLAN).
 - PROPERTY IS LOCATED ON AT 13695 COBURN ROAD IN LAND LOT 896, 2ND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA (PID# 22 509008960340).
 - TOTAL SITE AREA: 2.03 ACRES±
 - EXISTING ZONING: AG
PROPOSED ZONING: SU (PROPOSED HIGH SCHOOL SOCCER FIELD)
 - STORMWATER MANAGEMENT SHALL BE ADDRESSED IN ACCORDANCE WITH CURRENT CITY OF ALPHARETTA REGULATIONS.
 - NO PORTION OF THE SITE IS LOCATED WITHIN A DELINEATED 100 YR FLOOD HAZARD AREA PER FIRM PANEL 13121C0057F (PANEL 57 OF 490) LAST REVISED SEPTEMBER 18, 2013.
 - BUFFERED STATE WATERS AND WETLANDS EXIST ON AND ADJACENT TO THE PROJECT SITE (AS DELINEATED ON PLANS).



0 20' 40' 80' 160'
SCALE: 1"= 40'



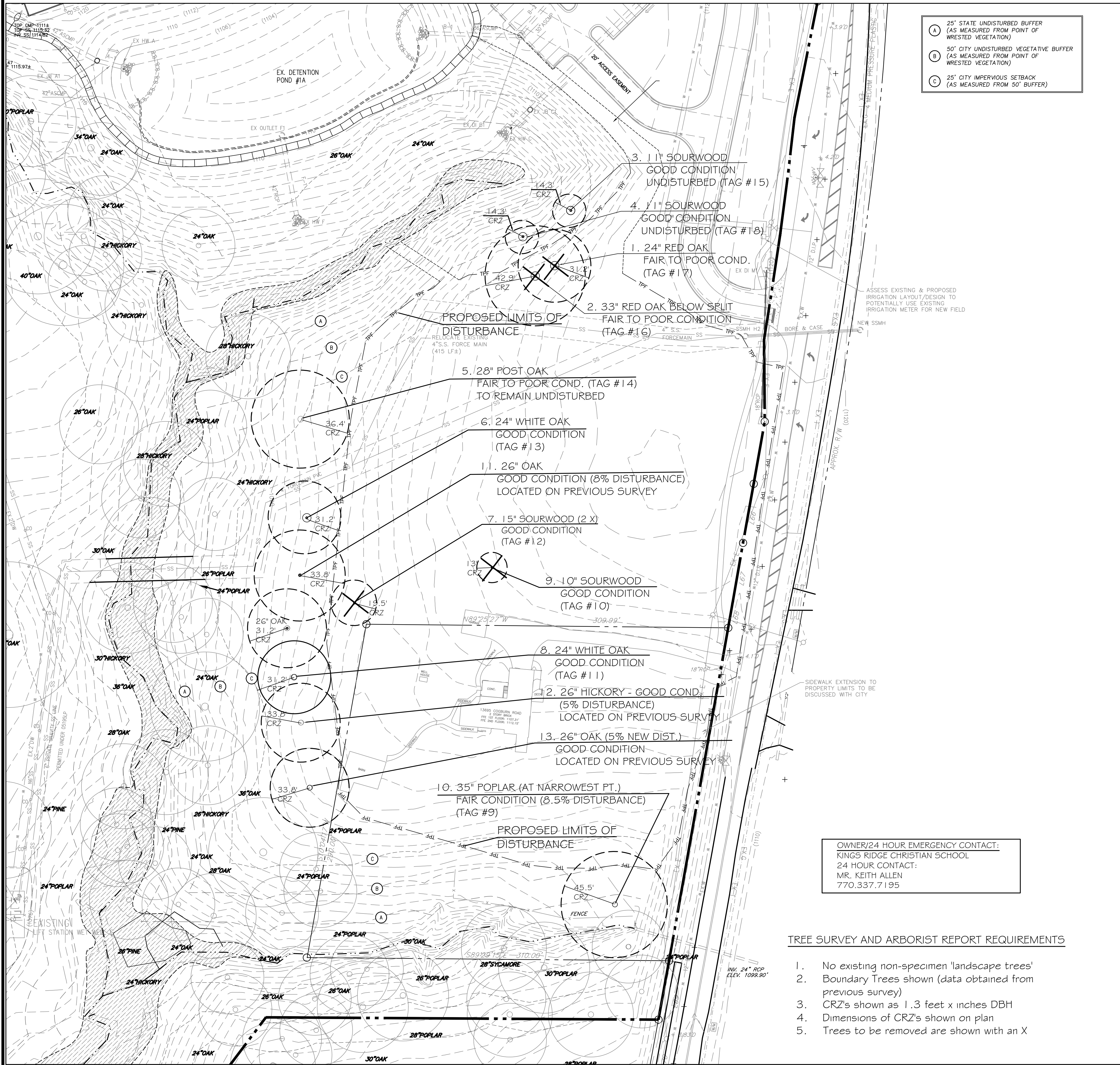
DSCAPE ARCHITECTS
RTIFIED ARBORISTS



2765 BETHANY BEND
ALPHARETTA, GA 30004

SPECIMEN
FREE LOCATION
AND ASSESSMENT
PLAN

NO: _____
E: AS SHOWN
E: 3.26.18
OWN BY: THE
ET No. _____

 $p-1$ 

MODIFIED ARBORIST REPORT FOR:
Hills Ridge Christian School – Soccer Field
Alpharetta, Georgia
Prepared for:
KRCS
Visual Inspection only

Prepared by:
T.J. Schell, LLC
Landscape Architects
And Certified Arborists
2985 Gordy Parkway, Suite 422
Marietta, GA 30066
teresa@tjschell.com
Cell 770-361-2319

Teresa H. Eldredge, RLA, ISA
Certified Arborist
ISA SO-5442A

March 9, 2018
Revised March 26, 2018

City of Algharetta:

8" dbh Understory Trees
18" dbh Sourwood
20" dbh Southern Magnolia, Deodar Cedar, Arborvitae, Beech, Blackgum, Persimmon, Sassafras, or similar
24" dbh Overstory- all others not mentioned;
30" dbh Genus pine, sweetgum, and poplar

Boundary Tree – Per City of Alpharetta Tree Ordinance:
Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance
condition criteria – per City of Alpharetta Tree ordinance. Per arborist report submitted with the approval of Director of Public Works.

This proposed soccer field will be built on an existing single family homsite and a wooded area currently designated as tree save for KRCS. The homsite is mostly cleared with a few smaller trees along the road frontage and several poplars, oaks and sweetgum outside the fenced area closer to the creek. The wooded tree save area is mostly small to semi mature oaks, sweetgum, poplar, maple, pine and sourwood.

1. Red Oak - 24" DBH - (Tag #17 - Pink flagging with black polka dots) 3 Large dead branches with a fairly sparse canopy - main leader appears to be in serious decline/dying - Request Not Specimen



One main dead leader and several large dead limbs



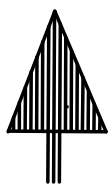
Pockets of decay at split Included bark

3. Sourwood – 11" DBH (Tag #15 - Pink flagging with black polka dots) Some vines on trunk. Good Condition
4. Sourwood – 11" DBH (Tag #18 - Pink flagging with black polka dots) Small hollow area at base. Good Condition
5. Post Oak – 28" DBH (Tag #14 - Pink flagging with black polka dots) 4 Large dead branches with *Ascomyces* 1200 spore-filled holes. *Boletus* 1000 spore-filled holes. *Boletus* 1000 spore-filled holes. *Boletus* 1000 spore-filled holes.



4 Large dead
limbs and
+15%
canopy
dieback

6. WhiteOak ~24" DBH (Tag #13 - Pink flagging with black polka dots) Good Condition
7. Sourwood ~15" DBH (Tag #12 - Pink flagging with black polka dots) DBH Trunk Good Condition
8. WhiteOak ~24" DBH (Tag #11 - Pink flagging with black polka dots) Good Condition
9. Sourwood ~10" DBH (Tag #10 - Pink flagging with black polka dots) Girdled root & old wound with good wound wood. Good Condition
10. Poplar ~35" Narrowest pt. below split ~ (Tag #9 - Pink flagging with black polka dots) Minimal included bark. 8.5% CR2 disturbance upper - Fair to Good Condition
11. Oak ~26" DBH (No Tag - Located on previous survey) Good Condition
12. Hickory ~26" DBH (No Tag - Located on previous survey) Good Condition
13. Oak ~26" DBH (No Tag - Located on previous survey) Good Condition



SCALE IN FEET



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

THIS DRAWING IS THE PROPERTY OF DAVID A. BURRE ENGINEERS & SURVEYORS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR FURNISHING INFORMATION TO OTHERS, OR FOR ANY OTHER PURPOSE DETRIMENTAL TO THE INTEREST OF DAVID A. BURRE ENGINEERS & SURVEYORS, INC. AND IS TO BE RETURNED UPON REQUEST.

LEGEND:

BC = BACK OF CURB
BWL = BROKEN WHITE LINE
C&G = CURB AND GUTTER
CB = CATCH BASIN
CI = CURB INLET
CL = CENTERLINE
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CO = CLEAN OUT
CP = CAMERA POLE
CT = CRIMP TOP PIN
DE = DRAINAGE ESMT.
DI = DROP INLET
DWCB = DBL. WING CATCH BASIN
DYL = DBL. YELLOW LINE
EP = EDGE OF PAVEMENT
FC = FACE OF CURB
FES = FLARED END SECTION
FH = FIRE HYDRANT
FDC = FIRE DEPT. CONNECTION
FDV = FIRE DEPT. VALVE
GI = GRATE INLET
GW = GUY WIRE
GP = GUY POLE
HW = HEAD WALL
IPF = IRON PIN FOUND
IPS = IRON PIN SET
JB = JUNCTION BOX
INV = INVERT
L.L.L. = LAND LOT LINE
LP = LIGHT POLE
MH = MANHOLE (SANITARY SEWER)
OT = OPEN TOP PIPE
PL = PROPERTY LINE
PP = POWER POLE
RB = REINFORCING BAR
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER ESMT.
S/W = SIDEWALK
SWCB = SGL. WING CATCH BASIN
SWL = SOLID WHITE LINE
TBM = TEMPORARY BENCHMARK
TP = TELEPHONE POLE
TSP = TRAFFIC SIGNAL POLE
TX = POWER TRANSFORMER BOX
UGP = UNDERGROUND POWER
YI = YARD INLET

N. OR F.
KINGS RIDGE CHRISTIAN
SCHOOL, INC.

AREA THIS TRACT:

88,630.31 SQ. FT.
2.0347 ACRES

NOTE:

THIS PROPERTY IS KNOWN AS
13695 COGBURN ROAD

FLOOD HAZARD NOTE:

A PORTION OF THIS PROPERTY IS WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF UNINCORPORATED FULTON COUNTY, GA. (COMMUNITY PANEL NO. 13121C0057 E) MOST RECENTLY REVISED JUNE 22,1998. PROPERTY LIES WITHIN ZONE "X" FLOOD HAZARD.

GRAPHIC SCALE



SURVEYOR'S NOTES:

MATTERS OF RECORD NOT SHOWN
HEREON ARE EXCEPTED.

CERTAIN UNDERGROUND UTILITIES THIS TRACT (i.e. WATER, NATURAL GAS, ELECTRICITY, TELEPHONE, ETC.) AND/OR THEIR APPURTENANCES ARE NOT SHOWN HEREON.

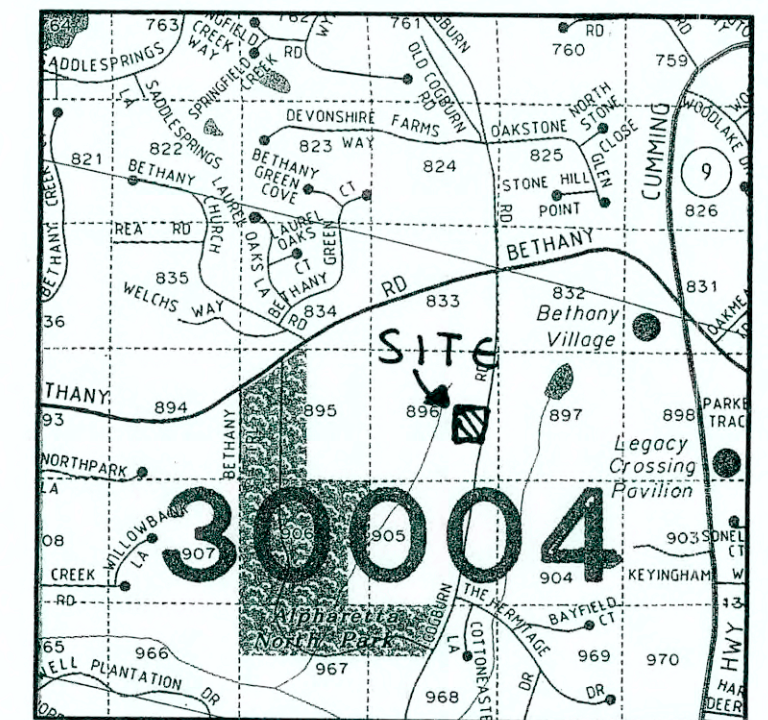
EXISTING BUILDINGS, DRIVEWAYS, SPRINGS, CREEKS, CREEK BUFFERS, AND WETLANDS SHOWN HEREON ARE AS PER TOPOGRAPHIC SURVEY BY GASKINS SURVEYING & ENGINEERING COMPANY.

PRECISION OF SURVEY:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 51,387 FEET AND AN ANGULAR ERROR OF 2.26 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 244,640 FEET.

FIELD ANGLES AND LINEAR DISTANCES MEASURED USING A TOPCON GTS-303 TOTAL STATION.



LOCATION MAP:

REFERENCE(S):

SURVEY FOR A.F. BENNETT'S, PREPARED BY C.E. ABERCROMBIE UNKNOWN DATE OF SURVEY.

LEGAL DESCRIPTIONS FOR PARCEL I & II OF PROPERTY LOCATED IN LAND LOT 896 AND 833.

WARRANTY DEED FROM A.T. HENSON AND ANN PAGE HENSON, TO BURMA S. DENNY, DATED MARCH 22, 1971, RECORDED IN DEED BOOK 5365, PG. 38.

WARRANTY DEED FROM BURMA S. DENNY TO A.T. HENSON AND ANN PAGE HENSON, DATED MARCH 22, 1971, RECORDED IN DEED BOOK 5365, PG. 39.

BOUNDARY SURVEY FOR: CHATHAM BETHANY PARTNERS, L.L.C., PREPARED BY DAVID A. BURRE ENGINEERS AND SURVEYORS, INC., DATED 02-04-2004 AND REVISED 12-14-2004.

TOPOGRAPHICAL SURVEY FOR: KING'S BRIDGE CHRISTIAN SCHOOL, PREPARED BY GASKINS SURVEY & ENGINEERING COMPANY, DATED 05-05-2005 AND REVISED 10-05-2005.

BOUNDARY SURVEY FOR: KING'S RIDGE CHRISTIAN SCHOOL, INC., FIRST CAPITAL BANK, & LAWYERS TITLE INSURANCE CORPORATION PREPARED BY DAVID A. BURRE ENGINEERS & SURVEYORS, INC., DATED OCTOBER 23, 2005.

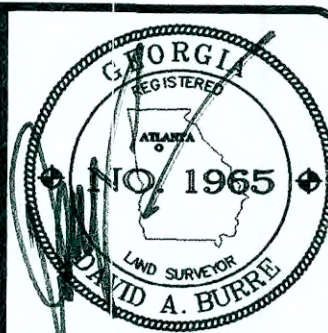
RIGHT OF WAY DESCRIPTION

LINE	DIRECTION	DISTANCE
L1	S08°23'42"W	27.10'
L2	S08°42'37"W	52.84'
L3	S08°37'40"W	48.16'
L4	S08°32'46"W	49.34'
L5	S08°42'24"W	51.85'
L6	S08°43'38"W	57.77'
L7	S08°48'06"W	2.62'

06-3084

SHEET
1
OF
1

DATE:	04-13-2006	NO.	REVISION BLOCK	DESCRIPTION	DATE	BY
SCALE:	HORIZ. 1"=50'					
LAND LOT(S):	896					
DISTRICT:	SECOND					
SECTION:	SECOND					
COUNTY:	FULTON CO., GA.					
CITY:	UNINCORPORATED					
DRAWN:	LAS					



BOUNDARY SURVEY FOR:

LAND SELLUTIONS
GEORGIAN BANK

DAVID A. BURRE
ENGINEERS & SURVEYORS, INC.

11660 ALPHARETTA HWY. SUITE 100
ROSWELL, GEORGIA 30076 (770)442-0500



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-18-05/Z-18-04 LUX ATLANTA/NORTHWINDS MASTER PLAN

CITY COUNCIL:

JULY 9, 2018

This item was considered at the June 7, 2018 Planning Commission meeting. Staff recommended approval subject to conditions. One resident spoke in favor of the request. A representative from Clear Springs Baptist Church spoke wanting to better understand the impacts to the church during and after construction. In response, the applicant stated that they would provide a buffer between their property and the church. The Planning Commission requested that the applicant provide staff with an exhibit of the buffer prior to the Council meeting. After discussion, the Planning Commission recommended approval subject to the conditions below. Vote (5-0)

II. RECOMMENDATION:

Approve MP-18-05/Z-18-04 Lux Atlanta/Northwinds Master Plan, subject to the following conditions:

1. The 1-acre property shall be zoned O-I and shall be incorporated into Pod A of the Northwinds Master Plan. The 4.75-acre site shall be developed substantially similar to the plan prepared by KSGW, dated 5/25/2018, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
2. Development regulations shall be as follows:
 - a. Athletic Facility – Maximum 40,000 square feet and building height of at least 2 stories and no more than 60'. Use square footage shall be deducted from the remaining Master Plan office entitlement.
 - b. Office – Maximum 10,000 square feet and building height no greater than 3-stories or 45'. Use square footage shall be deducted from the remaining Northwinds Master Plan office entitlement.
 - c. Restaurant – Maximum 12,800 square feet and minimum height of 2 stories or 20'. Use square footage shall be deducted from the remaining Northwinds Master Plan office/accessory retail entitlement. Restaurants shall not be drive-through, but shall include outdoor dining areas.
 - d. Hotel – One luxury boutique or full-service hotel, similar to The St. Regis, shall be permitted with a maximum 60 rooms and no greater than 4 stories or 65'. Hotel rooms shall be deducted from the remaining Master Plan hotel entitlement, which has an exchange rate of 800 SF of office per hotel room or 48,000 square feet of office for 60 hotel rooms. Hotel may not be an extended stay facility.
 - e. Parking Decks – Structured parking shall be developed as depicted on the site plan prepared by KSGW, dated 5/25/2018. Parking deck along Northwinds Parkway shall have its top level on-grade with the adjacent surface parking lot and aligned with the finished elevation of Northwinds Parkway. Parking deck visible from Northwinds Parkway and/or Kimball Bridge Road shall be treated with comparable materials and finishes as the buildings they serve and/or shall be screened by over-sized landscaping (12" – 15" caliper trees). Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
3. Freestanding retail uses shall not be permitted.
4. Architectural style shall require final approval by the DRB.
5. Retaining walls shall receive architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
6. Backside of buildings or 'back of house' functions, such as loading or dumpster areas, shall not be visible from the public right-of-way. Parapet walls shall be used to screen roof-top mechanical equipment and views.

7. Corner of Northwinds Parkway and Kimball Bridge Road shall be designed with a minimum 2,000 square foot open space to incorporate decorative hardscape and landscape with a water feature, sculpture or similar focal point feature, as approved by DRB. Corner feature shall be completed with the first CO.
8. A 20' landscape strip with trees and shrubs shall be provided along Kimball Bridge Road and Northwinds Parkway. Existing street trees along Northwinds Parkway shall be saved, as approved by Staff. Pedestrian lights shall be required along Kimball Bridge Road. Existing pedestrian lights along Northwinds Parkway shall be replaced, where necessary, and supplemented with additional lights as approved by Staff.
9. Developer shall construct a minimum 6' sidewalk and 4' planting strip (between curb and sidewalk) along Kimball Bridge Road and Northwinds Parkway, as approved by Staff.
10. A traffic impact study shall be required at LDP to determine the site driveway configuration and potential mitigation measures necessary for the intersection at Kimball Bridge Road and Northwinds Parkway. The scope of the study to be developed with the City's Senior Transportation Planner.
11. Developer shall dedicate necessary right-of-way to accommodate the required streetscape and future traffic signal equipment.
12. Existing curb cut on Northwinds Parkway shall be removed, if not utilized for the development.
13. Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made, as approved by Staff.
14. Developer shall dedicate a permanent easement to the City and construct a 12' concrete, accessible multi-use path (Alpha Loop) as depicted on the plan prepared by KSGW, dated 5/25/2018, with final alignment/design/materials approved by Staff and construction completed prior to first CO. Width of the path may be reduced, if not designated as the main Alpha Loop path, as approved by Staff. Enhanced crossings shall be provided across Kimball Bridge Road and Northwinds Parkway and shall include design and materials approved by Staff. Path shall including seating/gathering areas, lighting (pedestrian and bollard), landscape, hardscape, bike share station, wayfinding signage and public parking, as approved by Staff. Path entrance gateways/arches shall be provided on Northwinds Parkway and Kimball Bridge Road.
15. Detention facilities shall not be visible from the public right-of-way, except a decorative water feature approved by Staff.
16. All new utilities shall be located underground.

III. REPORT IN BRIEF:

The applicant, Brandon Wheelless, is requesting a master plan amendment to the Northwinds Master Plan Pod A to modify development standards and permitted uses and to add approximately 1-acre of land to Pod A to allow for the construction of a 40,000 square foot 'Athletic Facility', 10,000 square foot office, 12,800 square feet freestanding restaurant uses, 60-room boutique hotel and two (2) below-grade parking structures on 4.75 acres. A rezoning is requested for a 1-acre parcel from O-P (Office-Professional) to O-I (Office-Institutional). The subject property is located at the northwest corner of Northwinds Parkway and Kimball Bridge Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 40,000 square foot 'Athletic Facility', 10,000 square foot office, 12,800 square feet of free-standing restaurants, 60-room 'Boutique Hotel' and below-grade parking structures on 4.75 acres. The proposed development is an exclusive athletic facility based on private membership and geared toward professional and developing athletes. The facility will provide athletic training and development, as well as injury recovery/rehabilitation. Amenities and services include sports courts, high-end exercise equipment, physical fitness specialists and trainers, locker rooms, recovery center, medical staff, lounge, hotel and spa, restaurants, and a multi-use trail. The subject property is located at the northwest corner of Northwinds Parkway and Kimball Bridge Road.

The property is zoned O-I (Office-Institutional) and O-P (Office-Professional) and the O-I parcel is subject to the Northwinds Master Plan Pod A. The property is bound by Northwinds Parkway to the east and Kimball Bridge Road to the north. Surrounding properties are Jackson Healthcare to the east, Braeden subdivision to the north, Clear Springs Baptist Church and a cemetery to the west and the Northwinds VII office building to the south. The property has a Comprehensive Land Use Plan designation of 'Corporate Office', which allows the applicant's proposed uses.

The Northwinds Master Plan was approved in 1986 and has been amended on a few occasions over the years. The Master Plan was approved for approximately 4.3 million square feet of office and retail/restaurant uses in Pods A & C. Free-standing retail/restaurant uses are only permitted in Pod C. Retail/restaurant use in Pod A must be located within an office building and is limited to no more than 25% of the floor area of the office building. A master plan amendment was approved in June 2017 for the Northwinds Summit mixed-use development, which is located at the northeast corner of Haynes Bridge Road and Georgia 400. That amendment utilized existing entitlements in the Northwinds Master Plan, including the approved residential uses that require an exchange for existing office density.

As shown in the table below, Pods A & C have a remaining entitlement of 1,125,159 square feet of office and retail/restaurant use and 284 hotel rooms. The applicant is requesting to add 'Athletic Facility' and to allow free-standing restaurant use in Pod A. If the zoning proposal is approved, it is recommended that the applicant's proposed uses are deducted from remaining entitlements in the Northwinds Master Plan.

Applicant's Proposal vs Original Master Plan				
Use	Applicant's Proposal	Original Master Plan	Remaining Approval	Remaining Approval, incl. Applicant
Athletic Facility	40,000 SF	Use Not Permitted	N/A	N/A
Office & Free-standing Restaurant	10,000 SF Office 12,800 SF Restaurant	4,340,140 SF (Pods A & C)	1,125,159 SF (Pods A & C)	1,102,359 SF (Pods A & C)
Hotel	60 rooms	600 rooms*	284 rooms	224 rooms**

**300 hotel rooms approved in the Northwinds Master Plan. Master Plan allows for the exchange of 800 SF of office density for one (1) hotel room up to a maximum of 300 additional hotel rooms in Pod A.*

***48,000 SF of office use would need to be exchanged for 60 hotel rooms to accommodate the applicant's request.*

SITE PLAN ANALYSIS

The applicant's site plan depicts a 40,000 square foot athletic facility, 10,000 square foot professional/medical office and 60-room boutique hotel with below grade parking and located on the south end of the property. A grouping of restaurant buildings, consisting of 12,800 square feet, are depicted on the north end of the property. The Alpha Loop enters the property at the southeast corner of the site, running along the southern property line before traversing the site to the corner of Northwinds Parkway and Kimball Bridge Road. This was the original location of the Alpha Loop, but has recently been moved in order to cut construction costs by using an existing sidewalk on the east side of Northwinds Parkway. Moving the Alpha Loop also saved the construction cost of a bridge, which may be built in the future. Routing away from major roadways is a preferred option even if it will be several years before the links are constructed.

Site access is depicted at three (3) locations with two (2) driveways on Northwinds Pkwy and one on Kimball Bridge Rd. Setbacks are depicted to be 50' along Northwinds Pkwy and Kimball Bridge Rd, except that a below-grade parking deck is approximately 15' from Northwinds Pkwy. Side and rear setbacks are depicted to be 15'. Northwinds Master Plan has conditional setbacks based on site plan approval.

Restaurant buildings are generally oriented to the multi-use trail and includes outdoor areas for seating/gathering, civic space and amenity space. Restaurant uses will be open to the general public. Restaurant buildings vary in size ranging from 1,200 – 4,000 square feet and having building heights of one (1) story to 2.5 stories. Parking surrounds the grouping of restaurants with two (2) rows of parking depicted between the street and the buildings. Attached to the athletic facility is the 10,000 square foot professional/medical office, which is proposed to be three (3) stories and 45'.

The applicant proposes a 'Boutique Hotel' with a maximum 60 rooms and building height of four (4) stories or 65'. According to the applicant, the hotel will include high-end finishes, concierge services, spa, pool and upscale food and beverage services. The hotel will be open to the public, with a number of VIP rooms set aside for members of the private athletic facility. The site plan depicts the hotel connected to the athletic facility with a 3-level, below grade parking structure underneath the hotel and athletic facility uses. The City's Unified Development Code (UDC) defines a 'Boutique Hotel' as:

"A high quality hotel which contains less than 120 rooms located in a unique setting, such as the City's Downtown, mixed-use developments and/or an entertainment district. The building shall reflect a unique exterior architecture and interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge, on-site restaurant, room service, meeting space, business center, banquet facilities, spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours."

Northwinds Master Plan Pod A is approved for 300 hotel rooms with an additional 300 hotel rooms permitted through an exchange of one (1) hotel room per 800 square feet of approved office use. The applicant's request for a 60-room hotel would require the exchange of 48,000 square feet of office use.

The proposed uses would require a total of 405 parking spaces, as calculated in the table below. Parking is provided in two (2) structured parking deck, one under the hotel/athletic facility (180 spaces) and one along Northwinds Parkway at the project entrance (150 spaces). The 3-level parking deck along Northwinds Parkway has its top level on-grade with the adjacent surface parking and Northwinds Parkway finished elevation. According to the applicant, the 3-level parking deck under the hotel/athletic facility will include valet parking. An additional 77 surface parking spaces are provided along north end of the property closest to Kimball Bridge Road, for a total of 407 parking spaces provided on-site.

Use	Size (SF/rooms)	Parking Rate	Parking Required
Boutique Hotel	60 rooms	1 space/room + 1 employee space/20 rooms + 1 space/500 SF for meeting space, retail, restaurant	$60 + 3 + 10 = 73$
Athletic Facility	40,000 SF	1 space/500 SF court, field, spectator area + 1 space/200 SF other patron use areas	$60 + 40 = 100$
Office (Prof/Med)	10,000 SF	1 space/200 SF	50
Restaurant	18,200 SF	1 space/100 SF	182
Parking Required			405
Parking Provided			407 (330 Deck, 77 Surface)

The applicant's site plan consists of approximately 35% green space and 9% plaza space, which is described by the applicant as hardscaped areas used for civic or amenity space. Plaza space includes the Alpha Loop, paver plazas, reflecting pool, outdoor seating/gathering areas, rooftop lounge, yoga lawn, sculpture garden, aquarium, gardens/lawns, tree save areas and turf event lawn. Civic, or public, space is generally limited to the Alpha Loop on the applicant's site plan.

A 12' multi-use path is depicted running through the proposed development and incorporated into the City's Alpha Loop project. The Alpha Loop enters the property from the corner of Northwinds Parkway and Kimball Bridge Road and traverses the development before running along the south property line to Northwinds Parkway. The Alpha Loop's current alignment is along the east side of Northwinds Parkway. If approved, staff recommends that the developer dedicate a permanent easement for public access and construction of the 12' Alpha Loop path through the property as depicted on the applicant's site plan, including enhancements such as an accessible path, seating/gathering areas, lighting, landscape, hardscape, bicycle facilities, crosswalks and wayfinding signage.

The property is heavily wooded, including of a mix of Pines and hardwoods. A row of street trees exist along Northwinds Parkway and should be saved. According to the applicant, stormwater will be handled in underground facilities.

TRAFFIC

The applicant submitted trip generation figures for the proposed project. As shown in the tables below, the proposed use would generate a total of 325 PM Peak Hour trips, which includes trip reductions for pass-by trips. The applicant assumed that approximately 105,000 square feet of office could be developed on the subject property, which would generate approximately 375 PM Peak Hour trips. Based on the existing approvals on the property, the applicant's proposal represents a 13% decrease in PM Peak Hour trips.

LUX Atlanta Trip Generation Report

LAND USE	ITE CODE	DAILY TRIPS	PM PEAK TRIPS	UNITS	DAILY TOTAL	AM		PM		IN	OUT	PEAK HOUR TOTAL	IN	OUT
						PEAK HOUR TOTAL	IN	OUT	PEAK HOUR TOTAL					
HOTEL	310	8.92 /rooms	0.6 /rooms	60.00 rooms	535 TRIPS	32 TRIPS	15	17	36 TRIPS	17	19			
GYMNASIUM	492	32.93 /1000 S.F.	3.53 /1000 S.F.	40,000.00 S.F.	1317 TRIPS	127 TRIPS	69	58	141 TRIPS	72	69			
BUSINESS/MEDICAL	720	36.13 /1000 S.F.	3.57 /1000 S.F.	10,000.00 S.F.	361 TRIPS	39 TRIPS	31	8	36 TRIPS	10	26			
HIGH TURNOVER RESTAURANT (WINE CAFÉ)	932	76.20 /1000 S.F.	6.69 /1000 S.F.	2,500.00 S.F.	191 TRIPS	18 TRIPS	11	8	17 TRIPS	5	12			
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	4,000.00 S.F.	305 TRIPS	29 TRIPS	17	12	27 TRIPS	7	19			
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,800.00 S.F.	137 TRIPS	13 TRIPS	8	6	12 TRIPS	3	9			
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,800.00 S.F.	137 TRIPS	13 TRIPS	8	6	12 TRIPS	3	9			
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,200.00 S.F.	91 TRIPS	9 TRIPS	5	4	8 TRIPS	2	6			
COFFEE SHOP	936	491.15 /1000 S.F.	24.45 /1000 S.F.	1,500.00 S.F.	737 TRIPS	40 TRIPS	23	17	37 TRIPS	10	26			
TOTAL					3811 TRIPS	322 TRIPS	187	136	325 TRIPS	130	195			

*All land uses in 800 and 900 series are entitled to a "pass by" trip reduction of 60% if less than 50,000 ft². A 40% reduction was applied.

105,000 s.f. Business/Medical Trip Generation Report

LAND USE	ITE CODE	DAILY TRIPS	PM PEAK TRIPS	UNITS	DAILY TOTAL	AM		PM		IN	OUT	PEAK HOUR TOTAL	IN	OUT
						PEAK HOUR TOTAL	IN	OUT	PEAK HOUR TOTAL					
BUSINESS/MEDICAL	720	36.13 /1000 S.F.	3.57 /1000 S.F.	105,000.00 S.F.	3794 TRIPS	412 TRIPS	239	173	375 TRIPS	105	270			

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal would permit uses that would complement surrounding office and residential development.

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The property is subject to the Northwinds Master Plan, which has a remaining entitlement of approximately 1.1 million square feet of office and retail use and 284 hotel rooms. The zoning proposal would permit uses that would complement surrounding office and residential developments.

- Whether the zoning proposal will adversely affect the natural environment.

Response: The proposed development should not have significant impacts on the natural environment.

- Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property is subject to the Northwinds Master Plan, which has a remaining entitlement of approximately 1.1 million square feet of office and retail use and 284 hotel rooms. The zoning proposal would permit uses that would complement surrounding office and residential developments. The development would reduce impacts on City public facilities and services, if the applicant's proposed uses are deducted from the existing Northwinds Master Plan entitlements.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposed development represents a mix of uses and includes walkable infrastructure, which should result in reduced impacts on public facilities and services. The applicant's proposal represents a decrease in vehicular trips generated for the subject site.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The proposed development represents a mix of uses and includes walkable infrastructure, which should result in reduced impacts on public facilities and services.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property is subject to the Northwinds Master Plan, which has a remaining entitlement of approximately 1.1 million square feet of office and retail use and 284 hotel rooms. The zoning proposal would permit uses that would complement surrounding office and residential developments. The development would reduce impacts on City public facilities and services, if the applicant's proposed uses are deducted from the existing Northwinds Master Plan entitlements.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the subject property, which is 'Corporate Office'.

CONCURRENCES

Staff has reviewed the application and can generally support the applicant's request for master plan amendment and rezoning. The proposed development is compatible with the Northwinds Master Plan and would complement and serve office and business employees, as well as residents in the surrounding area. The development is proposed to be integrated with the City's Alpha Loop project, thereby promoting walkability and vehicular trip reduction. Also, the proposed mix of uses are permitted under the Comprehensive Land Use Plan designation of the property, which is designated 'Corporate Office'.

CITIZEN PARTICIPATION PLAN

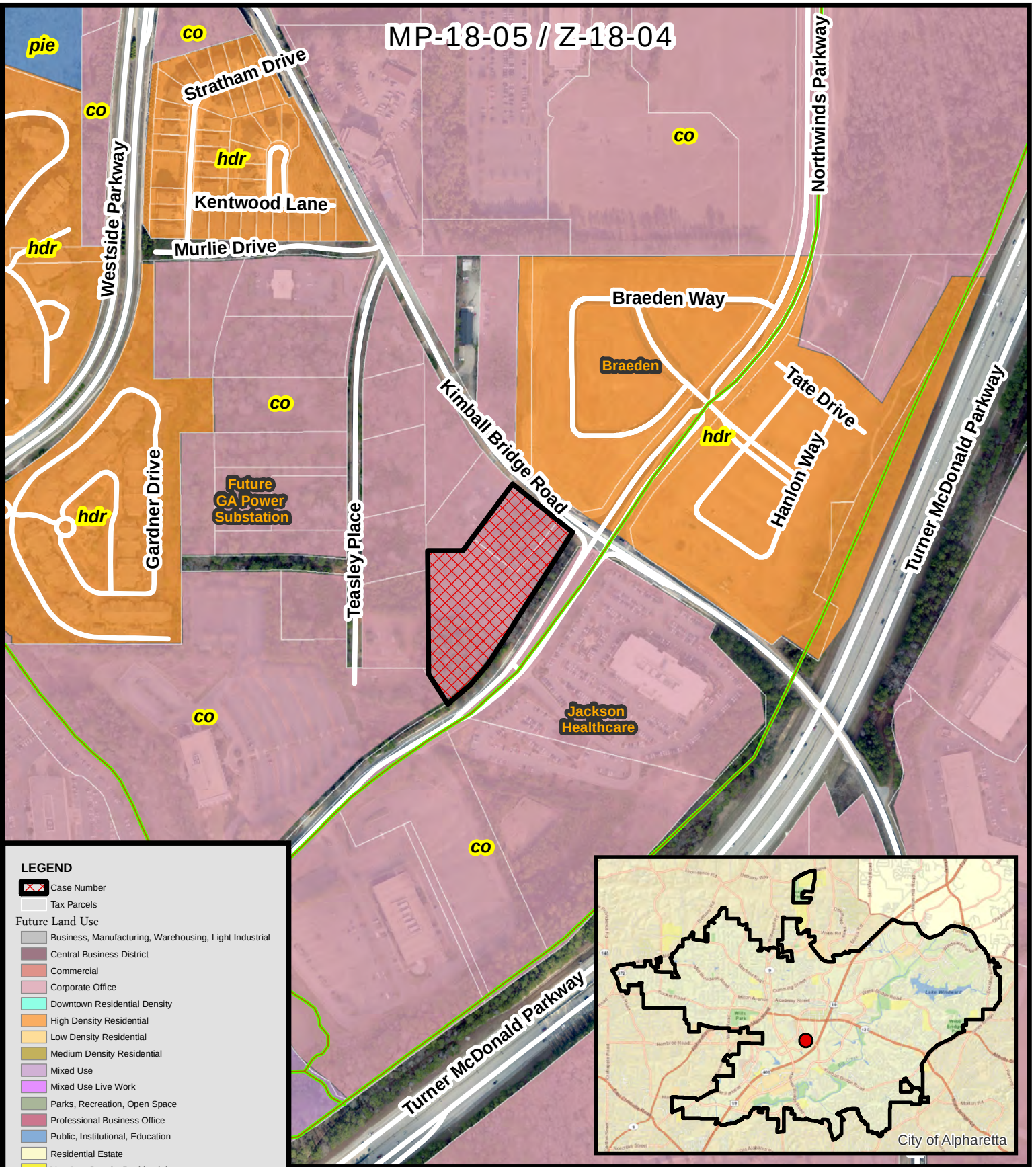
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no concerns were received. The

applicant indicated that they spoke to Jackson Healthcare and Clear Springs Baptist Church, of which both were supportive of the proposed development.

IV. ATTACHMENTS:

- Site Plan
- Environmental Visuals – Mood Board

MP-18-05 / Z-18-04

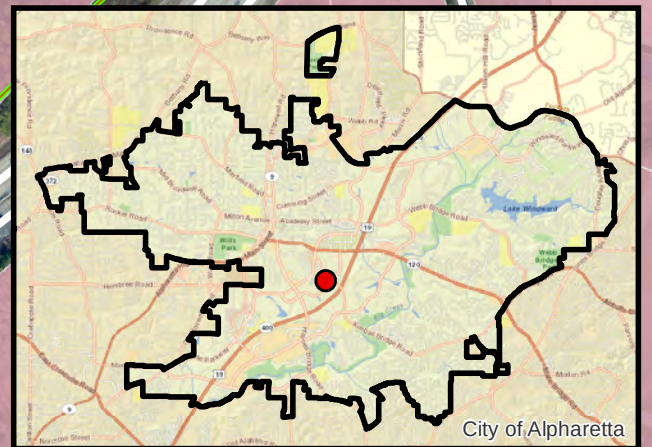


LEGEND

- Case Number
- Tax Parcels

Future Land Use

- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential
- Alpha Loop (Preliminary Alignment)



MP-18-05 / Z-18-04

D/LL: 1/2/805, 806

PC: 6/07/18

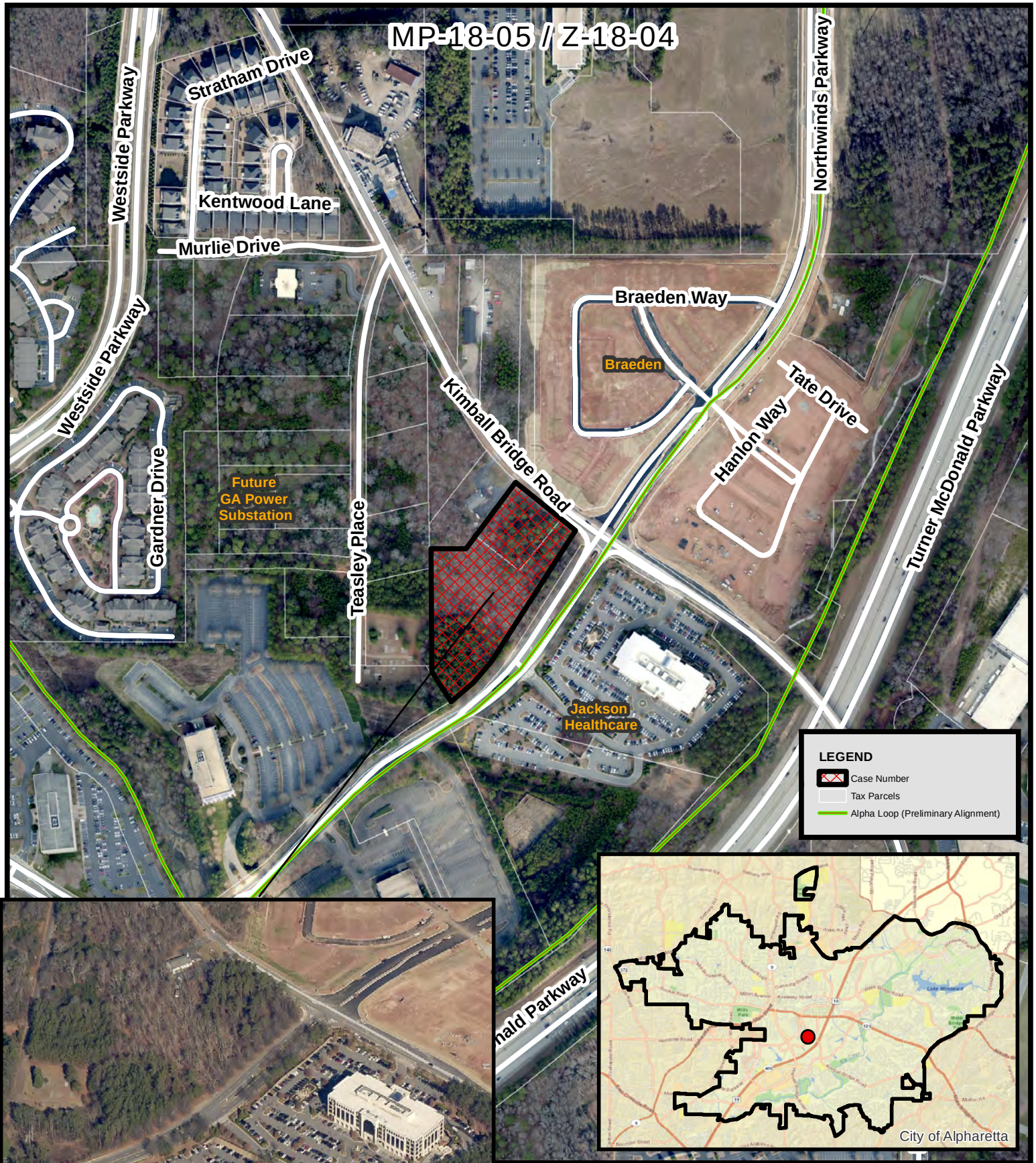
CC: 7/09/18

Future Land Use
LUX ATL
Northwinds



Location Map Provided by:
Community Development - GIS

MP-18-05 / Z-18-04



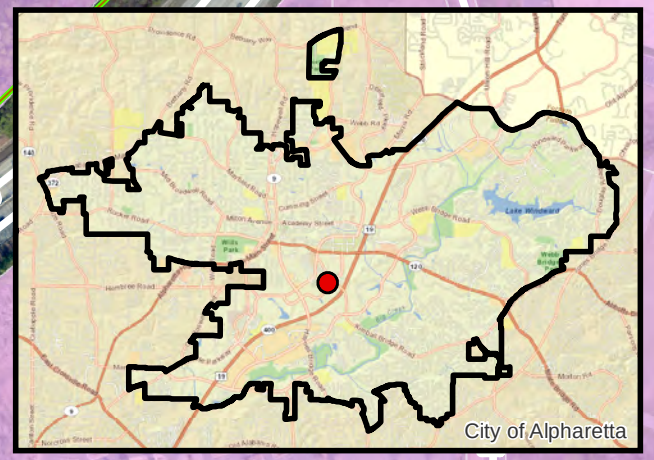
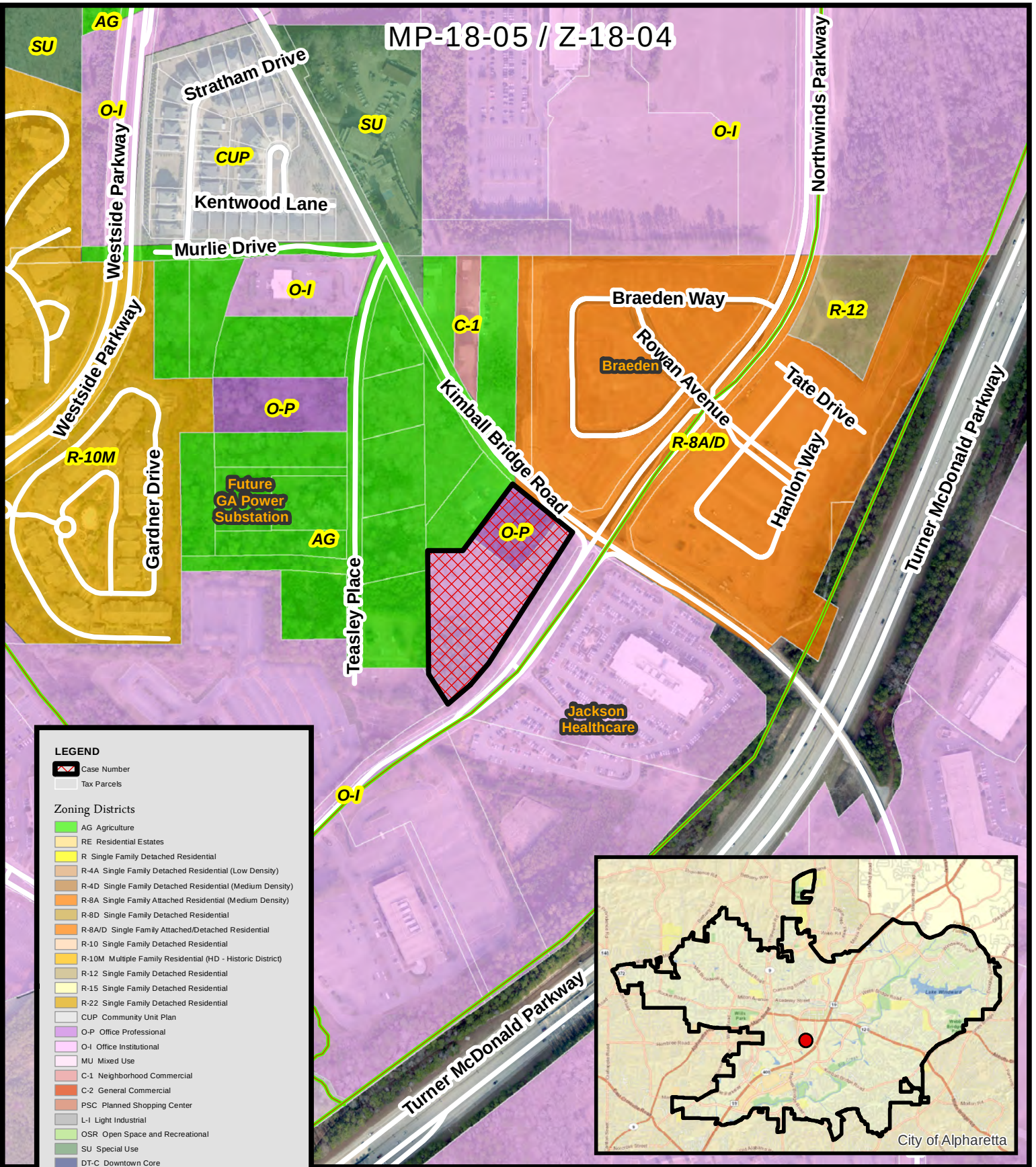
Aerial Map
LUX ATL
Northwinds

MP-18-05 / Z-18-04
D/LL: 1/2/805, 806
PC: 6/07/18
CC: 7/09/18



Location Map Provided by:
Community Development - GIS

MP-18-05 / Z-18-04



LEGEND

- Case Number
- Tax Parcels

Zoning Districts

- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8A/D Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential
- Alpha Loop (Preliminary Alignment)

Zoning Map
LUX ATL
Northwinds

MP-18-05 / Z-18-04

D/LL: 1/2/805, 806

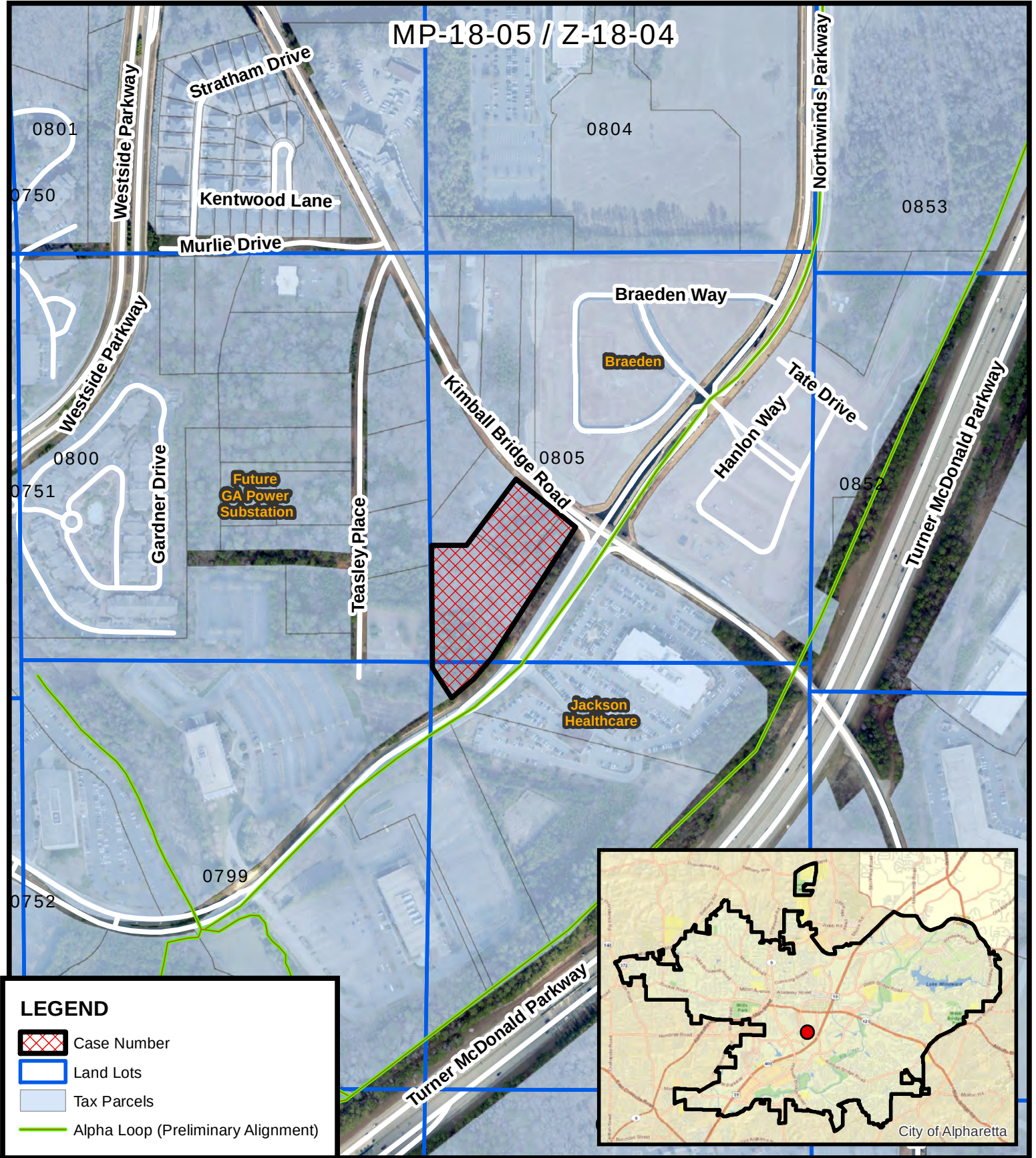
PC: 6/07/18

CC: 7/09/18



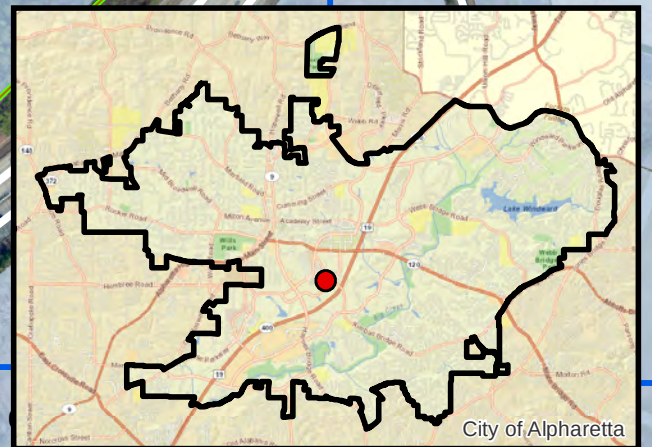
Location Map Provided by:
Community Development - GIS

MP-18-05 / Z-18-04



LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels
-  Alpha Loop (Preliminary Alignment)



Location Map
LUX ATL
Northwinds

MP-18-05 / Z-18-04
D/LL: 1/2/805, 806
PC: 6/07/18
CC: 7/09/18

Location Map Provided by:
Community Development - GIS

From: Brandon Wheelless
To: [Woodman, Michael](#)
Cc: [Taylor, Elicia](#)
Subject: Re: Lux - Buffer Exhibits
Date: Friday, June 22, 2018 11:57:53 AM

Brandon Wheelless
LUX Atlanta
2475 Northwinds Pkwy, Suite 200
Alpharetta, GA 30009

Dear City of Alpharetta,

Conversations with Clear Springs Baptist Church started June 7th, 2018 & June 9th 2018. Both conversations were pertaining to minimizing construction disturbance, implementing a 5 foot buffer zone and parking concessions on Sundays for church members. The type landscaping for the buffer was also discussed with the church. Link has the updated plan to show the 5' buffer location and I added an image of the type of similar trees to the boards.

Best Regards

Brandon Wheelless

[://www.dropbox.com/sh/ifbrdjnizi57q9m/AABFIrIMKA5bRa3HArXHZIAHa?dl=0](https://www.dropbox.com/sh/ifbrdjnizi57q9m/AABFIrIMKA5bRa3HArXHZIAHa?dl=0)

SITE PLAN KEY 3

- 1. HOSPITALITY/HOTEL, 60,000 GSF, 60 ROOMS, 4-STORY, 65 FT HEIGHT, BELOW GRADE PARKING STRUCTURE
- 2. GYMNASIUM, 40,000 GSF, 2-STORY, 60 FT HEIGHT
- 3. BUSINESS/MEDICAL, 10,000 GSF, 3-STORY, 45 FT HEIGHT
- 4. WINE CAFE, 2,500 GSF, 2.5-STORY, 25 FT HEIGHT
- 5. RESTAURANT, 4,000 GSF, 2-STORY, 25 FT HEIGHT
- 6. RESTAURANT, 1,800 GSF, 1-STORY, 20 FT HEIGHT
- 7. RESTAURANT, 1,800 GSF, 1-STORY, 20 FT HEIGHT
- 8. RESTAURANT, 1,200 GSF, 1-STORY, 20 FT HEIGHT
- 9. COFFEE SHOP, 1,500 GSF, 1-STORY, 20 FT HEIGHT
- 10. TURF EVENT LAWN
- 11. 3-LEVEL PARKING STRUCTURE (TOP LEVEL ON GRADE WITH ADJACENT SURFACE PARKING)
- 12. VALET ENTRANCE TO 3-LEVEL PARKING STRUCTURE BENEATH HOSPITALITY AND GYMNASIUM
- 13. WATERFALL RETAINING WALL AND LOWER REFLECTING POND
- 14. ALPHA LOOP BIKE TRAIL ACCESS POINTS
- 15. ALL EXISTING BOUNDARY NORTHWINDS TREES SHALL REMAIN, REFERENCE ARBORIST REPORT DATED 05-25-2018
- 16. EXISTING NORTHWINDS SIDEWALK
- 17. NEW 6' KIMBALL BRIDGE SIDEWALK
- 18. FIRE APPARATUS LANE
- 19. EXISTING CONCRETE DRIVE CUT
- 20. NEW CONCRETE DRIVE CUT
- 21. ELEVATOR ACCESS
- 22. UPPER LEVEL TERRACE PAVED PLAZA
- 23. LOWER LEVEL TERRACE PAVED PLAZA AND DRIVE CIRCLE
- 24. GRAPHIC WALL
- 25. STAIR ACCESS TO LOWER/UPPER PLAZAS
- 26. BIKE RACKS AND OPEN-AIR COVERED BIKE STATION
- 27. SIDEWALK CONNECTION
- 28. REFLECTING POND
- 29. ROOF TOP LOUNGE
- 30. SOLAR PANEL ARRAY
- 31. VIP ROOF TOP LOUNGE TERRACE
- 32. YOGA LAWN
- 33. BELOW GRADE, STRUCTURED WATER RETENTION
- 34. SITE WATER RUNNELL SIDE GARDEN ALONG ALPHA LOOP BIKE PATH
- 35. ARTISTIC ARRIVAL LIGHT/WATER SCULPTURE GARDEN
- 36. AQUARIUM
- 37. SPECIMEN TREE- 801 - REFERENCE ARBORIST REPORT, NOT CONSIDERED FOR DESIGN DUE TO CONFLICT OF SITE FUNCTION. PLANNED DESIGN PROPOSED WILL REPLACE AND ENHANCE WITH NEW TREES.
- 38. DASHED GREEN LINE INDICATES PROVIDED MIN 5' LANDSCAPE TREE BUFFER CONSISTING OF CRYPTOMERIA TREES AND SIMILAR.

SITE DATA

TOTAL AREA: TRACT 1 = 163,111 SQ. FT. (3.74 ACRES)
TRACT 2 = 42,645 SQ. FT (0.98 ACRES)

PROPOSED TOTAL: 205,756 SQ. FT. (4.72 ACRES)

EXISTING ZONING: O-I (TRACT 1) AND O-P (TRACT 2)
PROPOSED ZONING: O-I

SETBACKS: FRONT 50'
SIDE: 15'
REAR: 15'

LOT COVERAGE: MAX IMPERVIOUS = 65% (134,748 SQ.FT.)

GREEN SPACE = 35%
BLDG FOOTPRINT = 30%
PLAZA = 9%
PARKING/PAVING = 26%

TREE STATEMENT: ALL EXISTING BOUNDARY TREES ALONG NORTHWINDS SIDEWALK ARE TO REMAIN. NO TREE OF QUALITY OR SPECIMEN TREES ARE PROPOSED TO REMAIN IN INTERIOR OF SITE. NEW TREES WILL BE PROVIDED. REFERENCE ARBORIST REPORT DATED 5-25-2018

SITE DISTANCES: EXISTING ENTRANCE (CURB CUT) WILL BE UTILIZED FOR NORTHWINDS MAIN ENTRANCE

NEW PROPOSED ENTRANCE ALONG KIMBALL BRIDGE LOCATED AT NORTHERN MOST END OF SITE APPROXIMATELY 230' FROM INTERSECTION AT NORTHWIND AND PROVIDES A DISTANCE OF +400' IN EITHER DIRECTION.

NEW PROPOSED EXIT- ONLY RIGHT-TURN DRIVE AT SOUTH END OF PROPERTY ON NORTHWINDS PROVIDES A DISTANCE OF +400' IN EITHER DIRECTION.

Site Plan with 5 ft Buffer and Landscape

PARKING

PARKING REQUIREMENTS PER ALPHARETTA UDC:
BOUTIQUE HOTEL: 60 ROOMS = 73 SPACES
SPECIAL USE GYMNASIUM: 1SP/500 SQ. FT OF COURT AND 1/ 250 BUS. = 100 SPACES
BUSINESS/MEDICAL: 1 SP/200 SQ. FT = 50 SPACES
RESTAURANT: 1SP/100 SQ. FT = 128 SPACES
TOTAL = 351 SPACES

PROPOSED DECK 1 = 150 SPACES
PROPOSED BELOW GRADE DECK 2 = 180 SPACES
PROPOSED SURFACE = 77 SPACES
TOTAL PROPOSED = 407 SPACES

9'x19' STANDARD PARKING STALL IN DECK
9 ACCESSIBLE SPACES AND 2 VAN

VICINITY MAP



IMAGE REFERENCES A

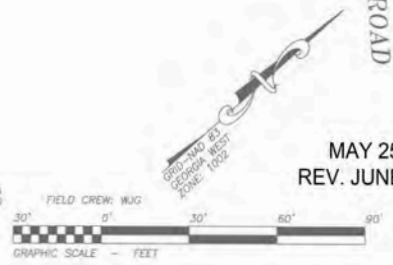
NOTE:
1. THIS INFORMATION TAKEN FROM THE TOPOGRAPHIC SURVEY BY LANDTEC SURVEYORS DATED 5/15/2018

LUX ON THE ALPHA LOOP
0 NORTHWIND PARKWAY AND KIMBALL BRIDGE
RENDERED PRELIMINARY SITE PLAN

ELEVATION NOTE:
DATUM: NAVD 88

CONTOUR NOTE:
CONTOUR INTERVAL = 2'
CONTOURS BASED ON FIELD DATA
OBTAINED USING CONVENTIONAL
SURVEYING TECHNIQUES

FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN A
FLOOD HAZARD AREA AS PER FIRM FLOOD
INSURANCE RATE MAP OF THE CITY OF
ALPHARETTA, FULTON COUNTY, GEORGIA
COMMUNITY PANEL NO. 130084 D067 F
EFFECTIVE DATE: SEPTEMBER 18, 2013



MAY 25, 2018
REV. JUNE 20, 2018



LUX ON THE ALPHA LOOP
ENVIRONMENTAL VISUALS - MOOD BOARD

*NOTE - IMAGES ABOVE ARE NOT PROPERTY OF AIMM-KSGW AND CHOSEN TO ONLY REPRESENT POSSIBLE CONCEPT BUILDING MATERIAL



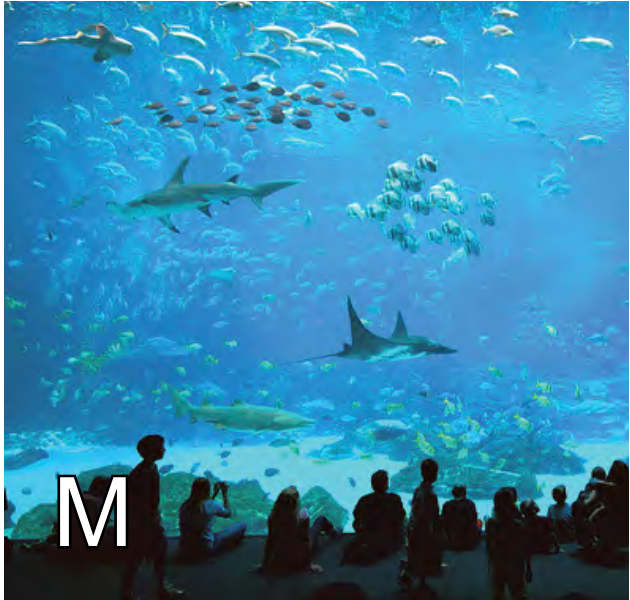
J



K



L



M



N



O



P

*NOTE - IMAGES ABOVE ARE NOT PROPERTY OF AIMM-KSGW AND CHOSEN TO ONLY REPRESENT POSSIBLE CONCEPT BUILDING MATERIAL



*NOTE - IMAGES ABOVE ARE NOT PROPERTY OF AIMM-KSGW AND CHOSEN TO ONLY REPRESENT POSSIBLE CONCEPT BUILDING MATERIAL

LUX ON THE ALPHA LOOP

ARCHITECTURAL VISUALS - MOOD BOARD

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

William J. Gilbert
William J. Gilbert Ga. - RLS # 2843
Date: 03/27/2018

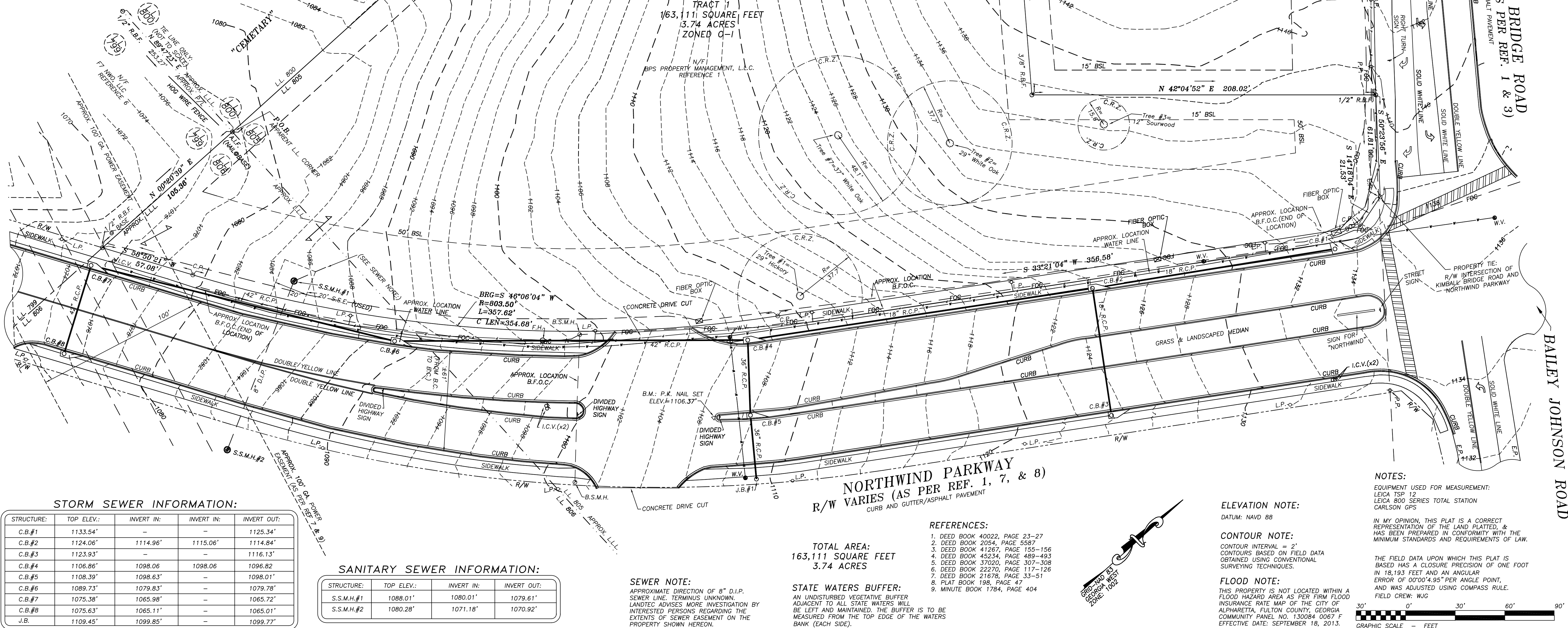


TREE CHART:
THE CHART BELOW IS FROM ARBORIST REPORT FOR CBMT NORTHWINDS PKWY, PREPARED BY SCOTT HALL, RLA, CERTIFIED ARBORIST, AEC, INC., REPORT DATE: NOVEMBER 26, 2007.

Appendix A Specimen Analysis Site Conditions: November 21, 2007 (Partly Cloudy 70°)						City Assessment as to if tree is a specimen or not. Only those verified by City are noted (Y = Yes, N = No)
Tree #	Size/Species	Condition	Specimen	Comments	Photo # (see back)	
1	29" Hickory	Poor	No	3 Co-Dominate Leaders with weak crotches w/ severe decay. Severe wound to trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	1-3	
2	29" White Oak	Poor	No	Co-Dominate Leaders with weak crotches and included bark w/ severe decay. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	4-5	
3	12" Sourwood	Good	Yes			
4	28" Red Oak	Poor	No	Co-Dominate Leaders with weak crotches. Signs of crown gall. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	6	
5	17" Sourwood	Poor	No	Trunk gall, cavity w/ decay and damage to major root.	7-8	
6	10" Sourwood	Good	Yes			
7	37" White Oak	Poor	No	4 Co-Dominate Leaders with weak crotches. Hollow cavity in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	9	

TREE NOTE:
THE TREES SHOWN HEREON ARE BASED ON ARBORIST REPORT FOR CBMT NORTHWINDS PKWY, PREPARED BY SCOTT HALL, RLA, CERTIFIED ARBORIST, AEC, INC., REPORT DATE: NOVEMBER 26, 2007. PLEASE REFER TO CHART ABOVE FOR INFORMATION REGARDING EACH TREE.

C.R.Z. NOTE:
THE C.R.Z. (CRITICAL ROOT ZONE) SHOWN HEREON IS BASED ON A RADIUS EQUAL IN FEET TO 1.3 TIMES THE NUMBER OF INCHES OF THE TRUNK DIAMETER.



STORM SEWER INFORMATION:

STRUCTURE:	TOP ELEV.:	INVERT IN:	INVERT IN:	INVERT OUT:
C.B.#1	1133.54'	—	—	1125.34'
C.B.#2	1124.06'	1114.96'	1115.06'	1114.84'
C.B.#3	1123.93'	—	—	1116.13'
C.B.#4	1108.86'	1098.06	1098.06	1096.82
C.B.#5	1108.39'	1098.63'	—	1098.01'
C.B.#6	1089.73'	1079.83'	—	1079.78'
C.B.#7	1075.38'	1065.98'	—	1065.72'
C.B.#8	1075.63'	1065.11'	—	1065.01'
J.B.	1109.45'	1099.85'	—	1099.77'

SANITARY SEWER INFORMATION:

STRUCTURE:	TOP ELEV.:	INVERT IN:	INVERT OUT:
S.S.M.H.#1	1088.01'	1080.01'	1079.61'
S.S.M.H.#2	1080.28'	1071.18'	1070.92'

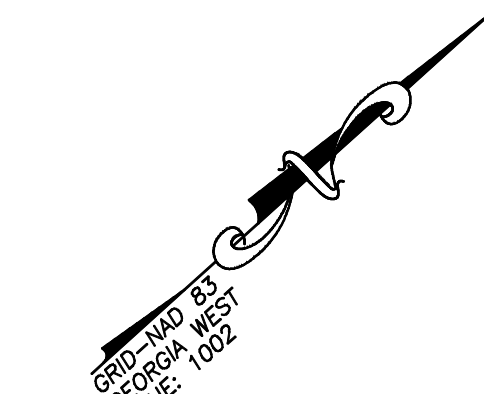
SEWER NOTE:

APPROXIMATE DIRECTION OF 8" D.I.P. SEWER LINE. TERMINUS UNKNOWN. LANDTEC ADVISES MORE INVESTIGATION BY INTERESTED PERSONS REGARDING THE EXTENTS OF SEWER EASEMENT ON THE PROPERTY SHOWN HEREON.

STATE WATERS BUFFER:
AN UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL STATE WATERS WILL BE LEFT AND MAINTAINED. THE BUFFER IS TO BE MEASURED FROM THE TOP EDGE OF THE WATERS BANK (EACH SIDE).

REFERENCES:

- DEED BOOK 40022, PAGE 23-27
- DEED BOOK 2054, PAGE 5587
- DEED BOOK 41267, PAGE 155-156
- DEED BOOK 45234, PAGE 489-493
- DEED BOOK 37020, PAGE 307-308
- DEED BOOK 22270, PAGE 117-126
- DEED BOOK 21678, PAGE 33-51
- PLAT BOOK 198, PAGE 42
- MINUTE BOOK 1784, PAGE 404



ELEVATION NOTE:

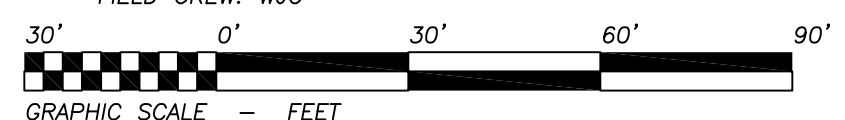
DATUM: NAVD 88

CONTOUR NOTE:

CONTOUR INTERVAL = 2'
CONTOURS BASED ON FIELD DATA OBTAINED USING CONVENTIONAL SURVEYING TECHNIQUES.

FLOOD NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA COMMUNITY PANEL NO. 130084 0067 F EFFECTIVE DATE: SEPTEMBER 18, 2013.



NOTES:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 325,103 FEET.

THIS SURVEY WAS NOT PREPARED FROM THE AD OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT, OR MIGHT NOT, BE RECORDED.

THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR." ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

THE LOCATION OF ALL BURIED UTILITIES SHOWN HEREON ARE APPROXIMATE.

LEGEND:

- F.H. - FIRE HYDRANT
- W.V. - WATER VALVE
- W.M. - WATER METER
- W. - WATER MAIN
- D.I.P. - DUCTILE IRON PIPE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- P.P. - POWER POLE
- S.P. - SERVICE POLE
- T.P. - TELEPHONE POLE
- P.B. - POWER TRANSFORMER BOX
- T.R. - TELEPHONE RISER
- E. - ELECTRICAL LINE
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- S.W.C.B. - SINGLE WING CATCH BASIN
- C.R. - FIBER OPTIC CABLE RISER
- A.P/L - APPROXIMATE PROPERTY LINE
- T.M.H. - TELEPHONE MANHOLE
- P.O.B. - POINT OF BEGINNING
- S.S.E. - SANITARY SEWER EASEMENT
- D.E. - DRAINAGE EASEMENT
- A.E. - ACCESS EASEMENT
- S.W.S. - SOLID WHITE STRIPE
- D.Y.L. - DOUBLE YELLOW LINE
- U.G.T. - UNDERGROUND TELEPHONE
- D.W.S. - DASHED WHITE STRIPE
- F.E.S. - FLARED END SECTION
- S.S.M.H. - SANITARY SEWER MANHOLE

LEGEND:

- I.P.F. - IRON PIN FOUND
- C.T.F. - CRIMPED TOP PIN FOUND
- R.B.P. - REBAR PIN FOUND
- O.B.S. - OPEN TOP FOUND
- O.T.F. - OPEN TOP FOUND
- A.I.F. - ANGLE IRON FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- S.P.F. - SOLID PIN FOUND
- O.P.K.N.S. - P.K. NAIL SET
- O.P.K.N.F. - P.K. NAIL FOUND
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- C/L - CENTER LINE
- A.L.L. - APPARENT LAND LOT LINE

LEGEND:

- G.R. - GUARD RAIL
- +
- SPOT ELEVATION
- F.P/L - FORMER PROPERTY LINE
- T.S.B. - TRAFFIC SIGNAL BOX
- C.P. - CALCULATED POINT
- L.L.L. - LAND LOT LINE
- APPROX. - APPROXIMATE
- S.S.E. - SANITARY SEWER EASEMENT
- L.P. - LIGHT POLE
- B.S.M.H. - BELLSOUTH MANHOLE
- B.F.O.C. - FIBER OPTIC CABLE
- Δ B.M. - BENCH MARK

REVISIONS:		COMMENTS:
DATE:		
5/15/2018		ADD SETBACKS

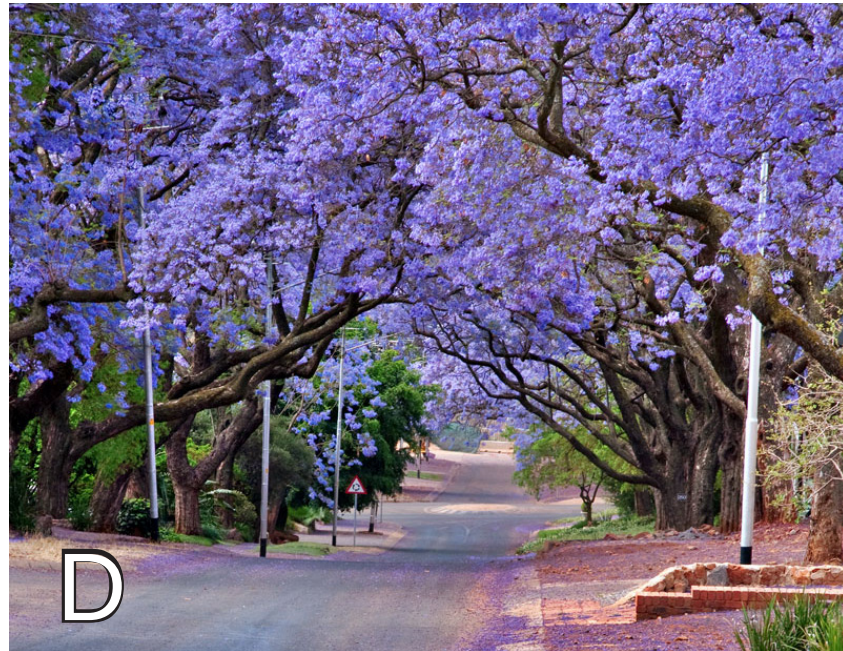
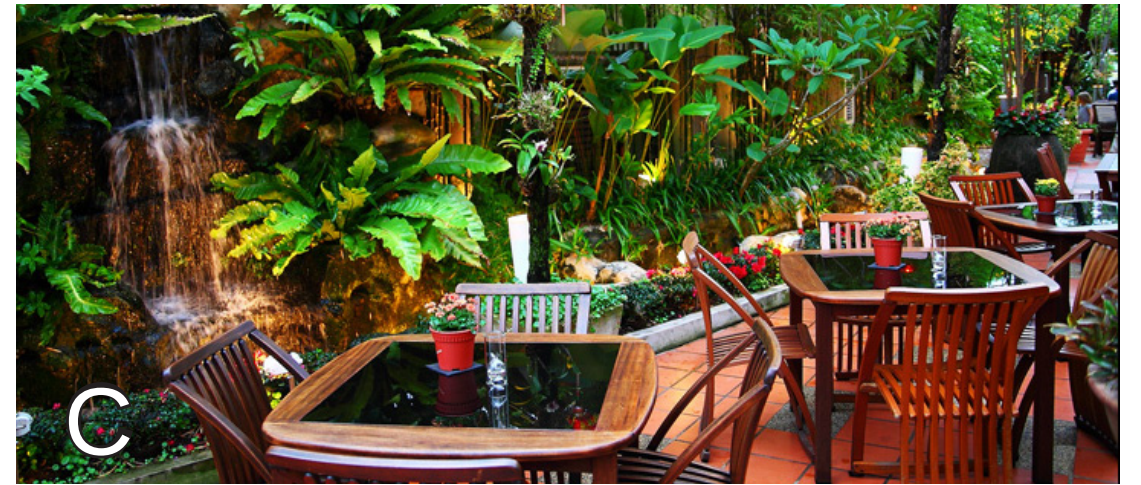


205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (678) 780-8832
JGILBERT@LANDTECCO.COM

landtec
Surveying

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
CBMT, LLC
LOCATED IN:
LAND LOTS 805 & 806, 1ST LAND DISTRICT, 2ND SECTION
THE CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

PROJECT NO.:	07-187
PLAT DATE:	MARCH 27, 2018
SHEET NUMBER:	1 OF 1
FILE NAME:	07-141.dwg P.L. R.H.P.



LUX ON THE ALPHA LOOP
ENVIRONMENTAL VISUALS - MOOD BOARD



Building, Architecture and Material Examples



Building, Architecture and Material Examples



Building, Architecture and Material Examples



Building, Architecture and Material Examples



Building, Architecture and Material Examples



Building, Architecture and Material Examples



CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Lux Atlanta, LLC

Contact Name: Brandon Wheeless for Lux Atlanta, LLC

Telephone: 770-753-6353

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

There had been no concerns at this time.

Jackson helthcare is very supportive of the development

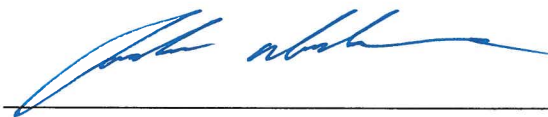
Clear springs church is happy to have a food component next door

Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- | | |
|--|---|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: 

Date: 5-17-18

Print Form



MAY 16, 2018

Rezoning Committee of Alpharetta,

The following is a notice to clarify and detailing the rezoning request:

Development Name: LUX Atlanta

The request is to rezone from OP to OI and a master plan amendment to add the OP property to the Northwinds Master Plan and to amend Northwinds Master Plan Pod A development standards and list of permitted uses

Development Description: 40,000 sq. ft. Upscale Fitness Facility, Guest Suites, Detached Parking Structure, mixed-use Retail and Restaurant Spaces. The Alpha Loop path will be integrated within the grounds of the development.

If you need any further information or have any other questions regarding the application, please feel free to contact me at your convenience. I can be reached at (770) 753-6353 or brandonwheeless@luxatlanta.me.

Sincerely,
LUX ATLANTA, LLC

A handwritten signature in black ink, appearing to read 'Brandon Wheelless', written over a light blue horizontal line.

BRANDON WHEELLESS

CHIEF EXECUTIVE OFFICER

LUX GYM PROJECT BUDGET

5.15.18 Update

CONSTRUCTION COST BUDGET - \$44.1M

Contingency @ 15% - \$6.62

TOTAL CONSTRUCTION COST BUDGET- \$50.72M

PRE-DESIGN SERVICES FEE - \$0.254M ($\50.72×0.005)

A/E DESIGN SERVICES FEE – \$4.06M

BUILDINGS COMMISSIONING SERVICE FEE - \$0.254M

LANDSCAPE ARCHITECT (L.A.) - ??

INTERIOR DESIGN CONSULTANCY (I.D.C) - ??

SPECIAL SYSTEMS (S.S.) (Fibre, IT, Security, and other Low Voltage Systems) - ??

SUBTOTAL - \$55M + \$3M (for L.A. + I.D. and S.S.D. DESIGN/PROCUREMENT/INSTALL) + 10% SCM FEE.

TOTAL PROJECT BUDGET = \$58.3M

BREAKDOWN

Civil/Site Development – COST BUDGET - \$1.052M

(43560SF x 4.8 acres = 209,008SF site approximately)

Clearing and grubbing @ \$4,235/acre = \$20,328

Grading at \$4.68/SF = \$769,149

Driveway/Surface Pkg. - Pave 30% of site @ \$4.18/SF = \$262,096

TOTAL COST BUDGET - \$1,051,573

GYM BUILDING (standard finishing) - \$9M

40,000SF @ \$225/SF

ANDERSON DOROTHY MAE
Or Current Property Owner
165 KIMBALL BRIDGE RD
ALPHARETTA GA 30004

F7 NWO LLC
Or Current Property Owner
3455 PEACHTREE RD NE SUITE 1700
ATLANTA GA 30326

JAVAD V OSKOEI & BATOOL DIZAJI REVOCABLE
LIVING TRUST THE
Or Current Property Owner
2145 CLAY DR
SANDY SPRINGS GA 30350

MY HOMES AT KIMBALL BRIDGE LLC
Or Current Property Owner
11020 KEMP RD
SUWANEE GA 30024

PULTE HOME CORPORATION
Or Current Property Owner
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

WANG CHING SHIH
225 BRAEDEN WAY
ALPHARETTA GA 30009

CARTER CHESTENE M
Or Current Property Owner
218 BAILEY JOHNSON RD
ALPHARETTA GA 30004-2203

GEORGIA POWER COMPANY TAX DEPT BIN 10120
Or Current Property Owner
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

JHS BUILDING LLC
Or Current Property Owner
2655 NORTHWINDS PKWY
ALPHARETTA GA 30009-2280

NLB NORTHWINDS LLC
Or Current Property Owner
20 HEARDS OVERLOOK CT
ATLANTA GA 30328

ST JAMES UNITED METHODIST CHURCH INC
Or Current Property Owner
3000 WEBB BRIDGE RD
ALPHARETTA GA 30009

HURLEY MARK & PIERCE VICKY D
195 BRAEDEN WAY
ALPHARETTA GA 30009

CLEAR SPRINGS BAPTIST CHURCH
Or Current Property Owner
2725 KIMBALL BRIDGE RD
ALPHARETTA GA 30009

GEORIGA POWER COMPANY
Or Current Property Owner
241 RALPH MCGILL BLVD # 1015
ATLANTA GA 30308

KALIFEH ANDY & SUSAN
Or Current Property Owner
1050 CANTON ST
ROSWELL GA 30075-3644

PINEVIEW CEMETERY ASSN LTD
Or Current Property Owner
2010 CRABAPPLE PARC WAY
ROSWELL GA 30076-4240

SUN AN CHI
235 BRAEDEN WAY
ALPHARETTA GA 30009

LUX Atlanta Trip Generation Report

					AM				PM		
LAND USE	ITE CODE	DAILY TRIPS	PM PEAK TRIPS	UNITS	DAILY TOTAL	PEAK HOUR TOTAL	IN	OUT	PEAK HOUR TOTAL	IN	OUT
HOTEL	310	8.92 /rooms	0.6 /rooms	60.00 rooms	535 TRIPS	32 TRIPS	15	17	36 TRIPS	17	19
GYMNASIUM	492	32.93 /1000 S.F.	3.53 /1000 S.F.	40,000.00 S.F.	1317 TRIPS	127 TRIPS	69	58	141 TRIPS	72	69
BUSINESS/MEDICAL	720	36.13 /1000 S.F.	3.57 /1000 S.F.	10,000.00 S.F.	361 TRIPS	39 TRIPS	31	8	36 TRIPS	10	26
HIGH TURNOVER RESTAURANT (WINE CAFÉ)	932	76.20 /1000 S.F.	6.69 /1000 S.F.	2,500.00 S.F.	191 TRIPS	18 TRIPS	11	8	17 TRIPS	5	12
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	4,000.00 S.F.	305 TRIPS	29 TRIPS	17	12	27 TRIPS	7	19
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,800.00 S.F.	137 TRIPS	13 TRIPS	8	6	12 TRIPS	3	9
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,800.00 S.F.	137 TRIPS	13 TRIPS	8	6	12 TRIPS	3	9
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,200.00 S.F.	91 TRIPS	9 TRIPS	5	4	8 TRIPS	2	6
COFFEE SHOP	936	491.15 /1000 S.F.	24.45 /1000 S.F.	1,500.00 S.F.	737 TRIPS	40 TRIPS	23	17	37 TRIPS	10	26
TOTAL					3811 TRIPS	322 TRIPS	187	136	325 TRIPS	130	195

*All land uses in 800 and 900 series are entitled to a "pass by" trip reduction of 60% if less than 50,000 ft². A 40% reduction was applied.

105,000 s.f. Business/Medical Trip Generation Report

					AM				PM		
LAND USE	ITE CODE	DAILY TRIPS	PM PEAK TRIPS	UNITS	DAILY TOTAL	PEAK HOUR TOTAL	IN	OUT	PEAK HOUR TOTAL	IN	OUT
BUSINESS/MEDICAL	720	36.13 /1000 S.F.	3.57 /1000 S.F.	105,000.00 S.F.	3794 TRIPS	412 TRIPS	239	173	375 TRIPS	105	270

18-05-10-01 Kimball Bridge Northwind Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia



Location Map



All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

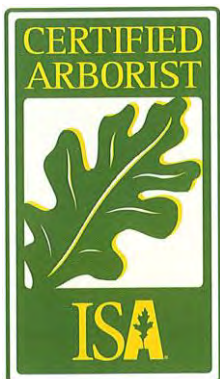
Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: May 21, 2018

Report Date: May 25, 2018

Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen or “Tree of Quality”; it is provided as best judgment opinion. Ultimately, the governing body’s (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/“Tree of Quality” or not.

All specimen/“Tree of Quality” tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/“Tree of Quality” trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER’s sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS (Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree: Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below.

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24") diameter or larger for trees in all other genera

Understory Trees: 8-inch (8") diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

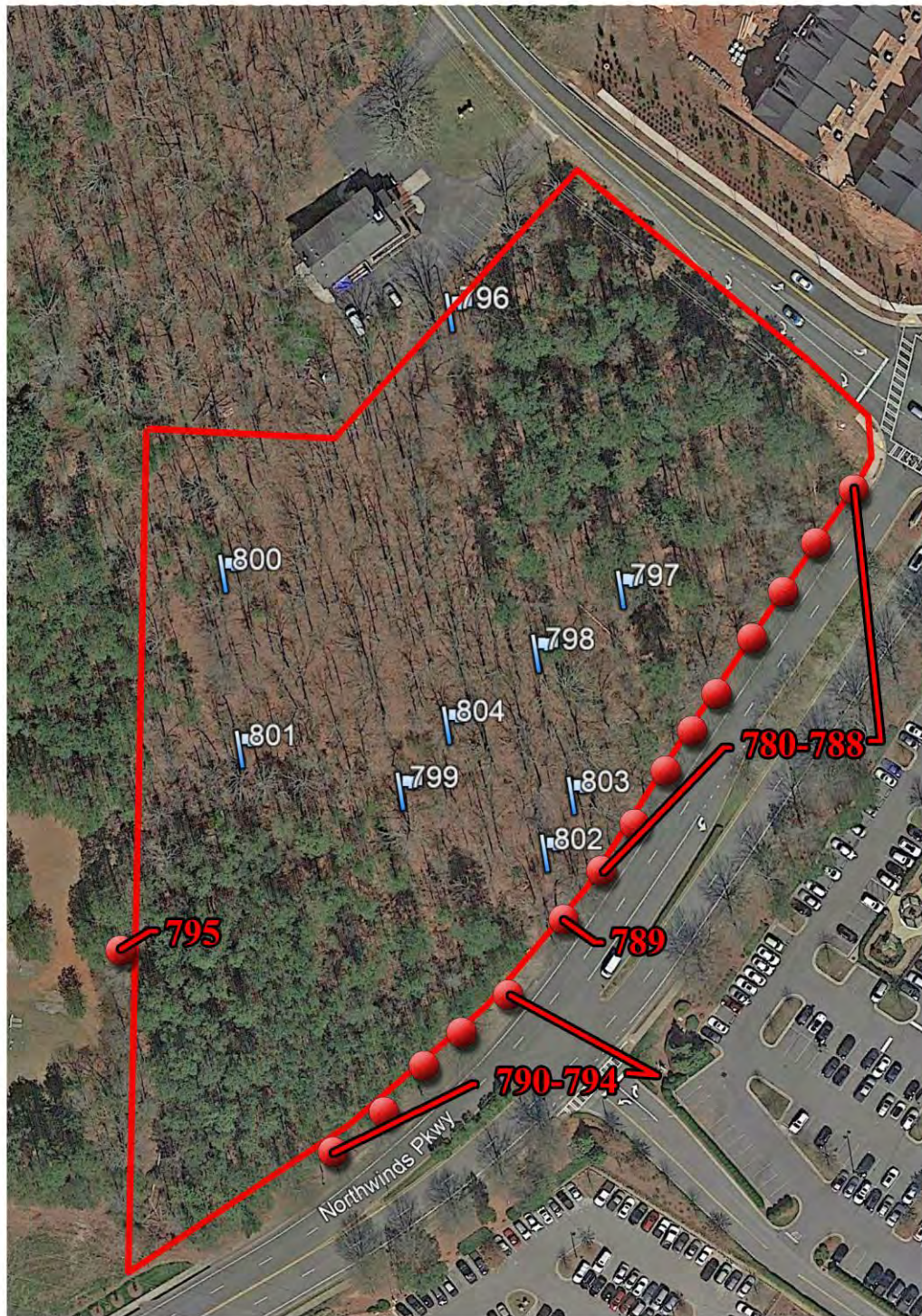
Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a previous state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.



Notes:

- All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
- All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.



Boundary Tree/ Landscape Tree



Tree Location

Not To Scale



North

**Specimen
Location Plan**

18-05-10-01 Kimball Bridge Northwind Arborist Report Alpharetta
(General Observations: The site is middle of the Pioneer Phase of succession. No significant trees observed.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
780-788	14-21" Willow Oak	Good	Fair	No	Landscape Tree. Due to condition, this tree should be taken into design consideration.		
789	16" Willow Oak	Poor	Poor	No	Hazard tree with a split trunk. Tree should be removed. Due to condition tree is not a design consideration.	1	
790-794	14-20" Willow Oak	Good	Fair	No	Landscape Tree. Due to condition, this tree should be taken into design consideration.		
795	21" Pine	Good	Good	No	Boundary Tree. Due to condition, this tree should be taken into design consideration.		
796	28" White Oak	Poor	Poor	No	In decline with numerous limbs dead/ gone. Trunk canker. Possible Hypoxylon Canker. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	2-4	
797	13" Sourwood	Poor	Poor	No	In decline with numerous limbs dead/ gone. Due to condition tree is not a design consideration.	5	
798	30" White Oak	Poor	Poor	No	Trunk sounds hollow. 2 Co-Dominate Leaders with severe decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	6	
799	24" White Oak	Fair	Poor	No	Large limb dead causing decay in trunk. In decline with numerous limbs dead/ gone. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	7	
800	18" Hickory	Good	Good	No	Tree of Quality. Due to condition, this tree should be taken into design consideration.		
801	10" Sourwood	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
802	24"(14"-13") White Oak	Poor	Poor	No	2 Co-Dominate Leaders with large cavity in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	8	

18-05-10-01 Kimball Bridge Northwind Arborist Report Alpharetta
(General Observations: The site is middle of the Pioneer Phase of succession. No significant trees observed.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
803	33"916"-13"-8") Hickory	Fair	Poor	No	3 Trees grown together creating Co-Dominate Leaders with decay in crotches and included bark. Large cavity in trunk. Barbed wire in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	9-10	
804	38"(18"-13"-12"-9") White Oak	Poor	Poor	No	4 Co-Dominate Leaders with weak crotches and included bark. Cavity with decay and active gummosis. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	11	

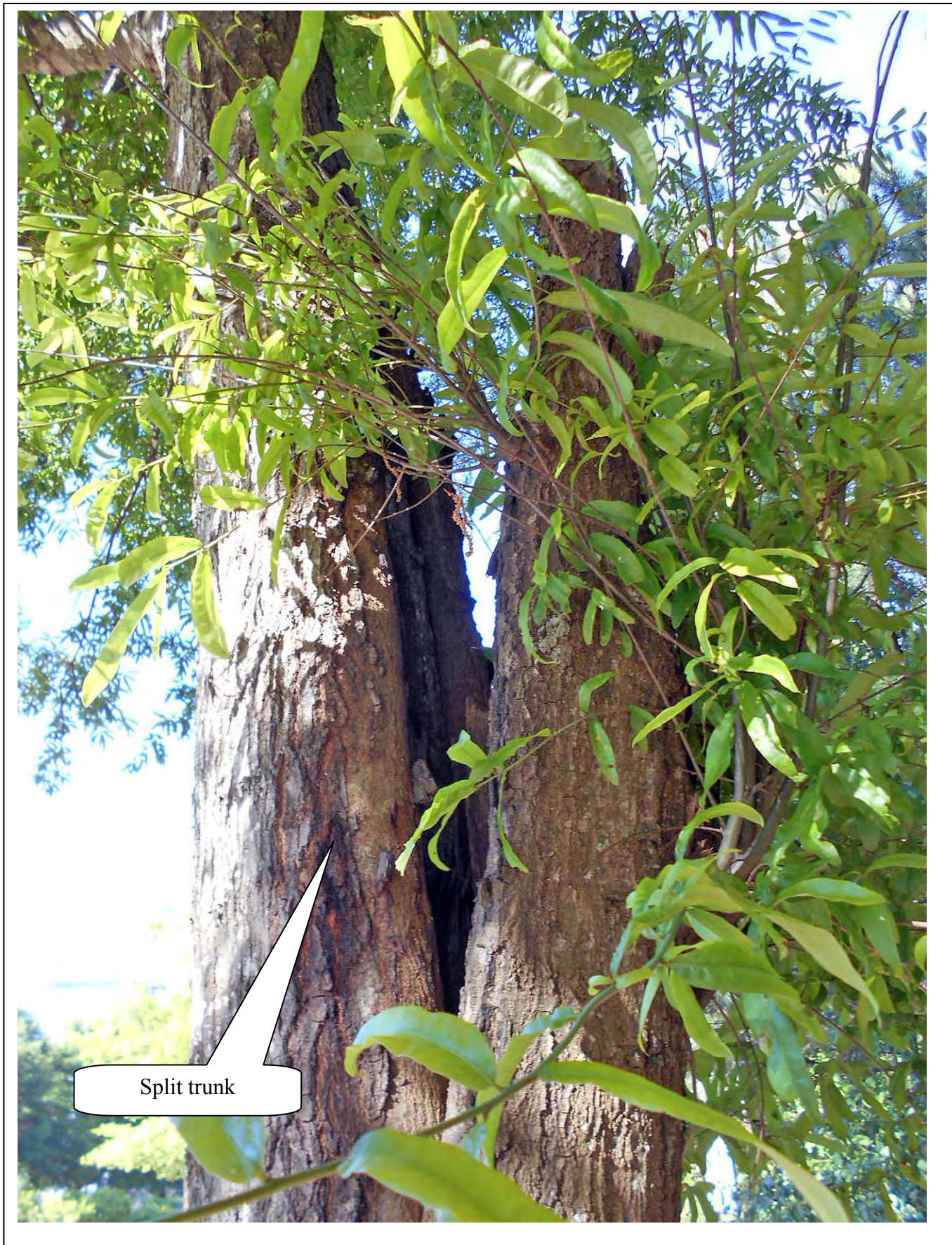


Photo 1



Included bark

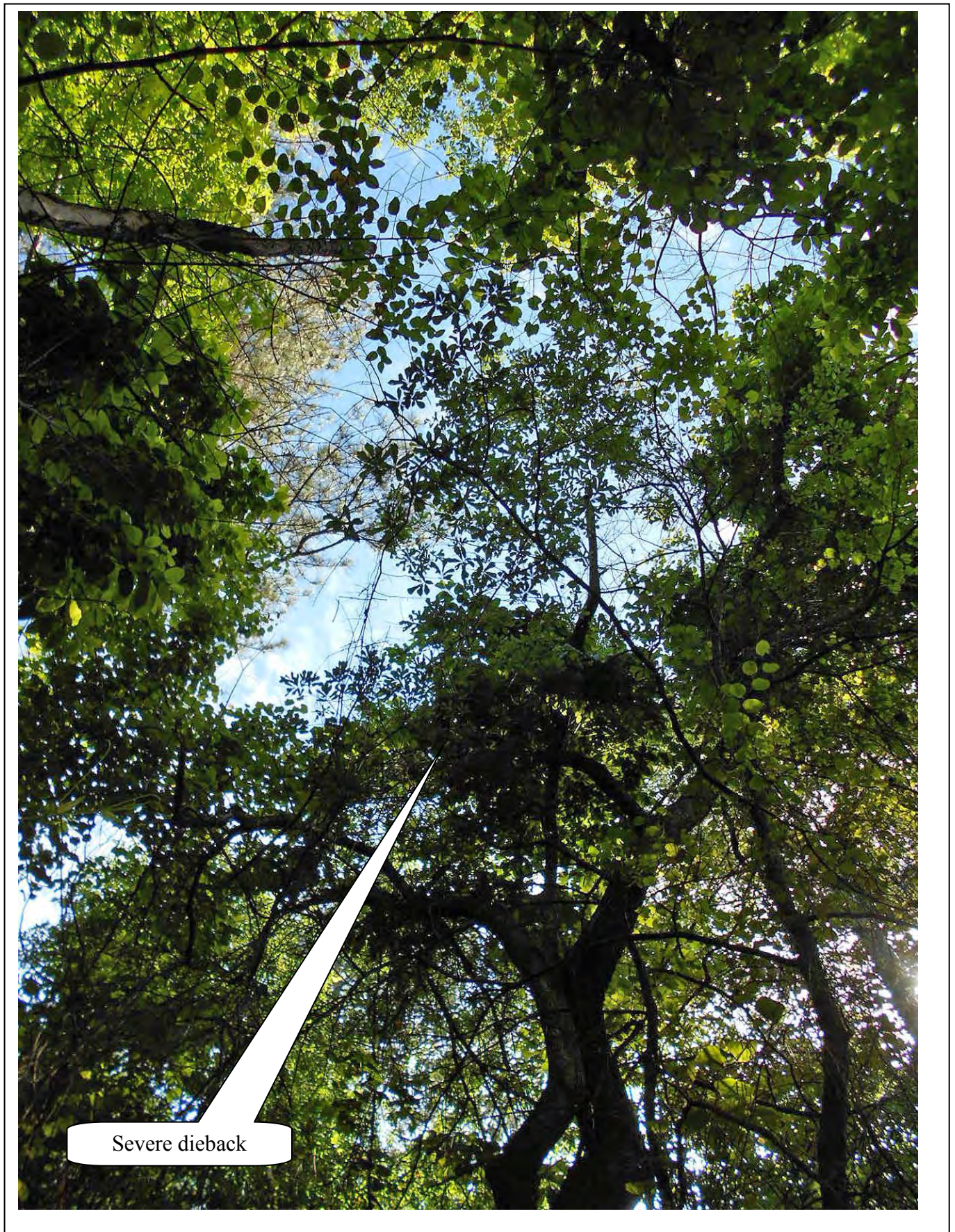
Photo 2



Photo 3



Photo 4



Severe dieback

Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

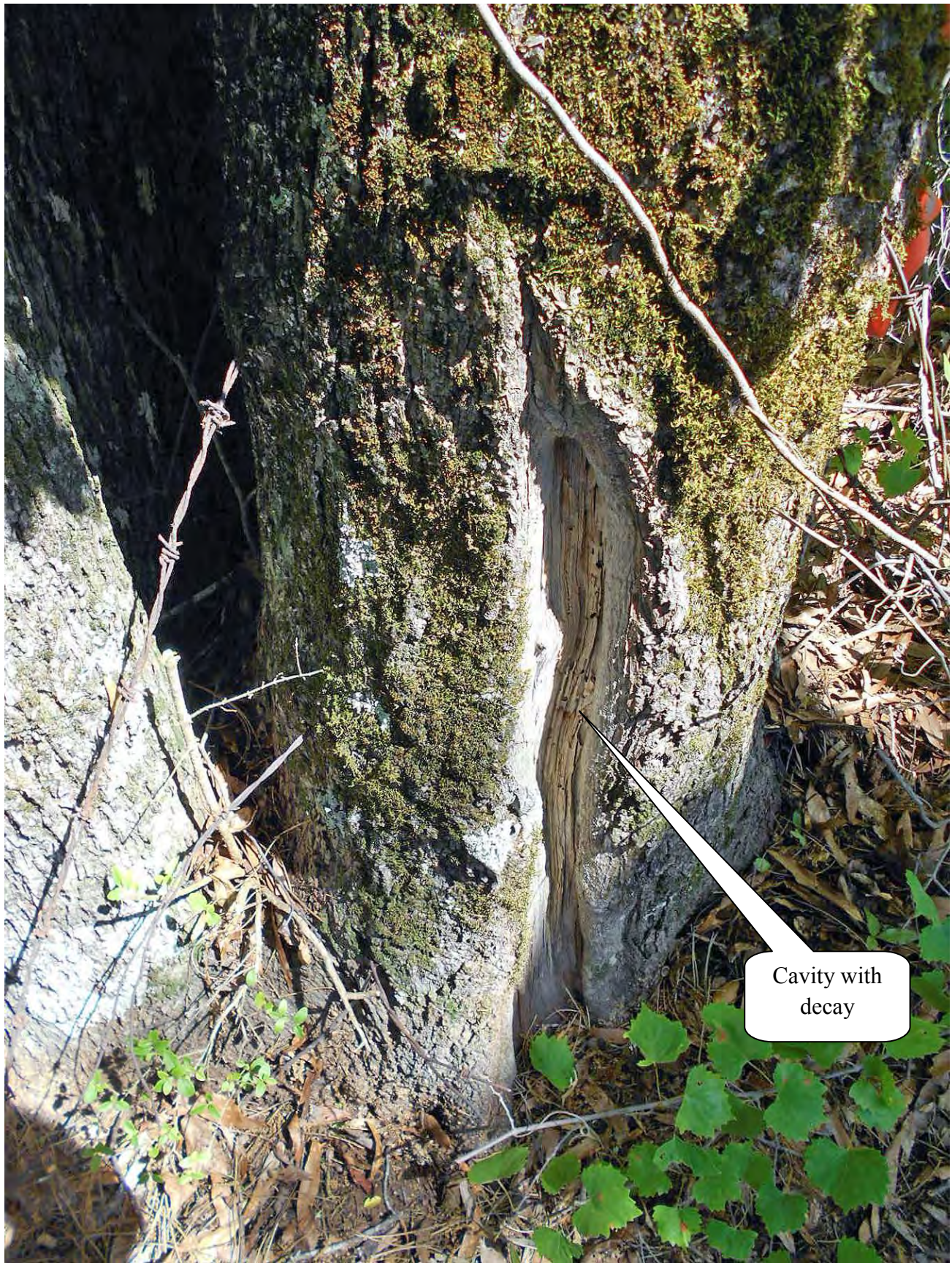


Photo 10

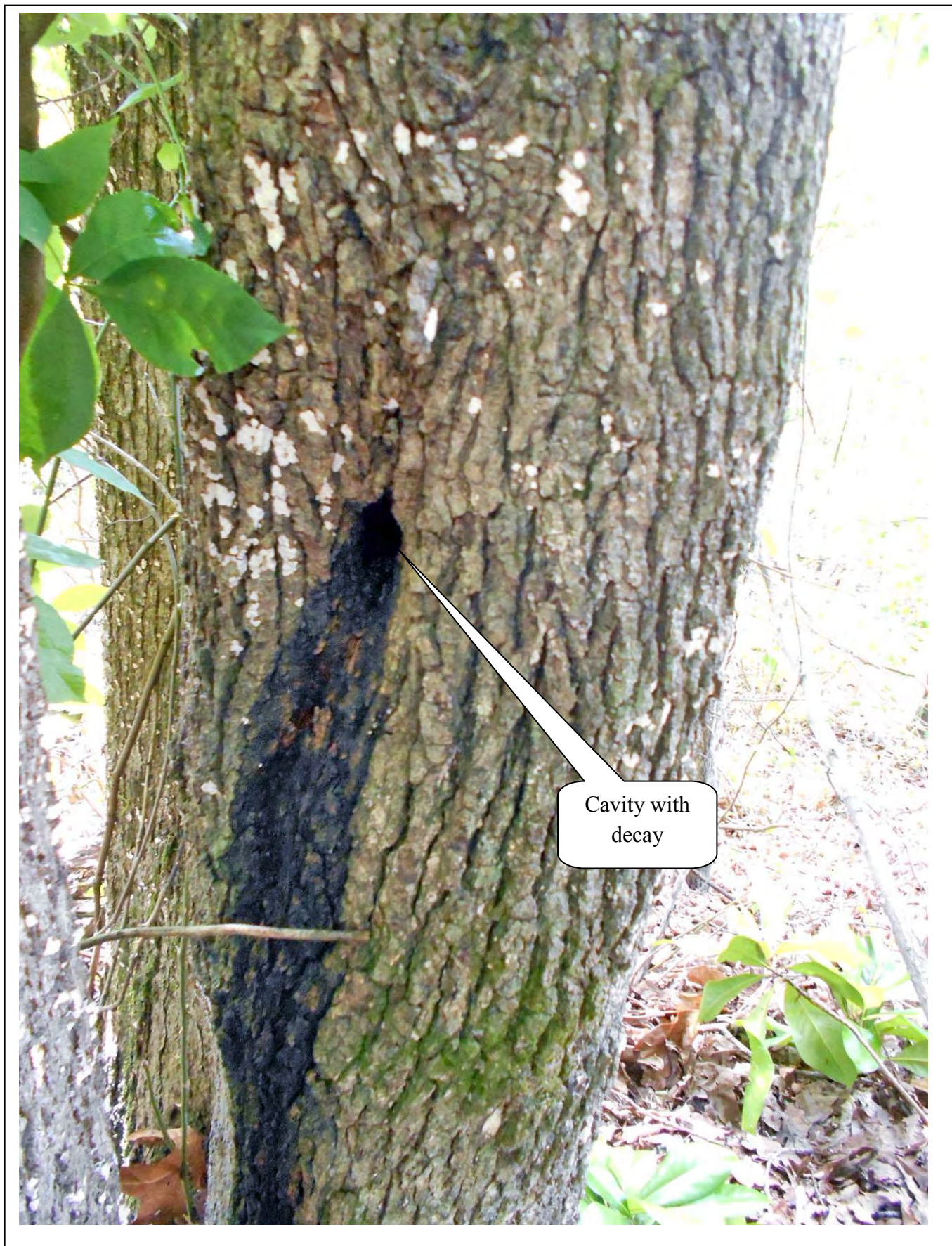


Photo 11

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

MP-18-05/2-18-04

Case #: PHA180014

☒ Fee Paid

Initial: JC

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Brandon Wheelless

Telephone: 770 753 6353

Address: 2475 Northwinds Parkway

Suite: 200

City: Alpharetta

State: GA

Zip: 30009

Fax:

Mobile Tel: 404 333 4744

Email: brandonwheless@luxatlanta.me

Subject Property Information:

Address: 0 Northwinds Parkway

Current Zoning:

District:

Section:

Land Lot:

Parcel ID:

Proposed Zoning:

Current Use:

This Application For (Check All That Apply):

☐ Conditional Use

☒ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify):

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Lux Atlanta is a new development center housing 40,000 sq ft fitness facility that will be based on private membership for professional and developing athletes. The facility will have two basketball courts, VIP locker rooms, recovery center, medical staff and viewing lounge for networking and refreshments. Hotel, Spa and Nike are directly connected to the fitness facility. Parking deck and private entry to the fitness facility are all sounded by the beautiful grounds that incorporate outdoor entertainment area, bike trail and plenty of outdoor seating.

The Lux Atlanta development will additionally have Wine tasting room, Restaurant, juice bar and coffee shop.

Applicant's Request (Please itemize the proposal):

Lux is a new upscale sports, fitness and training facility anchoring a new development in the northern Atlanta suburb of Alpharetta, GA. The Lux brand is being structured to become the first name in elite professional sports prep programs and medically-vetted recovery/rehab resources. But Lux also is more than physical development; it is a way to create and foster personal networking that is associated with highly-visible professional sports opportunities. Entrepreneur Brandon Wheelless is excited to introduce an innovative plan to bring this long-held vision to fruition – where many of his long-time pro athlete friends and acquaintances from the NCAA, NBA and NFL can be among his first clients. The development comprises 4.7 acres of land at the corner of Kimball Bridge Rd & Northwinds Pkwy. The property sits in the path of the upcoming Alpha Loop project, and, as such, the site will integrate the Alpha Loop path within the grounds of the development. The finished project will include two primary structures: 1.) The Lux Upscale Gym and Training Facility and 2.) a mixed-use Retail and 30-unit Guest Suite building. Lux is introducing its elite fitness brand to the Atlanta market with this state-of-the sports facility consisting of approximately 40,000 square feet of space of basketball courts, high-end fitness center resources, upscale exercise equipment, and a rehab/recovery area with on-site medically-trained personnel, elite physical fitness specialists and experienced trainers. It is an exclusive club that will cater to those who are seeking professional development from both a sports-performance perspective and medically-supervised training/recovery perspective. The second structure is approximately 45,000 square feet of mixed-use space with a combination of luxury guest suites (20 suites + 10 VIP suites covering two floors) above a set of retail spaces (first floor).

Applicant's Intent (Please describe what the proposal would facilitate):

The Project will benefit the City of Alpharetta in the following ways:

- Add 70,000 sq. ft. of new commercial space on Northwinds Parkway
- Provide additional employment opportunities to the area.
- Offer a new, unique health oriented center to this part of Alpharetta.
- Include high-end and desirable lifestyle and community amenities
- Allow for a live-work relationship with the surrounding area.

The Project will invigorate the Alpharetta Neighborhood, provide additional diversity that complements the eclectic make-up of the neighborhood, create both construction and long-term employment opportunities, encourage use of multi-modal transportation options, and activate the streetscape of the area

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The Project will be accessed from both Campbell Bridge and Northwinds Street. The area will be considered a "Biker's Paradise" and "Highly Walkable" area, and is within half mile of the Avalon. It is adjacent to the Johnson Medical Development Campus.

How will this proposal affect the use and value of the surrounding properties?

Value of Land. The land is currently assessed at \$3,000,000 and with the propose improvements of \$38,000,000 for a total assessed value of \$65,000,000.

Estimated Project Cost: Approximately \$38,000,000

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

Yes with conditional use and adding the adjacent property to the Northwinds Master plan.

What would be the increase to population and traffic if the proposal were approved?

Number of Construction & Full-time Equivalent Jobs Created: 300 construction jobs; 6 full time employees of the development and approximately 65 jobs in the commercial / retail spaces.

What would be the impact to schools and utilities if the proposal were approved?

No impact as the development has no residential area.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The site is consistent with Alpharetta 20 year zoning plan.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

We are incorporating the Alpharetta loop as well as recreational green space on the property.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Mrs. Dorothy Anderson

Telephone: (770)475-5994

Address: 165 Kimball Bridge Road

Suite:

City Alpharetta

State: GA

Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other |

Identify Authorized Applicant:

Name of Authorized Applicant: Lux Atlanta, Brandon Wheelless, CEO

Telephone: 770 753-6353

Address: 00 Kimball Bridge Road (Tax ID: 12-2851-0805-061)

Suite:

City Alpharetta

State: GA

Zip: 30009

So Sworn and Attested:

Owner Signature:

Dorothy Anderson

Date: 4-13-18

Notary:

Notary Signature:

Linda Moser

Date: 4/13/2018



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Javad V. Oskoei Telephone: 770-527-1962
Address: 2145 CLAY DR. Suite: X
City: SANDY SPRINGS State: GA. Zip: 30350

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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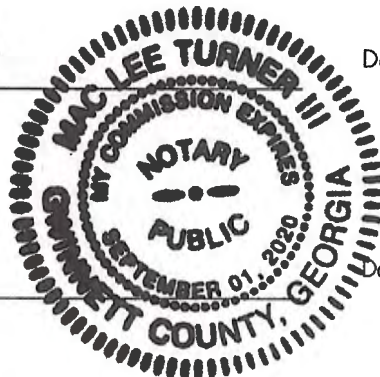
- | | |
|---|---|
| ☐ Annexation | ☒ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Lux Atlanta, Brandon Wheelless, CEO Telephone: 770-753-6353
Address: 2475 Northwinds Parkway Suite: 200
City: Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: Javad V. Oskoei Date: 4/27/2018
Notary:
Notary Signature: Mac Lee Turner Date: 4/27/2018



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A 1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Lux Atlanta, LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A

Position: _____

Description of Contribution: N/A

Value: \$ 0.00

Description of Contribution: N/A

Value: \$ 0.00

Description of Contribution: N/A

Value: \$ 0.00

Description of Contribution: N/A

Value: \$ 0.00

Description of Contribution: N/A

Value: \$ 0.00

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O C G A 36-67 A-1

Signature: _____

Date: APR 11, 2018

EXHIBIT A**LEGAL DESCRIPTION OF LAND**

All that tract or parcel of land lying in or being in Land Lots 805 and 806 of the 1st Land District, 2nd Section, in the City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

COMMENCING at a nail at the base of an angle iron pin found at the common corner of Land Lots 799, 800, 805 and 806; thence North 00°03'34" West, a distance of 469.54 feet to a ½" rebar pin found; thence South 88°06'02" East, a distance of 123.40 feet to a ¼" crimp top pin found; thence North 41°46'07" East, a distance of 39.81 feet to a ¼" crimp top pin found; thence South 52°30'12" East, a distance of 199.27 feet to a 3/8" rebar pin found; thence North 42°04'52" East, a distance of 208.02 feet to a ½" rebar pin found; thence along the right-of-way of Kimball Bridge Road (said right-of-way being 60' in width) South 50°23'56" East, a distance of 61.81 feet to a calculated point; thence, leaving the right-of-way of Kimball Bridge Road and continuing along the right-of-way of Northwind Parkway (right-of-way varies in width), South 14°18'04" East, a distance of 21.53 feet to a calculated point; thence South 33°21'04" West, a distance of 356.58 feet to a calculated point; thence along said right-of-way along the arc of an 803.50 foot radius curve to the right, an arc distance of 357.62 feet to a point, said curve being subtended by a chord bearing South 46°06'04" West with a chord length of 354.68 feet; thence South 58°50'21" West, a distance of 57.08 feet to a ½" rebar pin found; thence leaving the right-of-way of Northwind Parkway, North 00°20'39" East, a distance of 105.36 feet to a nail at the base of an angle iron pin found, which is the point of beginning.

Together with and subject to the covenants, easements, and restrictions of record.

Said property contains 163,111 square feet, 3.74 acres more or less, and being more fully shown on a plat prepared for CBMT Northwinds, LLC, Lawyers Title Insurance Company and Crescent Bank by Landtec Engineering and Surveying, dated September 21, 2007, last revised February 13, 2008 (the "Land").

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Lux Atlanta, LLC

Contact Name: Brandon Wheelless for Lux Atlanta, LLC

Telephone: 770-753-6353

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Jackson Medical

Clear Springs Baptist Church

Residential Housing Area

Method by which these individuals will be contacted. Please mark all that apply. If you select "Other," please provide a description of the method of contact that will be used.



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

By phone, Letter and e-mail - which will be listed on the original notification.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-18-04 NORTH POINT MALL/OFFICE

CITY COUNCIL: JULY 9, 2018

This item was considered at the June 7, 2018 Planning Commission meeting. Staff recommended approval subject to conditions. No one spoke in favor of or in opposition to the request. After discussion, the Planning Commission recommended approval subject to the conditions below. Vote (5-0)

II. RECOMMENDATION:

Approve MP-18-04 North Point Mall/Office, subject to the following conditions:

1. North Point Mall Master Plan shall be limited to no more than 30,000 square feet of office use.
2. Floor plan shall be developed substantially in accordance with submitted preliminary plan dated 1/18/2018, except for modifications required to comply with the conditions below.
3. Office space shall predominately have clear glass along the common area of the Mall, as approved by Staff. Office space visible from the Mall shall have active uses such as reception area, waiting area, common areas, conference rooms and/or co-working space, as approved by Staff.
4. Tables, chairs or other furniture shall be placed in the West Court (common area of the Mall) to activate the area, as approved by Staff.
5. Office space shall make reasonable efforts to include the use of green building materials, as well as energy- and water-efficient fixtures, as approved by Staff.
6. Bicycle racks shall be provided at the outside entrance, as approved by Staff.
7. Developer shall coordinate with MARTA and City Staff for the installation of a bus shelter at the MARTA bus stop in front of SunTrust Bank (6499 North Point Pkwy). Final bus shelter design and location to be approved by Staff with installation complete within 6 months of master plan amendment approval.
8. Outdoor seating area shall be provided at a location near the entrance between Von Maur and AMC Theatre.

III. REPORT IN BRIEF:

The applicant, North Point Mall, LLC, is requesting an amendment to the North Point Mall Master Plan to allow for the conversion of 27,000 square feet of in-line retail space to co-working office space. The North Point Mall Master Plan was approved for a regional shopping mall with only retail and restaurant uses permitted. The subject property is located at 1000 North Point Circle.

DISCUSSION

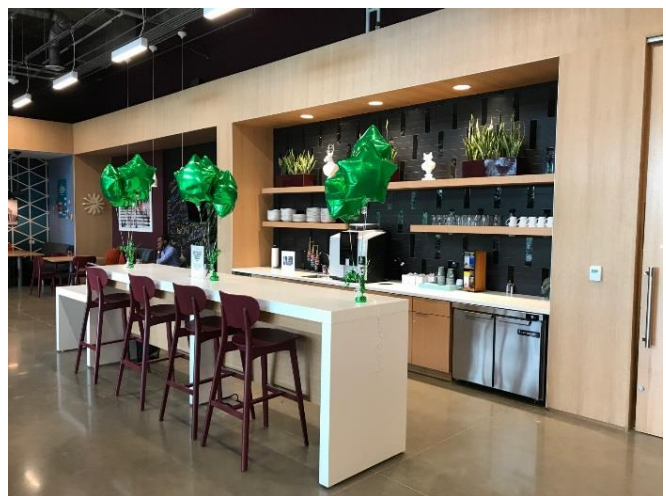
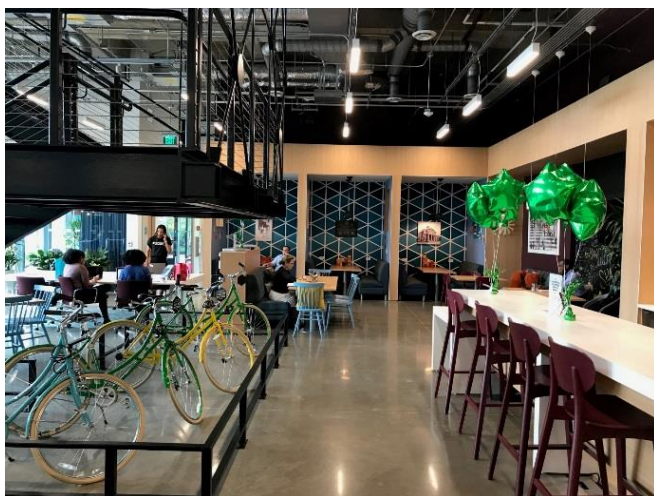
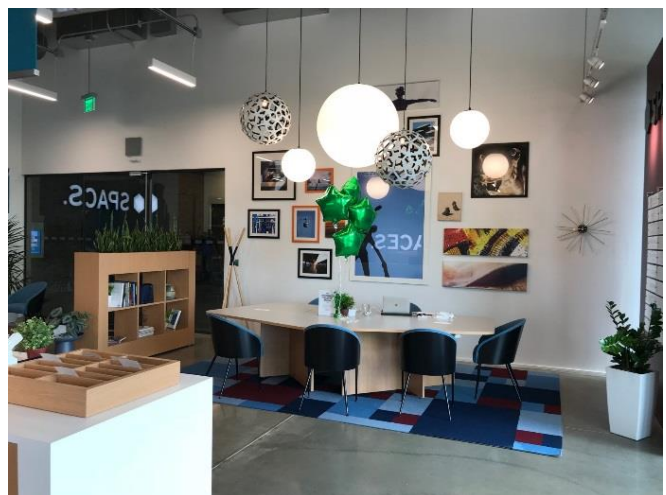
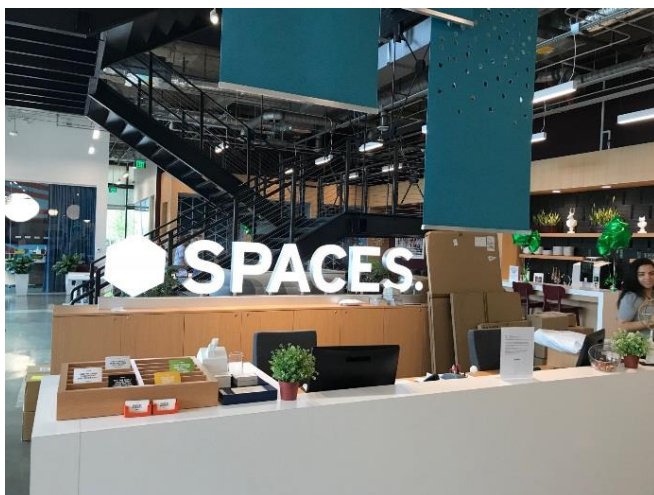
The submitted request, if approved, would allow for the conversion of 27,000 square foot of existing in-line retail space and common space within the Mall to co-working office space. North Point Mall was approved for retail and restaurant uses only. The proposed renovation is interior to the Mall and would not alter the current footprint of the Mall. The subject property is located at 1000 North Point Circle.

The property is zoned PSC (Planned Shopping Center), subject to the North Point Mall Master Plan. The North Point Mall Master Plan (MP-90-04) was approved on March 19, 1990 and allows a 1,392,132

square foot regional shopping mall on 100 acres. Surrounding properties are also zoned PSC, subject to the North Point Business Center Master Plan. Surrounding tenants in the Mall are AMC Theater, Von Maur, Dillard's and a variety of smaller retail tenants. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed office use with the existing retail and restaurant uses.

The Mall is also located within the North Point Activity Center LCI, which was developed in 2008 with a 10-year major update adopted by Council in 2018. The LCI envisions the North Point area as a walkable, mixed-use environment with a focus on sustainability, greenspace and connectivity. The recent LCI update identifies a market potential of 300,000 – 375,000 square feet of office, over the next 5 years.

The applicant's office tenant is SPACES. The proposed office space consists of both private offices and common area for collaborative working. Office amenities typically include communal office space, private offices, reception, concierge, mailing services, community networking and social events, storage, phone booths and barista-style coffee bar. SPACES has locations around the world, including one in Alpharetta at The Avalon Center (8000 Avalon Boulevard). There are also several locations in the Atlanta metro area, including The Battery, Perimeter, Colony Square and Midtown East. The applicant anticipates approximately 300 daily users of the proposed office space. Photographic examples of the SPACES at The Avalon Center are provided below.



FLOOR PLAN

The applicant's floor plan depicts the proposed office space on the upper and lower floors of the retail in-line space at the south end of the Mall, between Von Maur and AMC Theatre. All depicted renovations are interior to the mall and office users will use the existing entrance to the Mall between Von Maur and AMC Theatre to access the office space. A total of 25,304 square feet of office space is proposed, with 12,748 square feet proposed on the lower level and 12,556 square feet on the upper level. Of the proposed 25,304 square feet, 6,059 square feet is existing common area of the Mall, including a children's play area. According to the applicant, the children's play area will be moved to a new location within the Mall. The proposed office has approximately 234' of frontage on the upper level of the mall common space and approximately 206' of frontage on the lower level.

North Point Mall is parked at a rate of one (1) parking space per 198 square feet, which exceeds the UDC parking regulations for retail and office uses. Therefore, the applicant's proposal to convert retail space to office space within the Mall is supported by sufficient parking.

TRAFFIC

The applicant submitted a trip generation report for the proposed change of use. As shown in the tables below, the proposed office use would generate a total of 33 PM Peak Hour trips, or 17 PM Peak Hour trips when reduced for internal capture and pass-by trips. The Mall currently generates 3,770 PM Peak Hour trips, as compared to 3,731 PM Peak Hour trips when the proposed office space is introduced. Therefore, the applicant's proposal would represent a decrease of 39 PM Peak Hour trips generated from the site.

Table 1: Existing Net Trip Generation							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	35,644	837	519	318	3,770	1,810	1,960
Shopping Center (1,370,000 SF)	35,644	837	519	318	3,770	1,810	1,960
Office (0 SF)	-	-	-	-	-	-	-
Mixed-Use Reduction	-	-	-	-	-	-	-
Net Total Existing Trips	35,644	837	519	318	3,770	1,810	1,960

Table 2: Future Build Net Trip Generation							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	35,463	875	555	320	3,747	1,788	1,959
Shopping Center (1,343,000 SF)	35,165	823	510	313	3,714	1,783	1,931
Office (27,000 SF)	298	52	45	7	33	5	28
Mixed-Use Reduction	-110	-8	-4	-4	-16	-8	-8
Net Total Future Trips	35,353	867	551	316	3,731	1,780	1,951

Table 3: Net New Trips							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Net Existing Trips	35,644	837	519	318	3,770	1,810	1,960
Net Future Build Trips	35,353	867	551	316	3,731	1,780	1,951
Net New Trips	-291	30	32	-2	-39	-30	-9

ALTERNATE TRANSPORTATION

The map below represents existing MARTA bus stops along North Point Parkway in the vicinity of North Point Mall. The only MARTA bus stop with a shelter is the stop in front of Chick-fil-a, which has an average weekday boarding of 63 per day. The next highest number of boardings can be found at the MARTA bus stop in front of SunTrust Bank, which is the closest bus stop to North Point Mall. If approved, staff recommends that the applicant provide a bus shelter at the MARTA bus stop in front of SunTrust Bank. Additionally since the proposal is located within the North Point LCI, bicycles will become a more common mode of travel in the future. Therefore, it is recommended that bicycle racks be provided.



CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment. The applicant's proposed use would add to the mix of uses in the Mall while at the same time adding a built-in customer base to patronize the Mall's retail and restaurant establishments during the non-peak hours. The proposed conversion of retail to office space would not generate a significant change in demand on public facilities and services and the proposed use would produce fewer vehicular trips.

The property is also located within the North Point Activity Center LCI, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. The LCI includes a concept for the North Point area to become an EcoDistrict, which is described in the LCI, as follows:

"Establishing measures and standards that would transform North Point into a livable and highly sustainable mixed-use EcoDistrict might prove effective in helping achieve the placemaking, branding, and asset repositioning goals outlined in this report. A future EcoDistrict study should look at strategies and goals to best manage the area's existing assets and natural resources while establishing targets for improving the area's economic vitality and environmental health. Towns and cities nationwide are driving economic development and achieving their

placemaking goals through detailed EcoDistrict planning and practices that integrate land use, transportation, and environmental planning with high performance infrastructure, buildings, landscapes and urban design. In other words, an EcoDistrict approach seeks to foster harmony and interaction between people and nature.

Within North Point specifically, the EcoDistrict concept might be realized by applying a layer of “eco” thinking to every investment going forward. For example, the City might consider the following paradigm shifts:

- Incentivizing future energy, stormwater, and transportation infrastructure that meets high-performance metrics and goals
- Encouraging non-motorized mobility by connecting activity nodes, parks, and green spaces with new places to walk and bike
- Promoting more efficient use of buildings by establishing minimum building standards such as LEED, Earth Craft, or similar programs
- Incorporating solar panels and/or use of recycled building materials and geothermal energy
- Constructing urban design guidelines to shape the design of new parks, plazas, and public spaces
- Re-imagining streets with low-impact design principles, including bioswales, stormwater collection, native vegetation, trailing plants, and grasses to provide habitat and nature in concert with vibrant places for people”

Generally, there are six (6) performance areas associated with an EcoDistrict, including Community (Equity, Health and Cultural Vibrancy), Transportation, Energy, Water, Habitat and Materials. The applicant is encouraged to consider at a variety of strategies to implement the EcoDistrict concept, which may include community gardens, gathering areas, public art, MARTA bus shelter, Big Creek Greenway wayfinding signage, installation of pedestrian and bicycle infrastructure, energy-efficient building design and materials, renewable energy generation, LEED certification, alternative energy sources, water conservation, and recycling and composting programs.

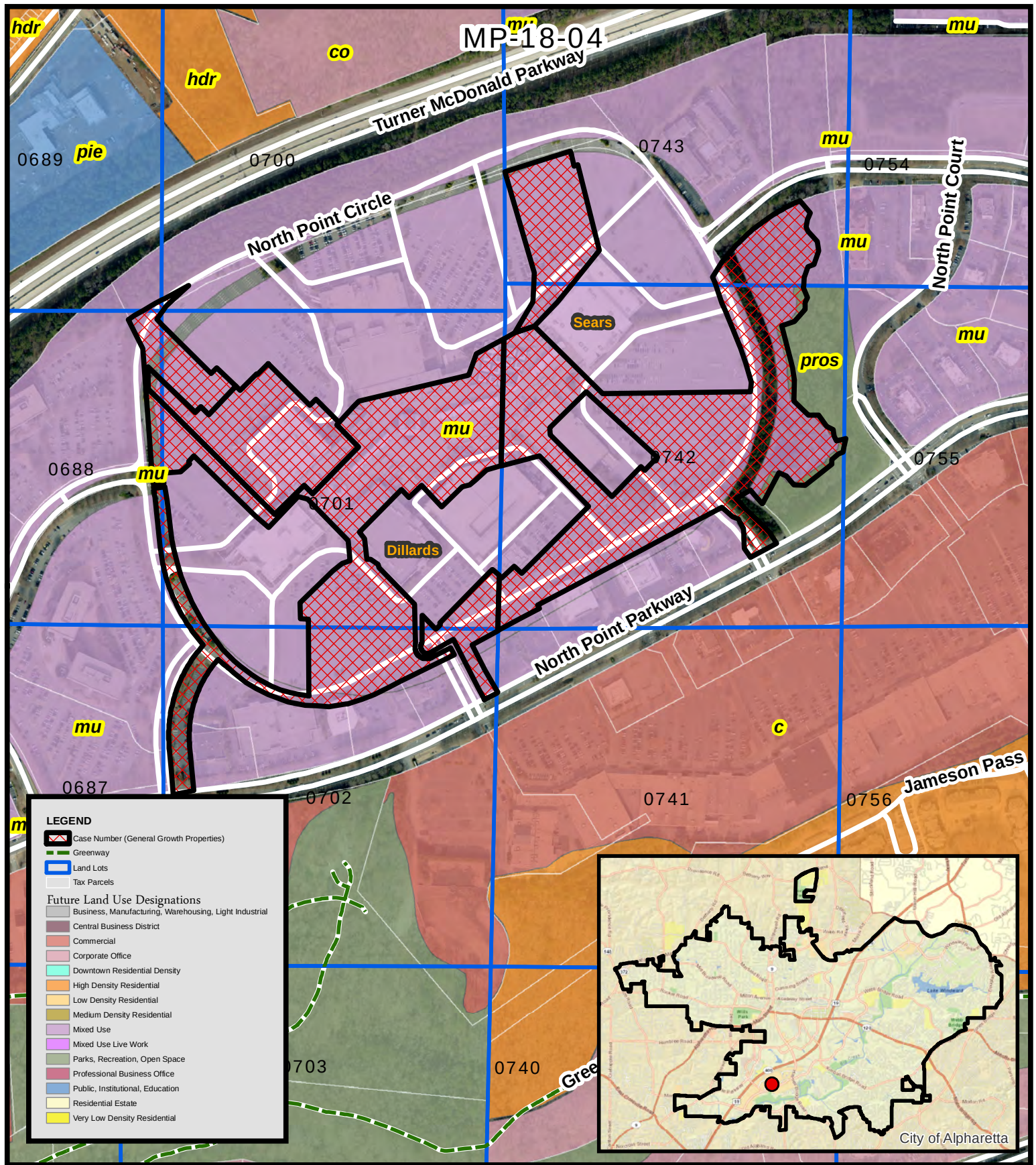
More importantly, the proposed office use is consistent with the Comprehensive Land Use Plan designation of the property, which is ‘Mixed Use’. According to the applicant, the retail in-line space proposed for conversion to office space has been vacant for some time. If approved, staff recommends limiting the expansion of the proposed use, as well as conditions to enhance the shopper’s experience inside the Mall and implement the EcoDistrict concept for North Point.

CITIZEN PARTICIPATION PLAN

The 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.

IV. ATTACHMENTS:

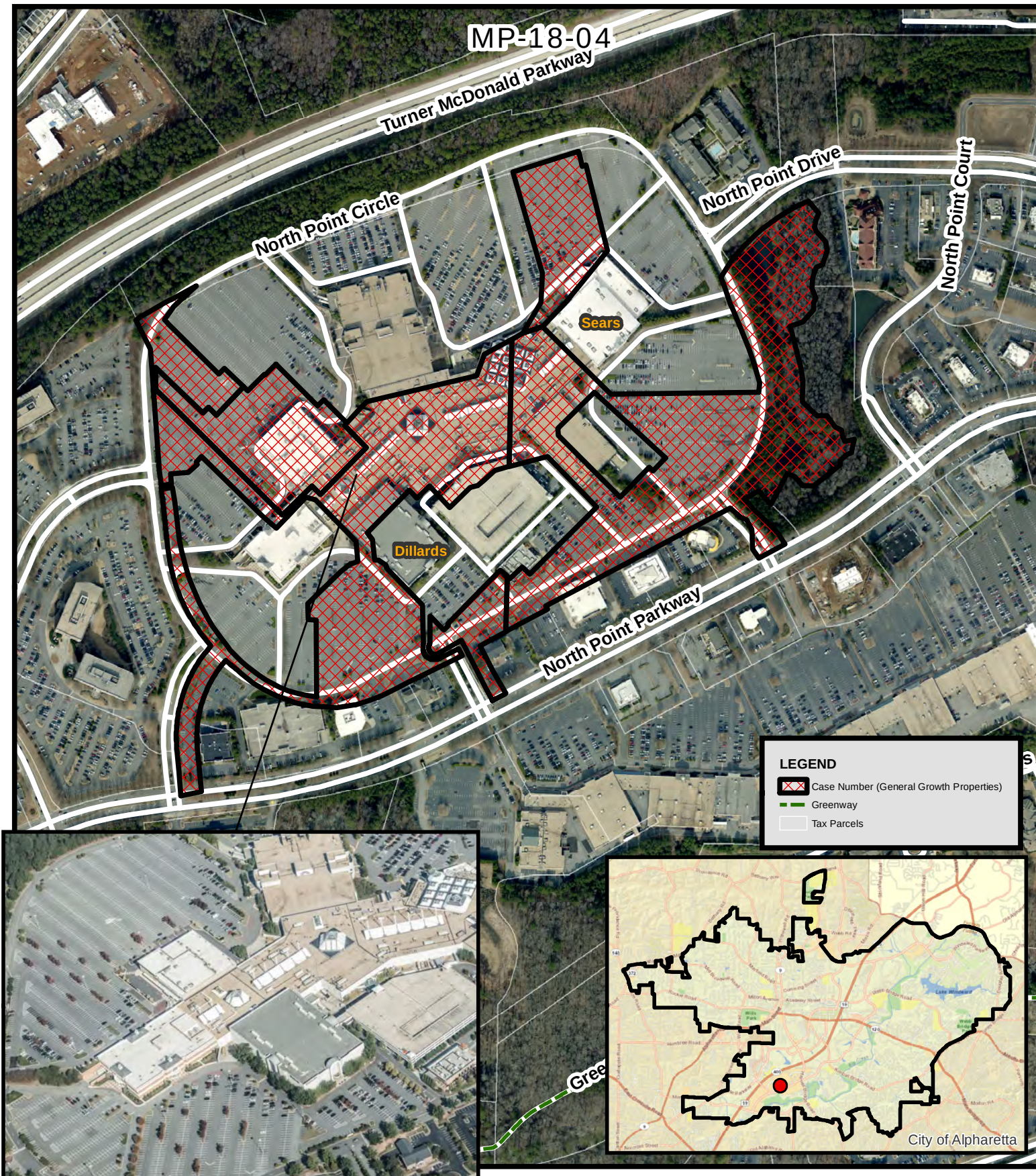
- Floor Plan



Future Land Use Northpoint Mall General Growth Properties

MP-18-04
D/LL: 1/2/688, 701, 702
742,743
PC: 6/7/18
CC: 7/9/18

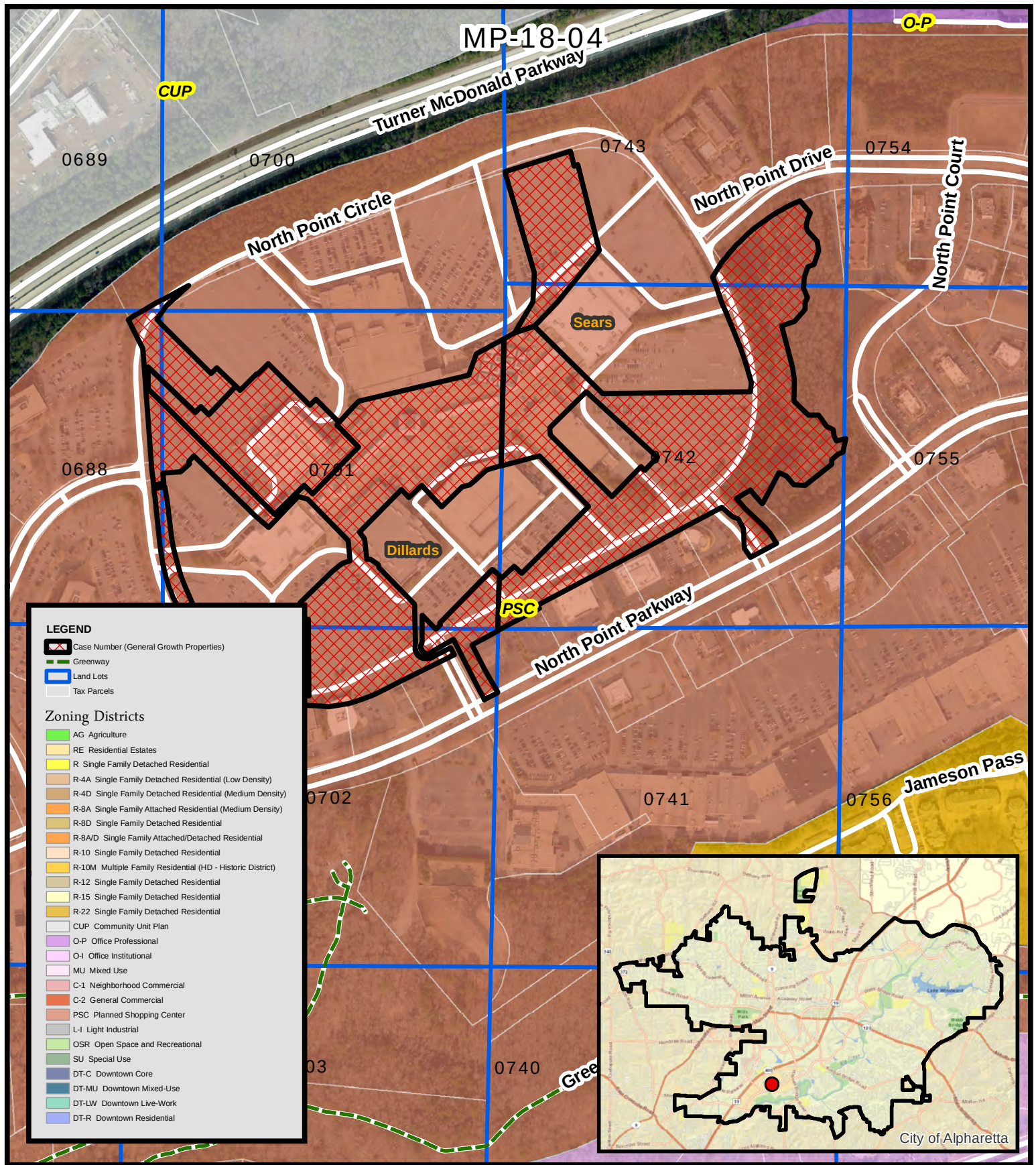
Location Map Provided by:
Community Development - GIS



Aerial Map Northpoint Mall General Growth Properties

MP-18-04
D/LL: 1/2/688, 701, 702
742,743
PC: 6/7/18
CC: 7/9/18

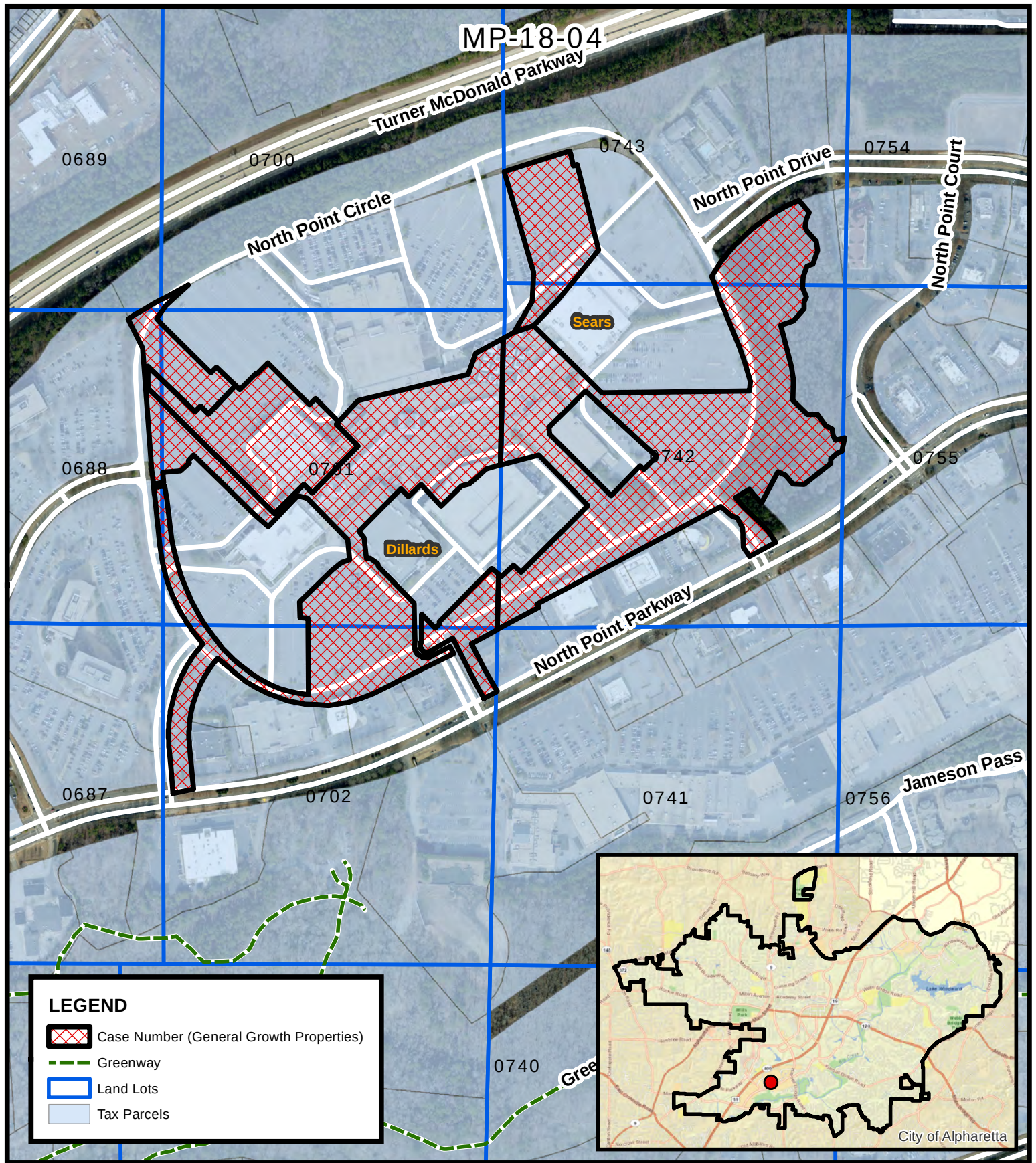
Location Map Provided by:
Community Development - GIS



Zoning Map Northpoint Mall General Growth Properties

MP-18-04
D/LL: 1/2/688, 701, 702
742,743
PC: 6/7/18
CC: 7/9/18

Location Map Provided by:
Community Development - GIS



Location Map Northpoint Mall General Growth Properties

MP-18-04
D/LL: 1/2/688, 701, 702
742,743
PC: 6/7/18
CC: 7/9/18

Location Map Provided by:
Community Development - GIS



June 8, 2018

Mr. Nick Nicolosi
General Manager
North Point Mall, LLC
1000 North Point Circle
Alpharetta, Georgia 30022

Re: North Point Mall Trip Generation Comparison

Dear Mr. Nicolosi,

Per your request, we have prepared a comparison of existing and anticipated future trips for the proposed conversion of existing retail to flex office at North Point Mall. North Point Mall is located in Alpharetta, Georgia on North Point Parkway directly east of State Route 400, north of Mansell Road and south of Haynes Bridge Road. North Point Mall currently exists as a shopping mall with 1,370,000 square feet of retail floor area. The proposed change to the site includes a conversion of 30,000 square feet of retail area into flex office space.

The trip generation comparison estimated trips associated with the existing and proposed site development using methodology provided in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition, 2017*. Trip generation for the project was calculated based on the following land uses: General Office Building (ITE 710), and Shopping Center (ITE 820).

The Existing scenario includes estimated trips generated using ITE methodology for the existing shopping center. The Future Build scenario includes anticipated trips generated for the remaining retail floor area with 30,000 square feet re-allocated to office space.

Daily mixed-use vehicle trip reductions (internal capture) were taken according to the *ITE Trip Generation Handbook, Third Edition, 2014*. Trip reductions occur as a result of the interaction between the office and shopping center in the future scenario.

Applying the mixed-use vehicle trip reductions to the gross trips generated results in the estimated net number of trips entering and exiting the site. **Table 1** and **Table 2** include the net number of trips estimated for the Existing and Future Build scenarios.

Table 1: Existing Net Trip Generation							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	35,644	837	519	318	3,770	1,810	1,960
Shopping Center (1,370,000 SF)	35,644	837	519	318	3,770	1,810	1,960
Office (0 SF)	-	-	-	-	-	-	-
Mixed-Use Reduction	-	-	-	-	-	-	-
Net Total Existing Trips	35,644	837	519	318	3,770	1,810	1,960

The conversion of 30,000 square feet of retail space to office space results in a future program that includes 1,340,000 square feet of retail space with no change in the total floor area. The change in daily and peak hour trip generation is noted in **Table 2** below.

Table 2: Future Build Net Trip Generation							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	35,442	877	557	320	3,744	1,786	1,958
Shopping Center (1,340,000 SF)	35,112	822	510	312	3,708	1,780	1,928
Office (30,000 SF)	330	55	47	8	36	6	30
<i>Mixed-Use Reduction</i>	-122	-8	-4	-4	-16	-8	-8
Net Total Future Trips	35,320	869	553	316	3,728	1,778	1,950

The conversion to office space results in very little change to the traffic generation of the site. The total number of trips reduced at the North Point Mall shopping center is shown below in **Table 3**.

Table 3: Net New Trips							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Net Existing Trips	35,644	837	519	318	3,770	1,810	1,960
Net Future Build Trips	35,320	869	553	316	3,728	1,778	1,950
Net New Trips	-324	32	34	-2	-42	-32	-10

In conclusion, the total number of vehicular trips anticipated for the proposed future condition is similar to the existing shopping-center only condition, with a small reduction in traffic during the afternoon peak hour – the period of highest congestion in the area. Thus, the conversion of 30,000 square feet of existing retail space to office space is beneficial to the surrounding area.

Please contact me at (404) 201-6155 or at ana.eisenman@kimley-horn.com should you have any questions.

Sincerely,



Ana Eisenman, P.E.
Project Manager

4/2/18

FILE COPY

MP-18-04
NORTHPOINT MALL
GENERAL GROWTH PROPERTIES

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

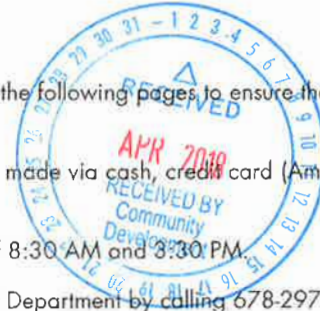
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 8:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.



Contact Information:

Contact Name: North Point Mall, LLC, c/o The Galloway Law Group, LLC

Telephone: (404) 965-3682

Address: 3500 Lenox Road NE

Suite: 760

City Atlanta

State: GA

Zip: 30326

Fax: (404) 965-3670

Mobile Tel: (404) 965-3680

Email: woody@glawgp.com

Subject Property Information:

Address: 1000 North Point Pkwy

Current Zoning: PSC

District: _____

Section: _____

Land Lot: _____

Parcel ID: 12 261006880440

Proposed Zoning: _____

Current Use: North Point Mall

This Application For (Check All That Apply):

☐ Conditional Use

☒ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Existing mall-related retail and restaurant uses will continue at the Property. The Applicant proposes to add office use to the existing mix of uses. Please see the enclosed Letter of Intent for more information.

Applicant's Request (Please itemize the proposal):

The Applicant requests a Master Plan Amendment to MP-90-04 (the North Point Mall Master Plan approved in March of 1990) to allow an office use within North Point Mall. The Applicant proposes to renovate existing, vacant in-line retail space into the new office area. Please see the enclosed Letter of Intent for more information.

Applicant's Intent *(Please describe what the proposal would facilitate):*

The Applicant intends to repurpose existing, vacant retail space as leasable office space that will appeal to professionals who seek flexibility in their office environment. Once renovated, the space will include private offices as well as open common areas designed for collaborative working. The proposal is intended to incorporate a broader mix of uses at the Property. Please see the enclosed Letter of Intent for more information.

4/2/18

GENERAL GROWTH PROPERTIES

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: North Point Mall, LLC f/k/a GGP-North Point, Inc.

Telephone: _____

Address: c/o GGP Inc., 350 North Orleans St.

Suite: 300

City Chicago

State: IL

Zip: 60654

- 1607

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☒ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: North Point Mall, LLC, c/o The Galloway Law Group

Telephone: (404) 965-3680

Address: 3500 Lenox Road NE

Suite: 760

City Atlanta

State: GA

Zip: 30326

So Sworn and Attested:

NORTH POINT MALL, LLC

Owner Signature: _____

By: _____

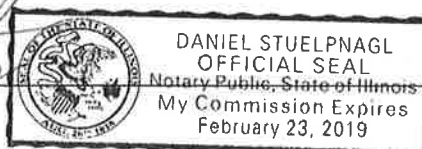
Its Authorized Signatory

Date: _____

3/30/18

Notary: Daniel Stuelpnagel

Notary Signature: _____



Date: _____

03/30/2018

4/2/18

GENERAL GROWTH PROPERTIES

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: North Point Mall, LLC, as Applicant

Subject Public Hearing Case:

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official:

Position:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

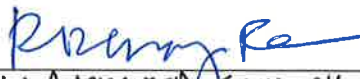
Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

North Point Mall, LLC

Signature:

By: 
It is Authorized Signature

Date:

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: North Point Mall, LLC f/k/a/ GGP-North Point Inc., as Owner

Subject Public Hearing Case:

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official:

Position:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

NORTH POINT MALL, LLC

Signature:

By: 

Its: AUTHORIZED Signatory

Date:

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: The Galloway Law Group, LLC, as Attorney for the Applicant

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution has been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____



Date: _____

4/2/18

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Please see enclosed Letter of Intent.

How will this proposal affect the use and value of the surrounding properties?

Please see enclosed Letter of Intent.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

Please see enclosed Letter of Intent.

What would be the increase to population and traffic if the proposal were approved?

Please see enclosed Letter of Intent.

What would be the impact to schools and utilities if the proposal were approved?

Please see enclosed Letter of Intent.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

Please see enclosed Letter of Intent.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

Please see enclosed Letter of Intent.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: North Point Mall, LLC, c/o The Galloway Law Group, LLC

Telephone: (404) 965-3680

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Von Maur Inc. (12 261006880341)

Ripon Main Associates LP (12 261007020418)

GGP North Point Land LLC (12 261006880358)

Hubert Prop LLLP (12261007020400)

North Point Mall LP (12 260007000123)

Hollywood Camarillo Partners LP (12 261007020392)

GGP North Point Inc (12 272007430432)

Alpha Z-Boy Partners, LLC (12 261007020384)

GGP North Point Inc. (12 273007420431)

GGP North Point Inc. (12 260107000015)

Dillard Department Stores Inc (12 261007010435)

BRI 1870 North Point LLC (12 261006870508)

Sun Trust Bank ATL (12 273007410119)

BRI 1870 North Point LLC (12 261006870466)

Cousins Properties Inc (12261006870458)

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

Other (Please Specify) _____

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

The Applicant's contact information will be included in a letter sent out to the individuals listed above to provide them an opportunity to make inquiries about the application.

LETTER OF INTENT
APPLICATION FOR MASTER PLAN AMENDMENT
CITY OF ALPHARETTA, GEORGIA

North Point Mall, LLC (the “Applicant”), requests a Master Plan Amendment (the “Amendment”) for North Point Mall (the “Mall”), located at 1000 North Point Parkway, Alpharetta, Georgia (Parcel Identification Number 12 261006880440) (the “Property”). This Amendment would allow office as a permitted use. The Applicant proposes an interior renovation to convert existing in-line retail space within the Mall to leasable office space consisting of both private offices and common areas for collaborative working. This renovation will not alter the Mall’s footprint or external appearance, nor require the removal of any trees or landscaping. Rather, the proposal calls for interior changes only, and, if approved, would diversify the mix of uses allowed within the Mall.

The Property is zoned to the Planned Shopping Center (PSC) district, in which all uses are conditional uses, and is covered by a Master Plan that the City Council approved March 19, 1990 (see MP-90-04) (the “Master Plan”). While the Master Plan does not prohibit particular uses of the Property, shopping malls have traditionally been oriented primarily towards retail and restaurant uses. The recent trend for shopping malls across the country is to include more office uses, however, and the Applicant’s proposed office use will contribute to a mix of uses that benefits all users of the Mall. Because the proposal is consistent with the following Alpharetta Planning Commission Review Criteria listed in the City’s Public Hearing Application, the Applicant respectfully asks that the Planning Commission and City Council of Alpharetta approve the Application as requested:

1. How will this proposal be compatible with surrounding properties?

North Point Mall has long been a commercial hub both in Alpharetta and in the northern Atlanta metropolitan region. Since it was constructed nearly thirty years ago, the surrounding area on both sides of GA-400 has been densely developed for commercial, office, residential, and entertainment uses. Hundreds of thousands of square feet of office space are located in this area, and the Mall itself comprises approximately 1.3 million square feet of commercial space. As such, the renovation of a portion of this commercial space for office use is compatible with surrounding properties.

2. How will this proposal affect the use and value of the surrounding properties?

The Applicant proposes only the internal renovation of a portion of existing in-line retail space that has remained vacant for some time. The renovation does not require any change to the exterior, and the proposed additional use will not negatively affect the use and value of surrounding properties. On the contrary, the proposal will add to the mix of uses at the Mall, and so contribute to the Property remaining an economic engine in the City.

3. Can the property be developed for a reasonable economic use as currently zoned?

The Property is already developed, and the Applicant does not propose any redevelopment of the Mall building's exterior. While most of the Mall's retail space is currently leased, the areas proposed for office use have been vacant for some time, evidencing the need for a new use. Office is allowed as a conditional use in the PSC zoning district, and the proposed office space is a reasonable economic use of the Property. Accordingly, the Applicant submits this Master Plan Amendment request to allow an office use.

4. What would be the increase to population and traffic if the proposal were approved?

The Applicant's office use proposal is relatively small in scale is not expected to increase the population of the City of Alpharetta. The proposal could generate a small number of daily automobile trips by the professionals working at the office space, but office uses typically generate fewer daily trips than the types of retail uses that formerly occupied this space in the Mall.

5. What would be the impact to schools and utilities if the proposal were approved?

This proposal will not have any impact on local schools and utilities.

6. How is the proposal consistent with the Alpharetta Comprehensive Plan, particularly the Future Land Use Map?

The Alpharetta Comprehensive Plan 2035 ("Comp. Plan") assigns the Property to the North Point Development Node; the North Point Activity Center; and the Mixed Use Future Land Use. Comp Plan at 77. The "North Point Activity Center is a regional shopping and entertainment destination with a mix of commercial, office, residential and entertainment uses." Comp. Plan at 63. The area is "envisioned to evolve as a compact, walkable mixed-use center

with a mix of office, commercial, residential and mixed use uses.” Id. By renovating the Mall to include office uses, the Applicant’s proposal is entirely consistent with the goals established in the Comprehensive Plan. The proposal is also consistent with the recently adopted North Point Livable Centers Initiative Plan (“LCI Plan”). Although the LCI Plan focuses largely on planning initiatives beyond the scope of the present Application, the proposal introduces office to the mix of uses at the Property in accord with the LCI Plan’s recommendations.

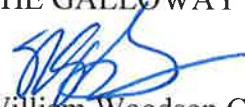
7. Are there existing or changing conditions which affect the development of the property and support the proposed request?

Alpharetta and its commercial real estate market have both changed significantly since North Point Mall opened its doors in 1993. The success of mixed use developments in Alpharetta and in the larger metropolitan Atlanta region highlights the benefit of enhancing the mix of uses at the Property. These trends support the Applicant’s request to add office as a use of the Property, which will contribute to North Point Mall remaining as a commercial hub of the region.

Because this Master Plan Amendment proposal meets all the standards established by the City of Alpharetta for such amendments, the Applicant respectfully asks that the City Council approve the Master Plan Amendment as requested by the Applicant.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



William Woodson Galloway
Jordan Edwards
Attorneys for the Applicant

3500 Lenox Road NE, Suite 760
Atlanta, Georgia 30326
(404) 965-3680

PHOTOGRAPH OF PIONEER PLACE, PORTLAND, OREGON
APPLICATION FOR MASTER PLAN AMENDMENT
CITY OF ALPHARETTA, GEORGIA



Photograph of Pioneer Place, Portland, Oregon, showing exterior of a leasable office use within a shopping mall. This image is illustrative of a flexible office use only, and the actual tenant may vary.

**RENDERINGS OF PROPOSED OFFICE USE
APPLICATION FOR MASTER PLAN AMENDMENT
CITY OF ALPHARETTA, GEORGIA**









March 30, 2018

Nick Nocolosi
North Point Mall, LLC
1000 North Point Circle
Alpharetta, Georgia 30022

Re: North Point Mall Trip Generation Comparison

Dear Nick,

Per your request, we have prepared a comparison of existing and anticipated future trips for the proposed conversion of existing retail to flex office at North Point Mall. North Point Mall is located in Alpharetta Georgia on North Point Parkway directly east of State Route 400 north of Mansell Road and south of Haynes Bridge Road. North Point Mall currently exists as a shopping mall with 1,370,000 square feet of retail floor area. The proposed change to the site includes a conversion of 27,000 square feet of retail area into flex office space.

The trip generation comparison estimated trips associated with the existing and proposed site development using methodology provided in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition, 2017*. Trip generation for the project was calculated based on the following land uses: General Office Building (ITE 710), and Shopping Center (ITE 820).

The Existing scenario includes estimated trips generated using ITE methodology for the existing shopping center. The Future Build scenario includes anticipated trips generated for the remaining retail floor area with 27,000 square feet re-allocated to office space.

Daily mixed use vehicle trip reductions (internal capture) were taken according to the *ITE Trip Generation Handbook, Third Edition, 2014*. Trip reductions occur as a result of the interaction between the office and shopping center in the future scenario.

Applying the mixed use vehicle trip reductions to the gross trips generated, results in the estimated net number of trips entering and exiting the site. **Table 1** and **Table 2** include the net number of trips estimated for the Existing and Future Build scenarios.

Table 1: Existing Net Trip Generation							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	35,644	837	519	318	3,770	1,810	1,960
Shopping Center (1,370,000 SF)	35,644	837	519	318	3,770	1,810	1,960
Office (0 SF)	-	-	-	-	-	-	-
Mixed-Use Reduction	-	-	-	-	-	-	-
Net Total Existing Trips	35,644	837	519	318	3,770	1,810	1,960



The conversion of 27,000 square feet of retail space to office space results in a future program that includes 1,343,000 square feet of retail space with no change in the total floor area. The change in daily and peak hour trip generation is noted in **Table 2** below.

Table 2: Future Build Net Trip Generation							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	35,463	875	555	320	3,747	1,788	1,959
Shopping Center (1,343,000 SF)	35,165	823	510	313	3,714	1,783	1,931
Office (27,000 SF)	298	52	45	7	33	5	28
<i>Mixed-Use Reduction</i>	<i>-110</i>	<i>-8</i>	<i>-4</i>	<i>-4</i>	<i>-16</i>	<i>-8</i>	<i>-8</i>
Net Total Future Trips	35,353	867	551	316	3,731	1,780	1,951

The conversion to office space results in very little change to the traffic generation of the site. The total number of trips reduced at the North Point Mall shopping center is shown below in **Table 3**.

Table 3: Net New Trips							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Net Existing Trips	35,644	837	519	318	3,770	1,810	1,960
Net Future Build Trips	35,353	867	551	316	3,731	1,780	1,951
Net New Trips	-291	30	32	-2	-39	-30	-9

In conclusion, the total number of vehicular trips anticipated for the proposed future condition is similar to the existing shopping-center only condition, with a small reduction in traffic during the afternoon peak hour – the period of highest congestion in the area. Thus, the conversion of 27,000 square feet of existing retail space to office space is beneficial to the surrounding area.

Please contact me at (404) 201-6155 or at ana.eisenman@kimley-horn.com should you have any questions.

Sincerely,

Ana Eisenman, P.E.
Project Manager

CONSTITUTIONAL OBJECTIONS
APPLICATION FOR MASTER PLAN AMENDMENT
CITY OF ALPHARETTA, GEORGIA

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the Master Plan Amendment application process. While the Owner/Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Owner/Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Zoning Ordinance/Unified Development Code of the City of Alpharetta, Georgia, as applied to the Property, that would result in a denial of the Master Plan Amendment as requested by the Owner/Applicant, are, or would be, unconstitutional in that they would destroy the Owner/Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta or the City of Alpharetta Zoning Ordinance/Unified Development Code to the Property which restricts its use to any use in a manner other than that requested by the Owner/Applicant is unconstitutional, illegal and null and void because such an application constitutes a taking of the Owner/Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner/Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application or approval subject to conditions which differ from those proposed by the Owner/Applicant, would also violate the Religious Land Use and Institutionalized Persons Act by imposing a substantial burden on the exercise of religion without a compelling government interest or without using the least restrictive means possible of furthering a compelling governmental interest.

A denial of this Application would also constitute an arbitrary and capricious act by the City Council of the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal to grant the Master Plan Amendment as requested by the Owner/Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner/Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Master Plan Amendment subject to conditions that are different from the conditions requested by the Owner/Applicant, to the extent such different conditions would have the effect of further restricting the Owner/Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

In addition, this constitutes formal written notice to the City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner/Applicant plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Property, attorneys' fees and expenses of litigation.

Accordingly, the Applicant respectfully requests that the City Council of the City of Alpharetta grant the Master Plan Amendment as requested by the Applicant.

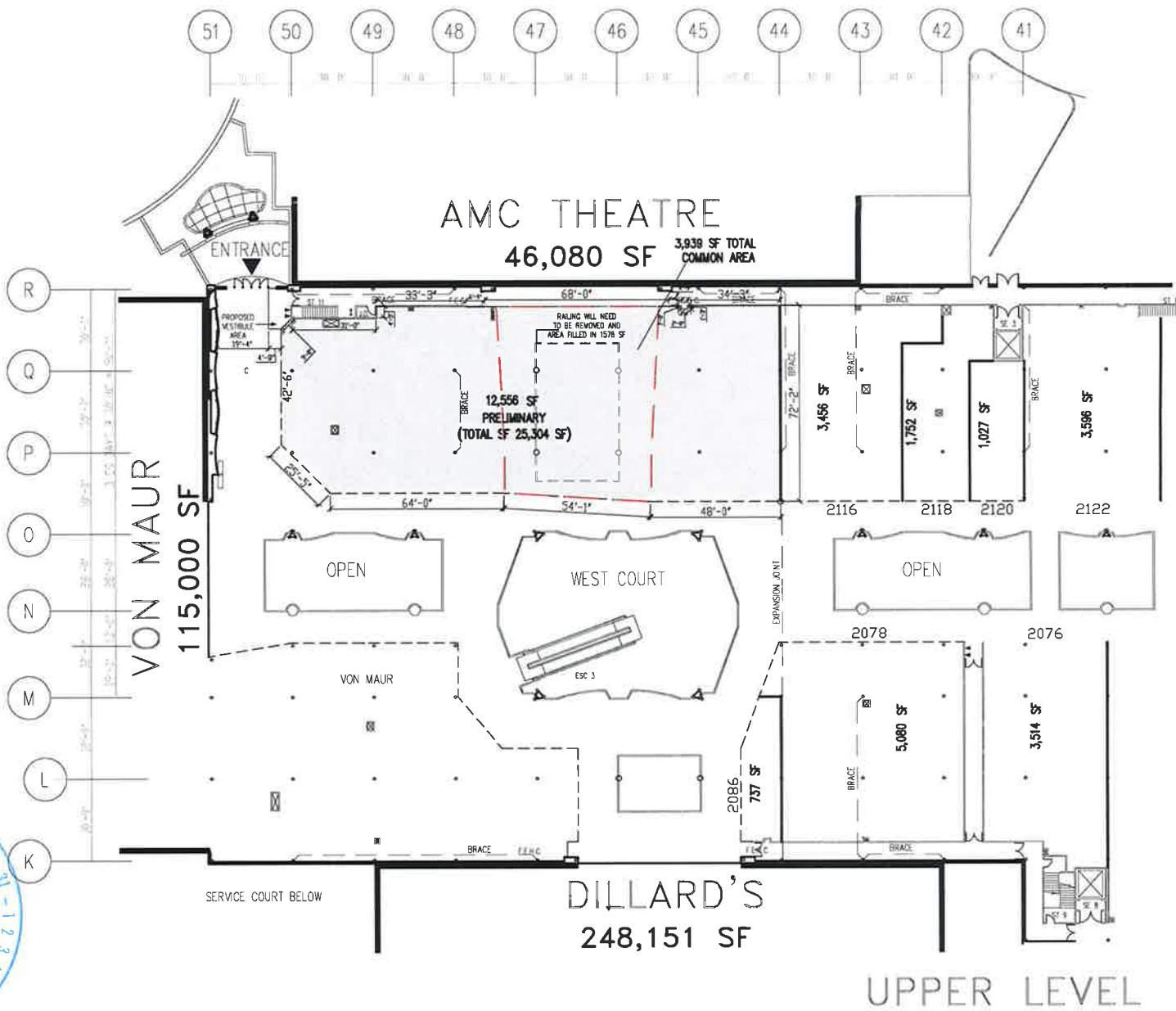
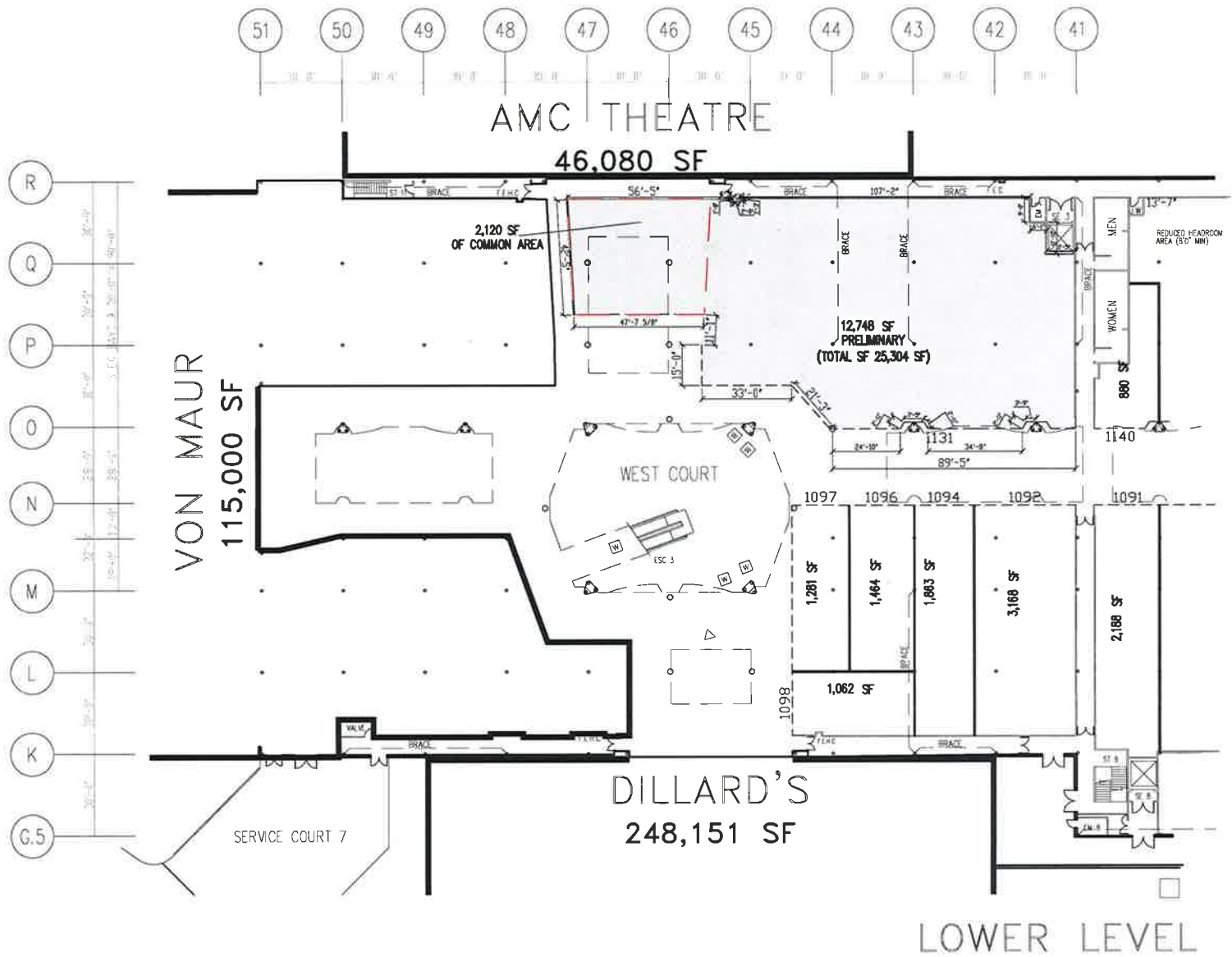
THE GALLOWAY LAW GROUP, LLC



William Woodson Galloway
Jordan Edwards
Attorneys for Applicant

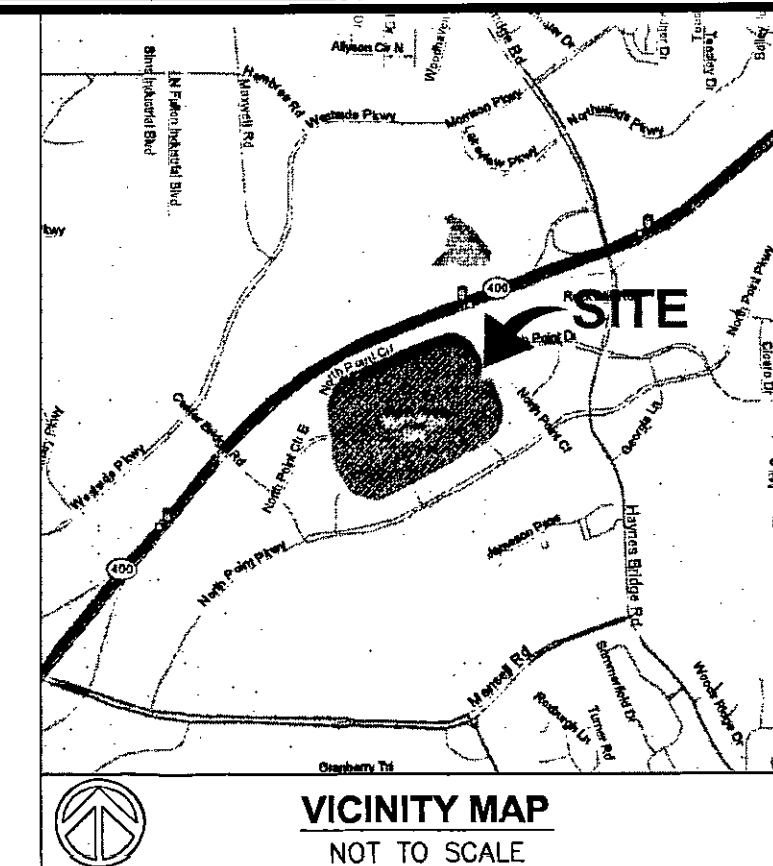
3500 Lenox Road NE, Suite 760
Alpharetta, Georgia 30326
(404) 965-3680

M:\ORG\Teams\Development Teams\CAD_Centers\Mall Plans\GEORGIA\NORTH POINT\Exhibits\Area Studies\North Point Mall-1131+2104-2110+Common Area.dwg 1/18/2018 Waddell, Kendra



NOTE:
LANDLORD DOES NOT GUARANTEE THAT INTERNAL CHANGES HAVE NOT OCCURRED SINCE THESE PLANS HAVE BEEN PREPARED, AND RECOMMENDS THAT THIS SPACE BE FIELD VERIFIED BY THE TENANT TO ENSURE THE ACCURACY OF THESE DRAWINGS.
ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STORE WALL.

TENANT: PRELIMINARY		DATE: 1/18/18	NOT TO SCALE
SPACE #: 1131	AREA: 25304 SF	DRAWN BY: KW	
LOD	NORTH POINT MALL ALPHARETTA, GEORGIA	GGP	

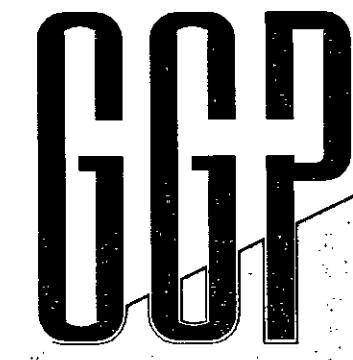


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Millman Surveying, Inc.
Corporate Headquarters
1742 Georgetown Road, Suite H
Hudson, OH 44236
Phone: 330-520-1010
Fax: 330-342-0834
www.millmansurveying.com

ALTA/ACSM LAND TITLE
SURVEY PREPARED FOR:

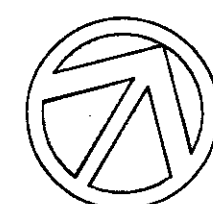


**General Growth
Properties, Inc.**
110 N. Wacker Dr.
Chicago, IL 60606
Phone: (312) 960-5000

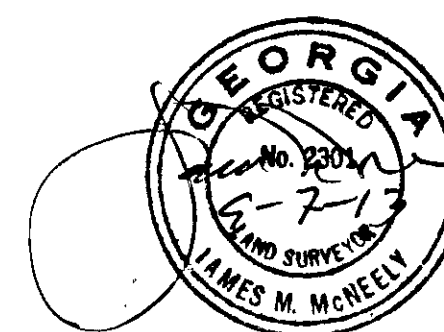
 millman
virtuabsurveyor

for more information
visit <http://vimeo.com/25774136>

North Point Mall
1000, 2000, 4500, 5000 & 6000
North Point Circle
City of Alpharetta
County of Fulton
State of Georgia



NORTH
GRAPHIC SCALE
60
1 INCH = 60 FT.



Surveyor's Sea

Sheet No. **1** of **6**

MSI Project No. 29548

PM:	EJ	Drafter:	JJT
-----	----	----------	-----

By: James M. McNeely
James M. McNeely, LS
Georgia Professional Land Surveyor No. 2301
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY		
BY:	DATE:	COMMENT:
ESJ	07/17/13	PRELIMINARY SURVEY
ESJ	08/14/13	ADDED TRACT 2 PARCEL 1
RF	08/28/13	CLIENT COMMENTS
RF	08/30/13	CLIENT COMMENTS
ESJ	09/04/13	CLIENT COMMENTS

MATCHLINE SEE SHEET 2 OF 5

MATCHLINE SEE SHEET 1 OF 5



LINE TABLE						
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	
L1	42.65	S44°29'07"E	L45	5.00		S44°30'27"E
L2	25.12	S24°11'14"E	L46	30.00		S44°30'27"E
L3	27.94	S21°48'20"W	L47	4.67		S45°29'33"E
L4	20.19	S24°36'04"E	L48	49.77		S44°30'27"E
L5	56.16	S41°38'00"E	L49	67.90		S83°23'06"W
L6	30.27	S10°26'11"E	L50	36.01		S82°59'27"E
L7	27.61	S10°58'48"W	L51	164.05		S44°30'27"E
L8	26.30	S20°23'28"W	L52	48.23		N45°29'33"E
L9	25.16	S51°02'08"W	L53	5.95		N44°30'27"E
L10	43.64	S22°59'54"W	L54	30.00		S44°30'27"E
L11	39.54	S01°40'47"W	L55	60.00		S44°30'27"E
L12	36.61	S28°09'14"E	L56	4.61		N45°29'33"E
L13	19.31	S19°12'57"W	L57	60.00		S44°30'27"E
L14	33.59	S03°17'22"W	L58	1.21		N45°29'33"E
L15	57.52	S21°02'12"W	L59	30.00		S44°30'27"E
L16	53.99	S20°07'02"W	L60	18.00		N45°29'33"E
L17	79.62	S44°26'45"E	L61	30.00		S44°30'27"E
L18	41.48	N87°55'39"E	L62	2.25		S45°29'33"E
L19	55.92	S34°31'27"E	L63	80.00		S44°30'27"E
L20	27.69	S65°42'01"E	L64	0.90		S45°29'33"E
L21	22.81	S07°09'42"E	L65	80.00		S44°30'27"E
L22	22.67	S23°08'05"E	L66	43.50		N45°29'33"E
L23	34.74	N75°24'25"E	L67	30.00		S44°30'27"E
L24	53.87	S09°50'24"W	L68	46.00		S61°43'34"W
L25	16.18	S60°03'01"W	L69	10.00		S61°43'34"W
L26	18.96	S52°55'04"W	L70	87.66		N61°43'34"W
L27	17.60	S45°44'23"W	L71	75.54		S05°29'33"E
L28	13.75	S01°28'02"E	L72	1.70		S44°30'27"E
L29	42.35	N42°35'35"E	L73	35.90		N44°30'27"E
L30	43.33	S49°35'36"W	L74	39.58		N45°29'33"E
L31	47.68	S55°45'31"W	L75	59.41		S44°30'27"E
L32	40.85	S88°18'42"W	L76	117.04		N45°29'33"E
L33	46.65	N44°39'44"W	L77	99.50		S44°30'27"E
L34	30.10	N67°38'59"W	L77a	2.38		S69°12'06"W
L35	126.08	N61°43'34"W	L78	41.61		S44°30'27"E
L36	0.90	N39°06'36"W	L79	127.05		N73°30'27"E
L37	14.12	N06°32'16"E	L80	51.76		S45°29'33"E
L38	36.01	N82°58'22"E	L81	56.00		N44°30'27"E
L39	105.39	S18°47'26"E	L82	2.00		S45°29'33"E
L40	30.00	S89°30'27"E	L83	9.00		N45°29'33"E
L41	56.62	N00°29'33"E	L84	30.00		S44°30'27"E
L42	82.35	N41°03'36"W	L85	73.54		S45°29'33"E
L43	42.30	N75°29'31"W	L86	120.85		N00°29'34"E
L44	66.50	N45°29'33"W	L87	111.66		S61°43'34"W

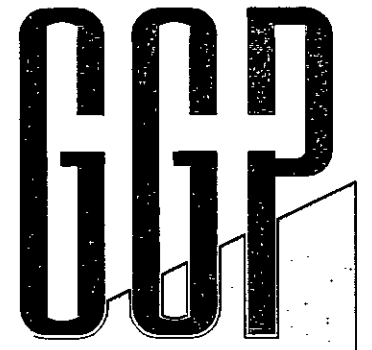
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	57.16	2000.00	1°38'15"	S19°03'49"E	57.16	28.58
C2	113.40	367.00	1°42'14"	N43°28'07"W	112.95	57.16
C3	74.75	33.00	1°47'45"	N46°52'31"W	74.75	33.00
C4	90.44	28.50	8°21'50"	N80°37'00"W	37.51	29.16
C4a	31.09	509.00	3°30'00"	S59°58'34"W	31.09	15.55
C5	103.65	750.00	7°55'06"	N49°54'31"W	103.57	51.91
C6	139.13	260.00	30°39'36"	S32°59'35"W	137.48	72.28
C7	160.24	340.00	30°22'28"	S32°51'00"E	178.14	91.25
C8	31.68	50.00	90°00'00"	N07°17'48"E	31.68	15.84
C9	12.00	5575.00	0°02'24"	N07°04'19"W	12.00	6.00
C10	38.93	5575.00	0°24'00"	N06°48'38"W	38.93	19.47
C11	31.38	5539.00	0°19'29"	S07°17'49"E	31.39	15.70
C12	70.16	120.00	33°30'03"	N61°15'29"E	69.17	36.12
C13	38.23	5539.00	0°23'43"	S08°48'46"E	38.23	19.11
C14	47.97	43.50	90°00'00"	S22°42'44"E	47.97	23.98
C15	28.39	31.50	51°38'48"	S19°36'42"E	27.44	15.25
C16	90.45	44.00	11°46'52"	S59°23'00"E (N59°23'00"W)	75.34	72.90
C16a	33.65	35.00	55°05'00"	S73°02'03"E (N73°02'03"W)	32.37	18.95
C17	4.80	5.50	49°59'57"	S19°30'31"W (N19°30'31"E)	4.65	2.57
C18	28.02	55.00	24°44'48"	S66°51'20"W (N66°51'20"E)	27.60	14.23
C19	28.02	55.00	24°44'48"	N51°20'07"E (S66°51'20"W)	27.60	14.23
C20	44.51	85.00	25°59'59"	S59°30'27"W (N59°30'27"E)	44.00	22.78
C21	41.11	200.00	11°46'49"	S59°23'00"E (N59°23'00"E)	34.25	33.15

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www.millmansurveying.com

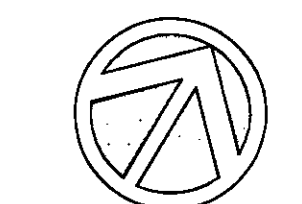
ALTA/ACSM LAND TITLE
SURVEY PREPARED FOR:



**General Growth
Properties, Inc.**
110 N. Wacker Dr.
Chicago, IL 60606
Phone: (312) 960-5000

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North Point Mall
1000, 2000, 4500, 5000 & 6000
North Point Circle
City of Alpharetta
County of Fulton
State of Georgia



NORTH
GRAPHIC SCALE
60
1 INCH = 60 FT.



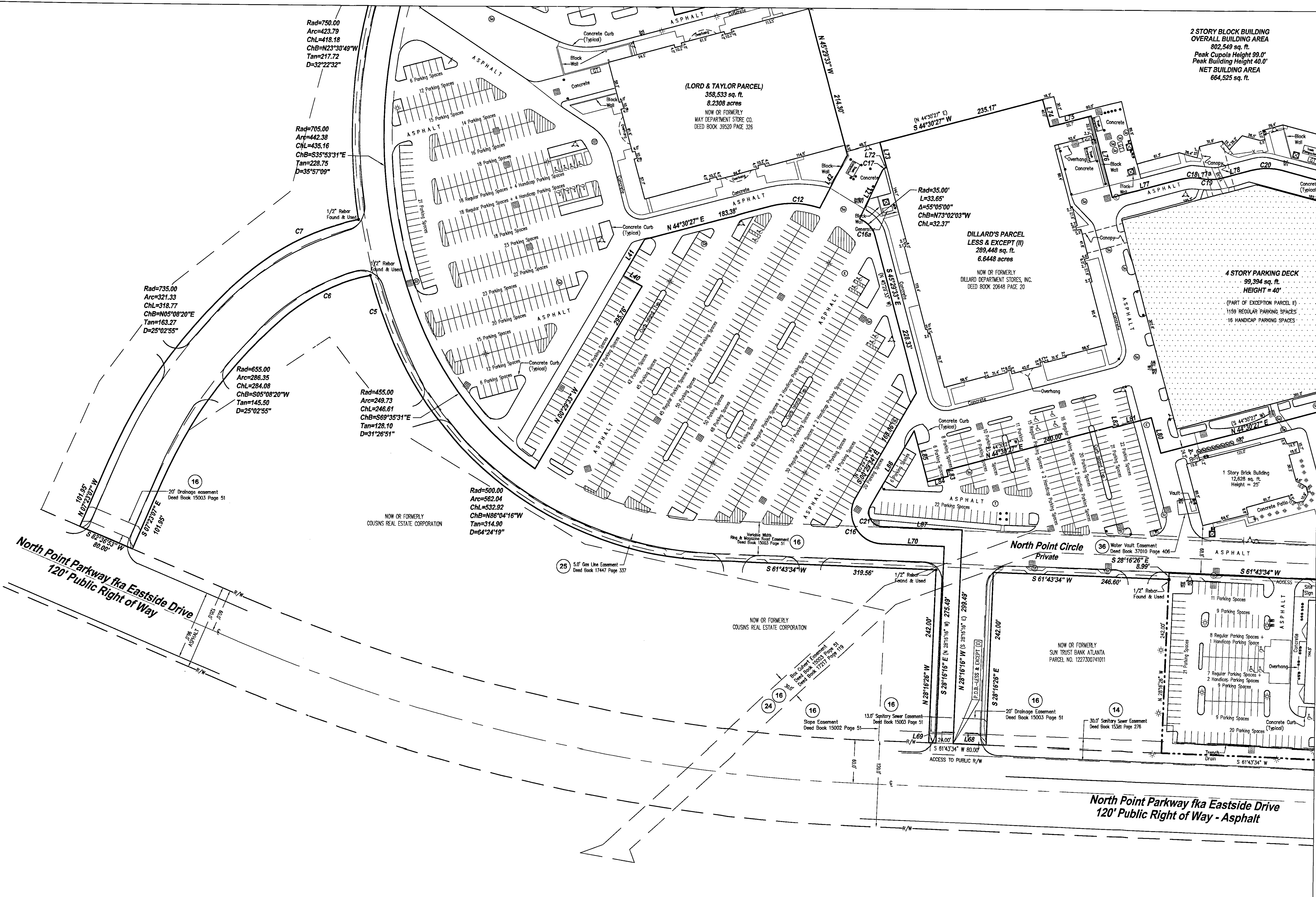
Surveyor's Seal

Sheet No. **2** of **6**

MSI Project No. 29548

PM: EJ Drafter: JJT

MATCHLINE SEE SHEET 1 OF 5



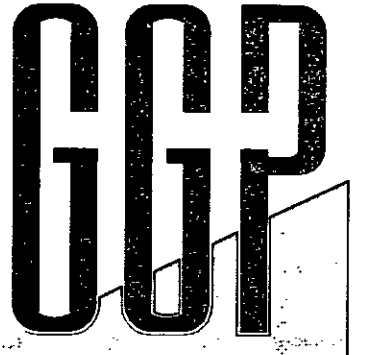
MATCHLINE SEE SHEET 4 OF 5

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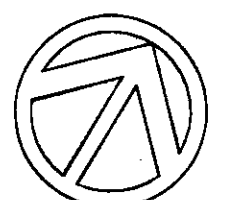
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SURVEY PREPARED FOR:

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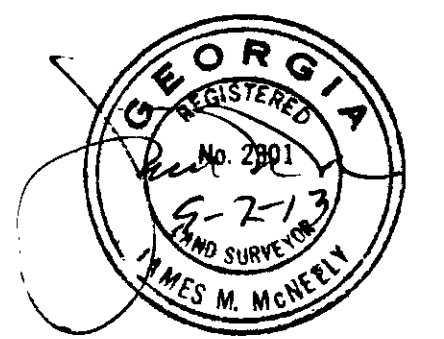
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 North Point Mall
1000, 2000, 4500, 5000 & 6000
North Point Circle
City of Alpharetta
County of Fulton
State of Georgia


NORTH

GRAPHIC SCALE

 0 60 120
1 INCH = 60 FT.


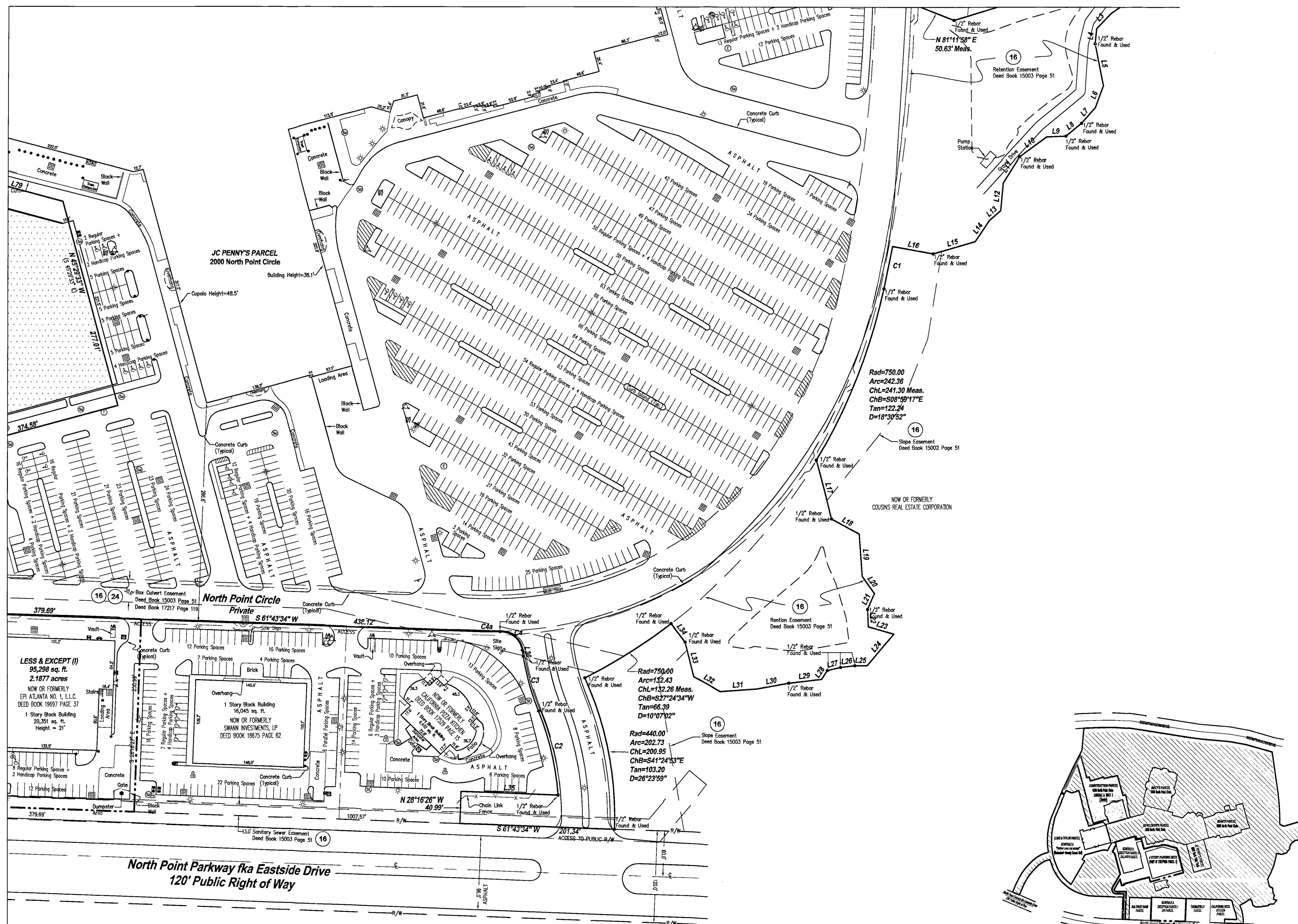
Surveyor's Seal

Sheet No. **3** of **6**

MSI Project No. 29548

PM: EJ Drafter: JJT

MATCHLINE SEE SHEET 3 OF 5



PARCEL OVERVIEW
Scale: 1"=500'

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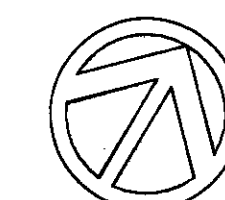
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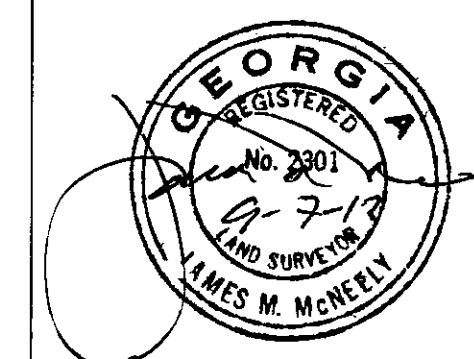
North Point Mall
1000, 2000, 4500, 5000 & 6000
North Point Circle
City of Alpharetta
County of Fulton
State of Georgia



NORTH

GRAPHIC SCALE

1 INCH = 60 FT.



Surveyor's Seal

Sheet No. **4** of **6**

MSI Project No. 29548

PM: EJ Drafter: JJT

4/21/18
SURVEYOR'S LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in parts of Land Lots 688, 689, 700, 701, 702, 742 and 743, 1st District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at the point of the westerly right-of-way of Haynes Bridge Road (60-foot right-of-way) and the southerly right-of-way of Rock Mill Road (30-foot right-of-way); thence with the southerly right-of-way of Rock Mill Road, the following four courses and distances: (1) South 88 degrees 59 minutes 00 seconds West, a distance of 617.06 feet; (2) North 90 degrees 00 minutes 00 seconds West, a distance of 499.00 feet; (3) South 88 degrees 01 minutes 25 seconds West, a distance of 149.32 feet to a point of curvature with a curve, concave southerly, having a radius of 560.00 feet and a central angle of 29 degrees 16 minutes 33 seconds and (4) westerly along the arc of said curve to the left a distance of 286.14 feet, said arc subtended by a chord bearing South 73 degrees 23 minutes 08 seconds West, 283.04 feet, to the point of intersection with a non-tangent line and the point of the westerly terminus of the right-of-way of Rock Mill Road; thence with said terminus, North 31 degrees 15 minutes 09 seconds West, a distance of 30.00 feet to a point on the northerly right-of-way of Rock Mill Road; thence leaving the northerly right-of-way of Rock Mill Road, North 20 degrees 14 minutes 30 seconds West, a distance of 11.20 feet to a point on the southerly right-of-way of North Fulton Expressway-Ga. Hwy. 400 (formerly South 102nd Street, a Delaware corporation), thence with said right-of-way, the following two courses and distances: (1) South 75 degrees 17 minutes 31 seconds West, a distance of 177.85 feet; and (2) South 69 degrees 54 minutes 02 seconds West, a distance of 399.76 feet, to a concrete right-of-way monument and the True Point of Beginning; thence from the True Point of Beginning as thus established, South 88 degrees 29 minutes 35 seconds West, a distance of 653.07 feet to a point of curvature with a curve, concave southerly, having a radius of 200.00 feet and a central angle of 09 degrees 32 minutes 21 seconds; thence southerly along the arc of said curve to the right a distance of 332.99 feet, said arc subtended by a chord bearing South 33 degrees 43 minutes 25 seconds West, a distance of 42.65 feet to a 1/2" rebar found; thence South 24 degrees 17 minutes 14 seconds West, a distance of 25.12 feet to a point; thence South 12 degrees 49 minutes 20 seconds West, a distance of 27.34 feet to a point; thence South 24 degrees 36 minutes 04 seconds East, a distance of 20.19 feet to a 1/2" rebar found; thence South 38 degrees 38 minutes 02 seconds East, a distance of 56.16 feet to a point; thence South 10 degrees 28 minutes 11 seconds East, a distance of 30.27 feet to a point; thence South 10 degrees 58 minutes 48 seconds West, a distance of 27.61 feet to a point; thence South 20 degrees 23 minutes 29 seconds West, a distance of 26.30 feet to a point; thence South 37 degrees 12 minutes 09 seconds West, a distance of 29.16 feet to a point; thence South 22 degrees 59 minutes 54 seconds West, a distance of 39.54 feet to a point; thence South 25 degrees 09 minutes 14 seconds East, a distance of 36.61 feet to a point; thence South 19 degrees 12 minutes 57 seconds West, a distance of 19.31 feet to a point; thence South 83 degrees 17 minutes 22 seconds West, a distance of 33.58 feet to a point; thence South 43 degrees 16 minutes 32 seconds West, a distance of 57.52 feet to a 1/2" rebar found; thence South 70 degrees 07 minutes 02 seconds West, a distance of 53.99 feet to the point of intersection with a non-tangent curve, concave westerly, having a radius of 2000.00 feet and a central angle of 01 degrees 38 minutes 15 seconds; thence southerly along the arc of said curve to the right a distance of 57.16 feet said arc being subtended by a chord bearing South 19 degrees 03 minutes 49 seconds West 57.16 feet, to a 1/2" rebar found at a point of compound curvature with a curve, concave westerly, having a radius of 750.00 feet and a central angle of 18 degrees 30 minutes 52 seconds; thence southerly along the arc of said curve to the right a distance of 242.36 feet to a point; thence South 18 degrees 08 minutes 17 seconds West, a distance of 11.20 feet to a 1/2" rebar found at the point of intersection with a non-tangent line; thence South 44 degrees 26 minutes 15 seconds East, a distance of 79.62 feet to a 1/2" rebar found; thence North 87 degrees 55 minutes 39 seconds East, a distance of 41.48 feet to a point; thence South 34 degrees 31 minutes 27 seconds East, a distance of 55.92 feet to a point; thence 42 degrees 01 seconds East, a distance of 27.69 feet to a point; thence South 07 degrees 09 minutes 42 seconds East a distance of 22.81 feet to a 1/2" rebar found; thence South 32 degrees 22 minutes 05 seconds East, a distance of 22.67 feet to a point; thence North 75 degrees 24 minutes 25 seconds East, a distance of 34.74 feet to a point; thence South 09 degrees 50 minutes 50 minutes 24 seconds West, a distance of 53.87 feet to a point; thence South 03 minutes 01 seconds West a distance of 18.18 feet to a 1/2" rebar found; thence South 52 degrees 15 minutes 04 seconds West, a distance of 18.96 feet to a 1/2" rebar found; thence South 45 degrees 44 minutes 23 seconds West, a distance of 17.60 feet to a 1/2" rebar found; thence North 01 degrees 29 minutes 02 seconds West, a distance of 13.75 feet to a point; thence South 52 degrees 47 minutes 35 seconds West, a distance of 42.55 feet to a 1/2" rebar found; thence South 49 degrees 35 minutes 38 seconds West, a distance of 43.33 feet to a point; thence South 55 degrees 45 minutes 31 seconds West, a distance of 47.68 feet to a point; thence South 88 degrees 18 minutes 42 seconds West, a distance of 40.85 feet to a point; thence North 44 degrees 39 minutes 44 seconds West, a distance of 46.65 feet to a 1/2" rebar found; thence North 67 degrees 38 minutes 59 seconds West, a distance of 30.10 feet to a 1/2" rebar found at the point of intersection with a non-tangent curve, concave northwesterly, having a radius of 750.00 feet and a central angle of 10 degrees 07 minutes 02 seconds; thence southerly along the arc of said curve to the right a distance of 132.43 feet, said arc subtended by a chord bearing South 27 degrees 24 minutes 34 seconds West 132.28 feet, to a 1/2" rebar found at the point of intersection with a non-tangent curve, concave southerly, having a radius of 440.00 feet and a central angle of 26 degrees 23 minutes 59 seconds; thence southerly along the arc of said curve to the right a distance of 202.75 feet, said arc subtended by a chord bearing South 41 degrees 24 minutes 53 seconds East 200.95 feet, to a 1/2" rebar found at the point of intersection with a non-tangent line on the North right-of-way of North Point Parkway (formerly Eastside Drive) (120-foot right-of-way), thence with said right-of-way, South 61 degrees 43 minutes 34 seconds West, a distance of 201.34 feet to a point; thence South 10 degrees 01 minutes 10 seconds West, a distance of 18.96 feet to a point; thence South 43 degrees 28 minutes 07 seconds West 112.95 feet, to a 1/2" rebar found at a point of reverse curvature with a curve, concave northwesterly, having a radius of 333.00 feet and a central angle of 12 degrees 51 minutes 40 seconds; thence northwesterly along the arc of said curve to the right a distance of 74.75 feet, said arc subtended by a chord bearing North 45 degrees 53 minutes 24 seconds West 74.50 feet, to a 1/2" rebar found at the point of tangency; thence North 39 degrees 27 minutes 36 seconds West, a distance of 8.09 feet to a point of curvature with a curve, concave southerly, having a radius of 28.50 feet and a central angle of 82 degrees 18 minutes 50 seconds; thence northwesterly along the arc of said curve to the left a distance of 40.94 feet, said arc subtended by a chord bearing North 80 degrees 37 minutes 00 seconds West 37.51 feet to a 1/2" rebar found at a point of intersection with a curve, concave northwesterly, having a radius of 509.00 feet and a central angle of 03 degrees 30 minutes 00 seconds; thence southerly along the arc of said curve to the right a distance of 31.09 feet, to the point of tangency; thence South 81 degrees 43 minutes 34 seconds West, a distance of 43.12 feet to a point; thence South 61 degrees 43 minutes 34 seconds West, a distance of 379.69 feet to a point; thence South 28 degrees 16 minutes 28 seconds East a distance of 8.99 feet to a 1/2" rebar found; thence South 61 degrees 43 minutes 34 seconds West a distance of 246.80 feet to a point; thence South 28 degrees 16 minutes 28 seconds East, a distance of 242.00 feet to a point on the North Point Parkway; thence with said right-of-way, South 61 degrees 43 minutes 34 seconds West, a distance of 46.00 feet to a point; thence North 28 degrees 16 minutes 16 seconds West, a distance of 299.49 feet; thence South 61 degrees 43 minutes 34 seconds West, a distance of 11.65 feet to a point of curvature with a curve, concave southerly, having a radius of 20.00 feet and a central angle of 117 degrees 46 minutes 48 seconds; thence northwesterly along the arc of said curve to the right, a distance of 41.11 feet, said arc subtended by a chord which bears North 59 degrees 23 minutes 00 seconds West, a distance of 34.25 feet to the point of tangency; thence North 00 degrees 29 minutes 34 seconds West, a distance of 120.85 feet to the point of tangency; thence North 44 degrees 30 minutes 27 seconds West, a distance of 73.54 feet; thence North 44 degrees 30 minutes 27 seconds East, a distance of 30.00 feet; thence North 45 degrees 29 minutes 33 seconds West, a distance of 29.98 feet; thence South 44 degrees 30 minutes 27 seconds West, a distance of 233.17 feet; thence South 45 degrees 29 minutes 33 seconds East, a distance of 35.90 feet; thence South 44 degrees 30 minutes 29 seconds West, a distance of 1.70 feet to a point of curvature with a curve, concave easterly, having a radius of 5.50 feet and a central angle of 49 degrees 58 minutes 57 seconds; thence southerly along the arc of said curve to the left, a distance of 4.80 feet, said arc subtended by a chord which bears South 19 degrees 30 minutes 31 seconds West, a distance of 4.65 feet to the point of tangency; thence South 05 degrees 29 minutes 33 seconds East, a distance of 75.54 feet to a point of intersection with a non-tangent curve, concave southerly, having a radius of 35.00 feet and a central angle of 55 degrees 05 minutes 00 seconds; thence southerly along the arc of said curve to the right, a distance of 33.65 feet, said arc subtended by a chord which bears South 13 degrees 02 minutes 03 seconds East, a distance of 32.37 feet to the point of tangency; thence South 45 degrees 29 minutes 33 seconds East, a distance of 228.33 feet; thence South 00 degrees 29 minutes 34 seconds East, a distance of 168.06 feet to a point of curvature with a curve, concave northwesterly, having a radius of 44.00 feet and a central angle of 46 minutes 52 seconds; thence northwesterly along the arc of said curve to the left, a distance of 90.45 feet, said arc subtended by a chord which bears South 59 degrees 23 minutes 00 seconds East, a distance of 75.34 feet to the point of tangency; thence North 61 degrees 43 minutes 34 seconds East, a distance of 87.66 feet; thence South 28 degrees 16 minutes 28 seconds West, a distance of 275.49 feet to a point on the South right-of-way of North Point Parkway; thence along and with the northwesterly right-of-way of South Point Parkway South 61 degrees 43 minutes 34 seconds West, a distance of 10.00 feet; thence leaving said right-of-way, North 28 degrees 16 minutes 26 seconds West, a distance of 242.00 feet to a 1/2" rebar found; thence South 61 degrees 43 minutes 34 seconds West, a distance of 319.56 feet to a point of curvature with a curve, concave northwesterly, having a radius of 500.00 feet and a central angle of 64 degrees 24 minutes 18 seconds; thence westerly along the arc of said curve to the right a distance of 562.04 feet, said arc subtended by a chord bearing North 86 degrees 04 minutes 16 seconds West 532.92 feet, to a point of compound curvature with a curve, concave northwesterly, having a radius of 750.00 feet and a central angle of 07 degrees 55 minutes 08 seconds; thence northwesterly along the arc of said curve to the right a distance of 103.65 feet, said arc subtended by a chord bearing North 49 degrees 54 minutes 31 seconds West 103.57 feet, to a 1/2" rebar found at a point of intersection with a non-tangent curve, concave southerly, having a radius of 260.00 feet and a central angle of 30 degrees 39 minutes 36 seconds;

SURVEYOR'S LEGAL DESCRIPTION:

thence southerly along the arc of said curve to the left a distance of 139.13 feet, said arc subtended by a chord bearing South 32 degrees 59 minutes 35 seconds West 137.48 feet, to a point of compound curvature with a curve, concave easterly, having a radius of 655.00 feet and a central angle of 23 degrees 02 minutes 55 seconds; thence southerly along the arc of said curve to the left a distance of 286.35 feet, said arc subtended by a chord bearing South 05 degrees 08 minutes 20 seconds West 284.08 feet, to the point of tangency; thence South 07 degrees 23 minutes 07 seconds East, a distance of 101.95 feet to a point on the North right-of-way of North Point Parkway; thence with said right-of-way, South 82 degrees 36 minutes 53 seconds West, a distance of 80.00 feet to a point; thence leaving said right-of-way, North 07 degrees 23 minutes 07 seconds West, a distance of 101.95 feet to a point at the beginning of a curve, concave easterly, having a radius of 735.00 feet and a central angle of 26 degrees 02 minutes 55 seconds; thence northwesterly along the arc of said curve to the right a distance of 321.33 feet, said arc subtended by a chord bearing North 05 degrees 08 minutes 20 seconds East 318.77 feet, to a point of compound curvature with a curve, concave southerly, having a radius of 340.00 feet and a central angle of 30 degrees 22 minutes 26 seconds; thence northwesterly along the arc of said curve to the right a distance of 180.24 feet, said arc subtended by a chord bearing North 32 degrees 51 minutes 00 seconds East 178.14 feet, to a 1/2" rebar found at a point of intersection with a non-tangent curve, concave northwesterly, having a radius of 750.00 feet and a central angle of 32 degrees 22 minutes 32 seconds; thence northwesterly along the arc of said curve to the right a distance of 423.79 feet, said arc subtended by a chord bearing North 23 degrees 38 minutes 49 seconds West 418.18 feet, to the point of tangency; thence North 07 degrees 27 minutes 34 seconds West, a distance of 205.17 feet to a point of curvature with a curve, concave easterly, having a radius of 5575.00 feet and a central angle of 00 degrees 19 minutes 32 seconds; thence northwesterly along the arc of said curve to the right a distance of 31.68 feet, said arc subtended by a chord bearing North 07 degrees 17 minutes 48 seconds West 31.68 feet, to a point of intersection with a non-tangent line; thence North 82 degrees 59 minutes 22 seconds East, a distance of 36.01 feet to a point of intersection with a non-tangent curve, concave easterly, having a radius of 5539.00 feet and a central angle of 00 degrees 19 minutes 22 seconds; thence southerly along the arc of said curve to the left a distance of 31.39 feet, said arc subtended by a chord bearing South 07 degrees 17 minutes 49 seconds East 31.39 feet, to the point of tangency; thence South 07 degrees 27 minutes 34 seconds East, a distance of 229.79 feet to a point; thence South 18 degrees 47 minutes 26 seconds East, a distance of 105.39 feet to a point of intersection with a non-tangent curve, concave northwesterly, having a radius of 705.00 feet and a central angle of 33 degrees 57 minutes 08 seconds; thence southerly along the arc of said curve to the left a distance of 442.38 feet, said arc subtended by a chord bearing South 33 degrees 53 minutes 31 seconds East 435.16 feet, to a point of compound curvature with a curve, concave northwesterly, having a radius of 455.00 feet and a central angle of 51 seconds; thence southerly along the arc of said curve to the left a distance of 249.73 feet, said arc subtended by a chord bearing South 69 degrees 35 minutes 31 seconds East 246.61 feet, to a point of intersection with a non-tangent line; thence North 00 degrees 29 minutes 33 seconds West, a distance of 295.76 feet to a point; thence South 89 degrees 30 minutes 27 seconds West, a distance of 30.00 feet to a point; thence North 00 degrees 29 minutes 33 seconds East, a distance of 58.82 feet to a point; thence North 44 degrees 30 minutes 27 seconds East, a distance of 183.38 feet to a point of curvature with a curve, concave southerly, having a radius of 120.00 feet and a central angle of 33 degrees 30 minutes 03 seconds; thence northwesterly along the arc of said curve to the right a distance of 703.67 feet, said arc subtended by a chord bearing North 61 degrees 15 minutes 28 seconds East, 69.17 feet, to the point of intersection with a non-tangent line; thence North 03 degrees 51 minutes 35 seconds West, a distance of 82.95 feet to a point; thence North 45 degrees 29 minutes 33 seconds West, a distance of 214.30 feet to a point; thence North 75 degrees 29 minutes 33 seconds West, a distance of 42.30 feet to a point; thence South 44 degrees 30 minutes 27 seconds West, a distance of 163.75 feet to a point; thence North 45 degrees 29 minutes 33 seconds West, a distance of 66.50 feet to a point; thence South 44 degrees 30 minutes 27 seconds West, a distance of 5.00 feet to a point; thence North 45 degrees 29 minutes 33 seconds West, a distance of 104.90 feet to a point; thence South 45 degrees 29 minutes 33 seconds East, a distance of 30.00 feet to a point; thence South 45 degrees 29 minutes 33 seconds East, a distance of 4.67 feet to a point; thence South 44 degrees 30 minutes 27 seconds West, a distance of 49.77 feet to a point; thence South 83 degrees 23 minutes 08 seconds West, a distance of 67.80 feet to a point of intersection with a non-tangent curve, concave easterly, having a radius of 5.5390 feet and a central angle of 00 degrees 23 minutes 43 seconds; thence southerly along the arc of said curve to the left a distance of 38.23 feet, said arc subtended by a chord bearing South 08 degrees 48 minutes 46 seconds East 38.23 feet, to the point of intersection with a non-tangent line; thence South 82 degrees 59 minutes 22 seconds West, a distance of 36.01 feet to a point of intersection with a non-tangent curve, concave easterly, having a radius of 5575.00 feet and a central angle of 00 degrees 24 minutes 00 seconds; thence northwesterly along the arc of said curve to the right a distance of 38.83 feet, said arc subtended by a chord bearing North 08 degrees 48 minutes 38 seconds West 38.93 feet, to a point; thence North 06 degrees 32 minutes 16 seconds West, a distance of 14.12 feet to a point of curvature with a curve, concave easterly, having a radius of 65.70 feet and a central angle of 04 degrees 40 minutes 27 seconds; thence northwesterly along the arc of said curve to the right a distance of 454.81 feet, said arc subtended by a chord bearing North 04 degrees 07 minutes 42 seconds West 454.89 feet, to a 1/2" rebar found at a point of intersection with a non-tangent line; thence North 25 degrees 14 minutes 06 seconds West, a distance of 242.94 feet to a right-of-way monument on the southerly right-of-way of North Fulton Expressway-Ga. Hwy. 400 and the point of intersection with a non-tangent curve, concave southeasterly, having a radius of 5,579.58 feet and a central angle of 05 degrees 03 minutes 56 seconds; thence with the southerly northwesterly, having a radius of 750.00 feet and a central angle of 10 degrees 07 minutes 02 seconds; thence along the arc of said curve to the right a distance of 493.29 feet, said arc subtended by a chord bearing North 59 degrees 39 minutes 31 seconds East 493.13 feet, to a right-of-way monument at the point of intersection with a non-tangent line; (2) North 68 degrees 23 minutes 02 seconds East, a distance of 485.85 feet to a right-of-way monument; (3) North 68 degrees 29 minutes 17 seconds East, a distance of 256.33 feet to a right-of-way monument; (4) North 64 degrees 55 minutes 28 seconds East, a distance of 345.27 feet to a right-of-way monument; (5) North 69 degrees 49 minutes 33 seconds East, a distance of 199.68 feet to a right-of-way monument; and (6) North 75 degrees 23 minutes 24 seconds East, a distance of 301.31 feet to a concrete right-of-way monument and the True Point of Beginning; containing 3,625,228 square feet (83,2467 acres) of land, more or less and containing all the land described in Schedule A of First American Title Company Title Commitment No. NCS-614549-CH2 with an effective date of May 26, 2013.

Together with non-exclusive easements appurtenant to the above described property as set forth in:

(i) Construction, Operation and Reciprocal Easement Agreement among Northpoint Mall Limited Partnership, a Georgia limited partnership, The May Department Stores Company, a New York corporation, and Mervyn's, a California corporation doing business in Georgia as Mervyn's Inc., dated as of February 3, 1993, recorded in Deed Book 16274, Page 9, Fulton County, Georgia records; as modified by First Amendment thereto, dated May 18, 1994, recorded in Deed Book 18851, Page 315, as further amended by Second Amendment thereto, dated February 7, 1996, recorded in Deed Book 20848, Page 200, as assigned by those certain Outright Assignment and Assumption of Reciprocal Easement Agreement (North Point Mall), dated December 22, 1995, recorded in Deed Book 20437, Page 274, and Outright Assignment and Assumption of Reciprocal Easement Agreement (GGP-North Point, Inc.), dated December 22, 1995, recorded in Deed Book 20437, Page 296; aforesaid records.

(ii) Easement Agreement with Covenants and Restrictions Affecting Land between Cousins Properties Incorporated, a Georgia corporation, and Northpoint Mall Limited Partnership, an Illinois limited partnership, dated February 18, 1992, recorded in Deed Book 15003, Page 51, aforesaid records; amended by First Amendment, dated November 12, 1992, recorded in Deed Book 15954, Page 101, aforesaid records; modified by Amendment to Restrictive Covenants and Reservation of Easements between Cousins Properties Incorporated and North Point Mall Limited Partnership, dated February 18, 1992, recorded in Deed Book 15003, Page 127, aforesaid records; and

(iii) Easement Agreement between Cousins Properties Incorporated, a Georgia corporation, and Northpoint Mall Limited Partnership, an Illinois limited partnership, dated November 2, 1992, recorded in Deed Book 15954, Page 27, aforesaid records.

(iv) Temporary Access Easement Agreement between Cousins Properties Incorporated and North Point Mall Limited Partnership, dated November 2, 1992, filed for record November 12, 1992, recorded in Deed Book 15954, Page42, aforesaid records;

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO. NCS-614549-CH2

SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

12. Slap Easements as conveyed in that certain Deed from R. C. Nesbitt, et al to Fulton County, dated September 14, 1951, filed for record, and recorded in Deed Book 2734, Page 643, Fulton County, Georgia records. (effects appurtenant easement only) (DOES NOT AFFECT THE SUBJECT PROPERTY)

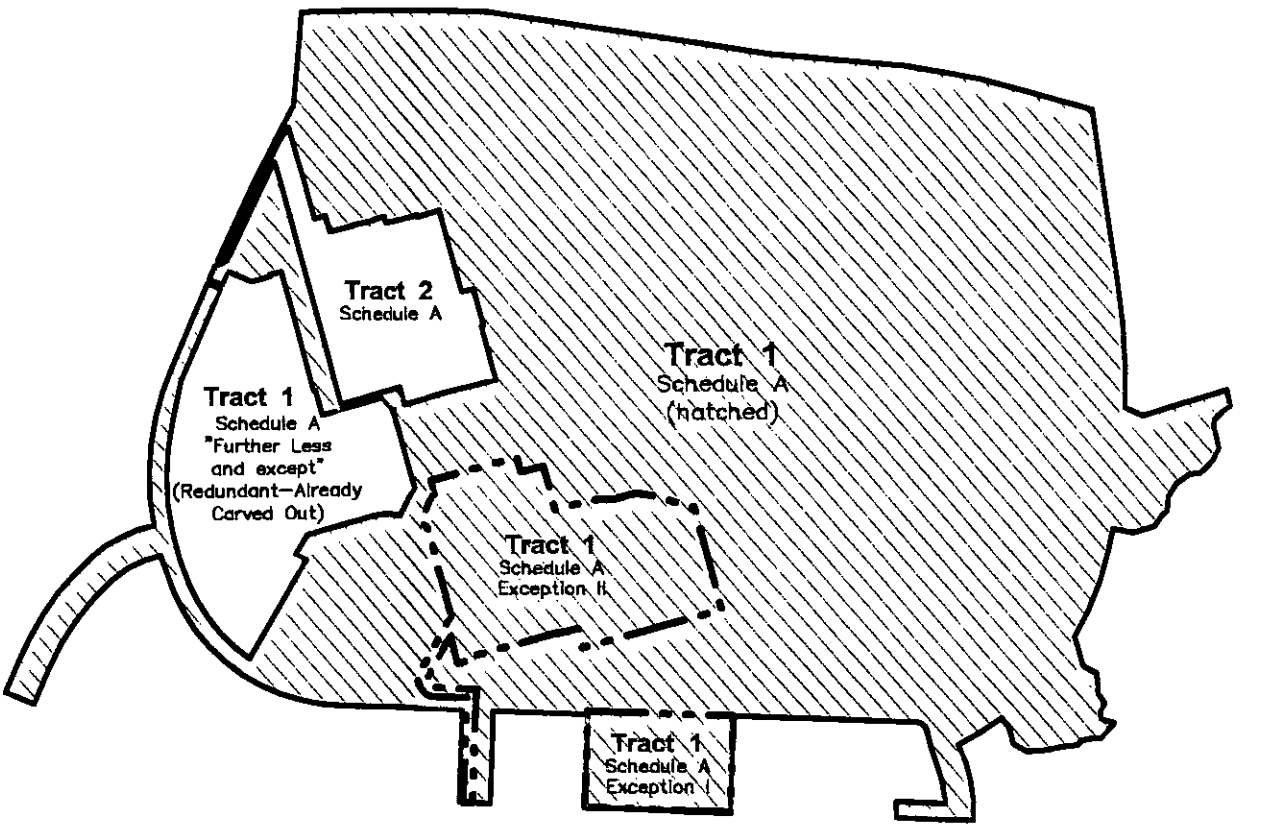
13. Slap Easement from S. C. Landrum to State Highway Department of Georgia, dated February 19, 1968, filed for record February 21, 1968, and recorded in Deed Book 4859, Page 430, aforesaid records. (CANNOT DETERMINE - DOCUMENT ILLEGIBLE)

14. Sewer Easement from DeJor Properties, Inc. to Fulton County, Georgia, dated November 20, 1975, filed for record January 7, 1976, and recorded in Deed Book 6407, Page 196, aforesaid records; and as amended by that certain Amendment to Sewer Easement and Agreement by and among Cousins Properties Incorporated, a Georgia corporation, Northpoint Mall Limited Partnership, an Illinois limited partnership and Fulton County, Georgia, a political subdivision of the State of Georgia, dated May 30, 1992, filed for record June 18, 1992, and recorded in Deed Book 15381, Page 276, aforesaid records (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

15. Non-Exclusive Easement for Sewer Line Reserved in that certain Warranty Deed from Richard B. Goodsell to River Properties, Incorporated, dated February 1, 1984, filed for record, and recorded in Deed Book 8832, Page 412, aforesaid records. (effects appurtenant easement only) (DOES NOT AFFECT THE SUBJECT PROPERTY)

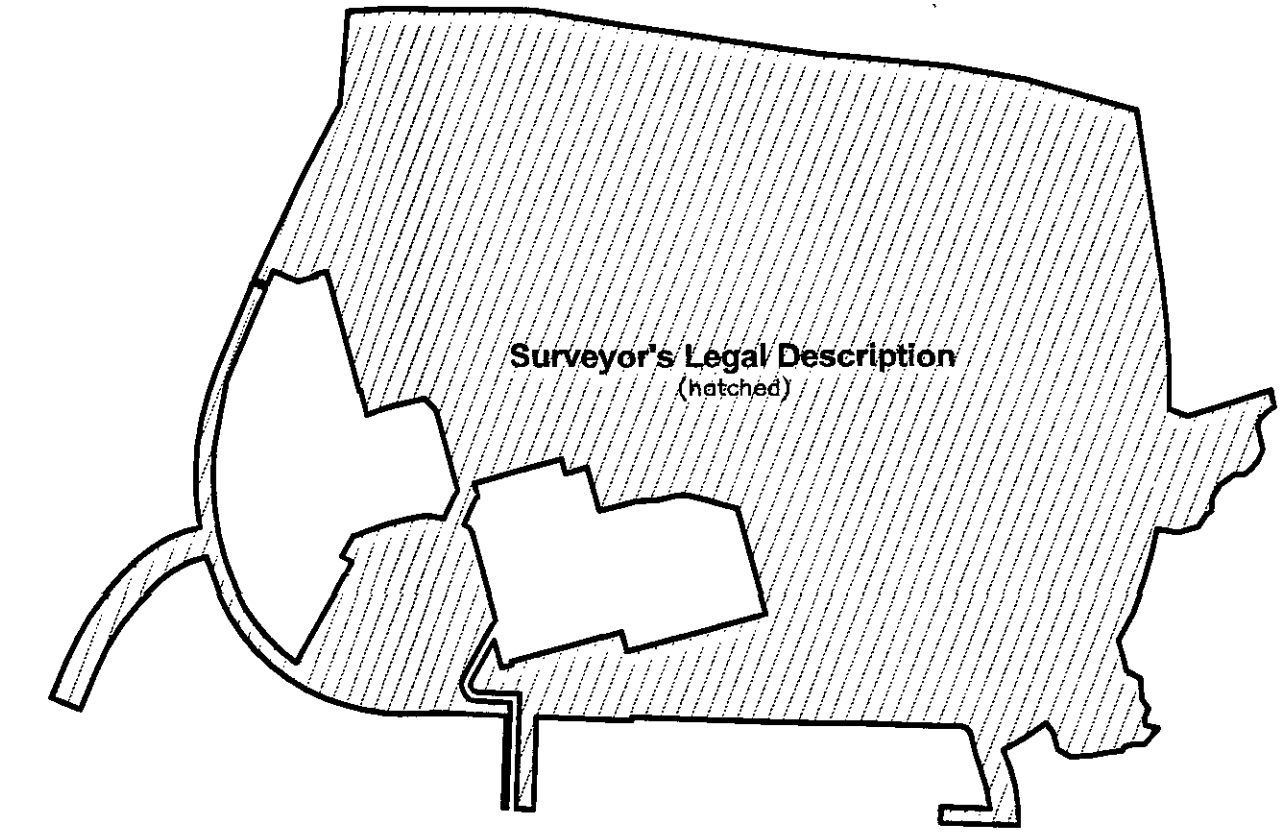
16. Easements as reserved in that certain Limited Warranty Deed from Cousins Properties Incorporated, a Georgia corporation to North 400 Venture, an Illinois general partnership whose only general partners are North Atlanta Venture, Inc., a Delaware corporation and JMB/Federated Realty Associates, Ltd., an Illinois limited partnership, dated December 21, 1988, filed for record, and recorded in Deed Book 12137, Page 281, aforesaid records; as contained in the Limited Warranty Deed from Cousins Properties Incorporated to Northpoint Mall Limited Partnership, dated February 15, 1992, recorded in Deed Book 15003, Page 54, aforesaid records; as affected by that certain Easement Agreement with Covenants and Restrictions Affecting Land to Northpoint Mall Limited Partnership, an Illinois limited partnership, dated February 18, 1992, filed for record February 19, 1992, and recorded in Deed Book 15003, Page 51, aforesaid records; as amended by that certain Amendment to Restrictive Covenants and Reservation of Easements, dated February 18, 1992, filed for record February 19, 1992, aforesaid records; as affected by that certain Partial Release of Restrictive Covenants, dated February 18, 1992, filed for record February 19, 1992, and recorded in Deed Book 15003, Page 138, aforesaid records; as amended by that certain First Amendment to Easement Agreement with Covenants and Restrictions Affecting Land to Northpoint Mall Limited Partnership, an Illinois limited partnership and Fulton County, Georgia, a political subdivision of the State of Georgia, dated March 11, 1993, filed for record April 7, 1993, and recorded in Deed Book 16462, Page 155, aforesaid records (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

17. Terms and provisions of that certain Easement Agreement, by and between Cousins Properties Incorporated and Mervyn Crossing Associates, dated May 27, 1992, filed for record, and recorded in Deed Book 15315, Page 41, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY)



SCHEDULE A OVERVIEW

Scale: 1"=500'



SURVEYOR'S LEGAL OVERVIEW

Scale: 1"=500'

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO. NCS-614549-CH2

SCHEDULE B, SECTION II:

18. Easements as conveyed in Right-of-Way Deed from Cousins Properties Incorporated to The City of Alpharetta, Georgia, dated May 28, 1992, filed for record, and recorded in Deed Book 15368, Page 96, aforesaid records. (effects appurtenant easement only) (DOES NOT AFFECT THE SUBJECT PROPERTY)

19. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from Northpoint Mall Limited Partnership, an Illinois limited partnership comprised of North Atlanta Venture, a Delaware corporation not JMB/Federated Realty Associates, Ltd., an Illinois limited partnership to J. G. Penney Company, Inc., a Delaware corporation, dated June 18, 1992, filed for record October 27, 1992, and recorded in Deed Book 15916, Page 165, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

20. Terms and provisions of that certain Construction, Operation and Reciprocal Easement Agreement, by and among Northpoint Mall Limited Partnership, an Illinois limited partnership composed of North Atlanta Venture, Inc., a Delaware corporation, as its general partner and JMB/Federated Realty Associates, Ltd., an Illinois limited partnership as its limited partner, The May Department Stores Company, a New York corporation and Mervyn's, a California corporation, dated February 3, 1993, filed for record February 4, 1993, and recorded in Deed Book 16274, Page 9, aforesaid records; as amended by that certain First Amendment to Construction, Operation, and Reciprocal Agreement, dated May 18, 1994, filed for record August 6, 1995, and recorded in Deed Book 16851, Page 315, aforesaid records; as amended by that certain Second Amendment to Construction, Operation, and Reciprocal Agreement by and among GGP-North Point, Inc., an Illinois corporation, as successor to North Point Mall Limited Partnership, The May Department Stores Company, a New York corporation, Mervyn's, a California corporation doing business in Georgia as Mervyn's Inc., a Delaware corporation, dated December 22, 1995, filed for record January 3, 1996, and recorded in Deed Book 20437, Page 274, aforesaid records; as affected by that certain Out Claim Assignment and Assumption of Reciprocal Easement Agreement from Homart Development Co., a Delaware corporation to Homart Newco Two, Inc., a Delaware corporation, dated December 22, 1995, filed for record January 3, 1996, and recorded in Deed Book 20437, Page 274, aforesaid records; as affected by that certain Out Claim Assignment and Assumption of Reciprocal Easement Agreement from Homart Newco Two, Inc., a Delaware corporation to GGP-North Point, Inc., a Delaware corporation, filed December 22, 1995, filed for record January 3, 1996, and recorded in Deed Book 20437, Page 296, aforesaid records; and as amended by that certain Third Amendment to Construction, Operation and Reciprocal Easement Agreement by and among GGP-North Point, Inc., a Delaware corporation, Parsian, Inc., an Alabama corporation, as successor in title to Mervyn's, a California corporation and Dillard's Inc., (successor by operation of law to Dillard's Department Store, Inc., a Delaware corporation), dated December 5, 2005, filed for record March 27, 2006, and recorded in Deed Book 42214, Page 578, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

21. Terms and provisions of that certain Water Line Easement and Agreement, by and between Northpoint Mall Limited Partnership, an Illinois limited partnership and Fulton County, Georgia, a political subdivision of the State of Georgia, dated March 11, 1993, filed for record April 7, 1993, and recorded in Deed Book 16462, Page 155, aforesaid records (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

22. Terms and provisions of that certain unrecorded lease as evidenced by Notice of Lease Agreement from Cousins Properties Incorporated and Mervyn Crossing Associates, dated May 27, 1992, filed for record, and recorded in Deed Book 16355, Page 73, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

23. Terms and provisions of that certain Easement and Maintenance Agreement, by and between Northpoint Mall Limited Partnership and The City of Alpharetta, Georgia, dated July 9, 1993, filed for record, and recorded in Deed Book 17022, Page 289, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY)

24. Terms and provisions of that certain Bob Culvert Easement and Agreement, by and between Northpoint Mall Limited Partnership, an Illinois limited partnership and The City of Alpharetta, a political subdivision of the State of Georgia, dated September 13, 1993, filed for record September 23, 1993, and recorded in Deed Book 17217, Page 119, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

25. Grant of Easement from Northpoint Mall Limited Partnership, an Illinois limited partnership to Atlanta Gas Light Company, dated June 14, 1993, filed for record November 5, 1993, and recorded in Deed Book 17447, Page 337, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

26. Terms and provisions of that certain Covenants, Conditions and Restrictions Agreement, by and between Northpoint Mall Limited Partnership, an Illinois limited partnership composed of North Atlanta Venture, Inc., a Delaware corporation and sale general partnership composed of North Atlanta Venture, Inc., a Delaware corporation and sale general partner, and JMB/Federated Realty Associates, Ltd., an Illinois limited partnership and California Pizza Kitchen, Inc., a California corporation, dated December 16, 1993, filed for record December 17, 1993, and recorded in Deed Book 17529, Page 19, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

27. Terms and provisions of that certain Covenants, Conditions and Restrictions Agreement, by and between Northpoint Mall Limited Partnership, an Illinois limited partnership composed of North Atlanta Venture, Inc., a Delaware corporation and sale general partnership composed of North Atlanta Venture, Inc., a Delaware corporation and sale general partner, and JMB/Federated Realty Associates, Ltd., an Illinois limited partnership and Hubert Properties, L.P., a Georgia limited partnership whose sole general partner is Hubert Debra, Inc., a Georgia corporation, dated July 20, 1994, filed for record July 25, 1994, and recorded in Deed Book 18520, Page 139, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

28. Easement from Homart Development Co. to Georgia Power Company dated, filed for record October 6, 1994, and recorded in Deed Book 18841, Page 50, aforesaid records. (NO LONGER AFFECTS THE SUBJECT PROPERTY)

29. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from The Limited Stores, Inc. to Northpoint Mall Limited Partnership, dated July 15, 1993, filed for record August 24, 1993 and recorded in Deed Book 17031, Page 57, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

30. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from Victor's Secret Stores, Inc. to Northpoint Mall Limited Partnership, dated July 15, 1993, filed for record August 24, 1993 and recorded in Deed Book 17031, Page 101, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

31. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from Lerner New York, Inc. to Northpoint Mall Limited Partnership, dated July 15, 1993, filed for record August 24, 1993 and recorded in Deed Book 17031, Page 101, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

32. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from Lane Bryant, Inc. to Northpoint Mall Limited Partnership, dated July 15, 1993, filed for record August 24, 1993 and recorded in Deed Book 17031, Page 118, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

33. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from Express, Inc. to Northpoint Mall Limited Partnership, dated July 15, 1993, filed for record August 24, 1993 and recorded in Deed Book 17031, Page 135, aforesaid records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)