



City Council Meeting DECEMBER 9, 2019

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Atlanta Gas Light Donation to the Alpharetta Public Safety Foundation

B. Lionheart WORKS Appreciation Presentation

V. CONSENT AGENDA

A. Financial Management Report: Month Ending October 31, 2019

B. Council Meeting Minutes (Meeting of 12/2/2019)

C. Alcoholic Beverage License Applications

PH-19-AB-28 Finley's Bar & Grill LLC

d/b/a/ Finley's Bar & Grill

10800 Davis Drive

Alpharetta, GA 30009

Restaurant

Consumption on Premises

Beer, Wine, Liquor, Sunday Sales

Owner: John Anthony Bardis

Registered Agent: Michael Sard

PH-19-AB-29 PRM Gas & Snacks Inc.

d/b/a Shell Food Mart

11370 State Bridge Road

Alpharetta, GA 30022

Convenient Store

Retail Packages Sales

Beer, Wine, Sunday Sales

Owner: Paul Manning

Registered Agent: Paul Manning

VI. PUBLIC HEARING

A. PH-19-08 Gardner House/133 Cumming Street

Consideration of a request to allow a structure on the City's Contributing Historic Buildings List to be demolished. The property is located at 133 Cumming Street and is legally described as being located in Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia.

B. E-19-06 Studio Movie Grill Sign Exception

NOTE: This item was tabled on November 18, 2019. It must be removed from the table for consideration.

Consideration of a sign exception to aggregate allowable wall signage to allow for three (3) wall signs on the front elevation and to increase the sign area of a wall sign on the rear elevation of the building facing the Big Creek Greenway. The property is located at 7660 North Point Parkway and is legally described as being located in Land Lots 655, 656 & 686, 1st District, 2nd Section, Fulton County, Georgia.

C. PH-19-23 Tax Allocation District #2 North Point Overlay Economic Redevelopment Plan

Discussion of a resolution proposing to adopt the City of Alpharetta, Fulton County, Georgia, Tax Allocation District #2 North Point Overlay Redevelopment Plan and to create City of Alpharetta, Georgia, Tax Allocation District #2: North Point Overlay

VII. NEW BUSINESS

A. Banking Services Contract

B. Retirement Savings Plan-Required Minimum Distribution Date Amendment

C. Economic Development Strategic Plan (RFP 20-112)

D. A Resolution Declaring the Results of the Non-Partisan General Election Held on November 5, 2019

E. A Resolution Declaring the Results of the Special Homestead Exemption Election Held on November 5, 2019

F. A Resolution Declaring the Results of the Special Senior Homestead Exemption Election Held on November 5, 2019

G. Resolution Regarding Funding and Sponsorship of The Old Soldiers Day Parade

VIII. WORKSHOP

A. FY 2020 Special Events

B. Public Works: Capital Improvements

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING OCTOBER 31, 2019

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending October 31, 2019 (period 4 of Fiscal Year 2020).

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 (October 2019)

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
October 31, 2019
(period 4 of 12 – unaudited)

Financial Management Reports

Fiscal Year 2020

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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: DECEMBER 9, 2019
RE: FINANCIAL MANAGEMENT REPORTS AS OF OCTOBER 31, 2019

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending October 31, 2019.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2020 revenues are budgeted at \$70 million (net of Carryforward Fund Balance totaling \$6 million). As of October 31, 2019, actual revenue collections total 27% or \$19 million.

Early billing/collection trends indicate a net gain over budget of \$1.9 million with the detail as follows:

• Property Taxes (current):	\$ 600,000
• Motor Vehicle Title Fee:	275,000
• Insurance Premium Taxes:	168,841
• Municipal Court Fines:	75,000
• Hotel/Motel Taxes:	112,500
• Investment Earnings:	400,000
• Other:	<u>282,770</u>
	\$1,914,111

The FY 2020 budget for current year property taxes (non-motor vehicles) totals \$23.5 million and is based on a billable digest of \$5.1 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2019 based on staff forecasts of property values (including new construction estimates) and associated exemptions.

The billable digest for FY 2020 currently totals \$5.2 billion (including an estimate of Public Utilities valuations and net of all exemptions/motor vehicle values). This digest figure may be reduced through property tax appeals, but the city will not know the full extent until appeals begin to resolve and trends are available. As it is still early, the budgetary

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

COUNCIL MEMBERS
JASON BINDER
BEN BURNETT
JOHN HIPES
DAN MERKEL
KAREN RICHARD

CITY
ADMINISTRATOR
ROBERT J. REGUS

estimate for FY 2020 property tax collections has been adjusted to \$24.1 million which reflects a 4% erosion from the billable base.

Motor Vehicle Title Tax (TAVT) collections is trending 117% higher than FY 2019 (\$1 million was collected in FY 2019) and is estimated to total \$1.3 million by year-end (non-standard revenue collection as it is dependent upon vehicle sales) which is \$275,000 greater than budget. Main driver includes a revision in the TAVT formula in January 2019 that increased the local share to 65%.

Insurance Premium Tax collections total \$4.4 million in FY 2020 and represent a 6% increase over FY 2019 collections of \$4.1 million.

Municipal Court Fine collections is trending 21% higher than FY 2019 (\$1.8 million was collected in FY 2019) and is estimated to total \$1.8 million by year-end which is \$75,000 greater than budget.

Hotel/Motel tax collections is discussed within the Special Revenue Funds section of this letter.

Investment Earnings is trending 80% higher than FY 2019 and is estimated to total \$600,000 by year-end (\$745,578 was collected in FY 2019) which is \$400,000 greater than budget. Factors include rising interest rates coupled with a change in investment strategy (e.g. shifts within a small portion of the portfolio towards longer-term investments and higher investment returns).

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 October 31, 2019, city departments (not including General Government¹) have encumbered and expensed 40%, or \$25 million, of their FY 2020 budget appropriations.

Contingency: The General Fund contingency balance totals \$968,388.

Special Revenue Funds (large funds only)

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

Hotel/Motel Fund: FY 2020 revenues are budgeted at \$9 million (net of carryforward fund balance totaling \$2.7 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$3.9 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; \$979,963 for debt service on the Series 2016 Convention Center Bonds, \$1.3 million for eligible initiatives such as Wayfinding Signage, Equestrian Center Improvements, and Wills Park Master Plan Improvements, and \$521,780 in non-allocated); and the city (37.5% or \$3.3 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 remaining portion of the carryforward fund balance figure referenced above).

As of October 31, 2019, the city has collected 26% or \$2.3 million (three-months of collections). All collections have been distributed to the participating entities based on their proportionate share. Hotel Tax collections is trending 2% higher than FY 2019.

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

E-911 Fund: FY 2020 revenues are budgeted at \$4.2 million (net of carryforward fund balance totaling \$918,566 for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of October 31, 2019, the city has collected 16% of budget.

Expenditures/encumbrances during the same time period total \$2.3 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives, and one-time capital initiatives.

Debt Service Fund

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

The FY 2020 budget for current year property taxes (non-motor vehicles) totals \$5.1 million and is based on a billable digest of \$5.5 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2019 based on staff forecasts of property values (including new construction estimates) and associated exemptions.

The billable digest for FY 2020 currently totals \$6 billion (including an estimate of Public Utilities valuations and net of all exemptions/motor vehicle values). This digest figure may be reduced through property tax appeals, but the city will not know the full extent until appeals begin to resolve and trends are available. As it is still early, the budgetary estimate for FY 2020 property tax collections has been adjusted to \$5.4 million which reflects a 4% erosion from the billable base.

Grant Funds

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

Operating Grant Fund (Fund 220): Available funding totals \$172,433 and represents unencumbered/unspent project appropriations of \$90,455 and a non-allocated reserve for future projects (grant matches) of \$81,978.

Capital Grants Fund (Fund 340): Available funding totals \$851,097 and represents unencumbered/unspent capital project appropriations of \$451,588 and a non-allocated reserve for future capital projects (grant matches) of \$399,509.

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 million and represents unencumbered/unspent capital project appropriations of \$8.3 million and a non-allocated reserve for future capital projects of \$753,028.

Available ABC (Alpharetta Business Community) funding totals \$241,018 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

Stormwater Capital Fund (Fund 302): Available funding totals \$771,100 and represents unencumbered/unspent capital project appropriations and a non-allocated reserve.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$15.5 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 \$25.8 million.

Enterprise Fund

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

Solid Waste Fund: FY 2020 revenues are currently budgeted at \$4.1 million (net of carryforward fund balance totaling \$326,593 constituting reserve balances in excess of the 21% Emergency Reserve designation). As of October 31, 2019, the city has collected \$2.2 million, which represents the 1st-2nd quarter billings and associated investment earnings. Expenditures/encumbrances during the same time period total \$4.1 million and represent general operations and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year.

Other Items

Council Member Stipend Activity Listing: The FY 2020 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of October 31, 2019 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: Jim Gilvin	\$ 9,000	\$ 5,661	\$ 3,339
Post #1: Donald Mitchell	\$ 5,000	\$ 488	\$ 4,512
Post #2: Ben Burnett	\$ 5,000	\$ 248	\$ 4,752
Post #3: Karen Richard	\$ 5,000	\$ 323	\$ 4,677
Post #4: John Hipes	\$ 5,000	\$ 282	\$ 4,718
Post #5: Jason Binder	\$ 5,000	\$ 2,358	\$ 2,642
Post #6: Dan Merkel	\$ 5,000	\$ 680	\$ 4,320

Development Authority² (Component Reporting Unit)

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

As of October 31, 2019, the Development Authority has \$56,416 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.

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.

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



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 For the month ended October 31, 2019

	Current Fiscal Year					Prior Fiscal Year		
	2020 Budget	2020 YTD	% Collected	2020 Estimated	Variance	2019 Actual	2019 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 23,500,000	\$ 3,666,892	15.6%	\$ 24,100,000	\$ 600,000	\$ 24,550,694	\$ 4,257,081	17.3%
Delinquent	282,000	156,164	55.4%	312,000	30,000	216,452	35,350	16.3%
Motor Vehicle Tax	95,000	33,811	35.6%	95,000	-	140,918	41,039	29.1%
Motor Vehicle Title Fee	1,025,000	550,275	53.7%	1,300,000	275,000	1,022,296	253,444	24.8%
Local Option Sales Tax	16,450,000	4,280,620	26.0%	16,450,000	-	16,849,321	4,037,958	24.0%
Franchise Tax	6,570,000	323,922	4.9%	6,655,000	85,000	6,787,133	319,632	4.7%
Insurance Premium Tax	4,200,000	4,368,841	104.0%	4,368,841	168,841	4,112,996	4,112,996	100.0%
Alcohol Beverage Excise Tax	2,300,000	602,167	26.2%	2,300,000	-	2,330,292	581,840	25.0%
Building Permit Fees	1,800,000	726,804	40.4%	1,800,000	-	2,887,710	1,321,937	45.8%
Business and Occupational Tax	1,175,000	81,645	6.9%	1,175,000	-	1,170,422	71,392	6.1%
Municipal Court Fines	1,675,000	740,043	44.2%	1,750,000	75,000	1,834,716	611,808	33.3%
Recreation/Special Event Fees	2,722,050	999,998	36.7%	2,841,519	119,469	3,068,901	888,691	29.0%
Hotel/Motel Tax (City portion)	3,300,000	865,501	26.2%	3,412,500	112,500	3,394,250	852,277	25.1%
subtotal	\$ 65,094,050	\$ 17,396,682	26.7%	\$ 66,559,859	\$ 1,465,809	\$ 68,366,102	\$ 17,385,445	25.4%
Other Revenues	4,690,115	1,549,844	33.0%	5,138,416	448,301	5,523,625	1,722,910	31.2%
Total Revenues	\$ 69,784,165	\$ 18,946,525	27.2%	\$ 71,698,276	\$ 1,914,111	\$ 73,889,726	\$ 19,108,355	25.9%
Carryforward Fund Balance	5,537,018							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended October 31, 2019

Expenditures by Department:

	Current Fiscal Year						Prior Fiscal Year		
	2020 Budget	2020 Encumbrances	2020 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2019 Exp. (Total)	2019 Exp. (YTD)	% Exp.
Mayor & Council	\$ 382,496	\$ 784	\$ 131,215	\$ 250,496	34.5%	34.3%	\$ 351,543	\$ 128,238	36.5%
City Administration	2,027,573	76,106	783,870	1,167,596	42.4%	38.7%	1,714,638	666,014	38.8%
Finance	3,548,890	156,684	1,401,947	1,990,259	43.9%	39.5%	3,247,984	1,337,760	41.2%
City Attorney	750,000	-	(484,008)	1,234,008	-64.5%	-64.5%	842,459	-	0.0%
Information Technology	2,119,345	20,960	702,529	1,395,857	34.1%	33.1%	1,701,499	636,639	37.4%
Human Resources	643,973	14,653	191,238	438,082	32.0%	29.7%	450,955	110,858	24.6%
Municipal Court	1,119,715	173,644	317,731	628,341	43.9%	28.4%	973,898	379,006	38.9%
Public Safety	29,771,142	652,122	10,839,687	18,279,334	38.6%	36.4%	27,622,038	10,355,476	37.5%
Public Works	8,956,657	693,986	2,846,583	5,416,088	39.5%	31.8%	8,415,314	2,790,804	33.2%
Recreation, Parks & Cultural Svcs	10,285,612	1,531,318	3,615,534	5,138,760	50.0%	35.2%	9,628,772	3,258,076	33.8%
Community Development	3,435,510	31,334	1,223,997	2,180,179	36.5%	35.6%	3,080,445	1,103,098	35.8%
subtotal	\$ 63,040,913	\$ 3,351,591	\$ 21,570,323	\$ 38,118,998	39.5%	34.2%	\$ 58,029,544	\$ 20,765,970	35.8%
General Government:									
Non-Departmental	\$ -	\$ -	\$ -	\$ -	-	-	\$ -	\$ -	-
Insurance Premiums (Risk)	667,500	-	222,500	445,000	33.3%	33.3%	689,500	229,833	33.3%
Gwinnett Tech Bond P&I	291,190	-	50,595	240,595	17.4%	17.4%	286,590	53,295	18.6%
Transfer(s) to other Funds	10,316,268	-	3,438,756	6,877,512	33.3%	33.3%	11,580,047	3,533,355	30.5%
Contingency	1,005,312	24,375	12,549	968,388	3.7%	1.2%	114,858	12,800	11.1%
subtotal	\$ 12,280,270	\$ 24,375	\$ 3,724,400	\$ 8,531,495	30.5%	30.3%	\$ 12,670,995	\$ 3,829,283	30.2%
Total Expenditures	\$ 75,321,183	\$ 3,375,966	\$ 25,294,723	\$ 46,650,494	38.1%	33.6%	\$ 70,700,539	\$ 24,595,253	34.8%



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CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended October 31, 2019

		Current Fiscal Year						Prior Fiscal Year		
		2020 Budget	2020 Encumbrances	2020 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2019 Exp. (Total)	2019 Exp. (YTD)	% Exp.
Expenditures by Category:										
Salaries & Benefits:										
(1) Regular Salaries	\$	27,801,401	\$ -	\$ 7,893,315	\$ 19,908,086	28.4%	28.4%	\$ 25,351,498	\$ 7,656,551	30.2%
Overtime		1,506,500	-	658,538	847,962	43.7%	43.7%	2,049,636	629,349	30.7%
Group Insurance		8,506,331	-	2,884,650	5,621,681	33.9%	33.9%	7,430,991	2,802,589	37.7%
FICA and Social Security		2,237,908	-	620,391	1,617,517	27.7%	27.7%	1,983,757	597,854	30.1%
Defined Benefit Pension		2,675,532	-	2,675,532	-	100.0%	100.0%	2,599,935	2,599,935	100.0%
401(A) Retirement/Match		1,935,988	-	706,859	1,229,129	36.5%	36.5%	1,915,111	638,423	33.3%
(2) Other		1,429,469	-	876,982	552,487	61.4%	61.4%	1,360,750	845,452	62.1%
subtotal	\$	46,093,129	\$ -	\$ 16,316,268	\$ 29,776,861	35.4%	35.4%	\$ 42,691,679	\$ 15,770,152	36.9%
Maintenance & Operations:										
Professional Services	\$	3,239,025	\$ 1,015,785	\$ 1,131,655	\$ 1,091,585	66.3%	34.9%	\$ 2,785,455	\$ 890,879	32.0%
Legal Services		750,000	-	(484,008)	1,234,008	-64.5%	-64.5%	842,459	-	0.0%
Vehicle Fuel/Maintenance		1,002,100	3,392	291,495	707,213	29.4%	29.1%	965,234	274,322	28.4%
Maintenance Contracts		2,506,696	1,449,571	654,860	402,264	84.0%	26.1%	2,099,593	592,612	28.2%
IT Professional Services		1,958,732	392,268	1,001,701	564,763	71.2%	51.1%	1,416,647	691,806	48.8%
General Supplies		1,037,758	114,511	357,849	565,398	45.5%	34.5%	957,602	278,566	29.1%
Utilities		2,734,925	-	748,006	1,986,919	27.4%	27.4%	2,609,678	681,571	26.1%
Other		3,040,759	375,480	955,378	1,709,901	43.8%	31.4%	2,894,177	869,282	30.0%
subtotal	\$	16,269,995	\$ 3,351,006	\$ 4,656,937	\$ 8,262,052	49.2%	28.6%	\$ 14,570,845	\$ 4,279,038	29.4%
Capital:										
OSSI/Fire Truck Leases	\$	631,289	\$ -	\$ 582,071	\$ 49,218	92.2%	92.2%	\$ 630,405	\$ 630,405	100.0%
Software Leases		-	-	-	-	-	-	76,942	76,942	100.0%
Other		46,500	585	15,048	30,867	33.6%	32.4%	59,673	9,433	15.8%
subtotal	\$	677,789	\$ 585	\$ 597,119	\$ 80,085	88.2%	88.1%	\$ 767,021	\$ 716,780	93.4%
General Government:										
Non-Departmental	\$	-	\$ -	\$ -	\$ -	-	-	\$ -	\$ -	-
Insurance Premiums (Risk)		667,500	-	222,500	445,000	33.3%	33.3%	689,500	229,833	33.3%
Gwinnett Tech Bond P&I		291,190	-	50,595	240,595	17.4%	17.4%	286,590	53,295	18.6%
Transfer(s) to other Funds		10,316,268	-	3,438,756	6,877,512	33.3%	33.3%	11,580,047	3,533,355	30.5%
Contingency		1,005,312	24,375	12,549	968,388	3.7%	1.2%	114,858	12,800	11.1%
subtotal	\$	12,280,270	\$ 24,375	\$ 3,724,400	\$ 8,531,495	30.5%	30.3%	\$ 12,670,995	\$ 3,829,283	30.2%
Total Expenditures	\$	75,321,183	\$ 3,375,966	\$ 25,294,723	\$ 46,650,494	38.1%	33.6%	\$ 70,700,539	\$ 24,595,253	34.8%

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 October 31, 2019

			Project Snapshot		FY 2020							
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Remaining		
Account #	Project											
Revenues												
Public Safety												
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	\$	13,179	\$	8,299	\$	4,880	\$	-	\$	4,880
22031150-331110	C1831	2018 BULLETPROOF VEST (DOJ)		15,375		-		15,375		-		15,375
22031150-331110	C1910	TURNOUT GEAR WASHER		22,728		22,728		-		-		-
22031150-331110	C2018	2019 BULLETPROOF VEST (DOJ)		19,187		-		19,187		-		19,187
subtotal							\$	39,442	\$	-	\$	39,442
Recreation, Parks & Cultural Services												
22061150-371000	C1930	GRPA CONTRIBUTION		1,000		1,000		-		-		-
22061150-336000	C2013	2019 CAMP HAPPY HEARTS		11,250		-	\$	11,250	\$	5,625	\$	5,625
22061150-336000	C2014	2019 FC ARTS & CULTURE		4,200		-		4,200		3,780		420
22061150-336000	C2015	LCI COMMUNITY MEETINGS		18,200		-		18,200		16,850		1,350
subtotal								33,650		-		7,395
Community Development												
22074150-371000	C2016	ARBOR DAY GRANT (PRIVATE DONATION)		2,775		-	\$	2,775	\$	2,095	\$	680
subtotal							\$	2,775	\$	-	\$	680
General Government												
22090200-361000		INTEREST EARNINGS								-		(1,114)
22090200-395000		CARRYFORWARD FUND BALANCE						118,038		-		118,038
subtotal							\$	118,038	\$	-	\$	116,924
Total							\$	193,905	\$	-	\$	164,441
Expenditures												
Public Safety												
22031150-542100	C1617	2015/16 BULLETPROOF VEST (DOJ)	\$	68,400	\$	68,400	\$	-	\$	-	\$	-
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)		26,357		22,654		3,703		-		1,432
22031150-542100	C1831	2018 BULLETPROOF VEST (DOJ)		30,750		-		30,750		-		30,750
22031150-542100	C1910	TURNOUT GEAR WASHERS		25,000		23,085		1,915		-		1,915
22031150-542100	C2018	2019 BULLETPROOF VEST (DOJ)		38,374		-		38,374		-		38,374
subtotal							\$	74,742	\$	-	\$	72,471
Recreation, Parks & Cultural Services												
22061150-521200	C1930	PROFESSIONAL SERVICES (GRPA)	\$	710	\$	-	\$	710	\$	90	\$	620
22061150-523400	C1930	PRINTING & BINDING (GRPA)		50		-		50		-		50
22061150-531000	C2013	2019 CAMP HAPPY HEARTS		11,250		-		11,250		-		11,250
22061150-531100	C2014	2019 FC ARTS & CULTURE		4,200		-		4,200		-		4,200
22061150-531100	C2015	LCI COMMUNITY MEETINGS		18,200		-		18,200		17,623		577
subtotal							\$	34,410	\$	-	\$	16,697



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of October 31, 2019

		Project Snapshot		FY 2020								
Account #	Project	Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Remaining			
Community Development												
22074150-531100	ARBOR DAY GRANT (PRIVATE DONATION)			2,775	-	\$ 2,775	\$ -	\$ 2,775	\$ 1,489	\$ -	\$ 1,286	
	subtotal					\$ 2,775	\$ -	\$ 2,775	\$ 1,489	\$ -	\$ 1,286	
Non-Allocated												
(1) 22090200-579000	RESERVE FOR CITY GRANT MATCHES					\$ 81,978	\$ -	\$ 81,978	\$ -	\$ -	\$ 81,978	
	subtotal			\$ 81,978	\$ -	\$ 81,978	\$ -	\$ -	\$ 81,978			
	Total			\$ 193,905	\$ -	\$ 193,905	\$ 21,472	\$ -	\$ 172,433			

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 October 31, 2019

				Project Snapshot		FY 2020					
				Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Remaining
Account #	Project										
Revenue											
Public Safety											
34031150-371000	C1907	TRAFFIC PREEMPTION SYSTEM		308,000	-	\$ 308,000	\$ -	\$ 308,000	\$ -		\$ 308,000
						\$ 308,000	\$ -	\$ 308,000	\$ -		\$ 308,000
Public Works											
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)		\$ 4,027,837	\$ 3,371,176	\$ 656,661	\$ -	\$ 656,661	\$ 656,661		\$ 0
34041100-331350	C1927	WINDWARD TRIPLE LEFTS (GDOT-FED)		2,317,943	117,151	2,200,792	-	2,200,792	78,983		2,121,809
34041100-334350	C1927	WINDWARD TRIPLE LEFTS (GTIB-NFCID)		1,433,201	35,295	1,397,906	-	1,397,906	81,658		1,316,248
subtotal						\$ 4,255,359	\$ -	\$ 4,255,359	\$ 817,301		\$ 3,438,058
Community Development											
34074150-331150	C1921	NORTHPOINT PLACEMAKING PLAN		75,001	63,192	\$ 11,809	\$ -	\$ 11,809	\$ 7,772		\$ 4,037
34074150-334310	C2017	NORTHPOINT FEASIBILITY STUDY		120,000	-	120,000	-	120,000	-		120,000
subtotal						\$ 131,809	\$ -	\$ 131,809	\$ 7,772		\$ 124,037
General Government											
34090200-361000		INTEREST EARNINGS				\$ -	\$ -	\$ -	\$ 4,813		\$ (4,813)
34090200-395000		CARRYFORWARD FUND BALANCE				275,400	-	275,400	-		275,400
subtotal						\$ 275,400	\$ -	\$ 275,400	\$ 4,813		\$ 270,587
Total						\$ 4,970,568	\$ -	\$ 4,970,568	\$ 829,887		\$ 4,140,681
Expenditures											
Public Safety											
34031150-541410	C1907	TRAFFIC PREEMPTION SYSTEM		\$ 308,000	\$ -	\$ 308,000	\$ -	\$ 308,000	\$ -	\$ -	\$ 308,000
						\$ 308,000	\$ -	\$ 308,000	\$ -	\$ -	\$ 308,000
Public Works											
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)		\$ 4,027,838	\$ 3,371,177	\$ 656,661	\$ -	\$ 656,661	\$ -	\$ 656,661	\$ 0
34041100-541410	C1927	WINDWARD TRIPLE LEFTS		3,744,704	303,067	3,441,637	-	3,441,637	152,110	3,295,965	(6,437)
subtotal						\$ 4,098,298	\$ -	\$ 4,098,298	\$ 152,110	\$ 3,952,625	\$ (6,437)
Community Development											
34074150-52100	C1921	NORTHPOINT PLACEMAKING PLAN		93,751	78,990	\$ 14,761	\$ -	\$ 14,761	\$ 9,715	\$ 5,021	\$ 25
34074150-521200	C2017	NORTHPOINT FEASIBILITY STUDY		150,000	-	150,000	-	150,000	-	-	150,000
subtotal						\$ 164,761	\$ -	\$ 164,761	\$ 9,715	\$ 5,021	\$ 150,025
Non-Allocated											
(1) 34090200-579000		RESERVE FOR CITY MATCHES				\$ 399,509	\$ -	\$ 399,509	\$ -	\$ -	\$ 399,509
34090200-611220		TRANSFER OUT TO OPERATING GRANT FUND				-	-	-	-	-	-
subtotal						\$ 399,509	\$ -	\$ 399,509	\$ -	\$ -	\$ 399,509
Total						\$ 4,970,568	\$ -	\$ 4,970,568	\$ 161,825	\$ 3,957,647	\$ 851,097

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 October 31, 2019

			Project Snapshot		FY 2020					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project									
Revenue										
30113230-336000	C0924	ECONOMIC DEVELOPMENT PLAN	\$ 37,500	\$ -	\$ -	\$ 37,500	\$ 37,500	\$ -		\$ 37,500
30131150-393500	C2019	SCBA REPLACEMENTS (LEASE)	200,000	-	200,000	-	200,000	-		200,000
30141100-336000	C1410	RUCKER RD WATERLINE	1,782,351	1,391,214	391,137	-	391,137	-		391,137
30141100-371000	C1410	RUCKER RD-WEITZ SEWER LINE	68,080	68,080	-	-	-	(29,122)		29,122
30141100-336000	C1702	KIMBALL BR RD IMPROVEMENTS	6,083,354	-	6,083,354	-	6,083,354	-		6,083,354
30141100-371000	C1712	ALPHALOOP (AVALON)	1,000,000	-	1,000,000	-	1,000,000	-		1,000,000
30141100-371001	C1712	ALPHALOOP (CID)	250,001	213,212	36,789	-	36,789	-		36,789
30141100-336000	C1714	BETHANY/MID BROADWELL ROUNDABOUT	292,195	-	292,195	-	292,195	-		292,195
30141100-336000	C1715	BETHANY/MAYFIELD ROUNDABOUT	436,492	-	436,492	-	436,492	-		436,492
30141100-336000	C1828	WARSAW SIDEWALKS (ROSWELL)	83,914	-	83,914	-	83,914	83,914		0
30141100-336000	C1927	WINDWARD TRIPLE LEFTS (FC WATER)	490,517	-	490,517	-	490,517	137,538		352,979
30141100-371001	C1927	WINDWARD TRIPLE LEFTS (NFCID)	160,137	-	160,137	-	160,137	-		160,137
30141100-371002	C1927	WINDWARD TRIPLE LEFTS (NFCID-FC)	500,001	40,188	459,813	-	459,813	22,355		437,458
30141100-336000	C1928	RUCKER ROAD - ROSWELL CONTRIBUTION	2,905,158	-	2,905,158	-	2,905,158	-		2,905,158
30161150-371000	C1926	NORTHSIDE MOU (PARKS)	80,000	40,000	-	40,000	40,000	-		40,000
30161150-371000	C1929	COMM AG PROGRAM	4,314	1,907	2,407	-	2,407	2,714		(307)
30174150-337000	C0910	TREE REPLACEMENT FUND (CONTRIBUTION)	-	-	-	-	-	12,600		(12,600)
30176100-371000	C1442	MAIN ST. IMPROVEMENTS (ABC)	1,808,084	1,774,772	33,312	-	33,312	33,312		-
30176100-371000	C1712	ALPHALOOP (ABC)	689,187	329,189	359,998	-	359,998	51,054		308,944
	subtotal				\$ 12,935,223	\$ 77,500	\$ 13,012,723	\$ 314,365		\$ 12,698,358
Non-Departmental										
30190200-395000		CARRYFORWARD FUND BALANCE			\$ 7,069,174	\$ 3,000,000	\$ 10,069,174	\$ -		\$ 10,069,174
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND (MATCH)			-	7,766,268	7,766,268	2,588,756		5,177,512
30190200-361000		INTEREST EARNINGS			-	-	-	99,177		(99,177)
	subtotal				\$ 7,069,174	\$ 10,766,268	\$ 17,835,442	\$ 2,687,933		\$ 15,147,509
	Total				\$ 20,004,397	\$ 10,843,768	\$ 30,848,165	\$ 3,002,298		\$ 27,845,867



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301: life-to-date for active projects)
 As of October 31, 2019

Account #		Project	Project Snapshot		FY 2020					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Expenditures										
Administration										
30113230-544100	C0924	ECONOMIC DEVELOPMENT PLAN	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 75,000
30113230-542400	C1222	RECORDS MANAGEMENT	35,001	32,616	2,385	-	2,385	-	-	2,385
30113230-544100	C1300	CITY ECON DEVELOPMENT TOOLKIT	383,660	187,010	109,150	87,500	196,650	-	-	196,650
30113230-541300	C1501	HISTORY ROOM (CITY CENTER)	327,316	320,364	6,952	-	6,952	-	-	6,952
30113230-544200	C1527	VETERANS MEMORIAL	105,544	75,806	29,738	-	29,738	-	-	29,738
		subtotal			\$ 148,225	\$ 162,500	\$ 310,725	\$ -	\$ -	\$ 310,725
Finance										
30115150-542400	C1101	ARCHIVE FILING & SCANNING	\$ 5,810	\$ 5,537	\$ 273	\$ -	\$ 273	\$ 272	\$ -	\$ 1
30115150-542400	C1102	FINANCE SOFTWARE IMPROVEMENT	87,002	85,117	1,885	-	1,885	1,885	-	-
30115150-542400	C1141	TYLER ERP SYSTEM	355,506	315,517	39,989	-	39,989	17,825	500	21,664
		subtotal			\$ 42,147	\$ -	\$ 42,147	\$ 19,983	\$ 500	\$ 21,664
Information Technology										
30117400-542400	C0900	CISCO DATA NETWORK	\$ 300,001	\$ 155,751	\$ 144,250		\$ 144,250	\$ -	\$ 13,915	\$ 130,335
30117400-542400	C1000	GIS AERIAL MAPPING	50,001	25,487	24,514		24,514	-	1,700	22,814
30117400-542400	C1103	NETWORK AND VOIP	167,678	112,961	54,717		54,717	1,046	9,893	43,777
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,002	475,874	34,128		34,128	998	-	33,130
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	2,262,367	1,849,302	113,065	300,000	413,065	28,927	196,167	187,972
30117400-542400	C1400	PW DATA CTR SERVER REPLACEMENT	417,503	202,215	215,288		215,288	-	-	215,288
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	415,001	87,779	327,222		327,222	-	-	327,222
30117400-542400	C1725	CITY FIBER RELOCATION	30,000	7,695	22,305		22,305	-	-	22,305
30117400-542400	C1809	GIS PARCEL CORRECTIONS	80,000	76,725	3,275		3,275	-	3,275	-
		subtotal			\$ 938,764	\$ 300,000	\$ 1,238,764	\$ 30,971	\$ 224,950	\$ 982,843
Public Safety										
30131150-541300	C1111	EXHAUST REMOVAL SYSTEM	\$ 76,000	\$ -	\$ -	\$ 76,000	\$ 76,000	\$ 9,375	\$ 56,266	\$ 10,359
30131150-542200	C1202	FLEET REPLACEMENT	5,784,285	5,054,937	13,348	716,000	729,348	232	716,468	12,648
30131150-542400	C1205	SEC CAMERA SY	75,000	-	75,000		75,000	4,789	67,803	2,408
30131150-541300	C1229	PS ROOF REPAIR	432,458	67,458	-	365,000	365,000	92,911	271,214	875
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	869,472	626,422	(75,750)	318,800	243,050	104,832	52,745	85,473
30131150-541300	C1706	RAPSTC IMPROVEMENTS	497,450	-	497,450		497,450	-	280,757	216,693
30131150-544200	C1707	LICENSE PLATE REC GRANT	80,000	-	80,000		80,000	75,679	-	4,321
30131150-542200	C1810	NEW FLEET	54,250	-	-	54,250	54,250	-	-	54,250
30131150-544200	C1832	ICMA PS STUDY	125,001	117,261	7,740		7,740	-	7,739	1
30131150-541410	C1907	TRAFFIC PREEMPTIVE SYSTEM	300,000	357	149,643	150,000	299,643	299,643	-	



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of October 31, 2019

Account #	Project	Project Snapshot		FY 2020					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30131150-542100	C1910 TURN-OUT GEAR	25,000	6,880	18,120	-	18,120	-	-	18,120
30131150-544200	C2006 HAZMAT TRUCK AND TRAILER	94,250	-	-	94,250	94,250	-	-	94,250
30131150-542400	C2007 SERVER MIGRATION	25,000	-	-	25,000	25,000	13,728	232	11,040
30131150-542100	C2019 SCBA REPLACEMENTS (LEASE)	200,000	-	200,000	-	200,000	200,000	-	0
30131150-581200	C2019 CAPITAL LEASE PRINCIPAL	98,158	-	98,158	-	98,158	98,158	-	0
30131150-582200	C2019 CAPITAL LEASE INTEREST	1,842	-	1,842	-	1,842	1,842	-	0
	subtotal			\$ 1,065,551	\$ 1,799,300	\$ 2,864,851	\$ 901,189	\$ 1,453,225	\$ 510,437
Public Works									
30141100-541410	C0041 TRAFFIC SIGNAL INTERCONNECT	\$ 279,779	\$ 133,038	\$ 146,741	\$ -	\$ 146,741	\$ 47,630	\$ -	\$ 99,111
30141100-541410	C0042 STREET LIGHTING	50,000	-	50,000	-	50,000	-	-	50,000
30141100-541200	C0910 TREE REPLACEMENT FUND	1,277,249	482,738	794,511	-	794,511	-	130,282	664,230
30141100-541200	C1008 CEMETERY AUTHORITY-MAINTENANCE	460,275	145,702	314,573	-	314,573	4,590	6,120	303,863
30141100-541410	C1207 BRIDGE MAINTENANCE	1,453,383	1,088,172	190,211	175,000	365,211	39,595	5,580	320,036
30141100-541410	C1208 MAST ARM MAINTENANCE	502,946	452,946	-	50,000	50,000	-	-	50,000
30141100-541410	C1215 STRIPING & SIGNAGE	1,398,587	1,068,752	129,835	200,000	329,835	96,282	37,264	196,288
30141100-541410	C1217 TRAFFIC CALMING & INTERSECTION IMP	303,584	251,888	1,696	50,000	51,696	22,792	2,730	26,174
30141100-541410	C1218 TRAFFIC SIGNAL SYSTEM MAINTENANCE	504,266	368,905	35,361	100,000	135,361	18,008	70,826	46,527
30141100-541410	C1219 MILLING AND RESURFACING	18,570,951	13,438,630	632,321	4,500,000	5,132,321	446,937	4,457,345	228,039
30141100-541410	C1220 TRAFFIC CONTROL EQUIPMENT	687,490	519,013	68,477	100,000	168,477	18,319	51,783	98,375
30141100-541410	C1221 DESIGN SERVICES	784,308	568,255	141,053	75,000	216,053	56,586	29,887	129,581
30141100-542200	C1223 FLEET REPLACEMENT	1,096,649	935,413	30,236	131,000	161,236	2,082	117,822	41,332
30141100-541200	C1302 TREE PLANTING & LANDSCAPING IMP	758,316	508,069	150,247	100,000	250,247	700	-	249,547
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	90,176	21,992	-	21,992	-	-	21,992
30141100-541410	C1410 RUCKER RD CORRIDOR IMPROVEMENTS	2,580,880	2,296,921	283,959	-	283,959	9,920	249,338	24,702
30141100-541420	C1512 SIDEWALK IMPROVEMENTS	824,802	711,116	113,686	-	113,686	-	-	113,686
30141100-541410	C1637 OLD ROSWELL ST PEDESTRIAN IMP	150,000	-	150,000	-	150,000	-	150,000	-
30141100-541410	C1702 KIMBALL BR RD IMPROVEMENTS	6,083,354	-	6,083,354	-	6,083,354	-	6,083,354	-
30141100-541300	C1704 WEST PARKING GARAGE	7,573,775	7,289,412	284,363	-	284,363	95,265	55,102	133,996
30141100-541420	C1712 ALPHALOOP	1,328,368	94,212	1,234,156	-	1,234,156	9,953	665,994	558,209
30141100-541410	C1714 BETHANY/MID BROADWELL ROUNDABOUT	292,195	-	292,195	-	292,195	-	292,195	0
30141100-541410	C1715 BETHANY/MAYFIELD ROUNDABOUT	436,492	-	436,492	-	436,492	10,960	425,532	0
30141100-541410	C1723 TEASLEY ST IMPROVEMENTS	11,875	-	11,875	-	11,875	11,875	-	-
30141100-541420	C1801 SIDEWALK MAINTENANCE/REPAIR	500,001	36,491	263,510	200,000	463,510	7,391	7,381	448,738



CITY OF ALPHARETTA
 Financial Management Reports
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General Capital Project Fund Detail (Fund 301: life-to-date for active projects)
 As of October 31, 2019

Account #	Project	Project Snapshot		FY 2020					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30141100-542100	C1802 PW EQUIPMENT REPLACEMENT	50,000	-	-	50,000	50,000	-	50,000	-
30141100-541420	C1808 CITY CTR SIDEWALKS/UTILITIES	563,435	563,435	-	-	-	-	-	-
30141100-541300	C1836 PARKING GARAGE REPAIRS	206,815	165,349	41,466	-	41,466	-	39,268	2,198
30141100-541410	C1900 PARK PAVEMENT PRESERVATION	250,000	23,324	226,676	-	226,676	-	-	226,676
30141100-541410	C1901 TRAFFIC RESPONSIVE SYSTEM MAINT	100,000	7,162	42,838	50,000	92,838	-	-	92,838
30141100-541300	C1902 FIRE STATION RENOVATIONS	250,001	20,181	104,820	125,000	229,820	-	176,849	52,971
30141100-541300	C1904 PW HQ RENOVATIONS	80,000	28,051	11,949	40,000	51,949	-	-	51,949
30141100-541300	C1905 GYM RENOVATIONS	35,000	4,594	30,406	-	30,406	-	16,435	13,971
30141100-541300	C1906 CITY HALL RENOVATIONS	65,000	1,600	48,400	15,000	63,400	-	-	63,400
30141100-541500	C1909 PARK PLAZA SIGNAL	227,701	90,539	137,162	-	137,162	98,240	7,866	31,056
30141100-541410	C1918 PEDESTRIAN SAFETY STUDY	324,279	124,279	-	200,000	200,000	8,275	-	191,725
30141100-541410	C1923 BUICE RD TRAFFIC CALMING	250,000	-	250,000	-	250,000	-	-	250,000
30141100-541410	C1927 WINDWARD TRIPLE LEFT	1,157,093	192,908	964,185	-	964,185	255,706	701,024	7,455
30141100-541410	C1928 RUCKER RD - ROSWELL CONTRIBUTION	2,905,158	276,867	2,628,291	-	2,628,291	334,962	2,293,328	1
30141100-541410	C2001 MUNICIPAL COURT RENOVATIONS	70,000	-	-	70,000	70,000	-	20,909	49,091
30141100-541300	C2002 ROSWELL ST TRASH ENCLOSURE	125,000	-	-	125,000	125,000	63,258	-	61,742
30141100-541300	C2003 HVAC REPLACEMENTS	75,000	-	-	75,000	75,000	-	-	75,000
30141100-541300	C2004 GENERATOR REPLACEMENTS	100,000	-	-	100,000	100,000	-	-	100,000
30141100-544200	C2005 CITY HALL BEAUTIFICATION	10,000	-	-	10,000	10,000	-	-	10,000
30141100-541410	C2012 HOPEWELL/VAUGHAN RD ROUNDABOUT	113,850	-	-	113,850	113,850	-	88,828	25,022
	subtotal			\$ 16,392,037	\$ 6,654,850	\$ 23,046,887	\$ 1,704,327	\$ 16,233,039	\$ 5,109,522
Recreation, Parks & Cultural Services									
30161150-541500	C1221 DESIGN SERVICES	\$ 162,053	\$ 118,414	\$ 23,639	\$ 20,000	\$ 43,639	\$ 9,871	\$ 7,610	\$ 26,158
30161150-541300	C1229 REC & PARK BLDG. RE-ROOF	947,039	926,485	20,554	-	20,554	13,948	6,250	357
30161150-542200	C1232 FLEET REPLACEMENT	485,090	335,090	-	150,000	150,000	-	150,000	-
30161150-542100	C1402 RP EQUIPMENT REPLACEMENT	512,999	392,999	-	120,000	120,000	42,025	-	77,975
30161150-541500	C1524 ADAPTIVE PLAYGROUND EQUIPMENT	28,501	20,422	8,079	-	8,079	-	8,079	-
30161150-544200	C1600 DOWNTOWN SCULPTURE PROGRAM	165,000	134,367	30,633	-	30,633	-	-	30,633
30161150-541500	C1614 THE STORIES PROJECT	50,000	10,000	40,000	-	40,000	-	15,000	25,000
30161150-541510	C1636 GREENWAY REPAIR AND MAINTENANCE	352,169	102,169	-	250,000	250,000	6,850	9,100	234,050
30161150-541500	C1641 PARK MASTER PLANS	296,451	275,132	21,319	-	21,319	21,319	-	-
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	315,895	208,149	7,746	100,000	107,746	68,763	16,745	22,238
30161150-541300	C1805 NP RESTROOM EXPANSION	30,000	-	30,000	-	30,000	-	-	30,000
30161150-541500	C1806 PARKS PLAYGROUND EQUIPMENT	150,001	43,259	106,742	-	106,742	-	90,161	16,581
30161150-544100	C1807 PUBLIC ARTS PROGRAM	170,000	144,500	25,500	-	25,500	-	25,500	-
30161150-531600	C1834 NUTCRACKER PROGRAM	31,500	29,706	1,794	-	1,794	-	-	1,794



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301: life-to-date for active projects)
 As of October 31, 2019

			Project Snapshot		FY 2020						
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Account #	Project										
30161150-541500	C1908	WAYFINDING SIGNAGE	75,000	8,898	66,102	-	66,102	8,649	37,877	19,576	
30161150-541500	C1920	PARK DEVELOPMENT	566,307	46,862	519,445	-	519,445	39,992	153,268	326,186	
30161150-541500	C1924	EMERGENCY CALL BOXES	64,400	63,400	1,000	-	1,000	-	-	1,000	
30161150-541500	C1926	NORTHSIDE MOU (PARKS)	80,000	40,000	-	40,000	40,000	2,149	-	37,851	
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM	4,315	43	4,272	-	4,272	26	-	4,246	
30161150-541500	C2010	PARK ENHANCEMENTS	150,000	-	-	150,000	150,000	66,207	21,437	62,356	
		subtotal			\$ 906,825	\$ 830,000	\$ 1,736,825	\$ 279,799	\$ 541,026	\$ 916,000	
Community Development											
30174150-544100	C0019	DOWNTOWN PARKING FUND	\$ 438,249	\$ 260,748	\$ 177,501	\$ -	\$ 177,501	\$ -	\$ -	\$ 177,501	
30174150-542400	C1222	RECORDS MANAGEMENT	50,002	28,803	21,199	-	21,199	559	2,806	17,834	
30174150-542200	C1433	FLEET REPLACEMENT	280,327	225,925	4,402	50,000	54,402	-	-	54,402	
30174150-541410	C1603	DESIGN SERVICES	360,003	216,846	63,157	80,000	143,157	16,572	55,900	70,685	
30174150-541300	C1824	OFFICE BUILDOUT (CITY HALL)	168,002	74,704	5,298	88,000	93,298	241	25,773	67,284	
30174150-541410	C1917	MILTON AVE. CONCEPT DESIGN	40,001	33,226	6,775	-	6,775	-	3,198	3,577	
30174150-542200	C2000	FLEET (2020 NEW CODE OFFICERS)	50,000	-	-	50,000	50,000	-	-	50,000	
		subtotal			\$ 278,332	\$ 268,000	\$ 546,332	\$ 17,373	\$ 87,677	\$ 441,283	
Alpharetta Business Community Sidewalk Projects											
30176100-541420	C1712	ALPHALOOP	\$ 689,187	\$ 380,581	\$ 308,606	\$ -	\$ 308,606	\$ 59,400	\$ 8,188	\$ 241,018	
		subtotal			\$ 308,606	\$ -	\$ 308,606	\$ 59,400	\$ 8,188	\$ 241,018	
Non-Departmental											
30190200-579000		NON-ALLOCATED			\$ (76,090)	\$ 829,118	\$ 753,028	\$ -	\$ -	\$ 753,028	
		subtotal			\$ (76,090)	\$ 829,118	\$ 753,028	\$ -	\$ -	\$ 753,028	
		Total			\$ 20,004,397	\$ 10,843,768	\$ 30,848,165	\$ 3,013,041	\$ 18,548,604	\$ 9,286,520	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of October 31, 2019

Account #	Project	Project Snapshot		FY 2020						
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Revenue										
Non-Departmental										
30241100-343900 C2020	DRAINAGE MAINTENANCE	\$ 4,434	\$ -	\$ 4,434	\$ -	\$ 4,434	\$ 4,434		\$ 0	
30290200-361000	INTEREST EARNINGS			-	-	-	12,339.98		(12,339.98)	
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			-	2,550,000	2,550,000	850,000		1,700,000	
30290200-395000	CARRYFORWARD FUND BALANCE			888,752	-	888,752	-		888,752	
	Total			\$ 893,186	\$ 2,550,000	\$ 3,443,186	\$ 866,774		\$ 2,576,412	
Expenditures										
Public Works										
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	\$ 519,948	\$ 226,470	\$ 143,478	\$ 150,000	\$ 293,478	\$ 20,982	\$ 209,115	\$ 63,381	
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	5,249,213	2,746,933	302,280	2,200,000	2,502,280	61,165	2,231,015	210,100	
30241100-541430 C1503	STORMWATER STUDIES	300,001	132,474	67,527	100,000	167,527	11,328	31,718	124,481	
30241100-541430 C1604	STORMWATER INSPECTIONS	383,420	236,114	47,306	100,000	147,306	12,909	84,657	49,740	
30241100-541430 C2020	DRAINAGE IMPROVEMENT	11,958	-	11,958	-	11,958	-	-	11,958	
30261150-541430 C1919	WILLS PARK STREAM RESTORATION	300,000	7,214	292,786	-	292,786	-	9,198	283,589	
	subtotal			\$ 865,335	\$ 2,550,000	\$ 3,415,335	\$ 106,384	\$ 2,565,702	\$ 743,249	
Non-Departmental										
30290200-579000	NON-ALLOCATED			\$ 27,851	\$ -	\$ 27,851	\$ -	\$ -	\$ 27,851	
	subtotal			\$ 27,851	\$ -	\$ 27,851	\$ -	\$ -	\$ 27,851	
	Total			\$ 893,186	\$ 2,550,000	\$ 3,443,186	\$ 106,384	\$ 2,565,702	\$ 771,100	



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 October 31, 2019

			Project Snapshot		FY 2020					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project									
Revenue										
Non-Departmental										
31790200-395000	CARRYFORWARD FUND BALANCE				\$ 31,904,246	\$ 1,325,912	\$ 33,230,158	\$ -		\$ 33,230,158
31790200-361000	INTEREST EARNINGS				-	-	-	245,743		(245,743)
	Total				\$ 31,904,246	\$ 1,325,912	\$ 33,230,158	\$ 245,743		\$ 32,984,415
Expenditures										
31741100-541410	C1410	RUCKER RD CORRIDOR	14,850,002	7,001,516	\$ 7,848,486	\$ -	\$ 7,848,486	\$ 2,248,531	\$ 5,599,954	\$ 1
31741100-541420	C1512	SIDEWALK IMP (NON-ALLOCATED)	866,525	271,647	594,878	-	594,878	-	-	594,878
31741100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	1,500,000	400,000	1,100,000	-	1,100,000	-	-	1,100,000
31741100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	9,209,085	689,309	8,519,776	-	8,519,776	2,060	8,364,123	153,593
31741100-541410	C1703	WINDWARD PKWY IMPROVEMENTS	2,000,001	401,613	1,598,388	-	1,598,388	-	-	1,598,388
31741100-541420	C1712	ALPHALOOP	500,001	171,697	328,304	-	328,304	31,195	43,470	253,639
31741100-541420	C1715	BETHANY/MAYFIELD ROUNDABOUT	403,154	43,390	359,764	-	359,764	-	359,764	-
31741100-541420	C1726	SIDEWALKS IMP PHASE 1	356,162	356,162	-	-	-	-	-	-
31741100-541420	C1727	MAYFIELD RD SIDEWALK	914,337	914,337	-	-	-	-	-	-
31741100-541420	C1814	SIDEWALKS IMP PHASE 3	276,441	276,441	-	-	-	-	-	-
31741100-541420	C1818	SIDEWALKS IMP PHASE 4	276,490	276,490	-	-	-	-	-	-
31741100-541420	C1820	SIDEWALKS IMP PHASE 5	209,395	209,395	-	-	-	-	-	-
31741100-541420	C1826	SPRUELL CIRCLE SIDEWALK	308,585	7,444	301,141	-	301,141	-	301,184	(43)
31741100-541420	C1828	WARSAW AREA SIDEWALKS	225,489	176,206	49,283	-	49,283	-	-	49,283
31741100-541420	C1829	PROVIDENCE AREA SIDEWALKS	1,017,121	339,743	677,378	-	677,378	88,985	588,392	1
31741100-541420	C1925	MORRISON PARKWAY SIDEWALKS	648,307	-	648,307	-	648,307	518	-	647,789
31761150-541000	C1100	PARK LAND ACQUISITION	4,000,001	3,488,751	511,250	-	511,250	-	-	511,250
31761150-541500	C1424	WILLS PK POOL EXPANSION	2,700,000	2,700,000	-	-	-	-	-	-
31761150-541500	C1611	ARTS CENTER IMP	1,500,002	1,494,633	5,369	-	5,369	-	-	5,369
31761150-541300	C1708	GREENWAY EXT TO FORSYTH	6,500,002	1,241,975	5,258,027	-	5,258,027	9,464	68,305	5,180,258
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	826,191	-	92,127	734,064	826,191	-	-	826,191
31761150-579000		PARKS RESERVE	653,616	-	61,768	591,848	653,616	-	-	653,616
31790200-584000		BOND ISSUANCE COST (S2016 BOND)	361,301	361,301	-	-	-	-	-	-
	Total				\$ 31,904,246	\$ 1,325,912	\$ 33,230,158	\$ 2,380,754	\$ 15,325,192	\$ 15,524,212



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335: life-to-date for all projects)
 As of October 31, 2019

		Project Snapshot		FY 2020					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
Non-Departmental									
33590200-395000	CARRYFORWARD FUND BALANCE			\$ 16,653,031	\$ 4,372,820	\$ 21,025,851	\$ -		\$ 21,025,851
33590200-313400	TSPLOST			-	11,400,000	11,400,000	2,854,431		8,545,569
33541100-361000	INTEREST EARNINGS					-	155,860		(155,860)
	Total			\$ 16,653,031	\$ 15,772,820	\$ 32,425,851	\$ 3,010,291		\$ 29,415,560
Expenditures									
33541100-541410	ROADWAY IMPROVEMENTS	\$ 17,293,978	\$ 22,040	\$ 1,499,118	\$ 15,772,820	\$ 17,271,938	\$ -	\$ -	\$ 17,271,938
33541100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	2,400,000	-	2,400,000	-	2,400,000	-	-	2,400,000
33541100-541410	C1638 ACADEMY ST/WEBB BR RD OP IMP	404,577	380,208	24,369	-	24,369	-	941	23,428
33541100-541410	C1713 KIMBALL BR RD OP IMPROVEMENTS BETHANY RD @ MID BROADWELL RD	1,359,597	219,423	1,140,174	-	1,140,174	48	1,068,251	71,875
33541100-541410	C1714 BETHANY RD @ MAYFIELD RD	1,247,355	272,879	974,476	-	974,476	133,676	840,798	1
33541100-541410	C1715 MORRIS RD OPERATIONAL IMP	1,768,505	301,550	1,466,955	-	1,466,955	325,556	1,132,209	9,189
33541100-541410	C1716 OLD MILTON PKWY CAPACITY IMP	3,480,759	1,614,714	1,866,045	-	1,866,045	656,606	1,189,479	19,960
33541100-541410	C1717 WINDWARD PKWY IMP	1,790,676	759,586	1,031,090	-	1,031,090	1,630	13,370	1,016,090
33541100-541410	C1718 HAYNES BRIDGE RD IMP	185,600	185,100	500	-	500	-	-	500
33541100-541410	C1800 ACADEMY ST IMPROVEMENTS	5,000,000	-	5,000,000	-	5,000,000	-	-	5,000,000
33541100-541410	C1932 WEBB BRIDGE RD IMPROVEMENTS	242,176	84,423	157,753	-	157,753	88,205	69,548	1
33541100-541410	C1933 WINDWARD PKWY EAST IMPROVEMENTS	569,718	9,208	560,510	-	560,510	10,717	549,793	0
33541100-541410	C1934 WINDWARD PKWY WEST IMPROVEMENTS	350,305	40,596	309,709	-	309,709	114,764	193,315	1,630
33541100-541410	C1935	240,026	17,694	222,332	-	222,332	95,346	126,985	1
	Total			\$ 16,653,031	\$ 15,772,820	\$ 32,425,851	\$ 1,426,549	\$ 5,184,689	\$ 25,814,613



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 October 31, 2019

		Project Snapshot		FY 2020						
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Account #	Project									
Revenue										
DEA										
21031110-351300	CONFISCATION/FEDERAL SEIZURE	2,752,512	2,752,512	\$ -	\$ -	\$ -	\$ 62,362		\$ (62,362)	
21031110-361000	INTEREST EARNINGS	5,290	5,290	-	-	-	74		(74)	
21031110-395000	CARRYFORWARD FUND BALANCE	481,733	-	56,683	425,050	481,733	-		481,733	
	Total			\$ 56,683	\$ 425,050	\$ 481,733	\$ 62,436		\$ 419,297	
Expenditures										
DEA										
21031110-51*	PERSONNEL SERVICES	1,823,132	1,526,339	\$ 1,743	\$ 295,050	\$ 296,793	\$ 99,653	\$ -	\$ 197,140	
21031110-52*	MAINTENANCE AND OPERATIONS	162,190	130,330	31,860	-	31,860	23,060	8,800	-	
21031110-531600	SMALL EQUIPMENT	25,903	8,082	17,821	-	17,821	17,820	-	1	
21031110-531700	EMPLOYEE UNIFORMS	24,234	-	24,234	-	24,234	-	24,233	1	
21031110-573000	DONATION TO PRIVATE SOURCE	10,000	-	10,000	-	10,000	10,000	-	-	
21031110-579007	NEXT YEAR BUDGET RESERVE	26,333	-	26,333	-	26,333	-	-	26,333	
21031110 581200	C1623 TASER LEASE PAYMENT	-	-	-	-	-	48,041	-	(48,041)	
21031110 582200	C1623 TASER LEASE INTEREST	-	-	-	-	-	1,167	-	(1,167)	
21031110-542100	C2009 PATROL RIFLE PROGRAM	74,692	-	(55,308)	130,000	74,692	74,691	-	1	
	Total			\$ 56,683	\$ 425,050	\$ 481,733	\$ 274,432	\$ 33,033	\$ 174,268	



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of October 31, 2019

Account #		Project		Project Snapshot		FY 2020												
				Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available							
Revenue																		
27074110-341321		IMPACT FEES STREETS & HIGHWAYS	\$	1,764,622	\$	1,764,622	\$	-	\$	-	\$	69,480	\$	(69,480)				
27074110-341323		IMPACT FEES RECREATION & PARKS		3,693,255		3,693,255		-		-		157,142		(157,142)				
27074110-341324		IMPACT FEES PUBLIC SAFETY		747,438		747,438		-		-		19,125		(19,125)				
		subtotal					\$	-	\$	-	\$	245,747	\$	(245,747)				
Non-Departmental																		
27074110-395000		CARRYFORWARD FUND BALANCE					\$	1,800,788	\$	1,595,128	\$	3,395,916	\$	-	\$	3,395,916		
27074110-361000		INTEREST EARNINGS						-		-		29,346		(29,346)				
		subtotal					\$	1,800,788	\$	1,595,128	\$	3,395,916	\$	29,346	\$	3,366,570		
		Total					\$	1,800,788	\$	1,595,128	\$	3,395,916	\$	275,092	\$	3,120,824		
Expenditures																		
Public Safety																		
27031150-544200	C2006	HAZMAT TRUCK & TRAILER	\$	155,750	\$	-	\$	-	\$	155,750	\$	155,750	\$	-	\$	-	\$	155,750
		subtotal					\$	-	\$	155,750	\$	155,750	\$	-	\$	-	\$	155,750
Public Works																		
27041100-541410	C1410	RUCKER RD CORRIDOR	\$	1,150,000	\$	23,700	\$	1,126,300	\$	-	1,126,300	\$	239,151	\$	276,612	\$	610,537	
27041100-541410	C1723	TEASLEY ST IMPROVEMENTS		56,925		-		56,925		-	56,925		38,125		-		18,800	
27041100-541410	C1909	PARK PLAZA SIGNAL		72,300		-		72,300		-	72,300		45,935		-		26,365	
27041100-541410	C2012	HOPEWELL/VAUGHAN ROUNDABOUT		36,150		-		-		36,150	36,150		-		28,205		7,945	
		subtotal					\$	1,255,525	\$	36,150	\$	1,291,675	\$	323,211	\$	304,818	\$	663,647
Recreation, Parks & Cultural Services																		
27061150-541000	C1711	CULTURAL ARTS LAND/PARK LAND	\$	150,000	\$	-	\$	150,000	\$	-	150,000	\$	-	\$	-	\$	150,000	
27061150-541500	C1920	PARK DEVELOPMENT		433,693		-		433,693		-	433,693		3,269		408,984		21,440	
		subtotal					\$	583,693	\$	-	\$	583,693	\$	3,269	\$	408,984	\$	171,440
Non-Departmental																		
27074110-579001		NON-ALLOCATED STREETS & HIGHWAYS					\$	(42,694)	\$	826,691	\$	783,997	\$	-	\$	-	\$	783,997
27074110-579002		NON-ALLOCATED RECREATION & PARKS						27,949		523,453	551,402		-		-		551,402	
27074110-579003		NON-ALLOCATED PUBLIC SAFETY						(23,685)		53,084	29,399		-		-		29,399	
		subtotal					\$	(38,430)	\$	1,403,228	\$	1,364,798	\$	-	\$	-	\$	1,364,798
		Total					\$	1,800,788	\$	1,595,128	\$	3,395,916	\$	326,479	\$	713,802	\$	2,355,635



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of October 31, 2019

Account #		Project	Project Snapshot		FY 2020					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue										
27590150-314100		HOTEL/MOTEL TAXES	50,855,794	42,055,794	\$ -	\$ 8,800,000	\$ 8,800,000	\$ 2,326,616		\$ 6,473,384
27590150-319201		PENALTY/INTEREST HOTEL/MOTEL TAXES	2,066	2,066	-	-	-	-		-
		subtotal			\$ -	\$ 8,800,000	\$ 8,800,000	\$ 2,326,616		\$ 6,473,384
Non-Departmental										
27590150-395000		CARRYFORWARD FUND BALANCE	2,697,155	-	\$ 1,882,685	\$ 814,470	\$ 2,697,155	\$ -		\$ 2,697,155
		subtotal			\$ 1,882,685	\$ 814,470	\$ 2,697,155	\$ -		\$ 2,697,155
		Total			\$ 1,882,685	\$ 9,614,470	\$ 11,497,155	\$ 2,326,616		\$ 9,170,539
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002		ALPHA CONV & VISITORS BUREAU DISTRIBUTION	22,540,835	18,690,835	\$ -	\$ 3,850,000	\$ 3,850,000	\$ 1,009,752	\$ -	\$ 2,840,248
		subtotal			\$ -	\$ 3,850,000	\$ 3,850,000	\$ 1,009,752	\$ -	\$ 2,840,248
City/Other										
27590150-521200		PROFESSIONAL SERVICES	16,490	13,490	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 3,000
27590150-611100		CITY OF ALPHARETTA DISTRIBUTION	19,720,285	16,420,285	-	3,300,000	3,300,000	865,501	-	2,434,499
		subtotal			\$ -	\$ 3,303,000	\$ 3,303,000	\$ 865,501	\$ -	\$ 2,437,499
Tourism Product Development										
27590150-541500	C1908	WAYFINDING SIGNAGE	\$ 151,412	\$ -	\$ 51,412	\$ 100,000	\$ 151,412	\$ -	\$ -	\$ 151,412
27590150-544100	C1908	WAYFINDING SIGNAGE	95,000	-	-	95,000	95,000	-	14,319	80,681
27590150-541500	C1911	EQUESTRIAN CENTER	250,000	-	250,000	-	250,000	-	-	250,000
27590450-541500	C2011	WILLS PARK MASTER PLAN	850,000	-	-	850,000	850,000	70,889	39,420	739,691
27590150-579000		RESERVE (TOURIST PRODUCT DEVELOPMENT)	521,780	-	81,273	440,507	521,780	-	-	521,780
27590150-579006		DEBT SERVICE RESERVE	1,500,000	-	1,500,000	-	1,500,000	-	-	1,500,000
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	400,000	200,000	-	200,000	200,000	-	-	200,000
27590151-582100	D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	3,111,517	2,335,554	-	775,963	775,963	387,981	-	387,982
		subtotal			\$ 1,882,685	\$ 2,461,470	\$ 4,344,155	\$ 458,870	\$ 53,739	\$ 3,831,546
		Total			\$ 1,882,685	\$ 9,614,470	\$ 11,497,155	\$ 2,334,123	\$ 53,739	\$ 9,109,293



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2019

Vendor	Description	Department	\$ Amount
AB Gymnastics LLC	October 2019 Gymnastics	Recreation, Parks & Cultural Services	\$ 12,133.50
Ace American Insurance Company (EFT)	Monthly Workers Comp Invoice	Risk Management	\$ 16,157.44
Acworth Recycling LLC	Demolition Services	Public Works	\$ 5,294.50
Allied 100 LLC	Emergency Medical Services	Public Safety	\$ 14,458.50
Allied Paving Contractors Inc	FY2019 Milling and Resurfacing	Public Works	\$ 173,204.02
Alta Planning + Design	Alpharetta Georgia Parks Wayfinding	Recreation, Parks & Cultural Services	\$ 5,443.92
Alta Planning + Design	Alpha Loop	Public Works	\$ 14,493.55
American Facility Services Inc	September 2019 Janitorial Services	Public Works	\$ 18,697.02
American Products Group of GA	Amplifiers/Crossover/Equalizer	Recreation, Parks & Cultural Services	\$ 8,446.00
AT&T	September 2019 GLS	Information Technology	\$ 5,714.67
AT&T/Bellsouth @ 85 Annex	10/11-11/10/19 Telephone Service	Public Safety	\$ 19,317.80
Atkins North America Inc	Road Improvements	Public Works	\$ 32,524.64
Atkins North America Inc	Bethany Rd Roundabout/Windward Pkwy/Webb Bridge Rd	Public Works	\$ 38,374.68
Bank of America (wire)	Annual Bond and Lease Payment	Finance	\$ 76,776.60
Bank of America (wire)	Annual Bond and Lease Payment	Finance	\$ 108,981.52
Bank of America (wire)	Annual Bond and Lease Payment	Finance	\$ 233,684.06
Bank of New York (wire)	Annual Bond and Lease Payment	Finance	\$ 744,893.75
Bank of New York (wire)	Annual Bond and Lease Payment	Finance	\$ 50,595.00
Bank of New York (wire)	Annual Bond and Lease Payment	Finance	\$ 392,256.75
Bank of New York (wire)	Annual Bond and Lease Payment	Finance	\$ 387,981.25
Bank of New York (wire)	Annual Bond and Lease Payment	Finance	\$ 142,974.00
BB&T (wire)	Annual Bond and Lease Payment	Finance	\$ 32,724.01
BB&T (wire)	Annual Bond and Lease Payment	Finance	\$ 51,552.00
BB&T (wire)	Annual Bond and Lease Payment	Finance	\$ 54,086.66
Blackjack Paving Sealcoating & Striping LLC	Thermoplastic Striping	Public Works	\$ 5,080.00
Butch Thompson Enterprise	Park Glen Drive	Public Works	\$ 44,204.75
Carl Black Buick GMC LLC	Vehicle Maintenance and Repair	Public Safety	\$ 9,132.38
Carl Black Buick GMC LLC	Vehicle Maintenance and Repair	Public Safety	\$ 6,930.20
Challenger Teamwear LLC	Athletic Clothing	Recreation, Parks & Cultural Services	\$ 13,551.78
Choate Construction Co	Project Brewable	Recreation, Parks & Cultural Services	\$ 5,038.09
CIGNA (wire)	Monthly Premium	Finance	\$ 37,978.22



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2019

Vendor	Description	Department	\$ Amount
CIGNA (wire)	Monthly Premium	Finance	\$ 38,237.93
CIGNA (wire)	Monthly Premium	Finance	\$ 43,663.60
CIGNA (wire)	Monthly Premium	Finance	\$ 146,894.64
Cinema Greens	Event Greenery	Recreation, Parks & Cultural Services	\$ 10,174.00
CMES Inc	Bethany Road Roundabout	Public Works	\$ 127,121.75
Community First National Bank (wire)	Annual Bond and Lease Payment	Finance	\$ 99,999.90
CW Matthews Contracting Co Inc	Rucker Rd Corridor Improvements	Public Works	\$ 835,772.80
CZ-USA	Scorpions	Public Safety	\$ 7,230.00
D&B Rentals	Wire and Wood 2019 Event	Recreation, Parks & Cultural Services	\$ 6,373.50
Data Media Associates LLC	Statements and Postage	Finance	\$ 15,406.74
David Eristavi	Payment 2 of 4 Soccer	Recreation, Parks & Cultural Services	\$ 11,280.00
Dell Marketing LP	Dell Latitude 5401	Information Technology	\$ 11,576.10
Diversified Retirement Corporation	Administrative Fees for Retirement	Finance	\$ 11,775.07
Downey Trees Inc	Tree and Shrub Removal Services	Recreation, Parks & Cultural Services	\$ 11,830.00
Ed Castro Landscape Inc	September 2019 Landscape Maintenance	Recreation, Parks & Cultural Services	\$ 8,035.58
Ed Castro Landscape Inc	Zoysia Patch Application/Core Aeration/Pine Straw & Mulch	Recreation, Parks & Cultural Services	\$ 11,201.00
Fulton CO (wire)	Intergovernmental Agreement	Finance	\$ 50,000.00
Fulton County Board of Commission	September 2019 State Reports-LVAP Fund Disbursements	Municipal Court	\$ 8,909.75
Fulton County Board of Education	Fuel Bill	Finance	\$ 37,755.02
Fulton County-Dept of Finance	Water Bills	Finance	\$ 8,478.32
Fulton County-Dept of Finance	Water Bills	Finance	\$ 9,601.06
Garland/DBS Inc	Roof - Evidence Building and Fire Station 82	Public Safety	\$ 92,911.14
Georgia Bureau of Investigation	Alcohol/Liquor License/Georgia Check	Public Safety	\$ 8,490.25
Georgia Power Co	Power Bill	Finance	\$ 184,626.84
Georgia State Soccer Association Inc	Fall 2019 Season Soccer	Recreation, Parks & Cultural Services	\$ 9,322.95
Georgia Superior Court Clerks	September 2019 State Reports	Municipal Court	\$ 37,790.01
GH Tours Inc	October 21st thru 24th Travel Management Service	Recreation, Parks & Cultural Services	\$ 20,335.00
GTG Traffic Signals	Park Place @ Academy Street	Public Works	\$ 91,970.00
GTG Traffic Signals	Park Plaza @ Academy Street	Public Works	\$ 38,767.50
GuidePoint Security LLC	Annual Duo Access Edition	Information Technology	\$ 41,192.00
Gulf States Distributors Inc	Sig Sauer Rifles	Public Safety	\$ 5,026.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2019

Vendor	Description	Department	\$ Amount
Gulf States Distributors Inc	Sig Sauer Rifles	Public Safety	\$ 8,450.00
Gulf States Distributors Inc	Firearms	Public Safety	\$ 50,700.00
Halloran Masonry Inc	Dumpster Enclosure	Public Works	\$ 6,478.00
Highway Services Inc	Pavement Marking Services	Public Works	\$ 7,140.21
Horse & Plow Landscape and Construction	Custom Reception Desk/Park Swing/Park Landscape Maint.	Recreation, Parks & Cultural Services	\$ 11,160.00
International Charter School	Tax Refund	Finance	\$ 8,280.00
Jamie C Gessner	Fall Season Tennis	Recreation, Parks & Cultural Services	\$ 5,709.38
Jason Moody	Multiple Sidewalk Segments	Public Works	\$ 47,992.50
LD Gymnastics Inc	Payment 1 Fall Gymnastics	Recreation, Parks & Cultural Services	\$ 18,306.05
Meer Electrical Contractors Inc	Lighting and Electrical Services	Recreation, Parks & Cultural Services	\$ 19,098.26
Meer Electrical Contractors Inc	Siren Inspections and Electrical Services	Various	\$ 10,515.00
More to Hoopz LLC	Fall Rec Leagues	Recreation, Parks & Cultural Services	\$ 38,250.00
Morris Media Network	October 2019 Ad	City Administration	\$ 9,700.00
Newhall Land Co	Voysey Pond Maintenance Service	Public Works	\$ 11,957.46
Peace Officer's Annuity & Benefit Fund of GA	September 2019 State Reports	Municipal Court	\$ 8,358.75
Peek Pavement Marking	Pavement Marking Services	Public Works	\$ 48,747.80
Pitney Bowes Inc	Meter Refills	Various	\$ 5,056.99
Pond & Company	AlphaLoop	Public Works	\$ 7,918.00
Power of Peace Project	POPP-Protect the Dream Campaign Donation	City Administration	\$ 10,000.00
Prologic ITS LLC	Emergency Vehicle Upfit	Risk Management	\$ 20,531.84
Quality Polygraph Services	Employee Basic Polygraph Training	Public Safety	\$ 5,750.00
Questica Inc	Annual Questica Software and Support	Finance	\$ 28,195.00
Questica Inc	Implementation	Finance	\$ 12,400.00
RCS Productions.Com	Wire and Wood 2019 Event	Recreation, Parks & Cultural Services	\$ 31,440.00
RCS Productions.Com	Wire and Wood 2019 Event	Recreation, Parks & Cultural Services	\$ 6,500.00
Repro Products Inc	Contracted Equipment and HP Printer	Finance	\$ 17,749.03
Republic Services #800	Waste and Recycle	Finance	\$ 8,594.71
Republic Services #800	Waste and Recycle Services	Finance	\$ 7,471.72
Republic Services #800	Waste Management Services	Finance	\$ 347,951.64
Ruppert Landscape	September 2019 Landscape Maintenance	Public Works	\$ 31,868.50
Russell Landscape LLC	September 2019 Landscape Maintenance and Cemetery	Public Works	\$ 15,212.69



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2019

Vendor	Description	Department	\$ Amount
Sawnee Electric Membership Corp	Power Bills	Finance	\$ 34,248.63
SCP Alpharetta Residential Owner LLC	Bond Refund	Community Development	\$ 10,000.00
Sigma Actuarial Consulting Group Inc	Actuarial Analysis	Risk Management	\$ 11,000.00
Steele & Associates Inc	Webb Bridge Park Pedestrian Bridge Repair	Recreation, Parks & Cultural Services	\$ 18,550.00
SunTrust Leasing (wire)	Annual Bond and Lease Payment	Finance	\$ 49,208.38
SunTrust Leasing (wire)	Annual Bond and Lease Payment	Finance	\$ 101,043.08
SunTrust P-Card	Procurement Card Payment	Finance	\$ 157,610.67
Synergistic Software Inc	License Plate Reader System	Public Safety	\$ 49,999.00
Temple Inc	Traffic Preemption System	Public Safety	\$ 300,000.00
Terramark Land Surveying Inc	Dryden Road Extension	Public Works	\$ 12,185.90
Tetra Tech	Wills Park Equestrian Center	Recreation, Parks & Cultural Services	\$ 61,704.50
The Adams Co/Holtco Inc	Receptacle/Lid	Recreation, Parks & Cultural Services	\$ 9,806.10
The Hotel at Avalon	9/17/19 Acre Forum	City Administration	\$ 15,902.91
Tommy Echoles	Railing at Parking Deck	Public Works	\$ 5,970.00
Tri Scapes Inc	September 2019 Landscape Maintenance	Recreation, Parks & Cultural Services	\$ 21,865.66
Utilicom Supply Associates	Ethernet Switch and Traffic Signals/Equipment	Public Works	\$ 12,475.00
Veristor Systems Inc	Annual Hardware and Software with Support	Information Technology	\$ 10,793.80
Veristor Systems Inc	Annual Basic Support and Warranty Extension	Information Technology	\$ 7,637.00
Verizon Wireless Services	Data Cards and Wireless Services	Information Technology	\$ 20,056.33
Vertical Earth	Morris Road Operational Improvement	Public Works	\$ 369,739.35
Vertical Earth	Morris Road Operational Improvement	Public Works	\$ 127,367.80



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 October 31, 2019

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
20000302	Hardy Chevrolet Inc	Public Safety	\$ 37,867.00	(1) Chevrolet Tahoe for the K-9 Unit
20000306	Killer Creek Harley-Davidson	Public Safety	\$ 26,396.00	(1) Harley-Davidson Motorcycle
20000307	Hasley Recreation Inc	Rec., Parks & Cultural Svcs	\$ 27,630.00	(2) Pavilions at the Windward Park
20000308	Comfort by Design	Public Works	\$ 6,592.81	(2) Replacement HVAC units at Public Works Headquarters
20000313	Utilicom Supply Associates	Public Works	\$ 7,500.00	Replacement traffic signal cabinet for Academy Street and Park Plaza intersection
20000314	AT&T Mobility	Public Safety	\$ 48,096.50	Smart 911 and Smart Prepare annual license renewal
20000315	Roswell Home and Office Furniture	Rec., Parks & Cultural Svcs	\$ 7,688.00	Training tables and chairs for Art Room
20000317	Veristor Systems Inc	Information Technology	\$ 7,637.00	Nexsan renewal
20000318	RCS Productions.com Inc	Rec., Parks & Cultural Svcs	\$ 6,500.00	(2) Sponsor stages at Ceviche and Citizen Soul
20000320	Jones Contracting Group LLC	Rec., Parks & Cultural Svcs	\$ 30,000.00	Construct 10' tall fence at Old Rucker Park
20000322	Seabolt Water Works Inc	Rec., Parks & Cultural Svcs	\$ 15,032.50	Delivery and installation of pump package (Old Rucker Park)
20000324	Alpharetta Chamber of Commerce	Administration	\$ 12,500.00	ACC annual sponsorship
20000329	Temple Inc	Public Works	\$ 46,882.27	Traffic control equipment
20000330	GH Tours Inc	Rec., Parks & Cultural Svcs	\$ 16,510.00	Cumberland Island tour
20000331	Power of Peace Productions Inc	Public Safety	\$ 10,000.00	12-month sponsorship of Power of Peace project at Alpharetta High School
20000332	Dell Marketing LP	Information Technology	\$ 7,392.04	Extended support for SQL server
20000334	Prologic Its LLC	Public Safety	\$ 20,000.00	Upfitting for Public Safety vehicles
20000336	Meer Electrical Contractors Inc	Rec., Parks & Cultural Svcs	\$ 7,663.85	Install (4) customer provided pole lights on concrete bases and run electrical
20000337	Acworth Recycling LLC	Rec., Parks & Cultural Svcs	\$ 11,489.00	Demolition of maintenance barn at Wills Park
20000338	Jeffrey Lynn Matheney	Community Development	\$ 7,000.00	Arborist services
20000341	Dekalb Office	Information Technology	\$ 7,224.62	Furniture and installation for DIT buildout in storage room
20000342	Cinema Greens	Rec., Parks & Cultural Svcs	\$ 10,174.00	Event décor and greenery rental for North Point Eco-District event on 10/17/2019
20000347	Quality Polygraph Services	Public Safety	\$ 5,750.00	Tuition for polygraph training for (1) officer
20000350	DigitalStakeout Inc	Public Safety	\$ 6,570.00	IScout web software for social media monitoring
20000353	Care Environmental Corp	Public Works	\$ 20,846.00	Household hazardous waste and paint community collection event on 11/16/2019
20000354	Dream House Painting	Public Works	\$ 13,585.00	Painting of Gym 1, Gym 2, and Gymnastics Room at ACC
20000358	Veristor Systems Inc	Information Technology	\$ 26,360.87	Production support coverage for VMWare Vcenter server 6
20000359	Veristor Systems Inc	Information Technology	\$ 26,172.00	Palo Alto renewal
20000362	Superion LLC	Public Safety	\$ 5,528.13	Evidence collection software upgrade and enhancement
20000363	Peachtree Government Relations LLC	Administration	\$ 27,000.00	Lobbying services
20000369	SF Mobile-Vision Inc	Information Technology	\$ 9,889.00	Mobile vision maintenance renewal
20000371	Georgia Power	Public Safety	\$ 44,880.00	Siteview surveillance service
20000373	Axon Enterprises Inc	Public Safety	\$ 11,550.00	Taser cartridges
20000374	Nelco Architecture	Community Development	\$ 15,000.00	Architectural consulting services
20000375	Forsyth County Board of Commissioners	Public Safety	\$ 8,800.00	Facility expenses for the special investigations unit as part of the joint task force
20000376	Allied Paving Contractors Inc	Public Works	\$ 27,407.00	Union Hill Road repair due to motor vehicle accident
20000377	Wilburn Engineering LLC	Public Works	\$ 36,854.00	FY2020 Vehicle detection loop replacements at (12) locations



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended October 31, 2019

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
19-002		Public Works	Morrison Parkway Sidewalk Improvements	8/23/2018	5	9/4/2018	Sol Construction, LLC	\$ 618,306.40	1		
19-009		Public Works	Alpha Loop Gap - Thompson Street	1/24/2019	7	6/3/2019	Vertical Earth, Inc.	\$ 572,928.79		8/8/2019	20000166
	19-113 RFP	Public Safety	Traffic Preemption System for Emergency Response	4/18/2019	2	7/8/2019	Temple, Inc.	\$ 300,000.00		9/6/2019	20000249
	19-116 RFP	Rec/Parks	On-Call Equipment Rental for Events	5/9/2019	3	7/22/2019	Atlanta Tent Rentals				
	19-108 RFP	Public Works	Big Creek Greenway Extension	5/3/2019	2				2		
19-012		General	Sale of City-Owned Real Property, Retail Condominium Unit	6/13/2019	4	7/22/2019	GCKR Realty, LLC	\$ 876,600.00	3		
20-001		Public Works	FY 2020 Milling, Resurfacing and Pavement Preservation	6/27/2019	4	7/15/2019	Allied Paving Contractors, Inc.	\$ 5,073,000.00		10/4/2019	20000309
	19-117- RFP	Admin	Website Planning and Project Management Services	7/11/2019	8				5		
	20-103 RFP	Public Safety	Speed Detection Camera System for School Zones	6/21/2019	3	8/19/2019	RedSpeed	\$ -	4		
20-003		Public Works	Fire Station Renovations: Kitchens and Bathrooms	7/11/2019	4	8/19/2019	Rick B. General Contractors	\$ 162,051.00		9/19/2019	20000280
	20-102 RFP	Rec/Parks	On-Call Tree Service for Parks	8/8/2019	4	9/9/2019	Downey Trees, Inc.		6		
	20-101 RFP	Public Works	On-Call Arboricultural Services for Public Works	8/8/2019	6	10/7/2019	F. A. Bartlett Tree Expert Company		6		
	20-1001 RFQ	Rec/Parks	Event Lighting and Seasonal Décor	8/8/2019	2		Shortlist to RFP 20-111				
	20-108 RFP	Finance	Public Sector Budget Software	8/16/2019	2	9/20/2019	Questica Inc.	\$ 59,195.00		9/23/2019	20000287
	20-106 RFP	Public Works	On-Call Pavement Markings	8/22/2019	3	10/21/2019	Blackjack Paving, Sealcoating & Striping, LLC				
	20-105 RFP	Public Safety	Upfitting & Equipment Maintenance for PS Vehicles	8/29/2019	3	9/23/2019	Dana Safety Supply and Prologic ITS				
	20-107 RFP	Com Dev	N.Pt. Area and Alpha Loop Trail Connectivity Feasibility Study	9/12/2019	7	11/11/2019	MKSK	\$ 150,000.00			
20-002		Admin	Record Storage and Shredding Services	9/12/2019	1	10/21/2019	GRM Information Management Services of Atlanta, LLC				
	20-110 RFP	Rec/Parks	Playground Design/Build at Windward Soccer Complex	9/19/2019		10/7/2019	Great Southern Recreation	\$ 98,506.27		10/28/2019	20000370
	20-109 RFP	Finance	City Banking Services	9/26/2019	8						
	20-111 RFP	Rec/Parks	Event Lighting and Seasonal Décor	9/20/2019	2	10/21/2019	Universal Concepts	\$ 95,000.00		11/18/2019	20000408



CITY OF ALPHARETTA
 Financial Management Reports
Bid/RFP Status
 for the month ended October 31, 2019

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	20-112 RFP	Admin	Economic Development Strategic Plan	10/10/2019	4						
20-004		Public Works	FY 2020 Sidewalk Repair / Replacement	10/24/2019	5	11/18/2019	DAF Concrete, Inc.	\$ 450,850.00			
20-005		Public Works	Morrison Parkway Sidewalk Improvements	10/24/2019	7	11/11/2019	A1 Contracting, LLC	\$ 1,005,000.00			
20-006		Com Dev	Office Buildout for Code Enforcement at City Hall	10/25/2019	4	11/11/2019	Rick B. General Contractors, LLC	\$ 57,000.00			
20-007		Com-Dev	Community Development Vehicle Purchase	10/17/2019	0				7		
	20-113	Finance	Sale and Development of Downtown City Center Parcel	12/5/2019							

Notes:

- 1 Update: All easements/ROWs received, however 9-9-19 - Contract cancelled for convenience. Project to be re-bid with expanded scope. New ITB 20-005 to issue 9-26-19.: Waiting for construction easements
- 2 Shortlisted from RFQ 19-1003. Award waiting on funding/budgeting
- 3 Purchase and Sale agreement executed. Closing completed Nov. 8, 2019
- 4 Implementation, installation, operation at no cost to the City. 100% violator funded.
- 5 Cancelled
- 6 On-Call Contract - Indefinite Delivery / Indefinite Quantity
- 7 No bids received - procurement cancelled



OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
October 31, 2019**

	Major Governmental Funds					Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	Construction Bond Fund	T-SPLOST Capital Fund		
ASSETS							
Cash / Cash Equivalents / Investments	\$ 23,584,675	\$ 10,929,917	\$ 1,068,539	\$ 32,164,035	\$ 23,122,721	\$ 9,946,360	\$ 100,816,247
Receivables (net of allowance for uncollectibles)							
Taxes Receivable							
Property Taxes	21,176,732	-	-	-	-	4,725,423	25,902,155
Other Taxes	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Accounts	432,477.59	-	-	-	-	262,035	694,513
Due from Other Funds	-	-	-	-	-	-	-
Prepaid Items	-	-	-	-	-	-	-
Cash - Restricted	-	338,293	-	-	-	-	338,293
Intergovernmental Receivable	9,094	596,891	133,511	-	-	4,164	743,659
Restricted	-	-	-	-	-	-	-
Total Assets	45,202,979	11,865,102	1,202,049	32,164,035	23,122,721	14,937,982	128,494,867
LIABILITIES AND FUND BALANCES							
Liabilities							
Current							
Accounts Payable	2,068,049	613,553	67,859	328,038	340,719	75,771	3,493,989
Retainage Payable	-	593,246	60,198	740,849	172,409	23,915	1,590,616
Intergovernmental Payable	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-
Payroll Payable	53,220	-	-	-	-	4,175	57,395
Due to Other Funds	-	-	-	-	-	-	-
Deferred Revenue	21,599,430	599,871	130,530	-	-	4,991,605	27,321,436
Unearned Revenue	-	-	-	-	-	-	-
Teen Driving/Donation	-	-	-	-	-	-	-
T.A.D Payment to County	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Non-Current							
Unclaimed Property	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-
Total Liabilities	23,720,699	1,806,671	258,587	1,068,887	513,127	5,095,466	32,463,436
Fund Balances:							
Restricted for:							
Capital Projects	-	338,293	943,463	31,095,148	22,609,594	3,344,529	58,331,026
Law Enforcement	-	-	-	-	-	274,582	274,582
Emergency Telephone Activities	-	-	-	-	-	912,931	912,931
Grant Projects	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	845,654	845,654
Promotion of Tourism	-	-	-	-	-	2,689,647	2,689,647
Assigned for:							
Grant Projects	-	-	-	-	-	126,030	126,030
Capital Projects	-	9,720,138	-	-	-	-	9,720,138
2019 Fiscal year Expenditures	6,100,065	-	-	-	-	-	6,100,065
Unassigned	15,382,215	-	-	-	-	1,649,142	17,031,357
Total Fund Balances	21,482,280	10,058,431	943,463	31,095,148	22,609,594	9,842,516	96,031,431
Total Liabilities and Fund Balances	\$ 45,202,979	\$ 11,865,102	\$ 1,202,049	\$ 32,164,035	\$ 23,122,721	\$ 14,937,982	\$ 128,494,867

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended October 31, 2019

	Major Governmental Funds					Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	S2016 Const Bond Fund	T-SPLOST Capital Fund		
REVENUES							
Taxes:							
Property Tax	\$ 3,854,049	\$ -	\$ -	\$ -	\$ -	\$ 2,326,616	\$ 6,180,665
Local Option Sales Tax	4,280,620	-	-	-	-	892,763	5,173,383
Transportation Special Purpose Local Option S	-	-	-	-	2,854,431	-	2,854,431
Other Taxes	6,180,966	-	-	-	-	676,688	6,857,653
Licenses and permits	941,687	-	-	-	-	245,747	1,187,434
Intergovernmental	26,030	234,052	825,074	-	-	66,311	1,151,467
Charges for services	1,773,739	-	-	-	-	26,255	1,799,994
Impact Fees	-	-	-	-	-	2,095	2,095
Fines/Forfeitures	744,763	-	-	-	-	62,570	807,333
Investment earnings	169,437	99,177	4,813	245,743	155,860	4,434	679,464
Contributions and Donations	-	57,958	-	-	-	-	57,958
Misc Revenue	-	-	-	-	-	-	-
Other	65,194	22,355	-	-	-	-	87,549
Total revenues	18,036,485	413,541	829,887	245,743	3,010,291	4,303,477	26,839,424
EXPENDITURES							
Current:							
Unallocated	-	-	-	-	-	1,009,752	1,009,752
General government	3,044,522	50,954	-	-	-	1,282,475	4,377,950
Public safety	10,839,687	901,189	-	-	-	1,869,320	13,610,195
Public works	2,846,583	1,704,327	152,110	2,371,290	1,426,549	429,595	8,930,453
Economic and community development	1,223,997	17,373	9,715	-	-	1,489	1,252,573
Alpharetta Business Community	-	59,400	-	-	-	-	59,400
Culture and recreation	3,615,534	279,799	-	9,464	-	91,871	3,996,668
Debt service:							
Principal	-	-	-	-	-	-	-
Interest	50,595	-	-	-	-	387,981	438,576
Other Costs	235,049	-	-	-	-	-	235,049
Bond issuance costs	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-
Total expenditures	21,855,967	3,013,041	161,825	2,380,754	1,426,549	5,072,481	33,910,616
Excess (deficiency) of revenues over (under) expenditures	(3,819,482)	(2,599,499)	668,062	(2,135,011)	1,583,742	(769,004)	(7,071,192)
OTHER FINANCING SOURCES (USES)							
Transfers in	865,501	2,588,756	-	-	-	-	3,454,257
Transfers out	(3,438,756)	-	-	-	-	(15,501)	(3,454,257)
Loan Proceeds	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-
Sale of capital assets	12,041	-	-	-	-	-	12,041
Sale of non-capital assets	1,608	-	-	-	-	-	1,608
Land Sale	35,100	-	-	-	-	-	35,100
Insurance Proceeds	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total other financing sources and (uses)	(2,524,506)	2,588,756	-	-	-	(15,501)	48,749
Net change in fund balances	(6,343,987)	(10,743)	668,062	(2,135,011)	1,583,742	(784,505)	(7,022,443)
Fund balances - beginning	27,826,267	10,069,174	275,401	33,230,159	21,025,851	10,627,021	103,053,873
Fund balances - ending	\$21,482,280	\$ 10,058,431	\$ 943,463	\$31,095,148	\$ 22,609,594	\$ 9,842,516	\$ 96,031,431

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$23,767,000	\$ 3,854,049	\$ (19,912,951)
Local Option Sales Tax	16,450,000	4,280,620	(12,169,380)
Other Taxes	16,820,214	6,180,966	(10,639,248)
Licenses and Permits	2,318,250	941,687	(1,376,563)
Intergovernmental	60,000	26,030	(33,970)
Charges for Service	4,897,990	1,773,739	(3,124,251)
Fines/Forfeitures	1,687,500	744,763	(942,737)
Investment Earnings	200,000	169,437	(30,563)
Contributions and Donations	-	-	-
Other	157,744	65,194	(92,550)
Total revenues	<u>66,358,698</u>	<u>18,036,485</u>	<u>(48,322,213)</u>
EXPENDITURES			
Current:			
General government			
City Administration	2,027,573	859,977	1,167,596
Finance	3,548,890	1,558,631	1,990,259
Human Resources	643,973	205,891	438,082
Legal	750,000	(484,008)	1,234,008
Mayor and Council	382,496	132,000	250,496
Municipal Court	1,119,715	491,374	628,341
Information Technology	2,119,345	723,488	1,395,857
Non-Departmental	667,500	222,500	445,000
Contingency/OP Onitiative Reserve	1,005,312	36,924	968,388
Total general government	<u>12,264,804</u>	<u>3,746,777</u>	<u>8,518,027</u>
Public Safety	29,771,142	11,491,808	18,279,334
Public works	8,956,657	3,540,569	5,416,088
Economic and community development	3,435,510	1,255,331	2,180,179
Culture and recreation	10,285,612	5,146,852	5,138,760
Debt Service			
Principal	190,000	-	190,000
Interest	101,190	50,595	50,595
Total expenditures	<u>65,004,915</u>	<u>25,231,933</u>	<u>39,772,982</u>
Excess (Deficiency) of revenues over expenditures	<u>1,353,783</u>	<u>(7,195,448)</u>	<u>(8,549,231)</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	3,300,000	865,501	(2,434,499)
Transfers out	(10,316,268)	(3,438,756)	6,877,512
Capital leases	-	-	-
Land Sale	-	35,100	35,100
Sale of capital assets	80,913	12,041	(68,872)
Sale of non-capital assets	44,554	1,608	(42,946)
Total other financing sources and uses	<u>(6,890,801)</u>	<u>(2,524,506)</u>	<u>4,366,295</u>
Net change in fund balances	<u>(5,537,018)</u>	<u>(9,719,954)</u>	<u>(4,182,936)</u>
Fund balances - beginning		27,826,267	
Fund balances - ending		<u>\$18,106,313</u>	
Adjustments to GAAP basis:			
Encumbrances		3,375,966	
Misc adj		-	
Fund balances-ending		<u>\$21,482,280</u>	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 10,720,267	\$ 234,052	\$ (10,486,215)
Contributions & Donations	1,435,717	57,958	(1,377,759)
Investment earnings	-	99,177	99,177
Misc Revenue	-	-	-
Other	656,739	22,355	(634,384)
Total revenues	<u>12,812,723</u>	<u>413,541</u>	<u>(12,399,182)</u>
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	310,725	-	310,725
Finance	42,147	20,483	21,664
Information Technology	1,238,764	255,921	982,843
Contingency	753,028	-	753,028
Total general government	<u>2,344,664</u>	<u>276,404</u>	<u>2,068,260</u>
Public Safety	2,864,851	2,354,414	510,437
Engineering & Public Works	23,046,887	17,937,366	5,109,521
Alpharetta Business Community	308,606	67,588	241,018
Economic and community development	546,332	105,049	441,283
Culture and recreation	1,736,825	820,825	916,000
Total Capital Outlay	<u>30,848,165</u>	<u>21,561,646</u>	<u>9,286,519</u>
Excess (Deficiency) revenue over expenditures	<u>(18,035,442)</u>	<u>(21,148,105)</u>	<u>(3,112,663)</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	7,766,268	2,588,756	(5,177,512)
Capital leases	200,000	-	(200,000)
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	<u>7,966,268</u>	<u>2,588,756</u>	<u>(5,377,512)</u>
Net change in fund balances	<u>(10,069,174)</u>	<u>(18,559,349)</u>	<u>(8,490,175)</u>
Fund balances - beginning		10,069,174	
Fund balances - ending		<u>\$ (8,490,174)</u>	
Adjustments to GAAP basis:			
Encumbrances		18,548,605	
Misc adj-			
Fund balances-ending		<u>\$ 10,058,431</u>	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 4,695,168	\$ 825,074	\$ (3,870,094)
Contributions & Donations	-	-	-
Interest Earnings	-	4,813	4,813
Total	<u>4,695,168</u>	<u>829,887</u>	<u>(3,865,281)</u>
Expenditures:			
Public Safety	308,000	-	308,000
General Government	399,509	-	399,509
Community Development	164,761	14,736	150,025
Public Works	4,098,298	4,104,735	(6,437)
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	<u>4,970,568</u>	<u>4,119,471</u>	<u>851,097</u>
Excess (Deficiency) revenue over expenditures	<u>(275,400)</u>	<u>(3,289,585)</u>	<u>(3,014,185)</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(275,400)</u>	<u>(3,289,585)</u>	<u>(3,014,185)</u>
Fund balance - beginning		<u>275,401</u>	
Fund balance - ending		<u>\$(3,014,184)</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		3,957,647	
Fund balances - ending		<u>\$ 943,463</u>	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Premium on Bond Proceeds	-	-	-
Misc Revenue	-	-	-
Investment Earnings	-	245,743	245,743
Total revenues	-	245,743	245,743
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Public Works	22,851,896	17,628,177	5,223,719
Recreation & Parks	10,378,262	77,769	10,300,493
Total general government	33,230,158	17,705,946	15,524,212
City Administration			
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(33,230,158)	(17,460,203)	15,769,955
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			
Total other financing sources (uses)	-	-	-
Net change in fund balances	(33,230,158)	(17,460,203)	15,769,955
Fund balances - beginning		33,230,159	
Fund balances - ending		\$ 15,769,956	
Adjustments to GAAP basis:			
Encumbrances		15,325,192	
Fund balances-ending		\$ 31,095,148	

City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	\$ 11,400,000	\$ 2,854,431	\$ (8,545,569)
Investment Earnings	-	155,860	155,860
Total revenues	11,400,000	3,010,291	(8,389,709)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	32,425,851	6,611,238	25,814,613
Recreation & Parks			-
Total general government	32,425,851	6,611,238	25,814,613
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(21,025,851)	(3,600,947)	17,424,904
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(21,025,851)	(3,600,947)	17,424,904
Fund balances - beginning		21,025,851	
Fund balances - ending		\$ 17,424,904	
Adjustments to GAAP basis:			
Encumbrances		5,184,689	
Fund balances-ending		\$ 22,609,594	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
October 31, 2019

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 669,453
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>669,453</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>669,453</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	\$ -
Claims Payables	840,759
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	-
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>840,759</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>840,759</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	-
Total Net Assets	<u>(171,306)</u>
Total Liabilities & Net Assets	<u>\$ 669,453</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 October 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ -	\$ -
Employer Medical Contribution	6,972,100	2,238,937	(4,733,163)
Employee Medical Contribution	714,809	203,397	(511,412)
Insurance Proceeds	-	27	-
Total revenues	<u>7,686,909</u>	<u>2,442,361</u>	<u>(5,244,548)</u>
EXPENDITURES			
Medical Premiums	1,750,000	580,443	1,169,557
Medical Claims	5,891,909	1,769,711	4,122,198
Contingency	(371,019)	-	(371,019)
Total expenditures	<u>7,270,890</u>	<u>2,350,154</u>	<u>4,920,736</u>
 Excess (Deficiency) of Revenues Over expenditures	 <u>416,019</u>	 <u>92,207</u>	 <u>(323,812)</u>
 OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
 Net change in fund balances	 <u>416,019</u>	 <u>92,207</u>	 <u>(323,812)</u>
 Fund balances - beginning		(263,512)	
 Fund balances - ending		\$ (171,306)	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		\$ (171,306)	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
October 31, 2019

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,301,153
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	21,774
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,322,927</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>2,322,927</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	20,172
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	-
Payroll Liabilities	6
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	1,426
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>21,603</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>21,603</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	2,301,324
Total Net Assets	<u>2,301,324</u>
Total Liabilities & Net Assets	<u>\$ 2,322,927</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended October 31, 2019

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 2,174,191
Misc Revenue	
Total operating revenues	<u>2,174,191</u>
Operating expenses:	
Administration	4,086,197
Non-departmental	-
Total operating expenses	<u>4,086,197</u>
Operating Gain (loss)	(1,912,006)
Non-operating revenues (expenses):	
Investment earnings	<u>21,004</u>
Total non-operating revenue (expenses)	<u>21,004</u>
Income (loss) before transfers	(1,891,002)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(1,891,002)
Total net assets-beginning	<u>1,206,593</u>
Total net assets-ending (net of encumbrances)	<u>(684,409)</u>
Adjustments to GAAP basis:	
Encumbrances	2,985,733
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 2,301,324</u>

City of Alpharetta
Statement of Net Position
OPEB Health Fund
October 31, 2019

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ (49,504)
Investments	1,479,702
	-
Accounts Receivables (net of allowance for uncollectibles)	4,479
Total Assets	<u>1,434,676</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	8,249
	-
Due to Other Funds	9,094
Total Current Liabilities	<u>17,343</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>17,343</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,417,333</u>
Total Net Assets	<u>1,417,333</u>
Total Liabilities & Net Assets	<u>\$ 1,434,676</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Health Fund
For the Period Ended October 31, 2019

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 68,015
Employee Contribution	-
Total Contribution	<u>68,015</u>
Investment Income	(19,840)
Net appreciation in FMV	25,156
Accrued Interest & Dividends	3,539
Interest and Dividends	<u>10,282</u>
Total Investment Income	<u>19,138</u>
Total Additions (Deductions)	<u>87,153</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Manager Fees	-
Consulting Fees	-
Agent Custody Fees-ADR	<u>3,896</u>
Total deductions	<u>3,896</u>
Net Increase (Decrease)	<u>83,257</u>
OTHER FINANCING SOURCES (USES)	
Transfers in/out	-
Net Assets held in trust for OPEB benefits	
Beginning of year	1,334,076
Total net assets	<u>\$ 1,417,333</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
October 31, 2019

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,163,657
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>1,163,657</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,163,657</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	
Claims Payables	338,856
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>338,856</u>
Current Liabilities Payable from Restricted Assets:	
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	392,881
Total Noncurrent Liabilities	<u>392,881</u>
Total Liabilities	<u>731,737</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	431,920
Total Net Assets	<u>431,920</u>

Total Liabilities & Net Assets	<u>\$ 1,163,657</u>
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City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 7,500	\$ 9,241	\$ 1,741
Charges for Service	1,499,800	499,933	(999,867)
Discounts	-	-	-
Insurance Proceeds	-	14,911	14,911
Total revenues	<u>1,507,300</u>	<u>524,085</u>	<u>(983,215)</u>
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	135,300	130,757	4,543
Auto Liability	170,000	165,625	4,375
Property & Equipment Liability	95,000	108,853	(13,853)
Fine Art Liability	3,500	-	3,500
General Liability	60,000	55,354	4,646
Law Enforcement Liability	92,500	86,313	6,187
Public Entity Liability	65,000	73,360	(8,360)
Workers Comp Excess Liability	107,000	100,398	6,602
Employee Benefits Liability	-	-	-
Criminal Liability	4,000	3,386	614
Cyber Liability	7,000	-	7,000
Umbrella Liability	56,000	54,246	1,754
Medical Services	15,000	319	14,681
Claims/Judgements	-	1,434	(1,434)
Claims/Vehicle	54,940	30,621	24,319
Claims/Property/Equip	45,000	-	45,000
Claims/General Liability	28,000	10,350	17,650
Claims/Workers Comp	590,000	42,561	547,440
Contingency	750,061	-	750,061
Total expenditures	<u>2,278,301</u>	<u>863,575</u>	<u>1,414,726</u>
Excess (Deficiency) of Revenues Over expenditures	<u>(771,001)</u>	<u>(339,490)</u>	<u>431,511</u>
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(771,001)</u>	<u>(339,490)</u>	<u>431,511</u>

Fund balances - beginning

771,002

Fund balances - ending

\$ 431,512

Adjustments to GAAP basis:

Encumbrances

408

Misc adj

Fund balances-ending

\$ 431,920

City of Alpharetta
Statement of Net Position
OPEB Reimbursement Fund
October 31, 2019

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 3,921
Investments	2,698,572
	-
Accounts Receivables (net of allowance for uncollectibles)	13,564
Total Assets	<u>2,716,057</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
	-
Due to Other Funds	26,806
Total Current Liabilities	<u>26,806</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>26,806</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>2,689,250</u>
Total Net Assets	<u>2,689,250</u>
Total Liabilities & Net Assets	<u>\$ 2,716,057</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Reimbursement Fund
For the Period Ended October 31, 2019

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 575,000
Employee Contribution	
Total Contribution	<u>575,000</u>
Investment Income	(36,126)
Net appreciation in FMV	43,865
Accrued Interest & Dividends	6,261
Interest and Dividends	<u>17,671</u>
Total Investment Income	<u>31,671</u>
Total Additions (Deductions)	<u>606,671</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Manager Fees	7,269
Consulting Fees	-
Agent Custody Fees-ADR	<u>-</u>
Total deductions	<u>7,269</u>
Net Increase (Decrease)	<u>599,402</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	-
Net Assets held in trust for pension benefits	
Beginning of year	2,089,848
Total net assets	<u>\$ 2,689,250</u>

**City of Alpharetta
Statement of Net Position
Pension Trust Fund
October 31, 2019**

	<u>Pension Trust Fund</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 143,516
Investments	76,950,479
	-
Accounts Receivables (net of allowance for uncollectibles)	437,261
Total Assets	<u>77,531,256</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	509,956
	-
Due to Other Funds	-
Total Current Liabilities	<u>509,956</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>509,956</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>77,021,300</u>
Total Net Assets	<u>77,021,300</u>
Total Liabilities & Net Assets	<u><u>\$ 77,531,256</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended October 31, 2019

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,775,000
Employee Contribution	115,553
Total Contribution	<u>2,890,553</u>
Investment Gain/Losses	715,796
Net appreciation in FMV	(456,351)
Interest	525,542
Accrued Interest & Dividends	194,501
Other Receipts	-
Total Investment Income	<u>979,488</u>
Total Additions (Deductions)	<u>3,870,041</u>
Deductions:	
Benefits payments	916,932
Custodial Fees	
Administrative Fees	240,901
Legal Fees	
Manager Fees	
Consulting Fees	
Agent Custody Fees-ADR	-
Total deductions	<u>1,157,833</u>
Net Increase (Decrease)	<u>2,712,208</u>
Net Assets held in trust for pension benefits	
Beginning of year	74,309,092
Total net assets	<u>\$ 77,021,300</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
October 31, 2019

	Special Revenue								Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	State Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS									
Cash / Cash Equivalents / Investments	\$2,689,647	\$3,372,103	\$ 275,365	\$ 4,844	\$ 130,514	\$ 964,120	\$ 845,887	\$ 1,663,879	\$ 9,946,360
Taxes Receivable	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	262,035	-	-	262,035
Property Taxes	-	-	-	-	-	-	4,725,423	-	4,725,423
Intergovernmental Receivable	-	-	-	-	4,164	-	-	-	4,164
Due From Other Funds									
Restricted	-	-	-	-	-	-	-	-	-
Total Assets	2,689,647	3,372,103	275,365	4,844	134,678	1,226,155	5,571,310	1,663,879	14,937,982
LIABILITIES									
Accounts Payable	-	3,659	5,572	-	4,485	47,069	250	14,737	75,771
Retainage Payable	-	23,915	-	-	-	-	-	-	23,915
Intergovernmental Payable									
Arbitrage Payable	-	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	55	-	-	4,120	-	-	4,175
Due to Other Fund	-	-	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	4,164	262,035	4,725,406	-	4,991,605
Unearned Revenue	-	-	-	-	-	-	-	-	-
Total Liabilities	-	27,574	5,627	-	8,648	313,224	4,725,656	14,737	5,095,466
FUND BALANCES									
Restricted:									
Capital Projects	-	3,344,529	-	-	-	-	-	-	3,344,529
Law Enforcement	-	-	269,738	4,844	-	-	-	-	274,582
Promotion of Tourism	2,689,647	-	-	-	-	-	-	-	2,689,647
Emergency Telephone Activities	-	-	-	-	-	912,931	-	-	912,931
Debt Service	-	-	-	-	-	-	845,654	-	845,654
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	126,030	-	-	-	126,030
Unassigned:	-	-	-	-	-	-	-	1,649,142	1,649,142
Total Fund Balances	2,689,647	3,344,529	269,738	4,844	126,030	912,931	845,654	1,649,142	9,842,516
Total Liabilities and Fund Balances	\$2,689,647	\$3,372,103	\$ 275,365	\$ 4,844	\$ 134,678	\$1,226,155	\$ 5,571,310	\$ 1,663,879	\$ 14,937,982

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended October 31, 2019

	Special Revenue								Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	State Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:									
Hotel Motel Tax	\$ 2,326,616	\$ -	\$ -		\$ -		\$ -	\$ -	\$ 2,326,616
Property tax	-	-	-		-	-	892,763	-	892,763
Charges for Service	-	-	-		-	676,688	-	-	676,688
Impact Fees	-	245,747	-		-	-	-	-	245,747
Forfeiture Income	-	-	62,362	3,949	-	-	-	-	66,311
Intergovernmental	-	-	-		26,255	-	-	-	26,255
Contributions & Donations	-	-	-		2,095	-	-	-	2,095
Investment Earnings	-	29,346	74		1,114	8,284	11,412	12,340	62,570
Other	-	-	-		-	-	-	4,434	4,434
Total revenues	2,326,616	275,092	62,436	3,949	29,464	684,972	904,175	16,774	4,303,477
EXPENDITURES:									
Tourism	1,009,752	-	-		-	-	-	-	1,009,752
Community Development	-	-	-		1,489	-	-	-	1,489
Culture/Recreation	70,889	3,269	-		17,713	-	-	-	91,871
Public Safety	-	-	274,432	12,010	2,271	1,580,607	-	-	1,869,320
Public Works	-	323,211	-		-	-	-	106,384	429,595
General Government	-	-	-		-	-	1,282,475	-	1,282,475
Debt Service:	-	-	-		-	-	-	-	-
Principal	-	-	-		-	-	-	-	-
Interest	387,981	-	-		-	-	-	-	387,981
Bond Issuance Costs	-	-	-		-	-	-	-	-
Total expenditures	1,468,622	326,479	274,432	12,010	21,472	1,580,607	1,282,475	106,384	5,072,481
Excess (deficiency) of revenues over expenditures	857,994	(51,387)	(211,995)	(8,061)	7,992	(895,635)	(378,300)	(89,610)	(769,004)
OTHER FINANCING SOURCES (USES):									
Transfers in / out:									
Conference Center fund		-	-		-	-	-	-	-
Debt service fund	-	-	-		-	-	-	-	-
Capital Projects	-	-	-		-	-	-	-	-
Operating grants fund	-	-	-		-	-	-	-	-
Capital grants fund	-	-	-		-	-	-	-	-
Capital Fund									
General fund	(865,501)	-	-	-	-	-	-	850,000	(15,501)
Budgeted Fund Balance:	-	-	-		-	-	-	-	-
Total other financing sources and (uses)	(865,501)	-	-	-	-	-	-	850,000	(15,501)
Net change in fund balances	(7,508)	(51,387)	(211,995)	(8,061)	7,992	(895,635)	(378,300)	760,390	(784,505)
Fund balances - beginning	2,697,155	3,395,916	481,733	12,906	118,038	1,808,566	1,223,954	888,753	10,627,021
Fund balances - ending	\$ 2,689,647	\$ 3,344,529	\$ 269,738	\$ 4,844	\$ 126,030	\$ 912,931	\$ 845,654	\$ 1,649,142	\$ 9,842,516

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 8,800,000	\$ 2,326,616	\$ (6,473,384)
Transfers In	-	-	-
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total revenues	<u>8,800,000</u>	<u>2,326,616</u>	<u>(6,473,384)</u>
EXPENDITURES:			
Professional Services	3,000	-	3,000
Recreation Improvements	1,251,412	110,309	1,141,103
Economic Development	95,000	14,319	
Alpharetta Convention & Visitor's Bureau	3,850,000	1,009,752	2,840,248
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,500,000	-	1,500,000
Bond Principal	200,000	-	200,000
Bond Interest	775,963	387,981	387,982
Contingency	521,780	-	521,780
Total Expenditures	<u>8,197,155</u>	<u>1,522,361</u>	<u>6,674,794</u>
Excess of revenues over expenditures	<u>602,845</u>	<u>804,255</u>	<u>201,410</u>
OTHER FINANCING SOURCES (USES):			
Transfers Out	(3,300,000)	(865,501)	2,434,499
Total other financing sources and uses	<u>(3,300,000)</u>	<u>(865,501)</u>	<u>2,434,499</u>
Net change in fund balances	<u>(2,697,155)</u>	<u>(61,246)</u>	<u>2,635,909</u>
Fund balances - beginning		<u>\$ 2,697,155</u>	
Fund balances - ending		<u>\$ 2,635,909</u>	
Enbumentances		\$ 53,739	
Fund balances - ending		<u>\$ 2,689,647</u>	

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ -	\$ 245,747	\$ 245,747
Investment Earnings	-	29,346	29,346
Total Revenues	-	275,092	275,092
EXPENDITURES:			
Public Safety	155,750	-	155,750
Public Works	1,291,675	628,028	663,647
Recreation & Parks	583,693	412,253	171,440
Community Development	1,421,723	-	1,421,723
General Government	-	-	-
Total expenditures	3,452,841	1,040,281	2,412,560
Excess (deficiency) of revenues over expenditures	(3,452,841)	(765,189)	(2,687,652)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(3,452,841)	(765,189)	(2,687,652)
Fund balances - beginning		3,395,916	
Fund balances - ending		\$ 2,630,727	
Encumbrances		713,802	
Fund balances - ending		\$ 3,344,529	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 62,362	\$ 62,362
Investment Earnings	-	74	74
Intergovernmental			-
Misc Revenue	-	-	-
Total Revenues	-	62,436	62,436
EXPENDITURES:			
Public Safety	481,733	307,465	174,268
Non-Departmental	-	-	-
Total expenditures	481,733	307,465	174,268
Excess (deficiency) of revenues over expenditures	(481,733)	(245,029)	236,704
OTHER FINANCING SOURCES (USES):			
Transfer In			
Transfer Out	-		
Total other financing sources and uses	-	-	-
Net change in fund balances	(481,733)	(245,029)	236,704
Fund balances - beginning		481,733	
Fund balances - ending		\$ 236,704	
Adjustments to GAAP basis:			
Encumbrances		33,033	
Fund balances - ending		\$ 269,738	

City of Alpharetta
State Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 3,949	\$ 3,949
Investment Earnings	-	-	-
Intergovernmental	-	-	-
Misc Revenue	-	-	-
Total Revenues	-	3,949	3,949
EXPENDITURES:			
Public Safety	-	12,010	(12,010)
Non-Departmental	-	-	-
Total expenditures	-	12,010	(12,010)
Excess (deficiency) of revenues over expenditures	-	(8,061)	(8,061)
OTHER FINANCING SOURCES (USES):			
Transfer In	12,905	-	
Transfer Out	-	-	
Total other financing sources and uses	12,905	-	-
Net change in fund balances	12,905	(8,061)	(8,061)
Fund balances - beginning		12,905	
Fund balances - ending		\$ 4,844	0
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		\$ 4,844	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 73,092	\$ 26,255	(46,837)
Contributions & Donations	2,775	2,095	(680)
Discounts Taken	-	-	-
Interest Earnings	-	1,114	1,114
Transfers in	-	-	-
Contingencies	-	-	-
Total	75,867	29,464	(46,403)
EXPENDITURES:			
General Government	81,978	-	81,978
Community Development	2,775	1,489	1,286
Engineering/Public Works	-	-	-
Public Safety	74,742	2,271	72,471
Recreation & Parks	34,410	17,713	16,697
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	193,905	21,472	172,433
Excess (deficiency) of revenues over expenditures	(118,038)	7,992	126,030
OTHER FINANCING SOURCES (USES):			
	-	-	-
Net change in fund balance	(118,038)	7,992	126,030
Fund balance - beginning		118,038	
Fund balance - ending		\$ 126,030	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		\$ 126,030	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 4,175,000	\$ 676,688	\$ (3,498,312)
Capital Lease			-
Investment Earnings	17,120	8,284	(8,836)
Total Revenues	<u>4,192,120</u>	<u>684,972</u>	<u>(3,507,148)</u>
EXPENDITURES:			
Public Safety	5,110,686	2,282,315	2,828,371
Total expenditures	<u>5,110,686</u>	<u>2,282,315</u>	<u>2,828,371</u>
Excess (deficiency) of revenues over expenditures	<u>(918,566)</u>	<u>(1,597,343)</u>	<u>(678,777)</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>(918,566)</u>	<u>(1,597,343)</u>	<u>(678,777)</u>
Fund balances - beginning		<u>1,808,566</u>	
Fund balances - ending		<u>\$ 211,223</u>	
Adjustments to GAAP basis:			
Encumbrances		701,708	
Fund balances - ending		<u>\$ 912,931</u>	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 5,085,000	\$ 892,763	\$ (4,192,237)
Misc Revenue		-	-
Investment earnings	12,000	11,412	(588)
Total revenues	5,097,000	904,175	(4,192,825)
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,785,000	-	2,785,000
Interest	2,561,086	1,280,125	1,280,962
Contingency	968,874	-	968,874
Bond issuance costs	5,000	2,350	2,650
Total debt service	6,319,960	1,282,475	5,037,486
Total expenditures	6,319,960	1,282,475	5,037,486
Excess (Deficiency) of revenues over expenditures	(1,222,960)	(378,300)	844,660
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(1,222,960)	(378,300)	844,660
Fund balances - beginning		1,223,954	
Fund balances - ending		\$ 845,654	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	\$ 4,434	\$ 4,434	\$ (0)
Investment Earnings	-	12,340	12,340
Total Revenues	4,434	16,774	12,340
EXPENDITURES:			
Public Works	3,122,549	2,662,889	459,660
Recreation & Parks	292,786	9,198	283,589
Contingency	27,852	0	27,852
Total expenditures	3,443,187	2,672,086	771,101
Excess (deficiency) of revenues over expenditures	(3,438,753)	(2,655,313)	783,440
OTHER FINANCING SOURCES (USES):			
Transfers In	2,550,000	850,000	(1,700,000)
Transfers Out	-	-	-
Total other financing sources and uses	2,550,000	850,000	(1,700,000)
Net change in fund balances	(888,753)	(1,805,313)	(916,560)
Fund balances - beginning		888,753	
Fund balances - ending		\$ (916,560)	
Adjustments to GAAP basis:			
Encumbrances		2,565,702	
Fund balances - ending		\$ 1,649,142	



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DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of October 31, 2019

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ -	\$ -		\$ -
99575100-361000	Investment Earnings	-	40		(40)
99575100-389000	Miscellaneous Revenue	-	-		-
99575100-371000-C1532	ATC Operational Funding (COA)	100,000	100,000		-
99575100-381000-C1535	Innovation Center Operations (ATC)	4,679	3,705	1,384	(409)
	subtotal	\$ 104,679	\$ 103,744	\$ 1,384	\$ (449)
(1) 99575100-395000	Carryforward Fund Balance	\$ 147,324	\$ -		\$ 147,324
	subtotal	\$ 147,324	\$ -		\$ 147,324
	Total	\$ 252,003	\$ 103,744		\$ 146,875
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-544100-C1532	ATC Operational Funds	100,000	33,333	66,667	-
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C0924	Economic Development Strategic Plan (split with COA)	37,500	-	-	37,500
99575100-531100	General Supplies and Materials	-	-	-	-
	subtotal	\$ 190,948	\$ 33,333	\$ 66,667	\$ 90,948
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 1,871	\$ 2,280	\$ -	\$ (409)
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	261	261	-	(0)
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	36	37	-	(1)
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	787	786	-	1
99575100-531230-C1535	Innovation Center Operations (Electricity)	1,724	1,724	-	0
	subtotal	\$ 4,679	\$ 5,088	\$ -	\$ (409)
99575100-579000	Reserve	\$ 56,376	\$ -	\$ -	\$ 56,376
	Total	\$ 252,003	\$ 38,422	\$ 66,667	\$ 146,915

- (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.



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of October 31, 2019

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 147,325		
Revenues collected to date			103,744		
Expenditures incurred to date			(38,422)		
Fund Balance (current)			\$ 212,647		
Forecasted revenue collections			1,384		
Fund Balance (forecasted)			\$ 214,031		
Allocation of Forecasted Fund Balance:					
Spendable (available for investment by the Board)			\$ 56,416		
Non-Spendable (unspent/remaining project allocations)			157,615		
			\$ 214,031		



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GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
October 31, 2019

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 221,231
Investments	828
Receivables	-
Restricted Cash for Bond Issuance Costs	-

Total Assets 222,058

LIABILITIES

Current Liabilities:

Accounts Payable	9,411
Deferred Revenue	-
Due to Other Funds	-
Total Current Liabilities	<u>9,411</u>

Current Liabilities Payable from Restricted Assets:

-
-

Total Current Liabilities Payable from Restricted Assets

Noncurrent Liabilities:

-
-
Total Noncurrent Liabilities

9,411

Total Liabilities

Fund Balance

Restricted	156,231
Unassigned	56,416
Total Fund Balance	<u>212,647</u>

Total Liabilities & Fund Balance \$ 222,058

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended October 31, 2019

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 3,705
State Grant	-
Fees	-
Contributions & Donations	100,000
Miscellaneous Income-Interest	40
Miscellaneous Revenue	<u>-</u>
Total Revenues	<u>103,744</u>
Expenditures	
Economic Development	33,333
Maintenance Contracts	2,280
Supplies	-
Utilities - Miscellaneous	2,809
Debt Service:	
Principal	-
Interest	<u>-</u>
Total Expenditures	<u>38,422</u>
Excess (deficiency) of revenues over (under) expenditures	65,323
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	65,323
Fund Balance, Beginning of Year	<u>147,325</u>
Fund Balance, End of Year	<u>\$ 212,647</u>





City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By: Erin Cobb

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 12/2/2019)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

City Council Meeting draft minutes 12-2-2019



City Council Meeting
December 2, 2019
Office of the City Clerk
CITY HALL 2 PARK PLAZA
6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in summary form. This is not an official record of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.

I. CALL TO ORDER

- *Mayor Gilvin called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - o Mayor Jim Gilvin
 - 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 Sam Thomas, City Attorney
 - o James Drinkard, Asst. City Administrator
 - o Peter Sewczwicz, Director of Public Works
 - o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
 - o Kurt Kirby, Recreation, Parks & Cultural Services Projects Manager
 - o Tom Harris, Director of Finance
 - o Matthew Thomas, Economic Development Manager
 - o Kathi Cook, Director of Community Development

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS & PRESENTATIONS

- A. Recreation, Parks & Cultural Services Agency of the Year Award
- B. Proclamation for Don Nahser

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 11/18/2019)

B. Alcoholic Beverage License Applications

PH-19-AB-27 Peach Old Milton Enterprises LLC
d/b/a Old Milton Beverage
4045 Old Milton Parkway
Alpharetta, GA 30005

Package Store
Retail Package Sales
Beer, Wine, Liquor, Sunday Sales

Owner: Peach Old Milton Enterprises LLC
Registered Agent: Michael Sard

- ❖ Council Member Burnett offered a motion to approve the consent agenda
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved (6-1); Council Member Richard abstained

VI. NEW BUSINESS

A. North Fulton CID MOU for Transportation Facility Improvements - Davis Drive Extension (Sponsored by Council Member Burnett) *Council Member Burnett has deferred this item to the December 9, 2019 City Council Meeting.*

B. Sale and Purchase of Real Estate

- City Administrator, Bob Regus, came forward to present this item.
- In October during executive session Mayor and Council approved the purchase of 1.8 acres from the Fulton County Board of Education in the amount of \$75,000. On October 21st they confirmed the approval in a public meeting.
- The purpose of the purchase was to then sell the 1.8 acres to Courtenay Partners, LLC, for \$75,000. The 1.8 acres would give Courtenay Partners, LLC, the ability to access Rock Mill Road for access to North Point Parkway from their property at the corner of North Point Parkway and Kimball Bridge Road.

- In addition, as the City prepares for the Kimball Bridge Road Bond Project, we need two small pieces of right of way and two parcels of temporary construction easement from Courtenay Partners, LLC. The total of what we need to purchase from them is \$35,302.
- As the City Attorney, Sam Thomas, prepares the closing documents Courtenay Partners, LLC, has requested we bundle the transactions together and they will pay us the difference of \$75,000 minus \$35,302, or \$39,698.
- Staff does not see a problem with netting the transaction and recommends approval.
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment
- ❖ Council Member Merkel offered a motion to approve the Resolution for the exchange of property by the City and Courtenay Partners and authorize the Mayor to execute all necessary documents
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously (7-0)

VII. WORKSHOP

A. Recreation, Parks & Cultural Services: Capital Improvements

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff presented, for discussion, a list of capital improvement items designed to provide the highest quality programs and services to the citizens of Alpharetta.
- Tier #1:
 - o Wills Park Equestrian Center Master Plan Build Out
 - New & Renovated Show Rings
 - New Parking Lot
 - New Barns
 - o Park Restroom Initiative
 - New Restroom at Haynes Bridge Park Trailhead
 - New Restroom at Marconi Park Trailhead
 - Replace Restroom at Wacky World
 - Replace Restroom at North Park Softball Quad
 - o Parks Along Alpha Loop
- Tier #2:
 - o Continue New Park Development
 - Old Rucker Park - Design / Program / Build
 - Milton Avenue Park
 - Kimball/Waters Park

- Mayfield Park (with City of Milton)
- o Develop Farmhouse Heritage Park Master Plan
- o Purchase New Parkland
- Tier #3:
 - o Boardwalk Replacement with Helical Piers
 - o Wood Light Pole / LED Replacement Initiative
 - 29 Fields /15 Tennis / Pickle ball
 - o Wills Park Master Plan build out
 - Waggy World Renovation
 - New Gateway Entrances
 - o Roswell Road/Old Milton
 - o Wills Road/Old Milton
 - Disc Golf Renovation
 - o Athletic Field Reallocation
 - New Turf at North Park #2
 - Turf Lower Fields at Webb Bridge
 - Athletic Field Update

Public Comment:

- No Public Comment

B. Park Rules Ordinance Update

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Currently, the City Ordinance that deals with Park Rules is outdated. The City has added many parks, facilities, and services; however, the Park Rules Ordinance does not reflect the changes and additions that have been made to park system.
- The Recreation Commission utilized several of its monthly workshop meetings to review the current City Ordinance and to develop a new set of Park Rules that are in keeping with the current status of our City.
- The Recreation Commission approved unanimously at its November 12, 2019 meeting to recommend for adoption by City Council the attached Park Rules.
- Staff seeks input and requests permission to work with the City Attorney to draft appropriate language to codify the updated rules in preparation for final consideration and adoption by City Council.

Public Comment:

- Don Nahser, 305 Karen Drive, Alpharetta, came forward to speak on the concept of dawn to dusk hours in the City parks.

VIII. PUBLIC COMMENT

- Georgia Department of Transportation Board Representative, Kevin Abel, came forward to introduce himself to Mayor and Council at the invitation of Council Member Burnett.

IX. REPORTS

- Council Member Binder announced the Season of Celebration taking place Friday, December 6th at 6:00 – 9:00 PM, Saturday, December 7th at 12:30 PM the Alpharetta Community Center will be offering Pet Photos with Santa Claws, additionally the Alpharetta Christmas Market will be open on Saturday at 10:00 AM – 2:00 PM at 50 Canton Street.
- Council Member Richard announced that Community Development is hosting the final 2019 North Point Stakeholders meeting this Thursday, December 5th at 12:00 PM.

X. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Binder offered a motion to adjourn to Executive Session
 - The motion received a second from Council Member Merkel
 - The motion was passed unanimously (7-0)
- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting to Executive Session at 7:50 PM

Respectfully submitted,

A handwritten signature in cursive script that reads "Erin Cobb".

Erin Cobb, City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Administration

Submitted By:

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

PH-19-AB-28 FINLEY'S BAR & GRILL LLC
D/B/A/ FINLEY'S BAR & GRILL
10800 DAVIS DRIVE
ALPHARETTA, GA 30009

RESTAURANT
CONSUMPTION ON PREMISES
BEER, WINE, LIQUOR, SUNDAY SALES

OWNER: JOHN ANTHONY BARDIS
REGISTERED AGENT: MICHAEL SARD

PH-19-AB-29 PRM GAS & SNACKS INC.
D/B/A SHELL FOOD MART
11370 STATE BRIDGE ROAD
ALPHARETTA, GA 30022

CONVENIENT STORE
RETAIL PACKAGES SALES
BEER, WINE, SUNDAY SALES

OWNER: PAUL MANNING
REGISTERED AGENT: PAUL MANNING

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: PH-19-08 GARDNER HOUSE/133 CUMMING STREET

CONSIDERATION OF A REQUEST TO ALLOW A STRUCTURE ON THE CITY'S CONTRIBUTING HISTORIC BUILDINGS LIST TO BE DEMOLISHED. THE PROPERTY IS LOCATED AT 133 CUMMING STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1253, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

Deny PH-19-08 Gardner House/133 Cumming Street request for demolition permit.

III. REPORT IN BRIEF:

Consideration of a request to allow a structure on the City's Contributing Historic Buildings List to be demolished. The property is located at 133 Cumming Street and is legally described as being located in Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia.

IV. ALTERNATIVES:

V. ATTACHMENTS:

133 Cumming St Demo CC Staff Report, Aerial Map, Future Land Use, Zoning Map, Location Map, Survey, CZIM Sign-In Sheet 8.14.19, Gardner Family History Part I _ Double Branch and Alpharetta (prior to 1880), Gardner House Petition Email 11.10.19, Gardner Family History Email Combined 11.21.19, Steve Thompson Email 12.3.19 Combined, Thompson Email 12.3.19, Combined Citizen Emails 11.19.19, Citizen Part B Report, Complete 133 Cumming St. App 7.1.19



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-19-08 GARDNER HOUSE/133 CUMMING STREET DEMOLITION

CITY COUNCIL:

DECEMBER 9, 2019

II. RECOMMENDATION:

Deny PH-19-08 Gardner House/133 Cumming Street request for demolition permit.

If approval is considered, recommend the following conditions:

1. Developer shall secure a Residential Individual Lot (ENG) permit or LDP and demolition permit.
2. Tree removal shall be limited to only those trees impacted by the removal of the structure.
3. Stream buffers associated with the perennial stream shall be maintained on the property and no variances shall be granted to reduce the stream buffers.

III. REPORT IN BRIEF:

The applicant, KBL Investments, LLC, is requesting a demolition permit for a contributing historic building on the City's Historic Resources Inventory. The City's Historic Preservation Incentive Zoning Ordinance requires Council approval to demolish a contributing historic building. The historic structure is the Gardner House, which was built around 1930. The property is located at 133 Cumming Street at the southeast corner of Cricket Lane and Cumming Street and in the Downtown Overlay.

DISCUSSION

The submitted request, if approved, would allow for a contributing historic building on the City's Historic Resources Inventory to be demolished. Unified Development Code (UDC) Subsection 2.9.6 (D) requires Council approval to demolish, remove or substantially alter a contributing historic building. The structure in question is the Gardner House, which was built around 1930. The subject property is located at 133 Cumming Street at the southeast corner of Cumming Street and Cricket Lane and in the Downtown Overlay.

The subject property is zoned to R-15 (Dwelling, 'For-Sale', Residential). Surrounding properties are zoned DT-R (Downtown Residential) to the north and west, R-15 to the east and south, and SU (Special Use) to the southeast. Weyhill Subdivision is located to the north, East of Main Phase 2 Subdivision to the west, two (2) unplatted, single-family detached lots to the east and south and Alpharetta Presbyterian Church to the southeast. The Comprehensive Land Use Plan designation of the property is 'Low Density Residential'.

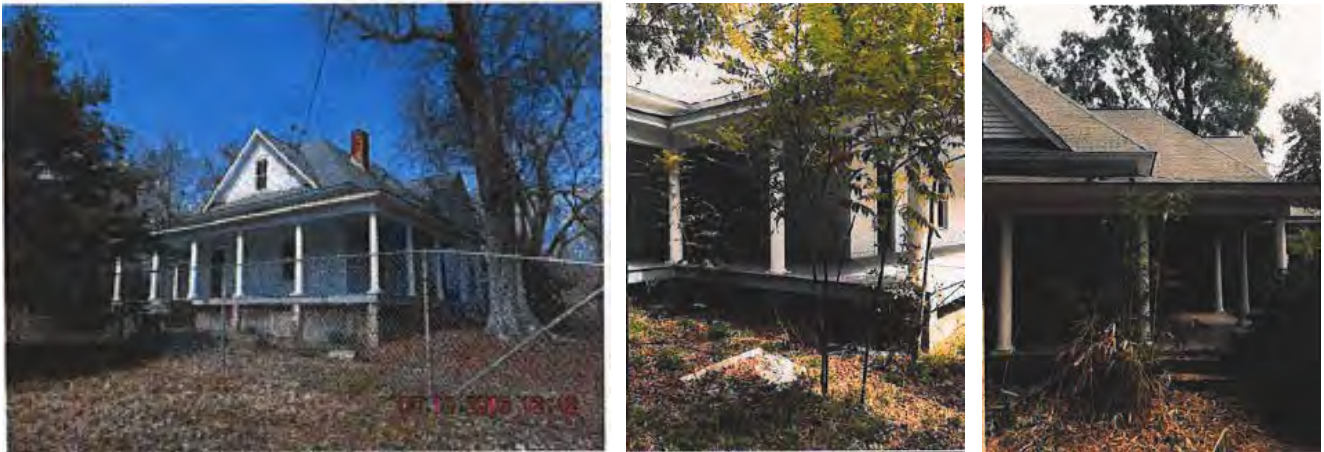
The Historic Preservation Incentive Zoning Ordinance was adopted in 2015 and the Gardner House was added as a contributing historic building on the City's Historic Resources Inventory in 2017. In order to help carry out the goals and policies of the City's Comprehensive Plan, the Downtown Master Plan and the Historic Preservation Incentive Zoning Ordinance, the Inventory was created to identify certain historic buildings that contribute to the City's historic, cultural, aesthetic, architectural, or other heritage, and are at least 75 years old.

The Gardener House is a 1-story, 2,316 square foot residential structure on a 1.76-acre lot. A perennial stream runs through the southern portion of the property, which encumbers approximately 1 acre, or 57%, of the property. The structure was constructed of the New South Cottage type in the Folk Victorian architectural style. The applicant's Historic Survey Report, prepared by the Preservationist Guild, states that the structure is in poor condition and has no historical significance. According to the applicant, restoration of the structure is estimated to cost approximately \$750,000.00. A site plan depicting redevelopment of the property was not provided; however, the applicant states that the intent is to sell the property for residential development with the possibility of subdividing the property into two (2) lots under the existing zoning.

In 2016, Lehigh Homes rezoned the property to the north (Weyhill Subdivision) from R-15 to DT-R with minimum 7,000 square foot lots. The request represented a change to the future land use

designation of the property to allow the smaller lots. In conjunction with this request, the applicant agreed to save and restore 122 Cumming Street, which is the O.C. Shirley/Paris House. In 2017, The Providence Group restored the 1,890 square foot Ben Manning House at the corner of Academy Street and Cricket Lane and in the same general vicinity as the Gardner House. According to Jeff Kingsfield with The Providence Group, the restoration was completed for just over \$300,000.00. As shown in the before and after photographs below, the Ben Manning House was in very poor condition at the time of its restoration and had been sitting vacant for approximately 10 – 12 years. Initially, the intended use of the Ben Manning House was a clubhouse for the East of Main Subdivision. However, the property was rezoned in 2017 allowing the structure to be used for an office.

BEFORE RESTORATION



AFTER RESTORATION



HISTORICAL SIGNIFICANCE

The applicant submitted a Historic Survey Report, prepared by John Adams of The Preservationist Guild. According to the report, the surveyor followed the methodology outlined in the Georgia Historic Survey Manual provided by the Historic Preservation Division of the Georgia Department of Natural Resources and the National Register Criteria outlined in the National Register Bulletin. It is assumed in the report that the property would be eligible for historic preservation, if the following criteria have been met:

1. The subject property should have a high quality of Historical Significance, meeting one or more of the following:
 - a. Property is associated with events that have made a significant contribution to the broad patterns of our history; or
 - b. Property is associated with the lives of significant persons in our past; or
 - c. Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. Property has yielded, or may yield, information important in history or prehistory.
2. The subject property should have retained the Historic Integrity of those features necessary to convey its historical significance. There are 7 aspects of Historical Integrity, including:
 - a. Location
 - b. Design
 - c. Setting
 - d. Materials
 - e. Workmanship
 - f. Feeling
 - g. Association

The Historic Survey Report states that the subject property was first owned by Isham Teasley, whom was a member of the prominent Teasley Family from early Alpharetta history. Mr. Teasley also owned the adjacent property to the west, which was the original site of the New Prospect Camp Ground. The Gardner Family acquired the property around 1915 and built the present structure in 1930, owning the property for nearly 50 years. The report concludes that the subject property does not have any Historical Significance, because the structure is not associated with the Teasley Family and the Surveyor was unable to determine if the Gardner Family made any significant contributions to the history of Alpharetta, Georgia or the Nation. However, local historians from the Alpharetta Historical Society and the City's Historic Preservation Commission (HPC) have provided the following information regarding the Gardner Family:

From *Historic Homes in Alpharetta: Our Shining Stars*, prepared by the Alpharetta Historical Society:

"Gardner House. Emiline Gardner, widow of John Gardner who died prior to 1900, purchased this property in 1907 (MC Deed Bk I, Pg. 146) House was built by Emiline's son Sherman (OMHGG & ROTP). Exact date is unknown, possibly 1910 - 1915. Cost of construction was less than \$500 (REVUE and News, date NA). US Census show Mrs. Gardner at this location in 1910. It's possible that the Gardner's lived in an older home on this property prior to the construction of the home described above."

From Connie Mashburn, Alpharetta Historic Preservation Commissioner:

"Sherman Gardner was born in Alpharetta around 1880. When his father died at age 36, Sherman dropped out of school at age 13 to support his mother and younger siblings. Around 1915, he cut timber off the 133 Cumming Street property and hauled the logs to Marietta where the logs were cut into lumber. After the lumber was dried and cured, he brought it back to Alpharetta and built the house at 133 Cumming Street. Three of Sherman's sisters became school teachers. He owned and operated a cotton gin located on Milton Avenue just west of the Teasley Place Building. Later in life, Sherman became Alpharetta's police chief."

From *Alpharetta, Milton County: The Early Years*, prepared by Connie Mashburn:

“W.J. Gardner was Alpharetta School’s first Principal in the early 1900’s. Sherman Gardner owned one of three Cotton Gins on the north side of Milton Avenue, just east of the Milton High School site. He also served as Police Chief in the 1940’s. John Gardner was a volunteer for the Fire Department in the 1950’s.”

With regard to Historical Integrity, the submitted report states that the building “exhibits sufficient architectural integrity depending on the elevation in question.” The north and west building elevations are relatively unchanged from their original state. An addition was added to the rear of the structure, which impacts the south and east elevations. The report concludes that the building lacks four (4) aspects of Historical Integrity, including Location, Setting, Feeling and Association. However, the report does not discuss these criteria in any detail.

HISTORIC PRESERVATION – DEMOLITION CRITERIA

City staff has reviewed the applicant’s request and compared it to the standards established in UDC Sec. 2.9.6 (D), which are as follows:

Requirements for Demolition, Removal or Substantial Alteration of a Contributing Historic Building. The demolition, removal (or relocation) or substantial alteration of a contributing historic building shall be prohibited without the prior approval of the City Council following a public hearing. A request to demolish, remove or substantially alter a contributing historic building shall be approved by City Council upon a finding that any such denial will result in a significant detriment to the property owner that is not justified by the benefit to the public resulting from the preservation, protection and perpetuation of such building. In considering a request to demolish, remove or substantially alter a contributing historic building, the City Council shall consider the following criteria:

a. Any substantial changes in circumstances that have occurred since the contributing historic building was added to the Historic Resources Inventory;

Response: There have not been substantial changes in circumstances since the contributing historic building was added to the City’s Historic Resources Inventory.

b. The proposed building or redevelopment plans for the property on which the contributing historic building is located;

Response: The applicant did not submit a redevelopment plan for the property. However, the letter of intent states that the applicant intends to sell the property for residential development, possibly including the subdivision of the property into two (2) lots under the existing R-15 zoning.

c. The impact of the proposed demolition on any remaining portion(s) of the building, if applicable;

Response: The applicant proposes to completely demolish the existing structure.

d. The economic hardship which may be experienced by the present owner if the application is denied;

Response: According to the applicant, the preservation of the structure would cost approximately \$750,000.00. However, The Providence Group restored the Ben Manning House in 2017 for a cost of just over \$300,000.00. In addition, the adaptive reuse of historic buildings or structures has proven to be economically feasible and potentially a profitable alternative to demolition.

e. The present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings;

Response: Surrounding structures are generally in good repair. The properties to the north, west and southwest represent redevelopment projects where contributing historic structures have been saved and restored – Ben Manning House and O.C. Shirley/Paris House. According to the applicant, the restoration of the Gardner House will cost approximately \$750,000.00. However, The Providence Group restored the Ben Manning House for just over \$300,000.00. The Ben Manning House was in significant disrepair at the time of its restoration and had not been lived in for nearly 10 – 12 years.

f. The potential of the building for renovation and reuse and the cost and extent of possible renovation;

Response: According to the applicant, the restoration of the Gardner House will cost approximately \$750,000.00. However, The Providence Group restored the Ben Manning House for just over \$300,000.00. The Ben Manning House was in significant disrepair at the time of its restoration and had not been lived in for nearly 10 – 12 years.

g. The degree to which the contributing historic building is out of scale or out of character with surrounding land uses;

Response: The contributing historic building is in scale and character with the surrounding land uses, which are generally, single-family detached structures of similar size and located in the City's Downtown Overlay. In addition, contributing historic structures have been saved and restored in the vicinity of the applicant's property, namely the Ben Manning House and the O.C. Shirley/Paris House.

h. Whether due to the location of the property and surrounding land uses, the restrictions placed on such property adversely affect its reasonable use or usability; and

Response: The subject property is zoned R-15, which is consistent with the 'Low Density Residential' future land use designation of the property.

i. Whether there is a reasonable balance between the public benefit from the preservation, protection and perpetuation of the property and the detriment to the owner as a result of prohibiting the request.

Response: There is not a reasonable balance between the public good and the detriment to the owner. The traditional character and heritage of the community cannot be maintained, and the health, prosperity, and general welfare of the people cannot be protected by allowing the unnecessary destruction, demolition, removal or defacement of these buildings and structures that are important or essential to defining the community's character. In addition, City Staff corresponded and met with representatives from KBL Investments, Inc. on March 15, 2018,

which was prior to their purchase of the subject property (Sale Date 4/11/2018). At that time, Staff informed KBL Investments that the property was on the City's Historic Resources Inventory and would require Council approval to demolish the historic structure.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it cannot support the applicant's request to demolish a contributing historic building on the City's Historic Resources Inventory. The proposal is inconsistent with the established criteria and the restoration and protection of the structure would be a benefit to the Alpharetta community. In addition, the current property owner corresponded and met with City Staff on a few occasions prior to purchasing the subject property and was made aware that the property was on the City's Historic Resources Inventory. As shown with the restoration of the Ben Manning House and O.C. Shirley/Paris House, the adaptive reuse of historic buildings or structures has proven to be economically feasible and potentially a profitable alternative to demolition.

CITIZEN PARTICIPATION PLAN

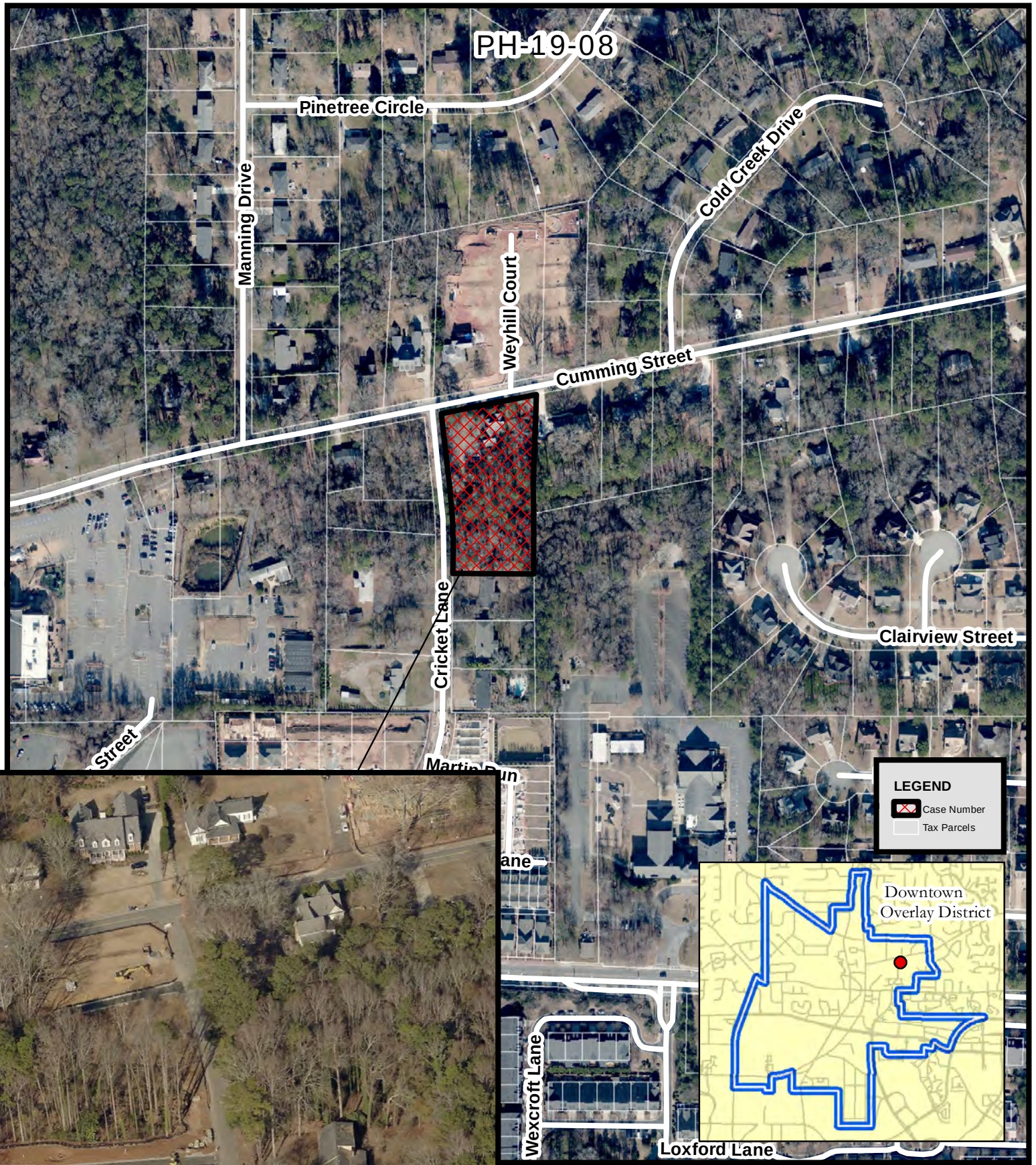
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that one (1) public comment was received requesting that the structure be saved.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on August 14, 2019. There were several public comments left on the sign-in sheet with concerns over demolition of the historic structure.

IV. ATTACHMENTS:

- Historic Survey Report

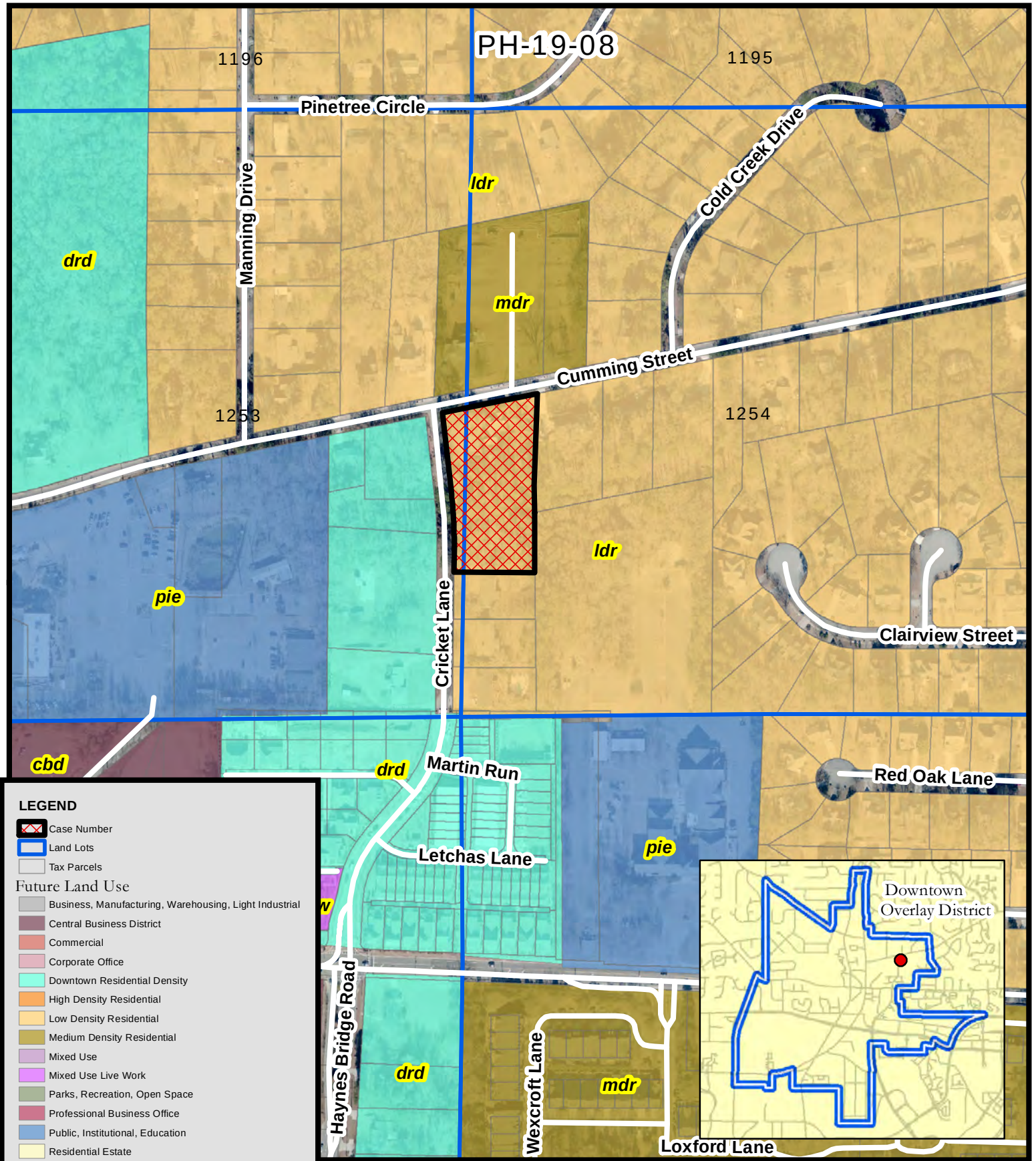


Aerial Map Gardner House Demolition 133 Cumming Street

PH-19-08
D/LL: 2/2/1253, 1254
CC Date: **12/09/19**

Location Map Provided by:
Community Development - GIS



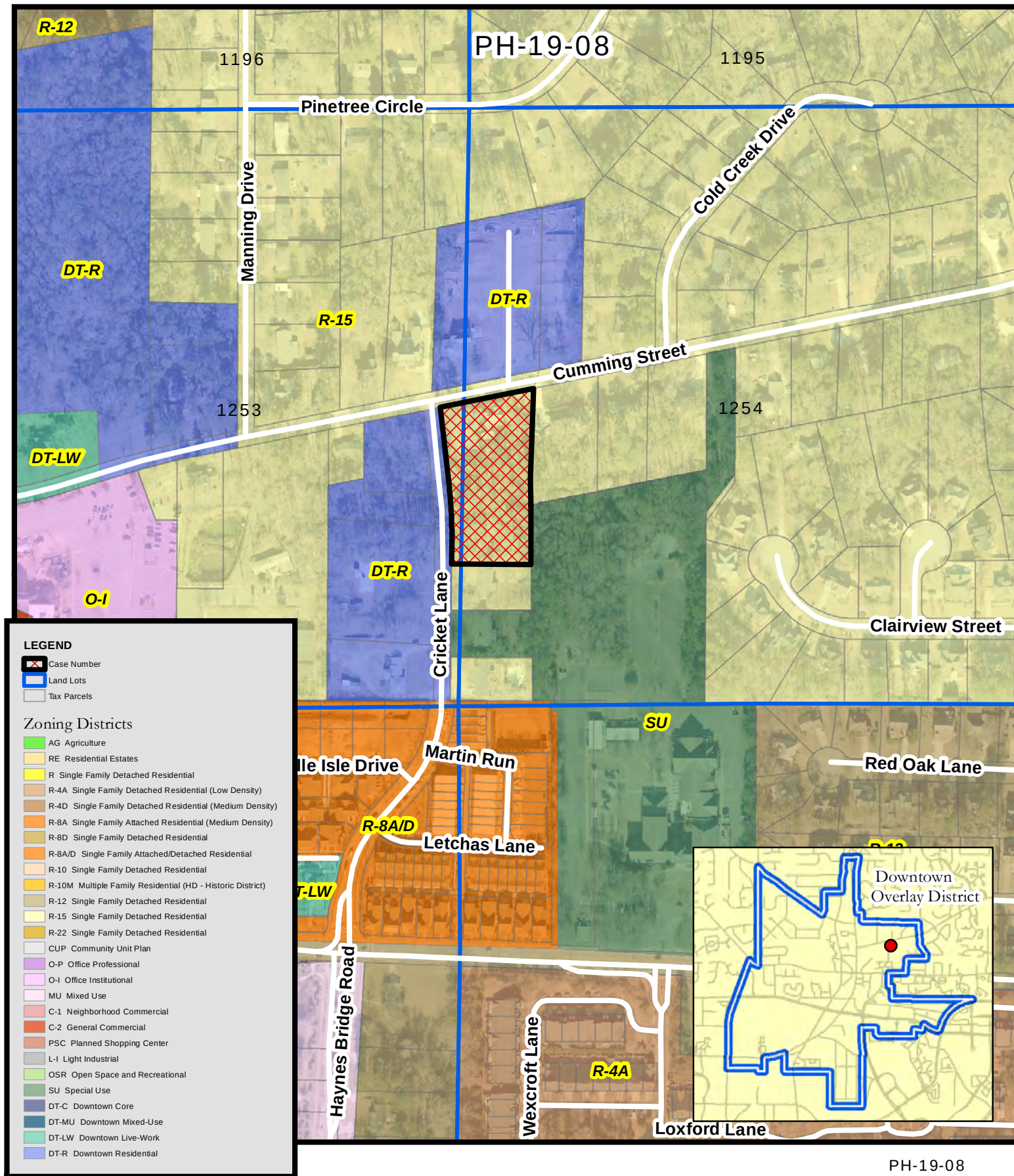


Future Land Use
Gardner House Demolition
133 Cumming Street

PH-19-08
D/LL: 2/2/1253, 1254
CC Date: **12/09/19**

Location Map Provided by:
Community Development - GIS



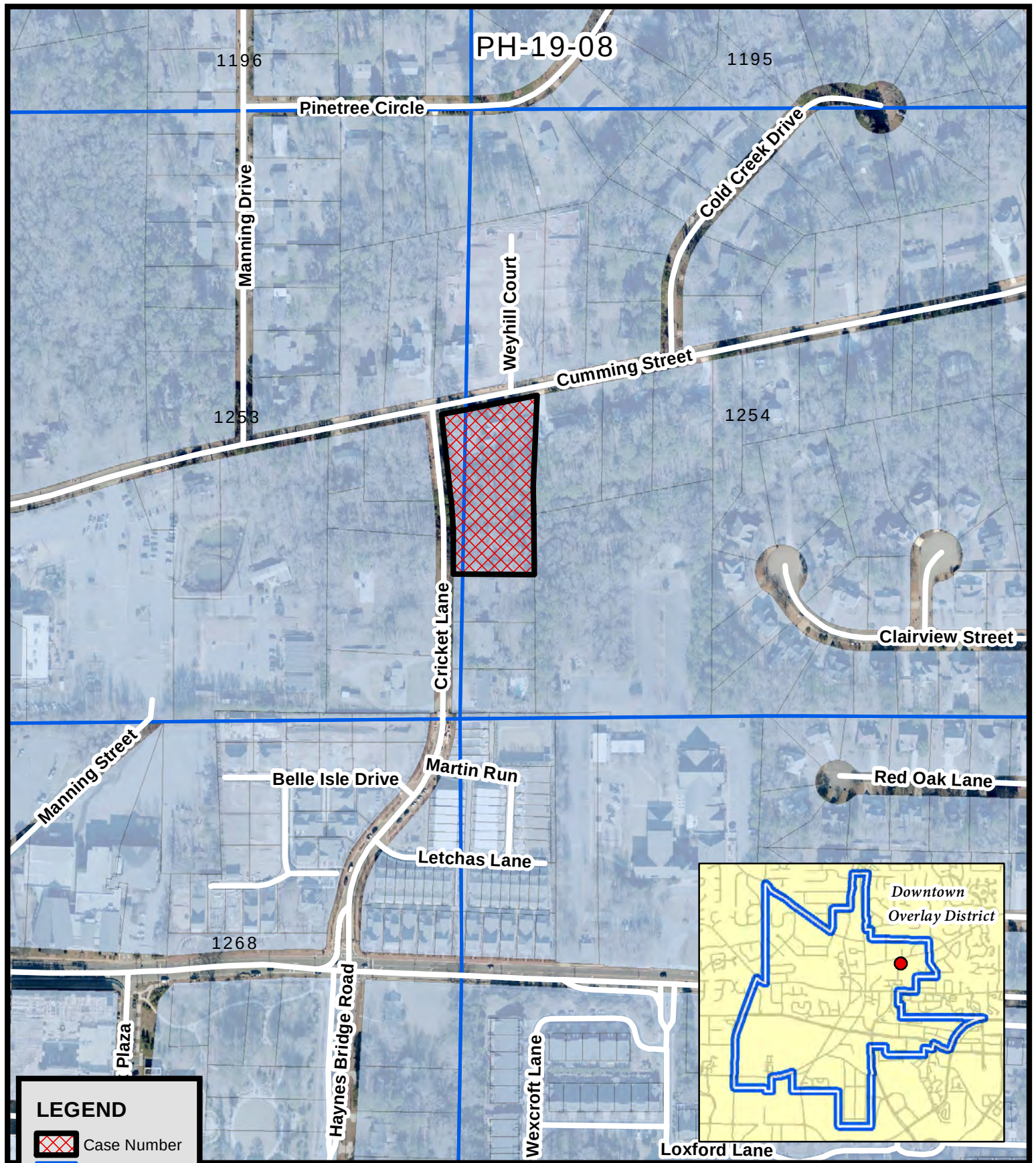


Zoning District
Gardner House Demolition
133 Cumming Street

PH-19-08
D/LL: 2/2/1253, 1254
CC Date: **12/09/19**

Location Map Provided by:
Community Development - GIS





LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels

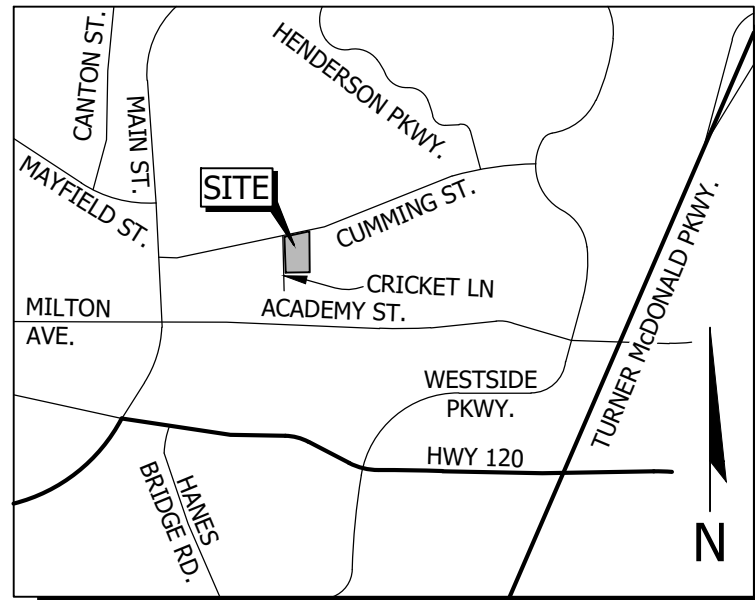


Location Map Gardner House Demolition 133 Cumming Street

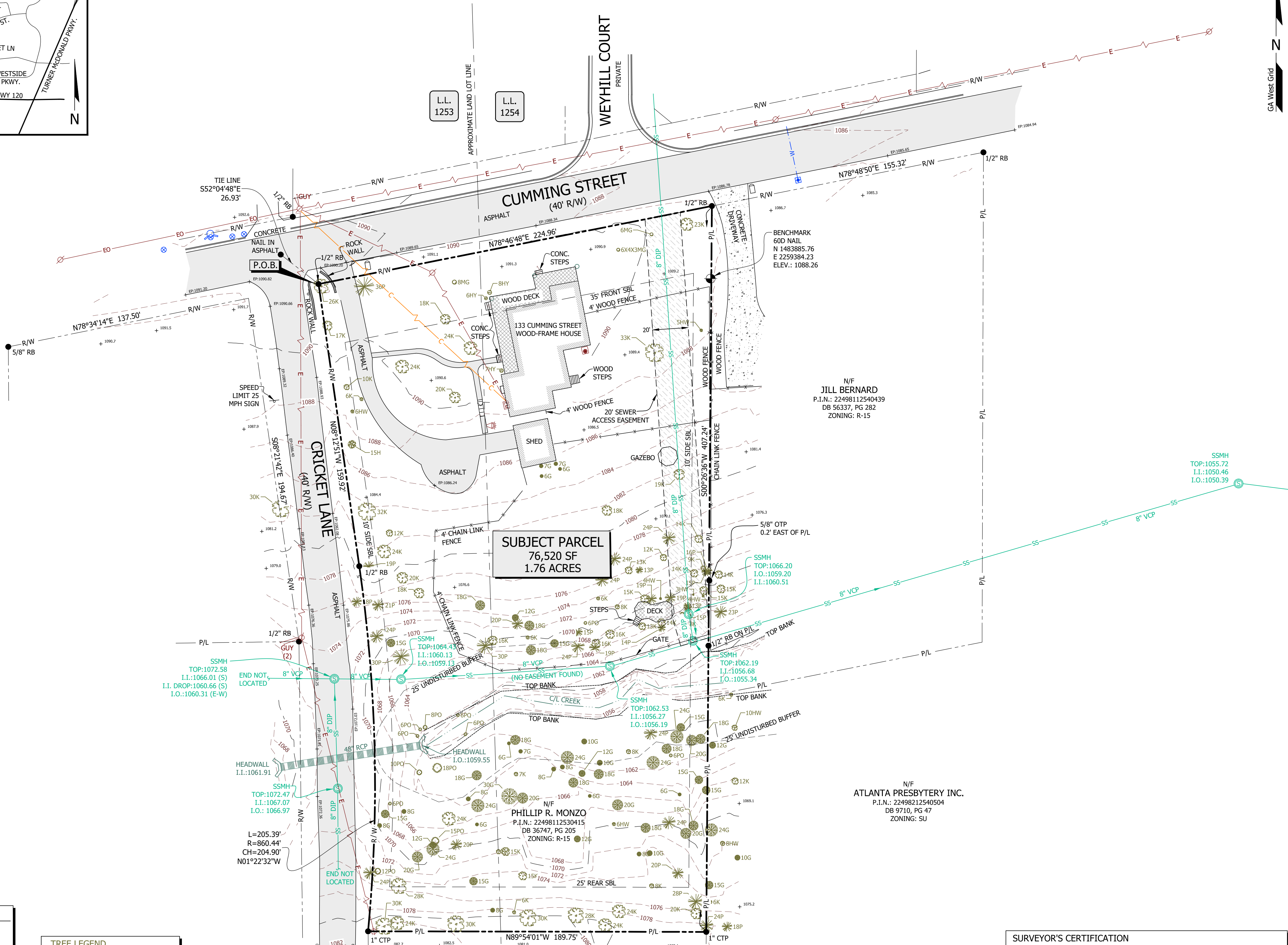
PH-19-08
D/LL: 2/2/1253,
1254
CC Date: **12/09/19**

Location Map Provided by:
Community Development - GIS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



VICINITY MAP N.T.S.



GENERAL NOTES:

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 180,236 FEET. A GEOMAX ZOOM 80 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 69,859 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- NOT ALL UNDERGROUND UTILITIES ARE SHOWN. UNDERGROUND UTILITIES THAT ARE SHOWN WERE LOCATED BY ABOVE GROUND APPURTENANCES AND OBSERVED EVIDENCE. UTILITIES SHOWN ON THIS SURVEY MAY NOT BE SHOWN IN THEIR EXACT FIELD LOCATION. NO ATTEMPT WAS MADE TO TRACE OR MARK THE LOCATION OF UNDERGROUND UTILITIES WHICH WAS OUTSIDE THE SCOPE OF THIS SURVEY.
- ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.ALPHARETTA.GA.US AND MAY NOT REFLECT ANY ALTERNATE OR CONDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 13121C0058F, EFFECTIVE DATE SEPTEMBER 18, 2013.
- THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC. REF #: 1088-001. 1601 S ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253 OFFICE: (678) 814-4346 FAX: (678) 814-4348 WWW.LAND.ENGINEERING

- LEGEND
- IRON PIN FOUND
 - IRON PIN SET (5/8" REBAR)
 - CALCULATED POINT
 - RIGHT OF WAY MONUMENT
 - BENCHMARK
 - SANITARY SEWER MANHOLE
 - ROOF DRAIN
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - UTILITY POLE
 - ELECTRIC METER
 - GROUND MOUNTED LIGHT
 - AIR CONDITIONER UNIT
 - SIGN (SINGLE POST)
 - MAILBOX

ABBREVIATIONS

C	COMMUNICATION LINE
CONC.	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
E	OVERHEAD ELECTRIC
I.I.	INVERT IN
I.O.	INVERT OUT
L.L.	LAND LOT
N/F	NOW OR FORMERLY
N.P.V.	NO PIPES VISIBLE
N.T.S.	NOT TO SCALE
PB	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.I.N.	PARCEL IDENTIFICATION NUMBER
P/L	PROPERTY LINE
REBAR	REINFORCED CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SBL	SETBACK LINE
S.F.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
-W-	UNDERGROUND WATER LINE

TREE LEGEND

SYMBOL	CODE	COMMON NAME
G	G	SWEET GUM
HW	HW	HARDWOOD
HY	HY	HOLLY
MG	MG	MAGNOLIA
K	K	OAK
P	P	PINE
PO	PO	POPLAR

EXAMPLE

16K = 16 INCH OAK TREE

TRUNK DIAMETER MEASURED AT BREAST HEIGHT. TREE SYMBOL SIZE VARIES BASED ON TREE DIAMETER.

ZONING NOTE:

ZONING: R-15 DWELLING "FOR SALE", DETACHED RESIDENTIAL

PERFORMANCE STANDARDS:

MINIMUM LOT AREA: NONE
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM FLOOR AREA OF A DWELLING UNIT: 1,500 SQUARE FOOTAGE
MAXIMUM HEIGHT: 35 FEET

BUILDING SETBACKS:

FRONT: 35 FEET
SIDE: 10 FEET
REAR: 25 FEET

SOURCE: CITY OF ALPHARETTA UNIFIED DEVELOPMENT CODE, ARTICLE II USE OF LAND AND STRUCTURES (SECTION 2.1) - ZONING DISTRICTS, RETRIEVED FROM WWW.ALPHARETTA.GA.US ON APRIL 6, 2018.

SURVEYOR'S CERTIFICATION

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.

BRITAN J. DOUGLAS
BRITAN J. DOUGLAS, GA RLS #3373
4/10/2018
DATE



LAND ENGINEERING

1601 S Zack Hinton Parkway
McDonough, Georgia 30253
T 678.814.4346, F 678.814.4348
www.land.engineering
GA LSF #0946

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY LAND ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO LAND ENGINEERING, INC. COPYRIGHT LAND ENGINEERING, INC. 2018

Professional Seal:



Notes:

Project Number: 1088-001
Drawn By: MEW
Date: 4/10/2018

Submittals:

No.	Date	Description

Revisions:

No.	Date	Description
0	4/5/2018	DATE OF FIELD SURVEY

Client / Prepared for:

KBL INVESTMENTS, INC

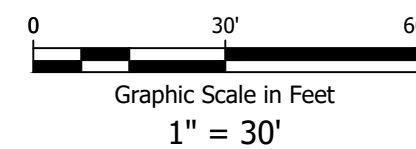
1203 MACY DRIVE
ROSOWELL, GA 30076

Project Name:

133 CUMMING STREET

Project Location:
133 CUMMING STREET
Land Lot: 1253 & 1254
District: 2nd
Section: 2nd
City: -
County: FULTON
State: GEORGIA

Drawing Scale:



Sheet Title:

BOUNDARY & TOPOGRAPHIC SURVEY

Drawing Number: Total Sheets: Revision:

1

1

0

Please Sign-In with comments or concerns.

133 Cumming Street/Gardner House Demolition 8/14/19

NAME	ADDRESS	Comments
Pat Miller	13040 King Rd. Milton	Historic Society's concerns about the Cumming St neighborhood.
Cathy BILLS	1510 Planters Ridge Alph	✓
Mary Lee	1121 Cotton Patch Alph	Historical Society - No tearing down
Connie Mashburn	1215 Tuscany Ct Alpharetta	" " "
CYNTHIA McATEE	1519 PLANTERS Rd. Alph.	
Deborah Eves	115 Pebble Trail Alph	Don't tear it down! Please!
JANICE TALL 470	2104 Windrush LANE	" - Historical Society ^{also} NO variances!
Julie Rabinovitch	740 BELL St Alpharetta	Tear down + rebuild not historical
Bonnie Steashman	235 Pebble Trail Alpharetta	Preserve and protect
Lynn Smith	110 Clipper Bay Dr Alph	Historical Property - add value to city ^{don't tear down}

From: [Steve Thompson](#)
To: [Woodman, Michael](#); [Taylor, Elicia](#)
Cc: ["Steve Thompson"](#)
Subject: Gardner Family History Part I : Double Branch and Alpharetta (prior to 1880) PH-19-08
Date: Monday, November 18, 2019 2:38:23 PM
Attachments: [Descendants of Martin Gardner V102.pdf](#)
[1880 Milton Census.docx](#)

Mr. Woodman and Ms. Taylor,

I would be grateful if you could provide this information to the City Council in reference to the proposed destruction of the historic GARDNER Home on Cumming Street.

Gardner Family History PART I (GARDNER Family prior to living in Alpharetta):

The earliest known Gardner in the British Colonies of North America was Martin GARDNER, born about 1640 in York County, VA (136 years before the *Declaration of Independence*). See Attachment.

Over a span of about 145 years, the GARDNER Family migrated from VA to Bertie County, N.C., then to Jones County, GA ... arriving in Georgia before 1785.

William John GARDNER married Margaret Emeline DODD October 07, 1872 in Alpharetta, and they are shown living in the **Double Branch** Community of Milton County in the 1880 Federal Census. See Attachment.

<https://www.hmdb.org/marker.asp?marker=118169>

The attached GARDNER Family genealogy ("Descendants of Martin GARDNER) is used with permission of the author, Leslie Barker Thomas (President of Gilmer County, GA Historical Society), for the purpose of preserving the historic GARDNER Home. Leslie THOMAS is the Sister-in-Law of Lautrell THOMAS GARDNER, who actually lived in the historic GARDNER Home when she and her husband, John GARDNER, were first married in 1956.

Gardner Family History PART II (Gardner Family history after moving to Alpharetta) will be in my next email. It will include some of the many contributions the GARDNER family made to Alpharetta ... including three life-long teachers, two firemen, and Sherman Gardner as a Cotton Merchant and serving as Alpharetta Police Chief (after he lost all of his Cotton Merchant businesses in the Great Depression).

In a future email, I will also address the historic nature of the GARDNER Home itself (construction details, etc).

Thank you for considering this information for inclusion in the information provided to CC pursuant to PH-19-08.

Respectfully,
Steve Thompson

About the Gardner Home Petition

10 November 2019

The Gardner-Samples Family Reunion was held this past Sunday, the 10th of November 2019, at Vogel State Park. A printed petition form was available for anyone who wanted to express their opposition to the proposed destruction of the historic Gardner Home.

Most of those who signed the attached Petition are direct descendants or extended family of Sherman Leonidas Gardner (1879-1948) and/or Dora I. Stephens (1893-1977). Dora first married Clarence SAMPLES in 1911 then married Sherman L. Gardner in 1931.

Sherman L. Gardner had two sons ... John Gardner (1934-2006) and Howard Gardner (1935-2019).

John Gardner married Lautrell THOMAS in Alpharetta and they lived in the old Gardner Home when they were first married (1956), more than 60 years ago. Lautrell T. GARDNER signed the Petition, as did her two living sons, Greg GARDNER and Jon GARDNER. John was an Alpharetta Fireman most of his adult life.

Howard Gardner married Sara CASTLEBERRY in 1960 and they began married life in Alpharetta. Sara C. GARDNER signed the Petition, as did her daughter Donna GARDNER Vaughan and her son Ken GARDNER. Howard was also a fireman most of his adult life.

Sherman Gardner also had three step-children from Dora's first marriage to Clarence Samples: Elmer Samples (1915-2002), Kathleen Samples (1922-2011), and Archie Samples (1929-2005). Direct descendants and extended family of Elmer, Kathleen, and Archie have all signed the Petition.

All of these people are opposed to the destruction of this historic landmark.

1880 Milton Census:

39 Gardner Wm. J. W M 30 GA GA GA Double Branch 823 5
39 Gardner Margret W F 27 Wife GA GA GA Double Branch 823 5
39 Gardner Emma C. W F 7 Daughter GA GA GA Double Branch 823 5
39 Gardner Martha L. W F 5 Daughter GA GA GA Double Branch 823 5
39 Gardner Ula J. W F 3 Daughter GA GA GA Double Branch 823 5
39 Gardner William M. W M 1 Son GA GA GA Double Branch 823 5

From: [Steve Thompson](#)
To: [Woodman, Michael](#)
Cc: [Taylor, Elicia](#); ["Steve Thompson"](#)
Subject: RE: PH-19-08 Gardner House - 133 Cumming Street
Date: Thursday, November 14, 2019 5:28:40 PM
Attachments: [About the Gardner Home Petition.docx](#)
[Save Gardner Home Perition 20191110.pdf](#)

Mr. Woodman & Ms. Taylor,

I have attached a scanned Petition from descendants of Sherman L. Gardner, the builder of the Gardner Home on Cumming Street.

The Petition was executed at the recent Samples-Gardner Family Reunion, 10 November 2019, at Vogel State Park.

I could mail the original Petition Sheets to you, if that would be better than the attached scanned sheets. Just let me know the best address to use.

I will also be sending a Gardner Family History to you.

I will also be sending a History of the Gardner Home construction ... from the beginning of construction in 1928 to its completion in 1930.

Please do not hesitate to let me know of anything else that may be useful ... I would hate to see the old Gal destroyed, when it would be so easy to repurpose her ... and save a small part of Alpharetta History.

Respectfully,
Steve Thompson

From: Woodman, Michael [mailto:mwoodman@alpharetta.ga.us]
Sent: Thursday, November 07, 2019 8:00 AM
To: Steve Thompson
Cc: Taylor, Elicia
Subject: RE: PH-19-08 Gardner House - 133 Cumming Street

Steve,

Please find attached the applicant's submittal and the City's staff report. Let me know if you have any questions or comments.

Best regards,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta

Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
(678) 297-6072
www.alpharetta.ga.us

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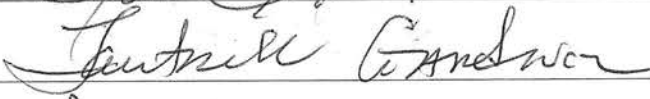
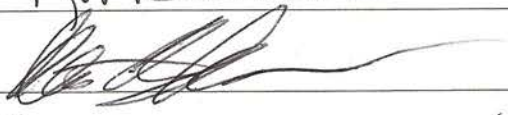
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All of these people are opposed to the destruction of this historic landmark.

SAVE THE HISTORIC GARDNER HOME: We the People, object to the Destruction of the old Gardner Home, In witness whwerof we have set our hand.

Signature

Printed Name

	Sue Sampler
	Lautrell Gardner
Virginia Burgess	Virginia Burgess
Sara Gardner	Sara Gardner
Ken Gardner	Ken Gardner
Jon W. Gardner	Jon W. Gardner
Savannah Samanie	Savannah Samanie
Bryce Samanie	Bryce Samanie
Steve Thompson	Steve Thompson
Shanon Washburn	Shanon@kw.com
Kim Gardner	Kim Gardner
	Sam Vaughn
Donna Gardner Vaughn	Donna Gardner Vaughn
John R. Burgess	John Burgess, Sr
Sherri Shaffer	Sherri Shaffer

10 NOVEMBER 2019

P. 1 of 2

SAVE THE HISTORIC GARDNER HOME: We the People, object to the Destruction of the old Gardner Home, In witness whwerof we have set our hand.

Signature

Printed Name

R. Bunt
Kayla Gardner Doyal
Greg Gardner
Lynn Gardner
Dana Samples
Jesi Nunley
Elaina Flowers
Breigh Fawcett
Jon Duncan
Jenifer Duncan
Donna Thompson
Katie Thompson Bowers

Ronald Bennett
Kayla Gardner Doyal
Greg Gardner
Lynn Gardner
Dana Samples
Jesi Nunley
Elaina Flowers
Breigh Fawcett
Jon Duncan
Jenifer Duncan
Donna Thompson
Katie Thompson Bowers

10 NOVEMBER 2019

P. 2 of 2

From: [Steve JhompSon](#)
To: [Woodman Michael](#); [Tayloe Elida](#)
Cc: ["Steve Jhomoosoo"](#)
Subject: Gardner Family History
Date: Thursday, November 21, 2019 4:02:54 PM
Attachments: [Descendants of John Matthew Dodd.pdf](#)
[Descendants of Martin Gardner Y102.pdf](#)
[Dora I and Sherman I Gardner 1944.pdf](#)
[Stephens Family at home.pdf](#)
[1200 US Federal census Milton County.pdf](#)
[1210 US Federal census Milton county.pdf](#)
[1220 US Federal census Milton county.pdf](#)
[GARDNER FAMILY.pdf](#)

Mr. Woodman and Ms. Taylor,

I would be grateful if you could provide this information to the City Council in reference to the proposed destruction of the historic GARDNER Home on Cumming Street.

Gardner Family History (attached as PDF file named "GARONET FAMILY").

The attached GARDNER Family genealogy ("Descendants of Martin GARDNER") is used with permission of the author, Leslie BARKER THOMAS (President of Gilmer County, GA Historical Society), for the purpose of preserving the historic GARDNER Home. Leslie THOMAS is the Sister-in-Law of Lautrell THOMAS GARDNER, a life-long Alpharetta resident, who actually lived in the historic GARDNER Home when she and her husband, John GARDNER, were first married in 1956.

In a future email, I will also address the historic nature of the GARDNER Home itself (construction details, etc).

Thank you for considering this information for inclusion in the information provided to CC pursuant to PH-19-08.

Respectfully,
Steve Thompson

1910 US Federal Census Milton County

1 Gardner Emerline Head F W 56 GA GA GA None Alpharetta Town 1176 43A
1 Gardner Emmer Daughter F W 35 GA GA GA None Alpharetta Town 1176 43A
1 Gardner Lee Daughter F W 32 GA GA GA Teacher Alpharetta Town 1176
43A
1 Gardner Ula Daughter F W 31 GA GA GA Farmer Alpharetta Town 1176 43A
1 Gardner Sherman Son M W 29 GA GA GA Farmer Alpharetta Town 1176 43A
1 Gardner Nannie Daughter F W 26 GA GA GA Teacher Alpharetta Town 1176
43A
1 Gardner Howard Son M W 24 GA GA GA Farmer Alpharetta Town 1176 43A
1 Gardner Willie Daughter F W 22 GA GA GA Teacher Alpharetta Town 1176
43A

1920 US Federal Census Milton County

38 Gardner Margaret E. Head 66 F W Wd GA GA GA None Alpharetta Town
1176 254A

38 Gardner Emma C. Daughter 42 F W S GA GA GA None Alpharetta Town
1176 254A

38 Gardner Lee Daughter 40 F W S GA GA GA None Alpharetta Town 1176
254A

38 Gardner Sherman L. Son 38 M W S GA GA GA Farmer Alpharetta Town
1176 254A

38 Gardner Eula J. Daughter 37 F W S GA GA GA None Alpharetta Town
1176 254A

38 Gardner Nannie N. Daughter 35 F W S GA GA GA Teacher Alpharetta
Town 1176 254A

38 Gardner Willie G. Daughter 31 F W S GA GA GA Teacher Alpharetta
Town 1176 254A



Descendants of John Matthew Dodd

Generation 1

1. **JOHN MATTHEW¹ DODD** was born on 03 Aug 1790 in Walton Co., GA. He died on 23 Nov 1872 in Alpharetta, Milton Co., GA. He married **REBECCA HAWKINS**. She was born in 1792 in South Carolina. She died on 22 Feb 1873 in Alpharetta, Milton Co., GA.

John Matthew Dodd and Rebecca Hawkins had the following children:

2.
 - i. **JAMES MADISON² DODD** was born on 16 Apr 1828. He died on 14 Oct 1895. He married Sarah Jane Wynn on 22 Feb 1849 in Gwinnett Co., GA. She was born in 1830. She died in 1916.
3.
 - ii. **JOHN WESLEY DODD** was born on 18 Aug 1833. He died on 28 May 1895. He married Martha Patsy Poole, daughter of Nathan Pool and Margaret Peek, on 31 Aug 1848. She was born on 22 Aug 1829. She died on 15 Feb 1901.

Generation 2

2. **JAMES MADISON² DODD** (John Matthew¹) was born on 16 Apr 1828. He died on 14 Oct 1895. He married Sarah Jane Wynn on 22 Feb 1849 in Gwinnett Co., GA. She was born in 1830. She died in 1916.

James Madison Dodd was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Sarah Jane Wynn was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

James Madison Dodd and Sarah Jane Wynn had the following children:

- i. **MARY E.³ DODDS** was born on 09 Feb 1850. She died on 13 Feb 1918. She married **JOHN J. SMITH**. He was born on 21 Jul 1842. He died on 22 May 1907.

Mary E. Dodds was buried in Collins Springs Primitive Baptist Ch., Smyrna, Cobb, Georgia.

John J. Smith was buried in Collins Springs Primitive Baptist Ch., Smyrna, Cobb, Georgia.
4.
 - ii. **MARGARET EMELINE DODD** was born on 31 May 1853. She died on 21 Nov 1923 in Milton Co. (now Fulton Co.), GA. She married William J. Gardner on 07 Nov 1872 in Milton Co. (now Fulton Co.), GA.
5.
 - iii. **LAURA E. DODD** was born on 05 Jun 1855. She died on 03 Aug 1922. She married James W. Rainwater, son of Sidney Yancey Rainwater and Martha McGinnis, on 24 Dec 1874 in Milton Co. (now Fulton Co.), GA. He was born on 19 Feb 1847. He died on 17 Nov 1927.
 - iv. **MELVIN WILLIAM DODDS** was born on 19 Aug 1857. He died on 09 Oct 1929. He married Alice A. Noel on 27 Jul 1887 in Alpharetta, Milton Co., GA. She was born on 29 Oct 1849. She died on 26 Dec 1915.

Melvin William Dodds was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Alice A. Noel was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.
- v. **MATTIE A. DODD** was born on 02 Jan 1862 in Gwinnett Co., GA. She married Ransom Jackson Autrey, son of Thomas Andrew Autrey and Samantha Greer, in 1881 in Milton Co. (now Fulton Co.), GA. He was born in 1858. He died in 1934.
6.
 - vi. **MINNIE OLIVIA DODD** was born in Jan 1871. She died in 1936. She married Benjamin Jefferson Findley, son of Benjamin Franklin Findley and Amanda Constantine Jones, in 1896. He was born in 1868. He died in 1937.
 - vii. **HATTIE DODDS** was born on 22 Jun 1873. She died on 28 Feb 1892.

Hattie Dodds was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

3. **JOHN WESLEY² DODD** (John Matthew¹) was born on 18 Aug 1833. He died on 28 May 1895. He

Generation 2 (cont.)

married Martha Patsy Poole, daughter of Nathan Pool and Margaret Peek, on 31 Aug 1848. She was born on 22 Aug 1829. She died on 15 Feb 1901.

John Wesley Dodd was buried in Bethany Baptist Church Cem., Fulton Co., GA.

Martha Patsy Poole was buried in Bethany Baptist Church Cem., Fulton Co., GA.

John Wesley Dodd and Martha Patsy Poole had the following children:

7. i. JAMES HENRY³ DODD was born on 17 May 1854. He died on 03 Apr 1941. He married Mary E. Martin, daughter of William Martin and Martha Poole, in 1876 in Milton Co. (now Fulton Co.), GA. She was born on 28 Aug 1856. She died on 02 Oct 1943.
8. ii. MARTHA A. DODD was born on 15 Jan 1858 in Alpharetta, Milton Co., GA. She died on 29 Oct 1915 in Alpharetta, Milton Co., GA. She married James H. Martin, son of William Martin and Martha Poole, on 16 Dec 1879. He was born on 14 Oct 1852. He died on 25 Dec 1909.
9. iii. JOHN WESLEY DODD JR. was born on 24 Jun 1859. He died on 03 Apr 1937. He married Sarah I. Estes, daughter of Wesley Estes and Mary T. LNU, on 29 Apr 1888 in Milton Co. (now Fulton Co.), GA. She was born on 02 Dec 1867. She died on 18 Jan 1911.
10. iv. WILLIAM MATISON DODD was born on 18 Feb 1865. He died on 27 Feb 1940. He married Chancey Napoleon McFarland, daughter of George Washington McFarland and Elizabeth Kendrick Edwards, on 03 Dec 1884 in Forsyth Co., GA. She was born on 20 Jan 1862. She died on 31 Jan 1953.
11. v. DELIAH EUGENIA DODD was born on 08 Feb 1867. She died on 28 Jul 1920 in Alpharetta, Milton Co., GA. She married John Andrew Watkins on 07 Nov 1886 in Milton Co. (now Fulton Co.), GA. He was born on 22 Mar 1851. He died on 28 Feb 1926.
12. vi. CLARA SAMANTHA DODD was born on 06 Feb 1870. She died in Mar 1949. She married Joshua A. Estes, son of Wesley Estes and Mary T. LNU, on 25 Nov 1888 in Milton Co. (now Fulton Co.), GA. He was born on 29 May 1869. He died on 10 Jun 1949.

Generation 3

4. **MARGARET EMELINE³ DODD** (James Madison², John Matthew¹) was born on 31 May 1853. She died on 21 Nov 1923 in Milton Co. (now Fulton Co.), GA. She married William J. Gardner on 07 Nov 1872 in Milton Co. (now Fulton Co.), GA.

William J. Gardner and Margaret Emeline Dodd had the following child:

13. i. LEONIDAS SHERMAN⁴ GARDNER was born on 25 Mar 1879. He died in 1948. He married Dora Isabelle Stephens in 1931. She was born in 1893. She died in 1977.
5. **LAURA E.³ DODD** (James Madison², John Matthew¹) was born on 05 Jun 1855. She died on 03 Aug 1922. She married James W. Rainwater, son of Sidney Yancey Rainwater and Martha McGinnis, on 24 Dec 1874 in Milton Co. (now Fulton Co.), GA. He was born on 19 Feb 1847. He died on 17 Nov 1927.

Laura E. Dodd was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

James W. Rainwater was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Notes for James W. Rainwater:

His will is recorded on page 269 of Milton County Will Book B

James W. Rainwater and Laura E. Dodd had the following children:

14. i. WILLIAM MARVIN⁴ RAINWATER was born in 1875. He died in 1918. He married Georgia A. Webb on 25 Dec 1899 in Milton Co. (now Fulton Co.), GA. She was born in 1882. She died on 17 Apr 1938.

Generation 3 (cont.)

15. ii. ANNIE ROBERTA RAINWATER was born on 28 Jan 1877. She died on 03 Nov 1959. She married Green Alexander Tatum, son of Jesse Alphas Tatum and Mary Ann Henson, on 04 Sep 1901 in Milton Co. (now Fulton Co.), GA. He was born on 21 Jun 1875. He died on 24 Dec 1964 in Dallas, TX.
- iii. QUEENIE RAINWATER was born on 20 May 1880 in Georgia. She died on 17 Mar 1959 in Los Angeles, CA.
- Queenie Rainwater was buried in Sparkman Hillcrest Cemetery, Dallas, TX.
16. iv. MARY JIMMIE RAINWATER was born in Mar 1882. She died on 09 Jan 1949 in Dade Co., FL. She married William Sidney Dildy, child of Levi W. Dildy and Margaret L. Rainwater, on 12 Jan 1899 in Milton Co. (now Fulton Co.), GA. William Sidney was born on 22 Jan 1875.
17. v. LUTHER CLEVELAND RAINWATER was born on 20 Jul 1884. He died in 1943. He married LESSIE WILEY. She was born in 1897. She died on 12 Sep 1930.
- vi. NANNIE BELLE. RAINWATER was born in Aug 1886. She died on 14 Aug 1903.
- Nannie Belle. Rainwater was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.
- vii. SALLY CLEO RAINWATER was born on 25 Nov 1888. She died on 01 Feb 1956.
- Sally Cleo Rainwater was buried in Sparkman Hillcrest Cemetery, Dallas, TX.
6. **MINNIE OLIVIA³ DODD** (James Madison², John Matthew¹) was born in Jan 1871. She died in 1936. She married Benjamin Jefferson Findley, son of Benjamin Franklin Findley and Amanda Constantine Jones, in 1896. He was born in 1868. He died in 1937.
- Minnie Olivia Dodd was buried in Warsaw Methodist Church Cem. Fulton Co., GA.
- Benjamin Jefferson Findley was buried in Warsaw Methodist Church Cem. Fulton Co., GA.
- Benjamin Jefferson Findley and Minnie Olivia Dodd had the following children:
- i. HATTIE L.⁴ FINDLEY was born in 1897. She died in 1899.
- Hattie L. Findley was buried in Warsaw Methodist Church Cem. Fulton Co., GA.
- ii. LEE BARRETT FINDLEY was born on 24 Dec 1898. He died on 16 Feb 1961 in Gwinnett Co., GA. He married MARY ELIZABETH LAUGHLIN. She was born on 27 Jan 1902 in Duluth, Gwinnett Co., GA. She died on 14 Mar 1986 in DeKalb Co., GA.
- Lee Barrett Findley was buried in Warsaw Methodist Church Cem. Fulton Co., GA.
- Mary Elizabeth Laughlin was buried in Warsaw Methodist Church Cem. Fulton Co., GA.
- iii. NELLIE DODD FINDLEY was born on 23 Nov 1900. She died on 15 Feb 1988.
- Nellie Dodd Findley was buried in Warsaw Methodist Church Cem. Fulton Co., GA.
- iv. MARY T. FINDLEY was born in 1902. She died in 1906.
- Mary T. Findley was buried in Warsaw Methodist Church Cem. Fulton Co., GA.
18. v. GUY WASHINGTON FINDLEY was born on 13 Oct 1907. He died on 18 Dec 1961. He married Lucille Clare Strickland on 28 Nov 1931 in Atlanta, Fulton Co., GA. She was born on 17 Jun 1910. She died on 19 May 1984.
- vi. GRACE MINNIE FINDLEY was born on 11 Nov 1910. She died on 05 Aug 1979. She married JAMES CLARENCE ELLIS. He was born on 28 Aug 1905. He died on 09 May 1965.
- Grace Minnie Findley was buried in Warsaw Methodist Church Cem. Fulton Co., GA.

Generation 3 (cont.)

James Clarence Ellis was buried in Warsaw Methodist Church Cem. Fulton Co., GA.

7. **JAMES HENRY³ DODD** (John Wesley², John Matthew¹) was born on 17 May 1854. He died on 03 Apr 1941. He married Mary E. Martin, daughter of William Martin and Martha Poole, in 1876 in Milton Co. (now Fulton Co.), GA. She was born on 28 Aug 1856. She died on 02 Oct 1943.

James Henry Dodd was buried in Morris Family Cemetery, Fulton Co., GA.

Mary E. Martin was buried in Morris Family Cemetery, Fulton Co., GA.

James Henry Dodd and Mary E. Martin had the following children:

19. i. **WILLIAM WESLEY⁴ DODD** was born on 23 Sep 1877. He died on 29 Mar 1964. He married Lydia Florence Burgess, daughter of William Jackson Burgess and Flora C. Bagwell, on 24 Dec 1908 in Milton Co. (now Fulton Co.), GA. She was born on 05 Apr 1886 in Forsyth Co., GA. She died on 03 Feb 1978 in Fulton Co., GA.
- ii. **DAVID JASPER DODD** was born on 03 Mar 1881. He died on 04 Aug 1967. He married **MARY MAGDALENE BALES**. She was born on 29 Jan 1883. She died on 17 Feb 1912.

David Jasper Dodd was buried in Morris Family Cemetery, Fulton Co., GA.

Mary Magdalene Bales was buried in Morris Family Cemetery, Fulton Co., GA.

20. iii. **BRANTLEY ADELL DODD** was born on 14 Oct 1885. He died on 07 Jul 1954. He married Lela V. Spence on 23 Dec 1906 in Milton Co. (now Fulton Co.), GA. She was born on 22 Dec 1884. She died on 07 Aug 1955.
- iv. **IRA HOMER DODD** was born on 28 Sep 1893. He died on 28 Oct 1976. He married **AMY LORAIN TUCKER**. She was born on 02 Sep 1895. She died on 10 Mar 1931.

Ira Homer Dodd was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Amy Loraine Tucker was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

8. **MARTHA A.³ DODD** (John Wesley², John Matthew¹) was born on 15 Jan 1858 in Alpharetta, Milton Co., GA. She died on 29 Oct 1915 in Alpharetta, Milton Co., GA. She married James H. Martin, son of William Martin and Martha Poole, on 16 Dec 1879. He was born on 14 Oct 1852. He died on 25 Dec 1909.

James H. Martin was buried in Union Hill Cemetery, Forsyth Co., GA.

James H. Martin and Martha A. Dodd had the following children:

21. i. **JAMES MATTHEW⁴ MARTIN** was born in Feb 1879. He died on 27 Mar 1964. He married Della Brackett, daughter of James Alfred Brackett and Hannah Elizabeth Hyde, in 1908 in Milton Co. (now Fulton Co.), GA. She was born on 26 Jun 1889. She died on 03 Jan 1974.
22. ii. **JOHN NATHAN MARTIN** was born on 13 Mar 1883. He died on 21 Sep 1969. He married Lenar Brackett, daughter of James Alfred Brackett and Hannah Elizabeth Hyde, in 1908 in Milton Co. (now Fulton Co.), GA. She was born on 15 Aug 1893. She died on 12 Oct 1987 in Gwinnett Co., GA.
- iii. **JEANNIE MARTIN** was born about 1884.
23. iv. **WILLIAM H. MARTIN** was born on 14 Feb 1885. He died on 14 Nov 1913. He married **TOMIE E. LOWRY**. She was born on 25 Jan 1891. She died on 10 Mar 1970.
24. v. **ALBERT C. MARTIN SR.** was born on 05 Jul 1894. He died on 21 Jan 1955. He married **RUBY IRENE DAVIS**. She was born on 13 Dec 1897. She died on 19 Apr 1975.
- vi. **ANDREW MARTIN** was born about 1898.

Generation 3 (cont.)

9. **JOHN WESLEY³ DODD JR.** (John Wesley², John Matthew¹) was born on 24 Jun 1859. He died on 03 Apr 1937. He married Sarah I. Estes, daughter of Wesley Estes and Mary T. LNU, on 29 Apr 1888 in Milton Co. (now Fulton Co.), GA. She was born on 02 Dec 1867. She died on 18 Jan 1911.

John Wesley Dodd Jr. was buried in Bethany Baptist Church Cem., Fulton Co., GA.

Sarah I. Estes was buried in Bethany Baptist Church Cem., Fulton Co., GA.

John Wesley Dodd Jr. and Sarah I. Estes had the following child:

- i. QUINCEY H.⁴ DODD was born on 31 May 1907. He died on 17 Jul 1970.

Quincey H. Dodd was buried in Bethany Baptist Church Cem., Fulton Co., GA.

10. **WILLIAM MATISON³ DODD** (John Wesley², John Matthew¹) was born on 18 Feb 1865. He died on 27 Feb 1940. He married Chancey Napoleon McFarland, daughter of George Washington McFarland and Elizabeth Kendrick Edwards, on 03 Dec 1884 in Forsyth Co., GA. She was born on 20 Jan 1862. She died on 31 Jan 1953.

William Matison Dodd was buried in Bethany Baptist Church Cem., Fulton Co., GA.

Chancey Napoleon McFarland was buried in Bethany Baptist Church Cem., Fulton Co., GA.

William Matison Dodd and Chancey Napoleon McFarland had the following children:

25. i. MAUD⁴ DODD was born on 23 Sep 1885. She died on 27 Oct 1950. She married John Henry Williams, son of John Franklin Williams and Theodosia O. Bennett, on 08 Nov 1903 in Milton Co. (now Fulton Co.), GA. He was born on 02 Sep 1886. He died on 10 Apr 1971.
- ii. ALMOTH LAFAYETTE DODD was born on 25 Apr 1887. He died in 1970. He married Minnie O. Morris in 1911 in Milton Co. (now Fulton Co.), GA. She was born in 1890. She died in 1968.

Almoth Lafayette Dodd was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.

Minnie O. Morris was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.

- iii. EARL WOODFIN DODD was born on 25 Sep 1891. He died on 14 Jul 1892.

Earl Woodfin Dodd was buried in Bethany Baptist Church Cem., Fulton Co., GA.

26. iv. VERA M. DODD was born on 28 Jan 1896. She died on 12 Feb 1949. She married William Herbert Weatherford, son of John C. Weatherford and Anne F. Tucker, in 1914 in Milton Co. (now Fulton Co.), GA. He was born on 03 Jun 1894. He died on 12 Nov 1963.

27. v. ZENAS DEWEY DODD SR. was born on 20 Sep 1897. He died on 01 Sep 1988. He married Frances Marian Weems, daughter of William Lafayette Weems and Clara Evelyn Stephens, in 1923 in Milton Co. (now Fulton Co.), GA. She was born on 14 Nov 1901. She died in 1991.

- vi. NALLIE CARA DODD was born on 01 Jul 1899 in Alpharetta, Milton Co., GA. She died on 13 Mar 1984 in Forsyth Co., GA. She married Robert A. Herring, son of William Glenn Herring, on 19 Nov 1912 in Milton Co. (now Fulton Co.), GA. He was born on 27 Mar 1889. He died on 19 Oct 1974.

Nallie Cara Dodd was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.

Robert A. Herring was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.

- vii. TITUS C. DODD was born on 18 Nov 1900. He died on 07 Aug 1953. He married Nettie Serena Nesbit, daughter of Robert C. Nesbit and Josephine Fuller, on 28 Sep 1929 in Milton Co. (now Fulton Co.), GA. She was born on 30 Jul 1905. She died on 04 Oct 1989.

Generation 3 (cont.)

Titus C. Dodd was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Nettie Serena Nesbit was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

- viii. IRENE DODD was born on 27 Jan 1902. She died on 19 Jan 1988. She married WILLIAM JACKSON ORR. He was born on 24 Feb 1896. He died on 16 Jan 1959.

Irene Dodd was buried in Daves Creek Baptist Church, Cumming, Forsyth, GA.

William Jackson Orr was buried in Daves Creek Baptist Church, Cumming, Forsyth, GA.

- ix. GEORGE TALMADGE DODD was born on 08 Oct 1907. He died on 17 Dec 1909.

George Talmadge Dodd was buried in Bethany Baptist Church Cem., Fulton Co., GA.

11. **DELIAH EUGENIA³ DODD** (John Wesley², John Matthew¹) was born on 08 Feb 1867. She died on 28 Jul 1920 in Alpharetta, Milton Co., GA. She married John Andrew Watkins on 07 Nov 1886 in Milton Co. (now Fulton Co.), GA. He was born on 22 Mar 1851. He died on 28 Feb 1926.

Deliah Eugenia Dodd was buried in Bethany Baptist Church Cem., Fulton Co., GA.

John Andrew Watkins was buried in Bethany Baptist Church Cem., Fulton Co., GA.

John Andrew Watkins and Deliah Eugenia Dodd had the following children:

28. i. PEARL OZELLA⁴ WATKINS was born in 1887. She died in 1957. She married ROBERT GRIER EVANS. He was born in 1881. He died in 1948.
ii. CAREY LEROY WATKINS was born in 1891. He died in 1952.

Carey Leroy Watkins was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

- iii. MARTHA ANN WATKINS was born on 03 Jan 1893. She died on 03 Apr 1920. She married JOHN OLEN HEMBREE. He was born on 16 Jan 1896. He died on 06 Feb 1960.

Martha Ann Watkins was buried in Crabapple Baptist Church, Crabapple, GA.

- iv. MAMIE WATKINS was born in 1895. She died in 1975. She married WilliamThomas Broadwell, son of Granberry Broadwell and Mary Frances Newton, on 06 Dec 1914 in Milton Co. (now Fulton Co.), GA. He was born on 28 Oct 1892 in Milton Co. (now Fulton Co.), GA. He died on 29 Jun 1961.

Mamie Watkins was buried in Crabapple Baptist Church, Crabapple, GA.

WilliamThomas Broadwell was buried in Crabapple Baptist Church, Crabapple, GA.

12. **CLARA SAMANTHA³ DODD** (John Wesley², John Matthew¹) was born on 06 Feb 1870. She died in Mar 1949. She married Joshua A. Estes, son of Wesley Estes and Mary T. LNU, on 25 Nov 1888 in Milton Co. (now Fulton Co.), GA. He was born on 29 May 1869. He died on 10 Jun 1949.

Clara Samantha Dodd was buried in Bethany Baptist Church Cem., Fulton Co., GA.

Joshua A. Estes was buried in Bethany Baptist Church Cem., Fulton Co., GA.

Joshua A. Estes and Clara Samantha Dodd had the following child:

- i. CLARA⁴ ESTES was born on 14 Feb 1896. She died on 14 Mar 1896.

Clara Estes was buried in Bethany Baptist Church Cem., Fulton Co., GA.

Generation 4

13. **LEONIDAS SHERMAN⁴ GARDNER** (Margaret Emeline³ Dodd, James Madison² Dodd, John Matthew¹

Generation 4 (cont.)

Dodd) was born on 25 Mar 1879. He died in 1948. He married Dora Isabelle Stephens in 1931. She was born in 1893. She died in 1977.

Leonidas Sherman Gardner was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Dora Isabelle Stephens was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Leonidas Sherman Gardner and Dora Isabelle Stephens had the following child:

- i. JOHN SHERMAN⁵ GARDNER JR. was born on 17 Apr 1934. He died on 26 Apr 2006.

John Sherman Gardner Jr. was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

- 14. **WILLIAM MARVIN⁴ RAINWATER** (Laura E.³ Dodd, James Madison² Dodd, John Matthew¹ Dodd) was born in 1875. He died in 1918. He married Georgia A. Webb on 25 Dec 1899 in Milton Co. (now Fulton Co.), GA. She was born in 1882. She died on 17 Apr 1938.

William Marvin Rainwater was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Georgia A. Webb was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

William Marvin Rainwater and Georgia A. Webb had the following children:

- i. ESSIE MAE⁵ RAINWATER was born in 1900. She died in 1920.

Essie Mae Rainwater was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

- ii. ANNIE L. RAINWATER was born about 1903.

- iii. KATHERINE O. RAINWATER was born in 1906. She died on 14 May 1983. She married FNU WILLIAMS.

Katherine O. Rainwater was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

- iv. JAMES W. RAINWATER was born on 03 Jan 1910. He died on 16 Dec 1971 in Fulton Co., GA. He married Ruth Anne Hadaway on 28 May 1940 in Tallahassee, Leon, Florida, USA. She was born on 28 Mar 1912 in DeKalb Co., Georgia, USA. She died in 2000 in East Point, Fulton Co., GA.

James W. Rainwater was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

- 15. **ANNIE ROBERTA⁴ RAINWATER** (Laura E.³ Dodd, James Madison² Dodd, John Matthew¹ Dodd) was born on 28 Jan 1877. She died on 03 Nov 1959. She married Green Alexander Tatum, son of Jesse Alphas Tatum and Mary Ann Henson, on 04 Sep 1901 in Milton Co. (now Fulton Co.), GA. He was born on 21 Jun 1875. He died on 24 Dec 1964 in Dallas, TX.

Annie Roberta Rainwater was buried in Sparkman Hillcrest Cemetery, Dallas, TX.

Notes for Annie Roberta Rainwater:

Annie had two sisters who never married named Queenie and Cleo. They are buried in the same family plot with Annie at the Sparkman Hillcrest Cemetery in Dallas. Queenie lived in Hollywood, CA and was a babysitter for some of the famous movie stars of the 1940's.

Green Alexander Tatum was buried in Sparkman Hillcrest Cemetery, Dallas, TX.

Notes for Green Alexander Tatum:

Marriage was performed by Rev. George Barrett.

Green Alexander Tatum and Annie Roberta Rainwater had the following child:

- 29. i. LAURA MILDRED⁵ TATUM was born on 27 Dec 1909 in 2826 Sheriden, St. Louis, Missouri. She died on 31 Oct 1987 in Limestone, Texas. She married AUSTIN EILAND HILL MD. He was born on 21 Sep 1907 in Texas. He died on 28 Oct 1997 in

Generation 4 (cont.)

Groesbeck, Limestone Co., TX.

16. **MARY JIMMIE⁴ RAINWATER** (Laura E.³ Dodd, James Madison² Dodd, John Matthew¹ Dodd) was born in Mar 1882. She died on 09 Jan 1949 in Dade Co., FL. She married William Sidney Dildy, child of Levi W. Dildy and Margaret L. Rainwater, on 12 Jan 1899 in Milton Co. (now Fulton Co.), GA. William Sidney was born on 22 Jan 1875.

William Sidney Dildy and Mary Jimmie Rainwater had the following child:

- i. **LIONEL WILLIAM⁵ DILDY** was born on 05 Feb 1900. He died on 02 Jan 1954 in Butner, Granville Co., NC.

17. **LUTHER CLEVELAND⁴ RAINWATER** (Laura E.³ Dodd, James Madison² Dodd, John Matthew¹ Dodd) was born on 20 Jul 1884. He died in 1943. He married **LESSIE WILEY**. She was born in 1897. She died on 12 Sep 1930.

Luther Cleveland Rainwater was buried in Old Roswell City Cemetery, Roswell, Fulton Co., GA.

Lessie Wiley was buried in Old Roswell City Cemetery, Roswell, Fulton Co., GA.

Luther Cleveland Rainwater and Lessie Wiley had the following children:

- i. **LUTHER CLEVELAND⁵ RAINWATER JR.** was born on 03 Mar 1919. He died on 08 Dec 1945.

Luther Cleveland Rainwater Jr. was buried in Old Roswell City Cemetery, Roswell, Fulton Co., GA.

- ii. **ROBERT W. RAINWATER** was born on 08 Sep 1921. He died on 20 Aug 1982.

Robert W. Rainwater was buried in Old Roswell City Cemetery, Roswell, Fulton Co., GA.

- 30. iii. **MARY VIRGINIA RAINWATER** was born on 25 Jun 1924. She died on 03 Jun 2013. She married **JAMES NEWTON DORRIS**. He was born on 22 Dec 1918. He died on 16 Oct 1999.

- iv. **HARRY L. RAINWATER** was born on 26 Mar 1927. He died on 17 Dec 1995.

18. **GUY WASHINGTON⁴ FINDLEY** (Minnie Olivia³ Dodd, James Madison² Dodd, John Matthew¹ Dodd) was born on 13 Oct 1907. He died on 18 Dec 1961. He married Lucille Clare Strickland on 28 Nov 1931 in Atlanta, Fulton Co., GA. She was born on 17 Jun 1910. She died on 19 May 1984.

Guy Washington Findley was buried in Warsaw Methodist Church Cem. Fulton Co., GA.

Lucille Clare Strickland was buried in Warsaw Methodist Church Cem. Fulton Co., GA.

Guy Washington Findley and Lucille Clare Strickland had the following children:

- i. **CLARE⁵ FINDLEY** was born on 12 Jan 1935 in Duluth, Gwinnett Co., GA. She died on 28 Nov 2005. She married **JAMES RUSSELL MAGBEE**. He was born on 22 Sep 1928. He died on 22 Jul 2016.

Clare Findley was buried in Arlington Memorial Park, Sandy Springs, Fulton Co., GA.

James Russell Magbee was buried in Arlington Memorial Park, Sandy Springs, Fulton Co., GA.

- ii. **ELLYNE FINDLEY** was born on 26 Jul 1946. She died on 18 Jan 1999. She married **FNU BULLARD**.

Ellyne Findley was buried in Warsaw Methodist Church Cem. Fulton Co., GA.

- iii. **GUY BEN FINDLEY**.

19. **WILLIAM WESLEY⁴ DODD** (James Henry³, John Wesley², John Matthew¹) was born on 23 Sep 1877. He died on 29 Mar 1964. He married Lydia Florence Burgess, daughter of William Jackson Burgess and Flora C. Bagwell, on 24 Dec 1908 in Milton Co. (now Fulton Co.), GA. She was born

Generation 4 (cont.)

on 05 Apr 1886 in Forsyth Co., GA. She died on 03 Feb 1978 in Fulton Co., GA.

William Wesley Dodd was buried in Morris Family Cemetery, Fulton Co., GA.

Lydia Florence Burgess was buried in Morris Family Cemetery, Fulton Co., GA.

William Wesley Dodd and Lydia Florence Burgess had the following children:

- i. BRINTON ZENOR⁵ DODD was born on 07 Aug 1910. He died on 19 Sep 1912.

Brinton Zenor Dodd was buried in Morris Family Cemetery, Fulton Co., GA.

- ii. SHERWIN WESLEY DODD was born on 13 May 1919. He died in May 1920.

Sherwin Wesley Dodd was buried in Morris Family Cemetery, Fulton Co., GA.

- 20. **BRANTLEY ADELL⁴ DODD** (James Henry³, John Wesley², John Matthew¹) was born on 14 Oct 1885. He died on 07 Jul 1954. He married Lela V. Spence on 23 Dec 1906 in Milton Co. (now Fulton Co.), GA. She was born on 22 Dec 1884. She died on 07 Aug 1955.

Brantley Adell Dodd was buried in Morris Family Cemetery, Fulton Co., GA.

Lela V. Spence was buried in Morris Family Cemetery, Fulton Co., GA.

Brantley Adell Dodd and Lela V. Spence had the following children:

- i. INEZ⁵ DODD was born on 07 Jun 1908. She died on 08 Oct 1927.

Inez Dodd was buried in Morris Family Cemetery, Fulton Co., GA.

- ii. LOUISE DODD was born about 1911.

- iii. ETTA VONCILE DODD was born on 02 Oct 1911. She died on 18 Jun 1933.

Etta Voncile Dodd was buried in Morris Family Cemetery, Fulton Co., GA.

- iv. NORMA DODD was born on 20 Nov 1916. She died on 24 May 1917.

Norma Dodd was buried in Morris Family Cemetery, Fulton Co., GA.

- v. JAMES L. DODD was born about 1919.

- vi. RALPH WILLIAM DODD was born on 22 Mar 1922. He died on 15 Jul 2006. He married ERNA MAE MINCEY. She was born on 22 Oct 1920 in Cumming, Forsyth Co., GA. She died on 09 Nov 2002.

Ralph William Dodd was buried in Sawnee View Memorial Gardens, Cumming, GA.

Erna Mae Mincey was buried in Sawnee View Memorial Gardens, Cumming, GA.

- 21. **JAMES MATTHEW⁴ MARTIN** (Martha A.³ Dodd, John Wesley² Dodd, John Matthew¹ Dodd) was born in Feb 1879. He died on 27 Mar 1964. He married Della Brackett, daughter of James Alfred Brackett and Hannah Elizabeth Hyde, in 1908 in Milton Co. (now Fulton Co.), GA. She was born on 26 Jun 1889. She died on 03 Jan 1974.

James Matthew Martin was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Della Brackett was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

James Matthew Martin and Della Brackett had the following child:

- 31. i. GRACE KATHERINE⁵ MARTIN was born on 22 Nov 1913. She died on 03 Nov 1994. She married MINCEY LEVI WOOD. He was born in May 1905 in Milton Co. (now Fulton Co.), GA. He died on 29 Sep 1982 in Forsyth Co., GA.

- 22. **JOHN NATHAN⁴ MARTIN** (Martha A.³ Dodd, John Wesley² Dodd, John Matthew¹ Dodd) was born on 13 Mar 1883. He died on 21 Sep 1969. He married Lenar Brackett, daughter of James Alfred Brackett and Hannah Elizabeth Hyde, in 1908 in Milton Co. (now Fulton Co.), GA. She was born on 15 Aug 1893. She died on 12 Oct 1987 in Gwinnett Co., GA.

John Nathan Martin was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Generation 4 (cont.)

Lenar Brackett was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

John Nathan Martin and Lenar Brackett had the following children:

32. i. WILLIAM LLOYD⁵ MARTIN was born on 19 Feb 1910. He died on 20 Jul 1965. He married LETHA GERALDINE MERRITT. She was born on 26 Aug 1911. She died on 05 Mar 1976.
- ii. JEWELL JOSEPHINE MARTIN was born on 13 Mar 1912. She died on 30 Aug 2002. She married Roy Jackson Dempsey on 10 Nov 1929 in Milton Co. (now Fulton Co.), GA. He was born on 10 Sep 1908. He died on 02 Oct 1970.

Jewell Josephine Martin was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Roy Jackson Dempsey was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

23. **WILLIAM H.⁴ MARTIN** (Martha A.³ Dodd, John Wesley² Dodd, John Matthew¹ Dodd) was born on 14 Feb 1885. He died on 14 Nov 1913. He married **TOMIE E. LOWRY**. She was born on 25 Jan 1891. She died on 10 Mar 1970.

William H. Martin was buried in Old Roswell City Cemetery, Roswell, Fulton Co., GA.

Tomie E. Lowry was buried in Old Roswell City Cemetery, Roswell, Fulton Co., GA.

William H. Martin and Tomie E. Lowry had the following children:

- i. ISLA M.⁵ MARTIN was born on 16 Jul 1911. She died on 17 Jan 1919.
Isla M. Martin was buried in Old Roswell City Cemetery, Roswell, Fulton Co., GA.
- ii. FLONNIE E. MARTIN was born on 03 Jun 1913. She died on 18 Mar 1919.
Flonnie E. Martin was buried in Old Roswell City Cemetery, Roswell, Fulton Co., GA.

24. **ALBERT C.⁴ MARTIN SR.** (Martha A.³ Dodd, John Wesley² Dodd, John Matthew¹ Dodd) was born on 05 Jul 1894. He died on 21 Jan 1955. He married **RUBY IRENE DAVIS**. She was born on 13 Dec 1897. She died on 19 Apr 1975.

Albert C. Martin Sr. was buried in Westview Cemetery, Atlanta, Fulton Co., GA.

Ruby Irene Davis was buried in Westview Cemetery, Atlanta, Fulton Co., GA.

Albert C. Martin Sr. and Ruby Irene Davis had the following child:

- i. ALBERT C.⁵ MARTIN JR. was born on 27 Apr 1914. He died on 28 Mar 1996.

Albert C. Martin Jr. was buried in Westview Cemetery, Atlanta, Fulton Co., GA.

25. **MAUD⁴ DODD** (William Matison³, John Wesley², John Matthew¹) was born on 23 Sep 1885. She died on 27 Oct 1950. She married John Henry Williams, son of John Franklin Williams and Theodosia O. Bennett, on 08 Nov 1903 in Milton Co. (now Fulton Co.), GA. He was born on 02 Sep 1886. He died on 10 Apr 1971.

Maud Dodd was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

John Henry Williams was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

John Henry Williams and Maud Dodd had the following children:

- i. PAULINE F.⁵ WILLIAMS was born on 27 Aug 1904. She died on 09 Feb 1993. She married Cicero W. Wood, son of Levi John Wood and Rachel Wheeler, on 30 Dec 1923 in Milton Co. (now Fulton Co.), GA. He was born on 28 Sep 1904. He died in Feb 1976.
33. ii. IRENE WILLIAMS was born on 08 Jan 1906. She died on 03 Jul 1966. She married General W. Wood, son of Levi John Wood and Rachel Wheeler, in 1922 in Milton

Generation 4 (cont.)

- Co. (now Fulton Co.), GA. He was born on 19 May 1904. He died on 17 Aug 1958.
34. iii. CORAMAY WILLIAMS was born on 27 Jan 1908. She died on 31 Oct 1998. She married Cecil W. Burge, son of William Fletcher Burge and Minnie Webb, on 31 Jan 1926 in Milton Co. (now Fulton Co.), GA. He was born on 13 Oct 1903 in Alpharetta, Milton Co., GA. He died on 20 May 1967 in Fulton Co., GA.
- iv. W. D. WILLIAMS was born in 1919.
26. **VERA M.⁴ DODD** (William Matison³, John Wesley², John Matthew¹) was born on 28 Jan 1896. She died on 12 Feb 1949. She married William Herbert Weatherford, son of John C. Weatherford and Anne F. Tucker, in 1914 in Milton Co. (now Fulton Co.), GA. He was born on 03 Jun 1894. He died on 12 Nov 1963.
- Vera M. Dodd was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.
- William Herbert Weatherford was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.
- William Herbert Weatherford and Vera M. Dodd had the following child:
- i. CLEVALUCRECHA⁵ WEATHERFORD was born on 30 Mar 1916. She died on 18 Apr 1962. She married ROBERT CLAYTON REAGAN. He was born on 30 Sep 1910. He died on 05 Jan 1968.
- Cleva Lucrecha Weatherford was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.
- Robert Clayton Reagan was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.
27. **ZENAS DEWEY⁴ DODD SR.** (William Matison³, John Wesley², John Matthew¹) was born on 20 Sep 1897. He died on 01 Sep 1988. He married Frances Marian Weems, daughter of William Lafayette Weems and Clara Evelyn Stephens, in 1923 in Milton Co. (now Fulton Co.), GA. She was born on 14 Nov 1901. She died in 1991.
- Zenas Dewey Dodd Sr. was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.
- Frances Marian Weems was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.
- Zenas Dewey Dodd Sr. and Frances Marian Weems had the following children:
- i. EVELYN JOSEPHINE⁵ DODD was born in 1924. She died on 24 Mar 1926.
- Evelyn Josephine Dodd was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.
- Notes for Evelyn Josephine Dodd:
Evelyn was later reentered at Green Lawn with her parents.
- ii. ZENAS DEWEY DODD JR. was born on 28 Aug 1941. He died on 28 Aug 1941.
- Zenas Dewey Dodd Jr. was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.
- iii. MILDRED EUGENIA DODD. She married Ernest Cecil Robinson on 19 Dec 1953 in Brookhaven Methodist Church, DeKalb, GA.
28. **PEARL OZELLA⁴ WATKINS** (Deliah Eugenia³ Dodd, John Wesley² Dodd, John Matthew¹ Dodd) was born in 1887. She died in 1957. She married **ROBERT GRIER EVANS**. He was born in 1881. He died in 1948.
- Pearl Ozella Watkins was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.
- Robert Grier Evans was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.
- Robert Grier Evans and Pearl Ozella Watkins had the following child:
- i. MARY⁵ EVANS was born in 1917. She died in 1962.

Generation 4 (cont.)

Mary Evans was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Generation 5

29. **LAURA MILDRED⁵ TATUM** (Annie Roberta⁴ Rainwater, Laura E.³ Dodd, James Madison² Dodd, John Matthew¹ Dodd) was born on 27 Dec 1909 in 2826 Sheriden, St. Louis, Missouri. She died on 31 Oct 1987 in Limestone, Texas. She married **AUSTIN EILAND HILL MD**. He was born on 21 Sep 1907 in Texas. He died on 28 Oct 1997 in Groesbeck, Limestone Co., TX.

Laura Mildred: Her cause of death was house fire. She was buried in Sparkman Hillcrest Cemetery, Dallas, TX.

Austin Eiland Hill MD was buried in Sparkman Hillcrest Cemetery, Dallas, TX.

Austin Eiland Hill MD and Laura Mildred Tatum had the following children:

- i. **MARTHA ANN⁶ HILL** was born on 02 Feb 1932 in Dallas, TX. She died on 06 Oct 2000 in Wheat Ridge, Jefferson Co., CO. She married (1) FNU WHITE. She married (2) JOHN LAMKIN. She married (3) JOHN W. THISTLEWOOD JR.. He was born on 07 Aug 1918. He died on 19 Jan 1996.

Martha Ann Hill was buried in Fort Logan National Cemetery, Denver, Denver County, CO.

John W. Thistlewood Jr. was buried in Fort Logan National Cemetery, Denver, Denver County, CO.

- 35. ii. **LINDA CAROLYN HILL** was born on 20 Jul 1937 in Dallas, TX. She died on 16 Nov 2015 in Houston, Harris Co., TX. She married ARTHUR R. HOLLIDAY III. He was born on 28 Oct 1934.
 - iii. **LOWELL WINSTON HILL** was born on 26 Dec 1939 in Harris Co., TX.
30. **MARY VIRGINIA⁵ RAINWATER** (Luther Cleveland⁴, Laura E.³ Dodd, James Madison² Dodd, John Matthew¹ Dodd) was born on 25 Jun 1924. She died on 03 Jun 2013. She married **JAMES NEWTON DORRIS**. He was born on 22 Dec 1918. He died on 16 Oct 1999.

Mary Virginia Rainwater was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.

James Newton Dorris was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.

James Newton Dorris and Mary Virginia Rainwater had the following child:

- i. **ROBBIE⁶ DORRIS**.

31. **GRACE KATHERINE⁵ MARTIN** (James Matthew⁴, Martha A.³ Dodd, John Wesley² Dodd, John Matthew¹ Dodd) was born on 22 Nov 1913. She died on 03 Nov 1994. She married **MINCEY LEVI WOOD**. He was born in May 1905 in Milton Co. (now Fulton Co.), GA. He died on 29 Sep 1982 in Forsyth Co., GA.

Mincey Levi Wood was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.

Mincey Levi Wood and Grace Katherine Martin had the following child:

- i. **BONNIE RUTH⁶ WOOD** was born on 08 Feb 1932. She died on 28 Oct 2007. She married WILLIAM J. HOLLIFIELD. He was born on 25 Oct 1930. He died on 20 May 2015.

Bonnie Ruth Wood was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.

William J. Hollifield was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.

32. **WILLIAM LLOYD⁵ MARTIN** (John Nathan⁴, Martha A.³ Dodd, John Wesley² Dodd, John Matthew¹ Dodd) was born on 19 Feb 1910. He died on 20 Jul 1965. He married **LETHA GERALDINE MERRITT**. She was born on 26 Aug 1911. She died on 05 Mar 1976.

William Lloyd Martin was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Letha Geraldine Merritt was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Generation 5 (cont.)

William Lloyd Martin and Letha Geraldine Merritt had the following children:

- i. WILLIAM LOUIS⁶ MARTIN was born on 03 Mar 1932. He died on 17 Jan 2008.

William Louis Martin was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.

- ii. CHARLES EVERETT MARTIN was born in 1935. He died in 1982.

Charles Everett Martin was buried in Green Lawn Cemetery, Roswell, Fulton Co., GA.

- 33. **IRENE⁵ WILLIAMS** (Maud⁴ Dodd, William Matison³ Dodd, John Wesley² Dodd, John Matthew¹ Dodd) was born on 08 Jan 1906. She died on 03 Jul 1966. She married General W. Wood, son of Levi John Wood and Rachel Wheeler, in 1922 in Milton Co. (now Fulton Co.), GA. He was born on 19 May 1904. He died on 17 Aug 1958.

Irene Williams was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

General W. Wood was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

General W. Wood and Irene Williams had the following child:

- 36. i. FLONNIE⁶ WOOD was born on 14 Jan 1923. She died on 22 Jan 1996. She married HENRY FORD MARSHALL. He was born on 24 May 1920. He died on 24 Mar 1996.

- 34. **CORA MAY⁵ WILLIAMS** (Maud⁴ Dodd, William Matison³ Dodd, John Wesley² Dodd, John Matthew¹ Dodd) was born on 27 Jan 1908. She died on 31 Oct 1998. She married Cecil W. Burge, son of William Fletcher Burge and Minnie Webb, on 31 Jan 1926 in Milton Co. (now Fulton Co.), GA. He was born on 13 Oct 1903 in Alpharetta, Milton Co., GA. He died on 20 May 1967 in Fulton Co., GA.

Cora May Williams was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Cecil W. Burge was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Cecil W. Burge and Cora May Williams had the following children:

- i. WINNIE S.⁶ BURGE was born about 1928.
- ii. BETTY BURGE was born about 1930.
- iii. BILLY WESLEY BURGE was born on 01 Oct 1931. He died on 21 Oct 1966.

Billy Wesley Burge was buried in Hillcrest Cemetery, Buford, Gwinnett, GA.

- iv. WYNELL EVELYN BURGE was born on 10 Nov 1935. She died on 14 Jul 1998. She married DEAN EDWARD JOHNSON. He was born on 03 Sep 1935. He died on 09 Feb 2005.

Wynell Evelyn Burge was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Dean Edward Johnson was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Generation 6

- 35. **LINDA CAROLYN⁶ HILL** (Laura Mildred⁵ Tatum, Annie Roberta⁴ Rainwater, Laura E.³ Dodd, James Madison² Dodd, John Matthew¹ Dodd) was born on 20 Jul 1937 in Dallas, TX. She died on 16 Nov 2015 in Houston, Harris Co., TX. She married **ARTHUR R. HOLLIDAY III**. He was born on 28 Oct 1934.

Linda Carolyn Hill was buried on 21 Nov 2015 in Memorial Drive United Methodist Church, Austin, Travis, TX.

Arthur R. Holliday III and Linda Carolyn Hill had the following child:

- i. SCOTT HILL⁷ HOLLIDAY was born on 10 Jun 1964 in Houston, Harris Co., TX.

- 36. **FLONNIE⁶ WOOD** (Irene⁵ Williams, Maud⁴ Dodd, William Matison³ Dodd, John Wesley² Dodd, John

Generation 6 (cont.)

Matthew¹ Dodd) was born on 14 Jan 1923. She died on 22 Jan 1996. She married **HENRY FORD MARSHALL**. He was born on 24 May 1920. He died on 24 Mar 1996.

Flonnie Wood was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Henry Ford Marshall was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

Henry Ford Marshall and Flonnie Wood had the following child:

- i. ANTHONY FORD⁷ MARSHALL was born on 28 Oct 1946 in Roswell, Fulton Co., GA.
He died on 22 Oct 2012 in Hiram, Paulding Co., GA.

Anthony Ford Marshall was buried in Rest Haven Cemetery, Alpharetta, Fulton Co., GA.

From: [Steve Thompson](#)
To: [Woodman, Michael](#); [Taylor, Elicia](#)
Cc: ["Steve Thompson"](#)
Subject: Gardner Family History
Date: Thursday, November 21, 2019 4:02:54 PM
Attachments: [Descendants of John Matthew Dodd.pdf](#)
[Descendants of Martin Gardner V102.pdf](#)
[Dora I. and Sherman L. Gardner 1944.pdf](#)
[Stephens Family at home.pdf](#)
[1900 US Federal Census Milton County.pdf](#)
[1910 US Federal Census Milton County.pdf](#)
[1920 US Federal Census Milton County.pdf](#)
[GARDNER FAMILY.pdf](#)

Mr. Woodman and Ms. Taylor,

I would be grateful if you could provide this information to the City Council in reference to the proposed destruction of the historic GARDNER Home on Cumming Street.

Gardner Family History (attached as PDF file named "GARDNET FAMILY").

The attached GARDNER Family genealogy ("Descendants of Martin GARDNER) is used with permission of the author, Leslie BARKER THOMAS (President of Gilmer County, GA Historical Society), for the purpose of preserving the historic GARDNER Home. Leslie THOMAS is the Sister-in-Law of Lautrell THOMAS GARDNER, a life-long Alpharetta resident, who actually lived in the historic GARDNER Home when she and her husband, John GARDNER, were first married in 1956.

In a future email, I will also address the historic nature of the GARDNER Home itself (construction details, etc).

Thank you for considering this information for inclusion in the information provided to CC pursuant to PH-19-08.

Respectfully,

Steve Thompson

Steve.Thompson@knology.net

C: 256.783.0776

GARDNER FAMILY:

The earliest known Gardner in the British Colonies of North America was Martin GARDNER, born about 1640 in York County, VA (136 years before the *Declaration of Independence*).

Over a span of about 145 years, the GARDNER Family migrated from VA to Bertie County, N.C., then to Jones County, GA ... arriving in Georgia before 1785.

William John GARDNER married Margaret Emeline DODD October 07, 1872 in Alpharetta, and they are shown living in the **Double Branch** Community of Milton County in the 1880 Federal Census. See Attachment.

<https://www.hmdb.org/marker.asp?marker=118169>

The attached GARDNER Family genealogy ("Descendants of Martin GARDNER) is used with permission of the author, Leslie Barker Thomas (President of Gilmer County, GA Historical Society), for the purpose of preserving the historic GARDNER Home. Leslie THOMAS is the Sister-in-Law of Lautrell THOMAS GARDNER, who actually lived in the historic GARDNER Home when she and her husband, John GARDNER, were first married in 1956.

Sherman L. GARDNER's Father was William John GARDNER and his Mother was Margaret Emeline DODD (see attached GARDNER and DODD genealogy).

William J. GARDNER was born May 24, 1850 in Jones County, GA. He moved to Milton County, GA circa 1870. He is a cotton planter and a farmer. He married Margaret E. DODD in the fall of 1872 in Alpharetta (see attached DODD Genealogy). Margaret was born May 31, 1853 in Alpharetta, Milton County, GA. William was 22 years old and Margaret was 19 years old when they married and started a family in Milton County. In 1870, William GARDNER was new to Milton County, but the DODDs were among the founders of Milton County and Alpharetta, and by 1880 had been in Milton County more than two decades.

Margaret DODD's Father, James Madison DODD, was born April 16, 1828 and he married Sarah Jane WYNN in February 1849. Sarah J. WYNN was born in 1830. James M. DODD owns large parcels of land in Alpharetta and Milton County. The DODDs sell the property that the old Milton School (grades 1-11, opened January 1922). They also sell the property that the Webb Guano House is built on (https://aomchs.org/historical_buildings.htm). In 1870, James M. and Sarah DODD are the owners and operators of the Dodd Hotel. James M. DODD was a businessman and a Milton County Constable ... and operated a livery stable and barn in Alpharetta. The two story Dodd Hotel boarded cotton merchants, Milton County Court attendees from out of town, and teachers. The Hotel operated until the 1940's.

The 1890 Federal Census of Milton County was destroyed by fire, but the 1900 Federal Census of Milton County shows that William J. GARDNER is dead and Margaret E. DODD GARDNER is a widow and Head of Household and she has seven children living at home (five daughters and two sons). Of the two sons, Sherman is 21 years old and a younger brother, Howard, is 15 years old and "at school". Two sisters (Willie 13years and Nannie 16-years old) are also "at school". Sherman is listed as a farmer, and at 21 years old is responsible for making a living for a family of eight. Margaret's Father, James M. DODD, died in 1895, so times are very hard for the GARDNER family.

By the 1910 Federal Census of Milton County, the GARDNER family of eight is still living in Alpharetta. Margaret is still a widow and Head of Household. Eula and Howard are helping Sherman farm. Lee, Nannie, and Willie are teaching school in Alpharetta they all turn out to be old maids and two (Nannie and Willie) teach their entire adult life in Alpharetta.

By the 1920 Federal Census of Milton County, the GARDNER family of seven is still living in Alpharetta (Howard has married and moved out). Margaret is still a widow and Head of Household. Nannie and Willie are still teaching school in Alpharetta. All five old-maids are still living with their Mother and Brother, Sherman. Margaret will be dead in three years at age 70. Sherman will still have responsibility to make a living for his five sisters (teacher's pay in Milton County is not a living wage in 1920).

In 1928, Sherman begins to build a new house for him and his five old maid sisters. The house will take two years to build on property on Cumming Street. He cuts virgin stands of old growth pine, hauls it to a sawmill, hauls it back to the Cumming Street lot and stacks it for drying for a year. After drying for a year, he again hauls it for final sawing and back to Cumming Street to start the new house. While the wood was drying, Sherman gathered other construction materials and worked on other items ... like digging a well. Sherman collected flat field rocks from cotton fields to use as support for the house. He bought square nails and wood pegs and other hardware. He finished the house about 1930. He built the house with his own hands and the help of one carpenter and an occasional family or neighbor helper.

In December 1931, Sherman marries a widow (my Grandmother), Dora Isabelle STEPHENS SAMPLES. (see attached portion of my Mother's Autobiography). Sherman is now suddenly a Father (none of our family ever used "stepfather, stepchild, etc) of three children ... William Elmer SAMPLES (19-years old), Georgia Kathleen SAMPLES (9-years old), and Clarence Archie SAMPLES (2-years old). Sherman and Dora had their own children John Sherman GARDNER and Howard GARDNER.

In the 1940's Sherman was the Alpharetta Police Chief until he died in 1948.

Sherman's two sons, John and Howard were Alpharetta and Fulton County firefighters most of their adult lives.

The GARDNER Family came to Milton County in 1870 ... 150 years ago ... they were pioneers in a hard land and helped shape the history of Alpharetta and Milton (Fulton) County through some hard times ... they survived Reconstruction in the South, crop failures due to droughts and boll weevils, scarcity of schools, typhoid, small pox, and TB epidemics, Milton County bankruptcy, two World Wars, and a Great Depression. Many of them were part of the "Greatest Generation" ... others were parents and grandparents to the Greatest Generation.

Record their life stories ... save their Homes to remind us of our forefather's struggles in a new world called America. Admire the hard work of hand construction in heart-pine before electric tools.

SMT



Back Row. left to right

Daisy Stephens (Early) on Steps

Carsten Stephens

Emory Stephens

Daniel Webster Stephens

Martha Jane Phillips Stephens

John Stephens

Front Row. left to right

Nellie Stephens (Jameson)

Ola Stephens (Brecks)

Maury Washington Stephens

Dora Stephens (Samples then Gardner)

Not present -

R. V. Stephens
David Stephens - not yet born

From: [REDACTED]
To: [Woodman, Michael](#)
Cc: [Taylor, Elicia](#); [REDACTED]
Subject: RE: PH-19-08 Gardner House - 133 Cumming Street
Date: Monday, December 2, 2019 3:06:28 PM
Attachments: [The GARDNER HOME V101.docx](#)

Mr. Woodman and Ms. Taylor,

The attachments are respectfully submitted for Staff and CC consideration and deal with construction issues of the old historic Gardner Home.

The attached pictures are not from the Gardner Home (as I have not been inside the Gardner Home since the 1950's), but are representative of period construction details circa 1928.

As a supporter of efforts to "preserve Alpharetta's Historical and Cultural Character and Enhance the City's aesthetic value", I would be remiss if I did not try to save a part of Alpharetta History for future generations.

Thank you very much for considering this information. My E-mail address and phone number are shown below.

Respectfully,
Steve Thompson

[REDACTED]
[REDACTED]

The GARDNER HOME
V:1.01

The house at 133 Cumming Street has been known as the Gardner Home by the older generations of Alpharetta residents since it was built (1928-1930). It was built about the same time as some of the surviving houses at the western end of Cumming Street (Main Street intersection). In earlier years, the Gardner home was a landmark which represented the unofficial Alpharetta "city limit".

The Gardner Home was hand-built with a rough floor plan sketch (without blueprints)... by Sherman L. Gardner, for himself and five old-maid sisters (three were teachers in Alpharetta). The Home was typical for "middle class" sized homes of the times, and reflects construction details and methods of the times ... a bygone era. Sherman built the house himself, with the help of a carpenter ... and the occasional help of a family member or neighbor for the heavy lifting. There were no "building codes or standards" ... studs, joists, and rock pillars were placed where Sherman thought they were needed. (see attachment showing inside plank walls), Sometimes "plumb", "square", and "level" were eyeball estimated with crude instruments by today's standards of laser levels. Large joists were often mortised and pegged together.

Gardner Home creature comfort construction details were typical of the times ... high ceilings, large rooms without closets (chifforobes used), large floor to ceiling windows, screen doors, large porches with swings and rocking chairs, large fireplaces, and detached garages. Some of the window panes had imperfections in the glass. Creature comforts did not include indoor plumbing, electricity, HVAC, or refrigeration.

All of the wood used to construct the Home was cut from the Gardner Home site ... virgin forest of mostly old-growth pine (see attachment showing heart-pine floor). The wood was cut with two-man cross-cut saws, hauled to the saw mill, hauled back to the home site, dried for a year, hauled back to the saw mill for final sizing, and lastly... hauled back to the home site. The heart-pine floors are wide boards ... in widths that are no longer obtainable. Old-growth heart-pine is so valuable that some commercial businesses disassemble old houses and barns ... just to reuse the heavy, wide, heart-pine boards in other building projects hundreds of miles away. Heart-pine is so tough it is difficult to drive a nail or screw into. The close-grain, heart-pine contains so much rosin that the boards are very heavy compared to today's fast-grown soft yellow pine wood (see attachment comparing wood).

The flat rocks used to support the Home, were fieldstones collected from land cleared for cotton fields and were hauled by wagon to the Home site. It was not unusual to plow-up arrow heads in these same cotton fields ... another historical relic of a bygone era.

The Gardner Home has large fireplaces and original mantels ... typical of an era before HVAC. Some of the hardware is original ... hinges, locks, square nails (see attachment), handles, window hardware, etc. Renovations have been made ... lower ceilings, indoor plumbing, electricity, HVAC, ... but the integrity of the infrastructure remains and is visible to those who are knowledgeable.

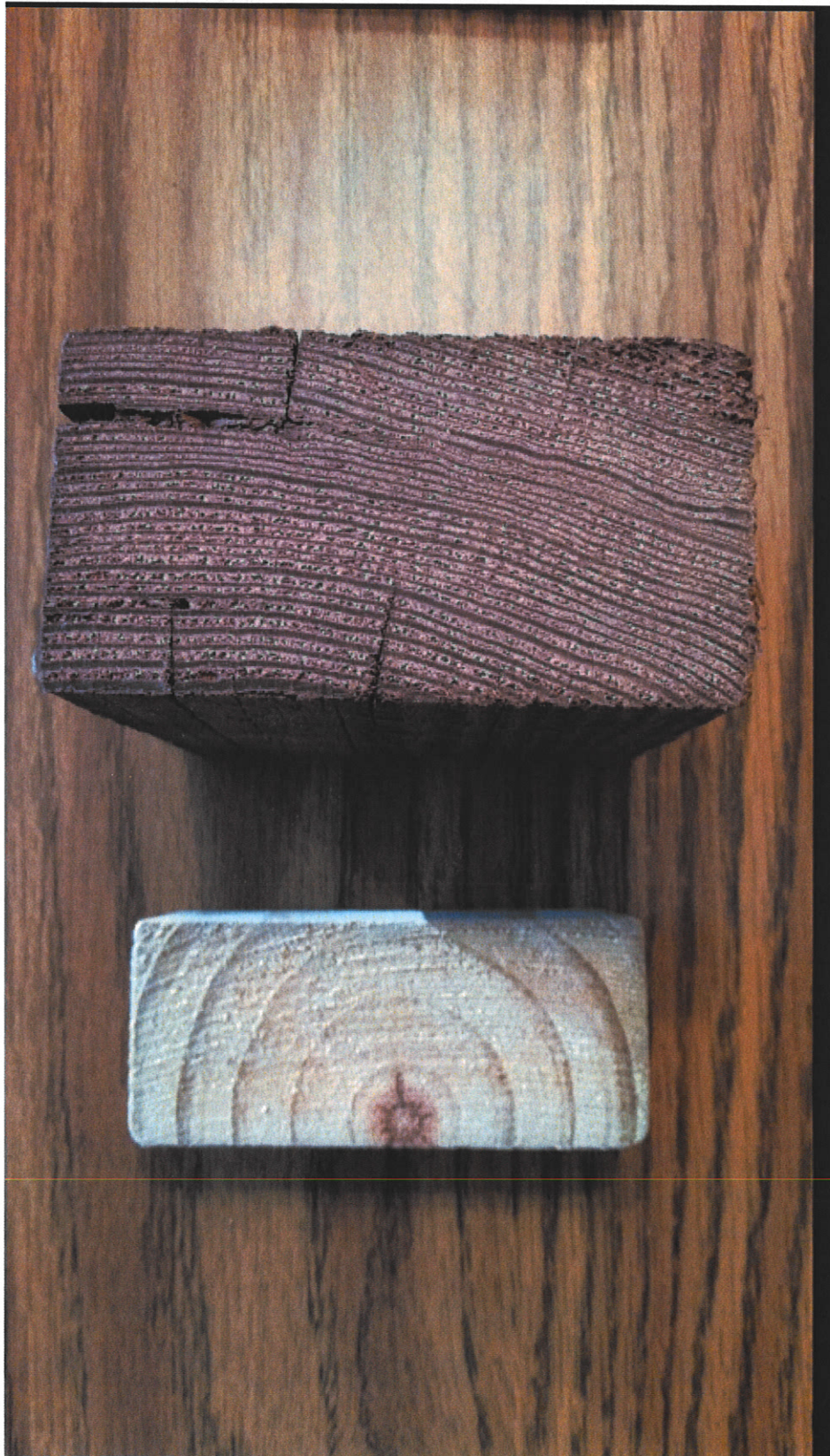
It would be a shame to destroy such a grand old city landmark and historic Home to make room for more cookie-cutter houses. Surly, the Gardner Home can be re-purposed or relocated to survive the wrecking ball and be a lasting asset to our children and grandchildrfen.

SMT

Interior Heart Pine Wall



Heart Pine 2x4 vice today Pine 2x4



Heart Pine Floors



Square Nails



From: [Steve Thompson](#)
To: [Woodman, Michael](#)
Cc: [Taylor, Elicia](#); [REDACTED]
Subject: RE: PH-19-08 Gardner House - 133 Cumming Street
Date: Tuesday, December 3, 2019 6:01:53 PM
Attachments: [Plat - East Adjacent Property.pdf](#)

Mr. Woodman and Ms. Taylor,

Since I cannot attend the CC meeting on the 9th, I wanted to express some final comments for CC consideration regarding the destruction of the old historic Gardner Home:

The current owners of the Gardner Home appear to be land speculators that believe they have a Constitutional RIGHT to do anything they want to their property ... regardless of the public consequences ... and, that is not true.

They have already allowed the Gardner property landscape to become run-down for lack of normal routine maintenance ... perhaps this enhances their argument to destroy the old Home.

Even though our Founders considered Property Rights to be very important, they knew that the "common good" is always a consideration in the exercise of any Constitutional right.

Indeed, the opening paragraph of the US Constitution lists "... promote the general Welfare, ..." as one of the purposes of establishing the Constitution ... and this Nation.

The Founders knew that the right of free speech does not allow a person to yell "FIRE" in a crowded theater, and they knew that your right to swing your arms around in the air, ends at my nose.

Therefore, laws are instituted to require property owners to obey minimum standards of public health and public safety ... and a host of other zoning, building code, easement, historic, and environmental regulations ... to promote the general Welfare.

It is amazing that any business would buy property with the full knowledge that the property has environmental setback buffers and a historic home ... and then threaten lawsuits if they are not accommodated in their demand for relief.

These land speculators have no interest in environmental issues, or historically important structures, or the citizens of Alpharetta ... or any other public good ... they are driven by their own financial gain only ... nothing else is important.

The land speculator now cries that if he cannot obtain environmental variances and permission to destroy the historic Gardner Home that he will suffer economic hardship ... yet he purchased the property with the full knowledge of these issues (apparently, without contingency clauses in the sale contract), with the intent of intimidating the City and State governments into compliance with his demands. Why does his poor judgment constitute a crisis for our City and State residents?

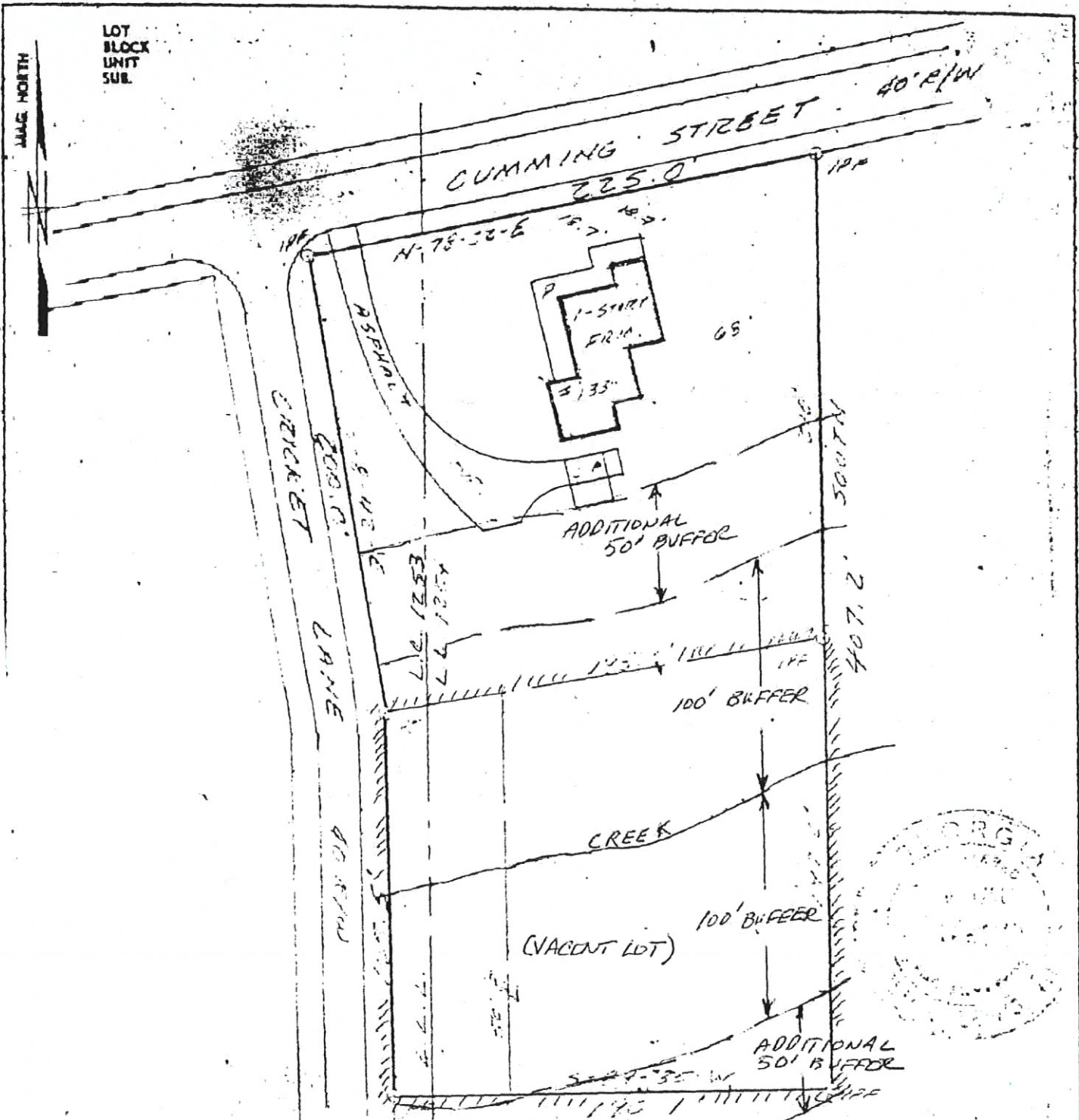
If the land speculator is allowed to obtain a variance for the 150 foot environmental setback (combined non-disturbed buffer and impervious ground cover buffer) from the Teasley Spring, it will result in additional storm water runoff down-stream. Teasley Spring originates east of the Methodist Church, flows east to Big Creek, thence to the Chattahoochee River. If everybody ignores the (Georgia Environmental Protection) Erosion and Sedimentation Control Buffer, there will be additional flooding of the Chattahoochee River basin. The Teasley Spring itself is most likely the genesis of the town of Alpharetta ... which was first a rest stop for travelers, then New Prospect Camp Ground ... then eventually ... today's City of Alpharetta. Easy access to Teasley Spring water was the probable site selection criteria for what became Alpharetta.

The Gardner Home property is not well suited for an environmental buffer variance because of the topology ... it slopes at a fairly steep grade from the back of the garage south to Teasley Spring. If the slope is developed, most of the water that would have been absorbed by the ground and undergrowth will now flow unrestricted over impervious ground cover into Teasley Spring ... then continue down-stream via Big Creek. Just one more environmental disaster allowed in order to protect a foolish land speculator from his own errors.

Development is good ... but, not at ANY cost. History, once destroyed, cannot be regained.

Thank you for considering my comments.

Respectfully submitted,
Steve Thompson



SURVEY FOR PHIL MONZO & PAT MONZO

LAND LOT 1253 & 1254 2ND DISTRICT 2ND SECT.

FULTON COUNTY, GEORGIA

SCALE 1" = 100' DATE: 5-3-83

REG. LAND SURVEYOR NO. 1751

GEORGIA LAND SURVEYING CO., INC.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and found referenced lot (IS NOT) in an area having special flood hazards.



From: [Cook, Kathi](#)
To: [Taylor, Elicia](#); [Woodman, Michael](#)
Subject: FW: Comments on 133 Cumming Street
Date: Thursday, August 8, 2019 2:34:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

From: Jack Nugent [REDACTED]
Sent: Thursday, August 08, 2019 1:50 PM
To: Gilvin, Jim <jgilvin@alpharetta.ga.us>; Binder, Jason <jbinder@alpharetta.ga.us>; Merkel, Dan <dmerkel@alpharetta.ga.us>; Burnett, Ben <bburnett@alpharetta.ga.us>; Hipes, John <jhipes@alpharetta.ga.us>; Mitchell, Donald <dmitchell@alpharetta.ga.us>
Cc: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Comments on 133 Cumming Street

Good afternoon everyone.

I was looking at the zoning request to demolish 133 Cumming for additional lots.

I trust this group to make the right decision, but it annoys me to no end and should do the same to you that the petitioner has acted in a way and is intentionally manipulating facts to achieve its desired result. Approving this without ramifications for the actions taken, or rather not taken, sets an awful precedent so that others can go down the same path – taking action or inaction to achieve their goals.

From their application:

The existing house is old, in poor condition and has no historical significance. The immediate area is rapidly developing with new single family homes being constructed on small lots. Beginning prices for these homes exceed \$750,000.00 and may approach \$1,000,000.00. Owner's property is valuable for new home construction. Two lots can be developed under the existing zoning. The existing home is deteriorating and could not be sold without restoration at an estimated cost of \$750,000.00. The cost basis in the property and the cost of the house as renovated would exceed the fair market value of the restored house, causing the owner to suffer a loss on the investment.

This is their answer to both detriment and hardship.

They bought the house in April of last year for \$500,000. Their application states that:

The estimated cost of a quality renovation for reuse is \$750,000.00. The cost of the land was \$500,000.00. The resulting renovation could not be sold at a profit. There is no potential for renovation and reuse.

It was not the land that was \$500k. It was the house and land that was \$500k.

They say that:

The property has been poorly maintained, improvements are outdated and systems would all have to be replaced. Current level of repair is non-existent and has been for some time. Additions and changes have been made to the original construction.

So the house has been poorly maintained.

Let me show you a few pictures from Google street views:

Here's 12/16:



Here's 11/18:



So, in December 2016, it was looking good and occupied. You can see a lot of other timeline photos of the house – some not too old with a wagon in front. They chose to buy the house and land in April 2018. They made that investment. They had no assurances of being able to do anything with the lot at the time. They chose to make that investment. If it was neglected, it was by them. Not the prior owner.

They chose neglect. No they apply and say it was neglected and that it would cost them \$750,000 to fix that neglect. If it wasn't neglected by them, then that same \$750k would have been factored in when they bought it in April 2018.

So, by abandoning/neglecting the property, they are coming to you saying it was abandoned and neglected and they should be able to demolish the property and create two lots.

Approving this without consequence will tell a developer that they can buy a property, neglect it for a while, and then come to you and say it was neglected. To me, it is underhanded and manipulative, and again, sets a poor precedent. They should not be rewarded for manipulation and neglect.

And honestly, the Historic Assessment attached to the application has to be taken with a grain of salt – look at the picture on the front vs the Google street view. Prepared by John Adams of (too tall) Liberty Hall. If that picture is not designed to manipulate City Council...

Personally, I like the old house, but I would never hire a firm like them to update it if they really think it would cost \$750k!

And personally, I think they should have submitted an application stating the facts – we bought the house and land for \$500k hoping to get entitlements to create two separate

lots and make some money. Not the BS sob story that without a change, there will be detrimental implications.

Again, I truly trust all of you to make the right decision and I apologize for being indignant on your behalf! You have a right to your own indignance.

Jack Nugent

Resident of the City of Alpharetta

From: [Woodman, Michael](#)
To: [REDACTED]
Cc: [Taylor, Elicia](#)
Subject: FW: Gardner-Manning House
Date: Tuesday, August 13, 2019 3:00:37 PM

Thank you for your comments and participating in the public hearing process. We will include your comments with this file as it moves forward to City Council.

Best regards,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
(678) 297-6072
www.alpharetta.ga.us

-----Original Message-----

From: Borden, Brian <bborden@alpharetta.ga.us>
Sent: Tuesday, August 13, 2019 2:53 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: FW: Gardner-Manning House

-----Original Message-----

From: joanne joanneshields [REDACTED]
Sent: Tuesday, August 13, 2019 2:51 PM
To: Borden, Brian <bborden@alpharetta.ga.us>
Subject: Gardner-Manning House

Dear Sir,

I am sending this email in requesting this house be preserved and history shared with community.

Thank you in advance for your consideration to this request.

I am a 35 year resident of Alpharetta and sorry to see so many changes.

Joanne Shields.

Sent from my iPhone

From: [Woodman, Michael](#)
To: [REDACTED]
Cc: [Taylor, Elicia](#)
Subject: FW: Gardner-Manning House
Date: Tuesday, August 13, 2019 2:46:10 PM

Thank you for your comments and participating in the public hearing process. We will include your comments with this file as if moves forward to City Council.

Best regards,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
(678) 297-6072
www.alpharetta.ga.us

From: Borden, Brian <bborden@alpharetta.ga.us>
Sent: Tuesday, August 13, 2019 2:34 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: FW: Gardner-Manning House

From: Jean Amber [REDACTED]
Sent: Tuesday, August 13, 2019 2:18 PM
To: Borden, Brian <bborden@alpharetta.ga.us>
Subject: Gardner-Manning House

Sir,
Although we will be unable to attend the meeting regarding the developer's request for demolition of this house, we would like to add our voice to those of other residents of Alpharetta who object to such demolition of this historic property. Far better that it be renovated for civic or commercial uses.

Jean and John Amber
11102 Windrush Lane

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: **PH-19-08 Demolition Permit 133 Cumming Street**

Contact Name: **Steve Sherrill/Don Rolader** Telephone: **770-815-2455/770-442-0330**

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.

One resident of Windward contacted Steve Sherrill inquiring about the demolition. Mr. Sherrill responded to her. That exchange is attached. No other comments were received.

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 - sample attached | ☐ 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.
See Exhibit attached

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: _____

Donald A. Rolader

Date: **8-7-2019**

Print Form



July 22, 2019

Property Owner

RE: 133 Cumming Street, Alpharetta, GA 30009

Dear Property Owner:

KBL Investments, LLC owns the property listed above, which is located at the corner of Cricket Lane and Cumming Street. We have filed an application to demolish the existing structure and we are notifying you as required by the City of Alpharetta Uniform Development Code. The house has no historical significance as indicated by the Historic Survey Report we filed with the City.

If you have any questions, please contact me at the address shown on this letter. You may also call me at 770-815-2455 or email me at steve@kblinvestments.com. You may also contact our attorney, Don Rolader, with any questions. His address is 1865 Lockeway Drive, Suite 601, Alpharetta, GA 30004. His phone number is 770-442-0330 and his email is don@roladerandrolader.com. There is a CZIM information meeting on August 14, 2019 at City Hall at 6 p.m. The City Council will consider this matter on September 23, 2019 at 6:30 p.m.

Sincerely,

Steve Sherrill

cc: Don Rolader

MANNING SARAH P
40 CUMMING ST
ALPHARETTA GA 30004-1610

MENTO CRAIG JAMES II & KINAST MENT
O JENNIFER
145 MANNING DR
ALPHARETTA GA 30009

THWAITES ROBERT
606 KINGS TRAIL DR
SUNSET BEACH NC 28468

KEETER NICHOLAS C & WANAMAKER REBE
KAH M
175 PINETREE CIR
ALPHARETTA GA 30009

LACHGAR REBECCA G
135 MANNING DR
ALPHARETTA GA 30009-3616

BOYKIN CHARLES M & APRIL M
154 COLD CREEK DR
ALPHARETTA GA 30004

BLANKENSHIP LINDA S
183 PINETREE CIR
ALPHARETTA GA 30004-1626

PIXLEY JAMES W JR & LECAIN THOMAS K
245 CRICKET LN
ALPHARETTA GA 30009

EWING MICHAEL R & EWING JOANNE S
135 COLD CREEK DR
ALPHARETTA GA 30009

PARTAIN WENDELL
1316 E WINDSOR ST
KINGSPORT TN 37660-4042

VAUGHAN JANET T
262 CRICKET LN
ALPHARETTA GA 30009-3661

BERNARD JILL
145 CUMMING ST
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P O BOX 896
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EQUITY TRUST COMPANY CUSTODIAN FBO
& OF DANIEL M F
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175 MANNING DR
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CUMMING GA 30040

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130 CUMMING LLC
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2530 CLAIRVIEW ST
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MONZO PHILLIP R
133 CUMMING ST
ALPHARETTA GA 30004

BONE ANDREW J & CONNELL MICHAEL A
12460 CRABAPPLE RD STE 202-647
ALPHARETTA GA 30004

BROWER ROBERT W
2620 CLAIRVIEW ST
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ALPHARETTA PRESBYTERIAN CHURCH INC
229 PEACHTREE ST NE
ATLANTA GA 30303

ALPHARETTA FIRST UNITED METHODIST
CHURCH
13480 HOPEWELL RD
ALPHARETTA GA 30004-3519

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109 CUMMING ST
ALPHARETTA GA 30004-1611

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241 CRICKET LN
ALPHARETTA GA 30009-3607

THOMPSON STEPHEN M & DONNA S
8022 TEA GARDEN RD SE
HUNTSVILLE AL 35802-3954

GRBK ACADEMY LLC
P.O. BOX 550345
ATLANTA GA 30355

ALPHARETTA PRESBYTERIAN CHURCH INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

DEVORE PEGGY W
3023 OAKSIDE CIR
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JOHNSON JOHN RANDAL & JUDITH P
120 CUMMING ST
ALPHARETTA GA 30009

LECAIN THOMAS K & PIXLEY JAMES WIL
LIAM JR
255 CRICKET LN
ALPHARETTA GA 30009

ATLANTA PRESBYTERY INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

From: Lynn Sickeler <lynnsickeler@comcast.net>
Sent: Friday, July 12, 2019 3:11 PM
To: s-sherrill@mindspring.com
Subject: RE: 133 Cumming Street

How wonderful that you took time out of your busy life to respond to me. I appreciate it. I live in Windward, but am in the historic society and have studied some of the old homes. It's a beautiful home from outside. I know you're in a financial position, but I really appreciate your response. Lynn Sickeler

From: s-sherrill@mindspring.com <s-sherrill@mindspring.com>
Sent: Friday, July 12, 2019 3:04 PM
To: 'Lynn Sickeler' <lynnsickeler@comcast.net>
Subject: RE: 133 Cumming Street

Ms. Sickler:

While I understand your concern. I looked at all of the many options with the property and keeping the house was not financially feasible. The house is very outdated and would require a significant amount of money to get the house even close to today's standards. For instance the house only has one bathroom and one bedroom. You are welcome to go thru the property and you will see how much work would be required. The back door is open from where someone broke the glass and entered. I have been fortunate in that there as only been minor vandalism.

I had a historic report done on the property and the property was found to have no historic value from a past ownership or architectural/construction standpoint. The house was built in the 1940's from a set of Sears catalog building plans. I too believe in saving historic structures. However there is a difference between a property being historic and a property just being old. This property is the latter.

Envision if you will a new house on the property with a lovely wrap around front porch with swings, rocking chairs, etc.. This would be much more of an asset to the area than the current structure that is there.

Respectfully,

Steve Sherrill

BTW – where do you live in relation to the property?

From: Lynn Sickeler <lynnsickeler@comcast.net>

Sent: Thursday, July 11, 2019 4:35 PM

To: steve@kblinvestments.com

Subject: 133 Cumming Street

This is an appeal to save this beautiful, historic home. I think having this home as part of your community will enhance it, as has the Manning Home on Academy Street. Beautiful, old homes attract folks to small towns and will only add to the community. Can it be used for sales and as maybe a community center for your project? Lynn Sickeler

6/28/19

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

PH-19-08
GARDNER HOUSE DEMOLITION

133 CUMMING ST
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: KBL Investments, LLC

Telephone: 678-461-5550

Address: 1203 Macy Dr

Suite: _____

City Roswell

State: GA

Zip: 30076

Fax: _____

Mobile Tel: 770-815-2455

Email: steve@kblinvestments.com

Subject Property Information:

Address: 133 Cumming St Alpharetta

Current Zoning: R3

District: 2nd

Section: 2nd

Land Lot: 1253/1254

Parcel ID: 22-4981-1253-041-5

Proposed Zoning: _____

Current Use: Vacant

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Exception

☐ Rezoning

☐ Master Plan Review

☐ Variance

☒ Public Hearing

☐ Comprehensive Plan Amendment

☒ Other (Specify):

Demolition Permit

6/28/19

133 CUMMING ST

APPLICANT REQUEST AND INTENT

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

single family residential lots to be offered for sale.

Applicant's Request (Please itemize the proposal):

To demolish the existing structure at 133 Cumming Street.

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

To offer the property for sale for new home construction.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Steve Sherrill / KBL Investment Telephone: 770-815-2455
Address: 1203 Macy Dr. Suite: _____
City: Roswell State: GA Zip: 30076

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 <u>demolition permit for existing house</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: same as owner Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: [Signature] Date: 6-25-19

Notary:

Notary Signature: [Signature] Date: 6/25/19



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: **KBL Investments, LLC**

Subject Public Hearing Case: **133 Cumming Street demolition permit**

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: _____ 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: _____

6-25-19

1. Is there a detriment to the property owner in not granting the request for demolition?

The existing house is old, in poor condition and has no historical significance. The immediate area is rapidly developing with new single family homes being constructed on small lots. Beginning prices for these homes exceed \$750,000.00 and may approach \$1,000,000.00. Owner's property is valuable for new home construction. Two lots can be developed under the existing zoning. The existing home is deteriorating and could not be sold without restoration at an estimated cost of \$750,000.00. The cost basis in the property and the cost of the house as renovated would exceed the fair market value of the restored house, causing the owner to suffer a loss on the investment.

2. What are the proposed building or redevelopment plans for the property?

To demolish the existing structure at 133 Cumming Street and to offer the property for sale for new home construction.

3. Will there be an Economic Hardship if the Application is denied?

The existing house is old, in poor condition and has no historical significance. The immediate area is rapidly developing with new single family homes being constructed on small lots. Beginning prices for these homes exceed \$750,000.00 and may approach \$1,000,000.00. Owner's property is valuable for new home construction. The existing home is deteriorating and could not be sold without restoration at an estimated cost of \$750,000.00. The cost basis in the property and the cost of the house as renovated would exceed the fair market value of the restored house, causing the owner to suffer a loss on the investment. Requiring the owner to retain the existing structure on the property renders the property less valuable than the price paid for it, and far less valuable than surrounding properties.

4. What is the present condition of the property and the current level of repair and maintenance?

The property has been poorly maintained, improvements are outdated and systems would all have to be replaced. Current level of repair is non-existent and has been for some time. Additions and changes have been made to the original construction.

5. What is the potential of the building for renovation and reuse and the cost and extent of possible renovation?

The estimated cost of a quality renovation for reuse is \$750,000.00. The cost of the land was \$500,000.00. The resulting renovation could not be sold at a profit. There is no potential for renovation and reuse.

6. Is the contributing Historic building out of scale or out of character with surrounding land uses?

The building is not historic and is out of scale and out of character with surrounding land uses, which are state-of-the-art new construction on small, low maintenance lots with internal neighborhood circulation and passive amenities.

7. Do the restrictions placed upon this property adversely affect its reasonable use or usability?

Requiring the owner to retain the current structure would destroy the economic value of the property, render it non-competitive with nearby properties, and effectively result in a taking of the owner's property.

8. Is there reasonable balance between the public benefit from the preservation, protection and perpetuation of the property and the detriment to the owner as a result of prohibiting the request?

There is no reasonable balance. The house is old, small, outdated and in poor shape. It has no historical significance. Requiring that the owner keep this structure would be a significant financial detriment to the owner. Nearby properties are developing as expensive new homes on small lots. The subject property cannot compete, and presently represents no benefit to the public.

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: 133 Cumming Street demolition permit

Contact Name: Steve Sherrill Telephone: 770-815-2455

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.

property owners listed on Exhibit A attached

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 <i>(Please Specify)</i> |

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.

Letter, phone call, email, fax message, in person meeting

6/28/19

GARDNER HOUSE DEMOLITION
133 CUMMING ST**EXHIBIT "A"****Property Owners within 500 Foot Radius**

MANNING SARAH P
40 CUMMING ST
ALPHARETTA GA 30004-1610

MENTO CRAIG JAMES II & KINAST MENT
O JENNIFER
145 MANNING DR
ALPHARETTA GA 30009

THWAITES ROBERT
606 KINGS TRAIL DR
SUNSET BEACH NC 28468

KEETER NICHOLAS C & WANAMAKER REBE
KAH M
175 PINETREE CIR
ALPHARETTA GA 30009

LACHGAR REBECCA G
135 MANNING DR
ALPHARETTA GA 30009-3616

BOYKIN CHARLES M & APRIL M
135 COLD CREEK DR
ALPHARETTA GA 30004

BLANKENSHIP LINDA S
183 PINETREE CIR
ALPHARETTA GA 30004-1626

PIXLEY JAMES W JR & LECAIN THOMAS K
245 CRICKET LN
ALPHARETTA GA 30009

EWING MICHAEL R & EWING JOANNE S
135 COLD CREEK DR
ALPHARETTA GA 30009

PARTAIN WENDELL
1316 E WINDSOR ST
KINGSPORT TN 37660-4042

VAUGHAN JANET T
262 CRICKET LN
ALPHARETTA GA 30009-3661

BERNARD JILL
145 CUMMING ST
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ALPHARETTA WOMANS CLUB INC
P O BOX 896
ALPHARETTA GA 30009

STEWART MICHAEL T & REBECCA A
203 PINETREE CIR
ALPHARETTA GA 30009-3628

BRAMBLETT JOE E & EDITH W
207 DENNIS DR
ALPHARETTA GA 30004

260 WAVETREE DRIVE LLC
P O BOX 2033
ALPHARETTA GA 30023

WILLIAMSON FRED III & SANDY K
211 PINETREE CIR
ALPHARETTA GA 30009-3628

HALEY MICHAEL P & HALEY JULIE ISON
165 CUMMING ST
ALPHARETTA GA 30009

EQUITY TRUST COMPANY CUSTODIAN FBO
& OF DANIEL M F
1 EQUITY WAY
WESTLAKE OH 44145-1050

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2565 CLAIRVIEW ST
ALPHARETTA GA 30009

STOVALL LINDA STRICKLAND
175 MANNING DR
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H & R PROPERTY HOLDINGS LLC
6415 LAKE TRCE
CUMMING GA 30040

RICE ROSSITZA RICE TIM
2640 CLAIRVIEW ST
ALPHARETTA GA 30009

NIOLON JOSEPH R JR & SUSAN M
1350 WILD AZALEA LN
ATHENS GA 30606-5354

130 CUMMING LLC
43 WOODSTOCK RD
ROSWELL GA 30075

BAILEY THOMAS G & BEVERLY K
2630 CLAIRVIEW ST
ALPHARETTA GA 30004

MONZO PHILLIP R
133 CUMMING ST
ALPHARETTA GA 30004

BONE ANDREW J & CONNELL MICHAEL A
12460 CRABAPPLE RD STE 202-647
ALPHARETTA GA 30004

BROWER ROBERT W
2620 CLAIRVIEW ST
ALPHARETTA GA 30009

6/28/19

PH-19-08
GARDNER HOUSE DEMOLITION
133 CUMMING ST

ALPHARETTA PRESBYTERIAN CHURCH INC
229 PEACHTREE ST NE
ATLANTA GA 30303

ALPHARETTA FIRST UNITED METHODIST
CHURCH
13480 HOPEWELL RD
ALPHARETTA GA 30004-3519

SCHAEFFER JAMES T
109 CUMMING ST
ALPHARETTA GA 30004-1611

GARDNER JOAN LAUTRELL
241 CRICKET LN
ALPHARETTA GA 30009-3607

THOMPSON STEPHEN M & DONNA S
8022 TEA GARDEN RD SE
HUNTSVILLE AL 35802-3954

GRBK ACADEMY LLC
P.O. BOX 550345
ATLANTA GA 30355

ALPHARETTA PRESBYTERIAN CHURCH INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

DEVORE PEGGY W
3023 OAKSIDE CIR
ALPHARETTA GA 30004

JOHNSON JOHN RANDAL & JUDITH P
120 CUMMING ST
ALPHARETTA GA 30009

LECAIN THOMAS K & PIXLEY JAMES WIL
LIAM JR
255 CRICKET LN
ALPHARETTA GA 30009

ATLANTA PRESBYTERY INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

00054165

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lots 1253 and 1254 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the corner formed by the intersection of the southeasterly right-of-way of Cumming Street 40-foot right-of-way and the easterly right-of-way of Cricket Lane (40-foot right-of-way); running thence north 78 degrees 22 minutes east along the southeasterly right-of-way of Cumming Street (40-foot right-of-way) 225 feet to an iron pin found; running thence due south 407.2 feet to an iron pin found; running thence south 89 degrees 35 minutes west 196.1 feet to an iron pin found on the easterly right-of-way of Cricket Lane (40-foot right-of-way); running thence northly along the easterly right-of-way of Cricket Lane 165.5 feet to an iron pin found; continuing thence north 8 degrees 42 minutes west along the northeasterly right-of-way of Cricket Lane 200 feet to the southeasterly right-of-way of Cumming Street (40-foot right-of-way) and the point of beginning, being improved property having a one-story frame house thereon known as No. 133 Cumming Street, according to the present system of numbering houses in Fulton County, Georgia, and being more particularly shown on survey prepared by Georgia Land Surveying Co., Inc., dated June 6, 1983.

BOOK 10841 PAGE 443

[Handwritten signature]

PKM

6/28/19

ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW

1865 LOCKEWAY DRIVE, SUITE 601

ALPHARETTA, GEORGIA 30004

Telephone (770) 442-0330

Fax (770) 442-0641

www.roladerandrolader.com

PH-19-08
GARDNER HOUSE DEMOLITION
133 CUMMING ST

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

June 25, 2019

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

RE: Application of KBL Investments, LLC for Demolition Permit; 133 Cumming Street, City of Alpharetta, Fulton County, Georgia; Letter of Intent

Dear Mayor and Councilpersons:

This firm represents KBL Investments, LLC, the property owner, who is seeking a Demolition Permit for the structure located at 133 Cumming Street. This letter shall be construed as the Letter of Intent for this Application.

The Applicant requests the issuance of a Demolition Permit pursuant to UDC Section 2.9.6 D. The criteria for approval are attached hereto as Exhibit A to this Letter of Intent.

Applicant owns the property at 133 Cumming Street and intends to market the land for single family home construction sometime in the future. The property is not marketable with the current structure (abandoned house) existing on the property. The house has two bedrooms, one and one half baths, and has been modified since initial construction in 1930. The house is small and not marketable as a residence either as a rental or for sale in its current condition.

A Constitutional Challenge is attached to this Letter of Intent and incorporated herein by reference.

Owner requests that Mayor and Council grant this application and issue a Demolition Permit for the reasons set forth in the Application and Constitutional Objections. It is my understanding that the public hearing will be conducted on September 23, 2019, with a CZIM meeting scheduled for August 14, 2019.

6/28/19

PH-19-08
GARDNER HOUSE DEMOLITION
133 CUMMING ST

Mayor and City Council
City of Alpharetta, Georgia
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Page 2

The granting of this Demolition Permit Application will have no negative impact on adjoining or nearby properties. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia.

Very truly yours,

ROLADER & ROLADER, P.C.



Donald A. Rolader

City of Alpharetta Demolition Permit Criteria

2-A. Any substantial changes in circumstances that have occurred since the contributing historic building was added to the Historic Resources Inventory? No changes have occurred to the property since the property was added, without the owner's consent or authorization, to the Historic Resources Inventory. The surrounding neighborhood has developed as new homes on small lots with prices in the \$700-800 thousand dollar range, with some home prices significantly higher. Downtown Alpharetta has become a very desirable place to live.

2-B. The proposed building or redevelopment plans for the property on which the contributing historic building is located? The current plan is to market the property for a new residential homes that would be an asset to the immediate area. Two lots can be developed under the current zoning.

2-C. The impact of the proposed demolition on any remaining portion of the building, if applicable?
N/A

2-D. The economic hardship which may be experienced by the present owner if the application is denied? The cost to update the property to current standards would make the price point significantly more than the immediate area. Should the request be denied I would have no choice but to leave the property in its current state of disrepair until the market conditions increase significantly or sell the property at a financial loss. The cost of the property and the necessary renovations would exceed the market sales price of the finished product.

2-E. The present condition of buildings, and the current level of repair and maintenance of neighboring buildings? The majority of the surrounding properties are residential properties that are new properties that have been completed within the last year. They are in excellent condition, properly maintained by their respective HOA's and very desirable.

2-F. The potential of the building for renovation and reuse and the cost and extent of possible renovation? The property is grossly outdated, undersized and in a state of disrepair compared to properties in the immediate area. In order to address each of these issues it would require a significant amount of money which would then cause the property's price point to be far in excess of the market value, and could not be sold for enough to cover the land cost and renovation expense.

2-G. The degree to which the contributing historic building is out of scale or out of character with the surrounding land uses? The property is grossly undersized and outdated for the immediate area i.e. only two bedrooms and one and one half bathrooms, thus making it unsuitable for young families moving into the area. Architecturally, it is not consistent with the new products and adds nothing to the surrounding area.

2-H. Whether due to the location of the property and surrounding land uses, the restrictions placed on such property adversely affect its reasonable use or usability? Due to the property's physical restrictions, as previously mentioned, and the state of disrepair, the property cannot be used for its current use. Requiring the owner to keep the structure renders the property unusable. The area is developing as new residential single family homes, and the restriction would prevent the owner from developing the property in a similar manner, causing a severe financial hardship.

2-I. Whether there is reasonable balance between the public benefit from the preservation, protection and perpetuation of the property and the detriment to the owner as a result of prohibiting the request? As the property has no known historic value, per the American History Guild report, there is no public benefit to keeping the current structure versus allowing new residences that would be a financial and architectural asset to the community.

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning/public hearing application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner 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:

A denial of the Application would be unconstitutional in that it would destroy the Owner'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 Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed, or receiving a demolition permit, is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner'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 a violation of 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 an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by 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 by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner

between the Owner 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 Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Additionally, Owner challenges the constitutionality of requiring Owner to apply for a demolition permit to be considered at a public hearing. To deny the permit is a taking of Owner's property without just and adequate compensation, and is discriminatory. Owner challenges the process by which the City of Alpharetta has listed Owner's property on a listing on the City's "Historic Resources Inventory". Owner asserts that this process is arbitrary, capricious, vague and not based on any objective standards of review. Owner asserts that it was done without proper notice to Owner and without Owner's consent or knowledge. Owner further asserts that such a restriction on Owner's property damages or destroys its marketability without any benefit to the public. Applicant asserts that the listing constitutes a "rezoning" or imposition on restrictions on Owner's property without compliance with the provisions of the Georgia Zoning Procedures Law (O.C.G.A. Title 36 Chapter 66), and without adequate notice and provision for hearing to the property owner as set forth in said Law.

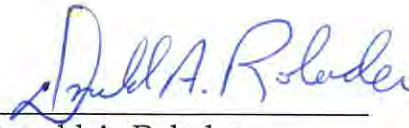
In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City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

6/28/19

PH-19-08
GARDNER HOUSE DEMOLITION
133 CUMMING ST

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Demolition Permit as requested.

ROLADER & ROLADER, P.C.

By: 
Donald A. Rolader
Attorney for Owner

1865 Lockeway Drive
Suite 601
Alpharetta, GA 30004
770-442-0330



Preservationist Guild
BRINGING THE PAST BACK TO LIFE

HISTORIC SURVEY REPORT

Prepared for:

KBL Investments, LLC
1203 Macy Drive
Roswell 30076

by John Adams



Subject Property – 133 Cumming Street

HISTORIC ASSESSMENT FOR:

133 CUMMING STREET ALPHARETTA, GEORGIA

The Preservationist Guild
John Adams

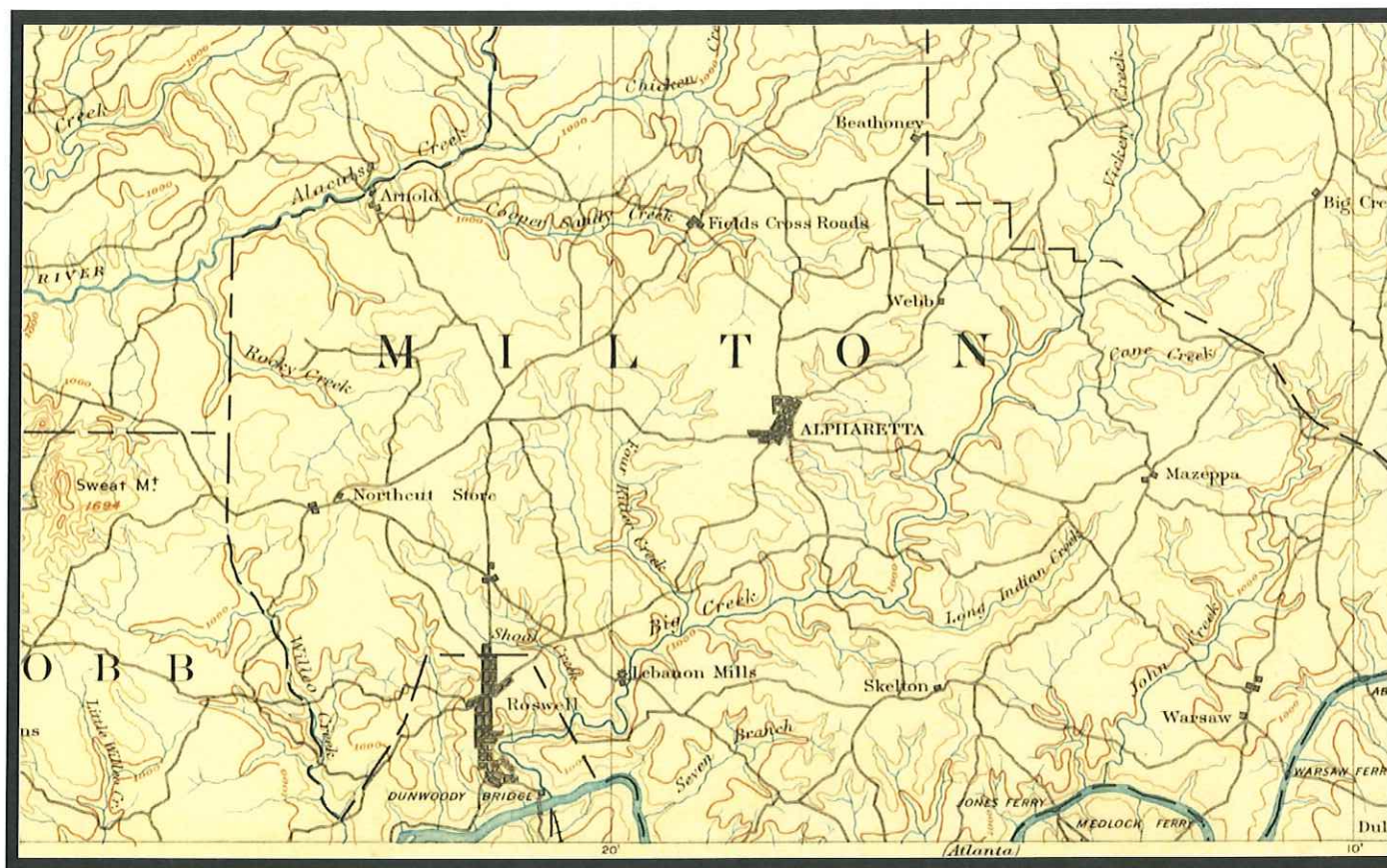
33 South Main Street
Suite 401
Alpharetta, Georgia 30009

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MAP OF ALPHARETTA & ENVIRONS

CIRCA 1894



Project Description

This Historic Survey Report was conducted by The Preservationist Guild on behalf of the property owner, KBL Investments, LLC.

The subject property, having an address at 133 Cumming Street, Alpharetta, Georgia, is of the New South Cottage Type, in the Folk Victorian Style comprising one story. It was built as a single family dwelling, circa 1930.

The purpose of the survey is to identify all the historically significant resources within the subject property (as identified in Figure 1.) and determine whether or not said resources meet the criteria for historic preservation.

The survey was conducted by John Adams of The Preservationist Guild.



FIGURE 1. AERIAL VIEW OF SUBJECT PROPERTY
133 CUMMING STREET

METHODOLOGY & SURVEY CRITERIA

RESEARCH

The surveyors conducted research into the historic ownership of resources.

Historical information employed in the preparation of the developmental history of the subject properties, together with background information was obtained through research of the Cherokee, Milton and the Fulton County Deed Records rooms. The early records of Alpharetta and Milton County were burned in a courthouse fire making it difficult, if not impossible to ascertain who took title to the land from the Gold Lottery until 1867.

Moreover, land title in early frontier America was not the absolute science it is today. Points of Beginning and adjoining lands were often described in nebulous terms making it cumbersome to put an accurate accounting together from the various “puzzle pieces” presented in the early records. A significant amount of investigative work would be necessary to determine a more accurate chain of title, if even possible. Such investigative work is beyond the scope of this Survey.

The earliest records available are accessible in Milton County Deed Book beginning in 1867.

PROCEDURAL METHOD

The surveyor followed procedures as outlined in the Georgia Historic Survey Manual provided by the Historic Preservation Division of the Georgia Department of Natural Resources and the National Register Criteria as outlined by the National Register Bulletin.

The surveyor conducted a preliminary property analysis and an initial field survey to identify subject resources followed by the taking of field measurements together with an intensive field survey including best architectural practices and specific photographs.

Determining whether or not a property is eligible for historic preservation begins with two absolute criteria, the second of which must necessarily follow the first, meaning that the first standard must be met before proceeding to the second criterion. The two criteria are:

1. The Subject Property must have a high quality of Historical Significance.

Once that is established then one can proceed to the second, which is;

2. The Subject Property must have retained the Historic Integrity of those features necessary to convey its historical significance.

METHODOLOGY & SURVEY CRITERIA

HISTORICAL SIGNIFICANCE

The quality of Historical Significance in American history, architecture, archeology, engineering, and culture, is deemed present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and which possesses one or more of the following;

- A. The Subject Property is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. The Subject Property is associated with the lives of significant persons in our past; or
- C. The Subject Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. The Subject Property has yielded, or may yield, information important in history or prehistory.

HISTORICAL INTEGRITY

After having determined that the property is associated within a significant historical context, the next step is to determine whether or not the subject property has retained the historic integrity of those features necessary to convey its significance.

As stated before, a property must not only be historically significant under the criteria, it must also have retained its Integrity.

There are seven (7) Aspects of Integrity

Location
Design
Setting
Materials
Workmanship
Feeling
Association

To retain Historic Integrity a property will always possess several, and more often than not, most of the seven (7) aspects.

UNDERLYING DEVELOPMENTAL HISTORY

COLONIAL ERA

1802 Compact

The Yazoo Land Fraud of 1794 to 1803 was an unprecedented scam perpetrated by several Georgia governors in party with the Georgia state legislature to sell enormous tracts of land to friends and political insiders.

The fraud was so brazen that more land was sold than actually existed.

The contracts were later voided by state reformers, but the United States Supreme Court ultimately ruled that the contracts were legally binding and had to be honored.



EARLY REPUBLIC

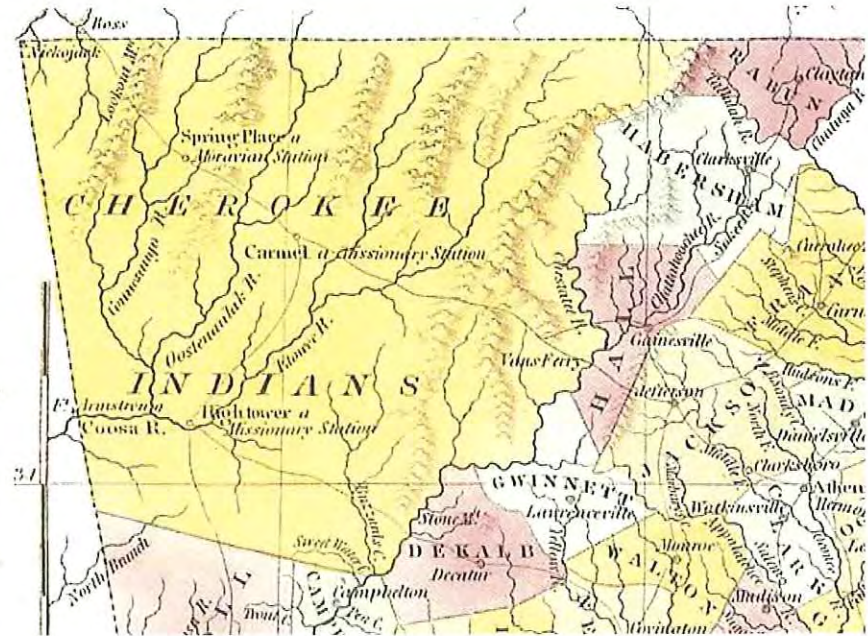
On 26 April 1802, at the strong urging of President Thomas Jefferson, and in an effort to dispense with the entangling legal problems with the United States government, Georgia ceded its western claims to the land involved in the Yazoo Land Fraud.

In exchange for the vast land holdings the state receives 1.25 million dollars and the promise of the eventual removal of the Cherokee Indians from the present-day boundaries of the state.



UNDERLYING DEVELOPMENTAL HISTORY

MAP OF CHEROKEE NATION
Circa 1830



UNDERLYING DEVELOPMENTAL HISTORY

JACKSONIAN AGE

Gold was discovered in 1828 in Dahlonega, Georgia, precipitating the Federal Indian Removal Act of 1830.

To control the hordes of prospectors and frontiersmen entering the former Cherokee Indian territory, the state of Georgia passed legislation authorizing what became known as the Gold Lottery of 1832.

This act mandated that approximately "a third of the 160-acre land districts to be laid out under the act of December 21, 1830, be designated as gold districts of 40 acres each and to be distributed in a separate lottery - so-named the 1832 Gold Lottery.

The original Cherokee Indian territory became Cherokee County by an Act of December 24, 1831. The territory was so expansive that Cherokee County was then divided into four sections, and each section was in turn divided into districts. There were 33 gold districts, and each was further divided into 40 acre "gold" lots.

A law passed on December 3, 1832, parsed the vast Cherokee County into ten counties: Cass (renamed Bartow), Cherokee, Cobb, Floyd, Forsyth, Gilmer, Lumpkin, Murray,



Paulding, and Union. In the drawing of tickets and in the granting of the land, the area was treated only as Cherokee territory. It was divided between land lots distributed by the sixth land lottery and "gold" lots that were distributed by the seventh land lottery."

Jackson had hoped that the Cherokee and other tribes would assimilate into the population as Americans. Jackson was sincere in his belief that if the Cherokee and the other tribes did not melt into the American fabric they would almost certainly face extinction. When opposition by the Cherokee leadership heightened after the Treaty of New Echota was signed in 1835, Jackson thought it a wise and humane policy to remove them to Oklahoma. Thereafter, frontier families flooded the newly acquired lands.

As the lottery winners began occupying their land, inevitable tension mounted between the settlers and the Cherokee. This culminated in the removal of the Cherokee and other tribes from Georgia to Oklahoma in 1838, later to be known as the Trail of Tears.

HISTORY OF ALPHARETTA

THE PIONEERS

Almost immediately following the Indian Removal Act of 1830, pioneers, farmers, tradesmen and the like began pouring into the sparsely populated lands of Northern Georgia.

The pioneers streamed into the territory on the same paths the Cherokee and other tribes had used for untold years. One such trail had been worn bare by the traveling Cherokee as they made their way between the North Georgia Mountains and the Chattahoochee River to the south.

On the trail, as the mountains gave way to the undulating foothills below, a resting point had been established. Like the Cherokee before, the abundant natural springs near the well-worn rest stop were what first drew the white settlers.

Its surroundings were an ideal haven for the weary traveler. This plot of land, near what was to be the Bagley House on the grounds of the current Alpharetta Methodist Church, has been occupied ever since.

NEW PROSPECT CAMP GROUND & THE GREAT AWAKENING

The rest stop quickly acquired a name — “New Prospect Camp Ground.” New Prospect Camp Ground was not so much a town as it was a conglomeration of “tents” brought into spontaneous being by the Second Great Awakening, or The Great Revival as some would call it.

The Second Great Awakening, a spirited revival of protestant faith, followed the First Great Awakening of the 1730's and 40's. It began in the 1790's and lasted through the 1840's. New Prospect Camp Ground came about at the peak period of the movement. The Second Great Awakening was so successful in creating faithful religious adherents in the Deep South that it spurred what is now a common moniker, the “Bible Belt.”

As to the name New Prospect Camp Ground, it is not known if the sprawling name was derived from the circuit riding preachers who were “prospecting souls” or if was named for those who were on their way north, “prospecting gold.” The gleaming yellow rock had been discovered in 1828 in the North Georgia foothills. Perhaps the naming was a little of both.

New Prospect Camp Ground was a bustling place in the mid 1830's, as were many others like it throughout the state. In fact, the camp ground meetings in the Georgia were so notorious that by the latter part of the 19th century the phrase “Georgia Camp Meeting” was used the world over to describe a raucous religious gathering.

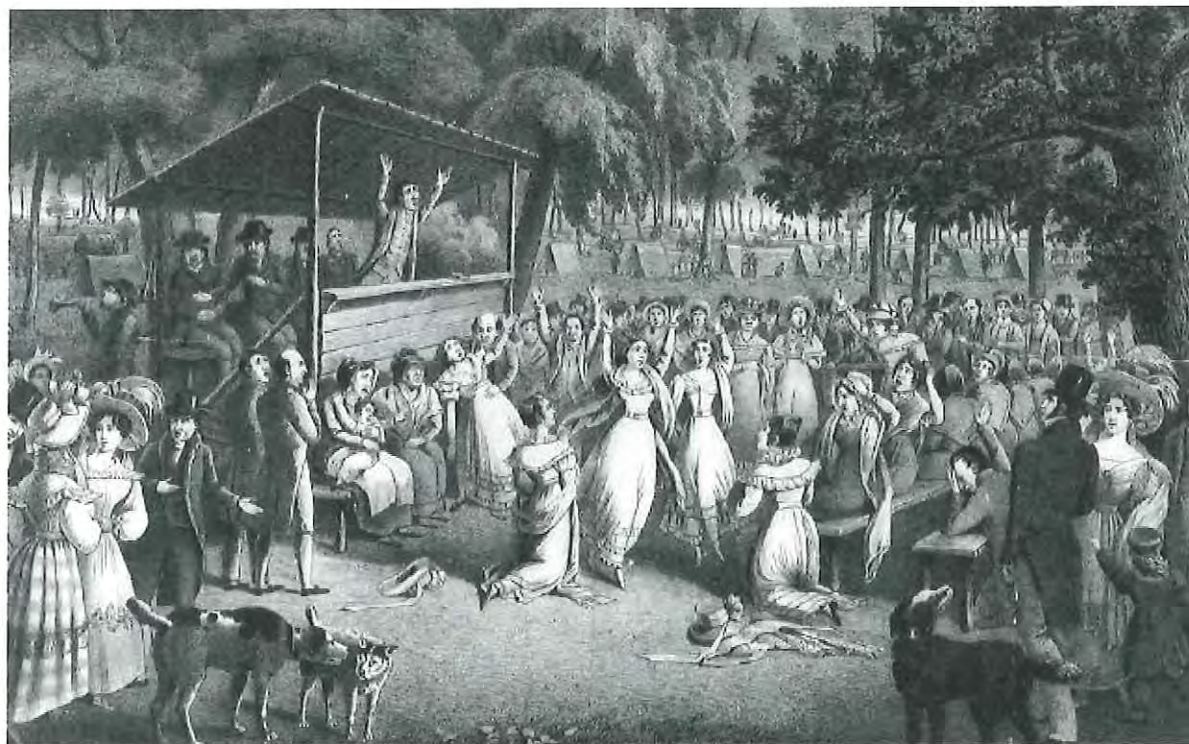
HISTORY OF ALPHARETTA

CAMP MEETINGS

The Baptists and Presbyterians had their share of Camp Meetings for sure, but it was the Methodist's who had a highly efficient system of "circuit riders." The riders were preachers who traveled from camp to camp and who mixed effortlessly with the common people. They could well relate to the hardscrabble life of the frontier family as they were living it too.

The attendees, mostly farmers, frontiersmen and their families, would gather to worship, commune, and lift their spirits after the years' crops were "laid by."

In the beginning, New Prospect Camp Ground attendees would arrive by wagon for the weeks long revivals. The women and children would sleep atop the wagons, the men underneath.



19TH CENTURY METHODIST CAMP MEETING

Before long, some of the faithful built small wooden shelters, known colloquially as "tents." They would use them year after year as they returned to the religious exposition.

The Camp Meetings were most certainly religious at their core, many would be drawn closer to God at the event. But

the huge gatherings were also vacations of sorts. A yearly respite was sorely needed as the back-breaking nature of farm life could leave a body depleted as well as the soul.

HISTORY OF ALPHARETTA



THE BLUE JUNIATA BY MRS. M.D. SULLIVAN

ALPHARETTA GETS ITS NAME

When the Camp moved further north to the Holbrook Campground in 1840 (incredibly, still active in its 180th year), New Prospect continued to serve as a trading post for settlers and wayward frontier families. No longer a camp ground, the erstwhile place of worship was renamed Milton. This remained so until July of 1858 when it was christened its current name of Alpharetta.

The original Cherokee County was so vast (larger than several northern states) that it had to eventually be broken into more than a dozen smaller counties. The Georgia legislature wanted each county seat to be accessible within a one day horse ride (round trip). This explains why, except for Texas, Georgia, with 159, has more counties than any other state in the union.

The town was officially chartered on December 11th 1858 and, being in the geographical center, became the seat of the newly formed county of Milton. Its boundaries extended in a half mile radius from the courthouse.

Alpharetta has two traditions pertaining to the origin of its name. One is a variation of the mythical Indian girl named "Alfarata" immortalized in a 19th century song called "The Blue Juniata." The very popular parlor song was written in 1844 and was the first commercially successful tune written by a woman, Marion Dix Sullivan.

The other tradition is that the city's name was derived in the first part from the first letter of the Greek Alphabet — Alpha. And in the second part combined with retta which means a line traced by a point traveling in a constant direction; a line of zero curvature. This is possibly a reference to the straight path emanating from the mountains and tracing southward to the Chattahoochee River. Perhaps, like its original name, the genesis of Alpharetta's name is a little of both traditions.

It wasn't long, just two and one-half years after the city's official charter, that the Civil War broke out. The fighting did not reach the city (though it did occur in Roswell, just seven miles to the southwest) but many of its sons lost their lives in battles fought far and wide. However, a mid-war smallpox outbreak in 1863 devastated the population already reeling from the loss of their men folk.

After the "War Between the States" as many Southerners would call it, Alpharetta's fortunes rose and fell with that of "King Cotton." Cotton was so named because it was the South's greatest cash crop.

HISTORY OF ALPHARETTA



BOLL WEEVIL

Alpharetta boasted one or more cotton gins who churned out the valuable white fiber for use by the textile mills in nearby Roswell. For most of the latter part of the 19th century and into the early 20th the cotton farmers and gins thrived. But in 1915 all that changed.

First discovered in Texas in the later part of the 19th century the Boll Weevil is at once both a great catastrophe and a great blessing to the South. The swarming insect utterly devastated the outh's main industry in just a few short years. Just the year before its arrival in Georgia over 5.2 million acres of cotton were planted and harvested. By 1923 that number was slashed in half to just 2.6 million acres as the rabid insect wreaked havoc across the state.

• 15 •

GREAT DEPRESSION & TODAY

This, along with the onset of the Great Depression sent Alpharetta and all of Milton County into a debt spiral from which they could not recover. On January 1932 Milton County merged with its wealthier neighbor to the south, Fulton County. This brought much needed relief to the citizens of Alpharetta. The towns farmers made bold moves themselves, diversifying into other crops and livestock to earn a living. This lack of reliance on one commodity allowed Alpharetta's citizens to better weather the storms of the 1930's and 40's.

Alpharetta remained a sleepy North Georgia town for most of the 20th century until state road Georgia 400 bisected the city as it punched its way northward. This brought unprecedented growth to the city. In 1980 there were but 3100 people in the city. Alpharetta now boasts nearly 70,000 citizens, making it the 12th largest city in Georgia.



HISTORICAL SIGNIFICANCE CRITERIA

The quality of Historical Significance in American history, architecture, archeology, engineering, and culture, is deemed present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and which possesses one or more of the following;

1. The Subject Property is associated with events that have made a significant contribution to the broad patterns of our history; or
2. The Subject Property is associated with the lives of significant persons in our past; or
3. The Subject Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
4. The Subject Property has yielded, or may yield, information important in history or prehistory.



Historical Significance

Following is the chain of title to the land as ascertained in public records. As indicated earlier we were unable to locate the earlier records as they were lost to fire or otherwise misplaced.

CHAIN OF TITLE

ISHAM TEASLEY appears to be the first owner of record. Mr. Teasley owned a grist mill, sawmill and a cotton gin in Alpharetta, none of which were associated with the current structure. He did own the land to the west which was the original site of New Prospect Camp Ground. In 1871 he donated that land to the Alpharetta United Methodist Church which has occupied it ever since.

THE GARDNER FAMILY purchased the property as part of a larger tract. According to deed records, the Gardner family acquired land and then built the present dwelling in 1930.

MRS. MABLE W. DONALDSON purchased the property in 1964 from John Sherman Garner.

GENE & DIANNE SPIEGEL purchased the property from Mrs. Donaldson in 1978.

PHILLIP R. MONZO acquired the property in 2003

KBL INVESTMENTS, LLC purchased the property from Phillip Ross Monzo in April of 2018

Having surveyed and researched the public records associated with the subject property we were unable to qualify it using the Historical Significance Criteria as outlined herein. While Isham Teasley (1807-1883), who along with his family were prominent in early Alpharetta history, and, at one time owned the land where the current property exists, the family in fact owned a great deal of property all over north Atlanta and beyond thus making this property just one of many. There are no surviving structures associated with the Teasley family on the property.

The Gardner family built the current dwelling and owned the property for some fifty years. They were no doubt fine citizens of Alpharetta but we were unable to determine that the family made significant contributions to the broad historical patterns of either Alpharetta, Georgia or the Nation's history. The subsequent owners, having acquired the property within the last fifty years do not fall into the prescribed timeline for historical surveying.

Historical Integrity

7 ASPECTS OF HISTORICAL INTEGRITY

As stated before, a property must not only be historically significant under the criteria, it must also have retained its Integrity.

There are seven (7) Aspects of Integrity

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

To retain Historic Integrity a property will always possess several, and more often than not, most of the seven (7) aspects.

INTRODUCTION

The subject property, having an address at 133 Cumming Street, Alpharetta, Georgia, is of the New South Cottage Type, in the Folk Victorian Style, one story, single family dwelling, circa 1930. This architectural type and style was quite common beginning in the 1870's and remained popular through 1910's in urban environments and even well into the 1930's in rural areas. This particular style house was built in very large numbers across Georgia.

The Folk Victorian typically integrated the general forms of its more elaborate cousins, the Victorian and Queen Anne but with much simpler architectural accoutrements.

They usually boasted high-quality interior elements which were being mass produced and made more accessible due to the expansion of the nation's railroads. These manufactured interior elements were typically ordered from a catalogue and liberally incorporated into simple floor plans (see multiple installations of the same fireplace in Appendix 1).

The subject property is typical of its type (New South Cottage) in that it places an emphasis on symmetry and has a central hallway flanked by multiple rooms. It resembles the more richly appointed Queen Anne type in that it has a central square mass with projections to the front and rear. It has a medium-pitched, front and side facing gabled roof elements, and a slightly elevated veranda which wraps around the house from the front door to the rear side.

The structure was originally built as a residential dwelling and has remained so throughout its existence. It has been modified on multiple occasions to increase the interior square footage, presumably to improve the utility of its floor plan.

Each entrance, three in total, is accessible above grade on the porch elements.

Accompanying the main building is a single-pen detached shed with a covered vehicle port (see page 18).

Historical Integrity

MAIN LEVEL

The main level (see floor plan to right) originally had five main rooms and a bath. The original interior pine plank walls and have been covered with most of the original being clad with sheetrock. The ceiling heights are unusually low for a pre-air conditioned home of the 1930's. They were originally 13 feet as high ceilings were of paramount importance in dissipating low level heat in the days before central air conditioning (See Appendix 2). The ceilings were lowered likely when central heating and air conditioning were installed to reduce electricity costs. Each of the original 5 main rooms were originally heated by wood-fueled fire places.

The lone access to the attic, is located in the living room closet. The attic access is cumbersome and was constructed in a fashion commensurate with its infrequent use (Appendix 3).

Most of the original floor to ceiling windows remain with a great many still having the original lead weighted pulley closure systems intact. The 2 over 2 glazed single-pane windows are typical of early -twentieth century manufacturing (Appendix 4). The single-pane windows in both enclosed patio are an outlier as they were installed as part of a later alteration (Appendix 5). Storm doors and windows have been installed in several locations

The exterior of the original structure features wood clapboard while the additions are clad in 5 inch weathered clapboard and fastened with machine-cut nails (see page 20). A portion of the exterior has been subsequently repaired and maintained with round-head nails of later manufacture.



Historical Integrity



SINGLE PEN SHED - LIKELY ORIGINAL TO HOUSE

ATTIC / ROOF

The subject property has a medium-pitched roof constructed of original machine cut 2 x 4 rafters and collar ties. Some of the props and purlins are newly installed and likely so due to typical sagging in the roofline. The upper ceiling joists (The original ceiling height was 13 feet) are also original. As mentioned before, the ceiling was lowered at some point in the recent past, most likely when central air conditioning and heating were added to cut down on electricity use. The decking consists of wide-plank pine. All the roof framing components appear to be original save some of the afore-mentioned purlins and props.

The flues are also original to the house and may require repointing of mortar in the upper regions near the roof line. The bricks used in the chimney construction appear to be original to the house as well.

FOUNDATION & FLOOR ASSEMBLY

The foundation consists of stacked and mortared native fieldstone and brick piers with some cinder block pier reinforcements which appear to have been added later to repair deflection in the floor joist due to settling. The Floor beams and joists are of mortar and tenon construction (Appendix 6) The rear-exposed elevations are part of a late renovation and are of wood-framed construction attached to the original joists and beams with hangers..

OUTBUILDING

The outbuilding is a detached single-pen, wood-framed structure clad with wood clapboard siding with no defining characteristics but a common building type (see photo at left).

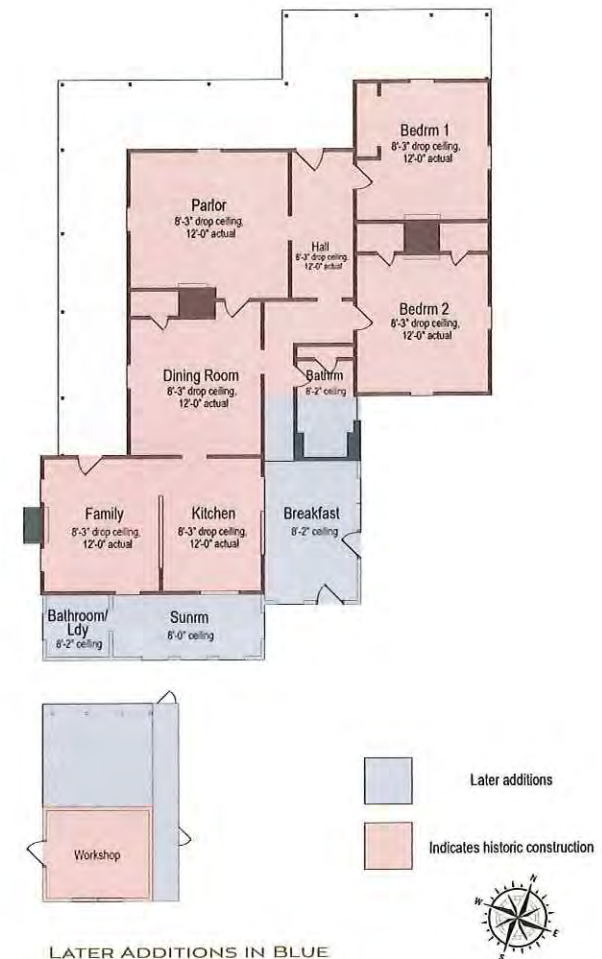
Historical Integrity

ADDITIONS & SUBTRACTIONS

The additions and subtractions as can be best ascertained are as follows:

The rear porch was enclosed to create a sunroom and laundry room on the southern end of the house, including windows and doors, yielding a single modest size room. The porch on the southeastern side of the residence was enclosed as well to create what appears to be a breakfast room. The fenestrations (both windows and doors) are of a different, more recent origin than the main house (Appendix 5) and the roof construction consist of exposed tail rafters and a asphalt-shingled shed roof

The original roof shingle material has been replaced with modern asphalt material. Most all the roof penetrations are modern as well.



Historical Integrity

HISTORICAL INTEGRITY FINDING

The subject property exhibits sufficient architectural integrity depending on the elevation in question. The changes include western, and southern facade additions, with accompanying changes in fenestration substituting non-period building materials from the latter part of the 20th century.

The northern and western elevations have not undergone modification, save the removable storm doors which are not significant factors in excluding the dwelling from being designated a historic resource on the basis of three of the seven Integrity Criteria - Design, Materials and Workmanship.

It is our opinion that the remaining four criteria (Location, Setting, Feeling & Association), which are related to Historical Significance, were not present in the subject property.

The guidelines provide that the Historical Integrity must necessary follow the Historical Significance in evaluating a potential historic resource.



EASTERN ELEVATION

Appendix

1



LIVING ROOM MANTLE



BEDROOM 1 MANTLE



BEDROOM 2 MANTLE

2



NOTE ORIGINAL TONGUE AND GROVE
PAINTED PINE CEILING 5 FEET ABOVE
ADDED CEILING.

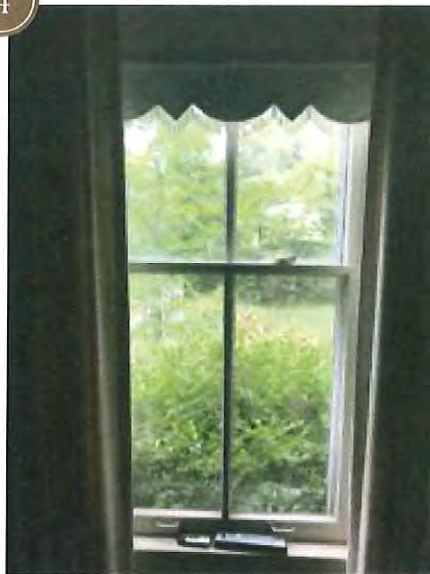
3



ATTIC ACCESS ALTERED TO MAKE
ROOM FOR WATER EATER

Appendix

4



ORIGINAL 2 OVER 2 SINGLE PANE GLAZED FLOOR TO CEILING WINDOWS. THE LARGE SURFACE AREA ALLOWED THE OCCUPANT TO CONTROL THE TEMPERATURE OF THE HOUSE BY BOTH ADJUSTING THE AMOUNT OF LIGHT ALLOWED IN AND OPENING THE UPPER AND LOWER WINDOWS ALTERNATELY TO MAKE IT EITHER FOR A BREEZE BELOW OR HEAT TO ESCAPE ABOVE.

5



LATE 20TH CENTURY MANUFACTURED WINDOWS

Appendix

6



STONE PIERS AND MORTAR & TENON BEAMS AND JOISTS

7



SIMPLIFIED VICTORIAN AND QUEEN ANNE ELEMENTS
TYPICAL OF FOLK VICTORIAN STYLE
POSTS (LEFT) AND GABLE (RIGHT)

Appendix

8



TWO LAYERS OF WALLPAPER . NEITHER IS ORIGINAL AS THE ORIGINAL WALLS OF PLANK PINE ARE COVERED WITH SHEET ROCK

9



ORIGINAL HEART PINE FLOORS ARE INTACT

10



PECAN TREE
LIKELY DATES TO ORIGINAL HOUSE

NEARBY HISTORIC RESOURCES

11



B.F. SHIRLEY HOUSE — CIRCA 1910

12



LEWIS-MANNING HOUSE — CIRCA 1895



Preservationist Guild
BRINGING THE PAST BACK TO LIFE

Architecture is nothing less than the physical enactment of our human aspirations. It mirrors how we see the world in our time.

But as with any large question, the answer often begets many more; are our aspirations beautiful or mundane? Large or small? Lofty or crude? What will we leave in our wake to inform the yet unborn of who we once were? How does it serve our needs in our time and also transcend the present?

At The Preservationist Guild, these are the questions we strive to answer.

“WHERE THE SPIRIT DOES NOT WORK WITH THE HAND, THERE IS NO ART.”

LEONARDO DA VINCI



WHERE THE PAST IS ALWAYS PRESENT

AN AMERICAN HISTORY GUILD COMPANY



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: E-19-06 STUDIO MOVIE GRILL SIGN EXCEPTION

NOTE: THIS ITEM WAS TABLED ON NOVEMBER 18, 2019. IT MUST BE REMOVED FROM THE TABLE FOR CONSIDERATION.

CONSIDERATION OF A SIGN EXCEPTION TO AGGREGATE ALLOWABLE WALL SIGNAGE TO ALLOW FOR THREE (3) WALL SIGNS ON THE FRONT ELEVATION AND TO INCREASE THE SIGN AREA OF A WALL SIGN ON THE REAR ELEVATION OF THE BUILDING FACING THE BIG CREEK GREENWAY. THE PROPERTY IS LOCATED AT 7660 NORTH POINT PARKWAY AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 655, 656 & 686, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

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:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Studio Movie Grill Sign Exception CC Staff Report final 11.25, Aerial Map, Future Land Use, Zoning Map, Location Map, CZIM Sign In Sheet, Citi Part B Report, Application 11.19.19



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: E-19-06 STUDIO MOVIE GRILL SIGN EXCEPTION

CITY COUNCIL: DECEMBER 9, 2019

UPDATE: This item was tabled from the November 18, 2019 meeting because Council had questions about whether the circle elements on the building were also considered signage and therefore not properly before the Council. The definition of a sign includes a symbol and therefore the circle elements should be included in the proposed sign calculations. The report has been modified to reflect the additional 48 square feet for the circle elements.

II. RECOMMENDATION:

Approve E-19-06 Studio Movie Grill Sign Exception, subject to the following conditions:

1. Wall sign location, size, type, color, and illumination shall be limited to submitted plans, subject to elevation with final approval by Staff.
2. Wall sign on the rear of building shall be painted and shall not exceed 78 square feet in sign area. Illumination shall be approved by Staff.
3. No additional wall signs shall be permitted for the applicant's building.

III. REPORT IN BRIEF:

The applicant, NAI Sign Services on behalf of Studio Movie Grill, is requesting consideration of a sign exception to allow sign area to be aggregated and spread over the building. Three (3) wall signs are proposed on the front elevation facing North Point Parkway, one (1) blade sign on the elevation facing Mansell Road and one (1) wall sign on the rear elevation facing the Big Creek Greenway. The Unified Development Code (UDC) allows one (1) wall sign per road frontage for each building and a wall sign on the rear of the building facing open space. The subject property is located at 7660 North Point Parkway at the northeast corner of North Point Parkway and Mansell Road and in the building formerly occupied by AMC Theater.

DISCUSSION

The submitted request, if approved, would allow three (3) wall signs on the front elevation of the Studio Movie Grill building facing North Point Parkway and a larger wall sign on the rear of the building facing the Big Creek Greenway. The Unified Development Code (UDC) allows one (1) wall sign per road frontage for each building and a wall sign on the rear of the building facing open space. The applicant is requesting to aggregate allowable wall sign area and distribute over five (5) proposed wall signs on the front, side and rear of the building. The subject property is located at 7660 North Point Parkway at the northeast corner of North Point Parkway and Mansell Road and in the building formerly occupied by AMC Theater.

The subject property is zoned PSC (Planned Shopping Center) and is developed with a 51,130 square foot movie theater building. Surrounding properties are also zoned PSC and located

within the North Point Overlay. Barnes and Noble/Starbucks are located to the north, Chili's Grill & Bar to the west, Buffalo Wind Wings to the south and the Big Creek Greenway to the east.

UDC Section 2.6.12 (B)(9)(F) *Signs Permitted for Cinema Complexes* states that, "One (1) wall sign, which may include changeable copy board, or canopy sign shall be permitted for a cinema complex; provided, however, if theaters are contained within separate buildings then one such sign shall be permitted for each building. Signage for each building shall be treated as a separate sign. The aggregate area of wall signs or canopy signs for a cinema complex shall not exceed 1 sq. ft. for each linear foot of building frontage." In addition, the North Point Overlay allows one (1) wall sign, not to exceed 24 square feet, located on the rear of the building, since the property backs up to open space (Big Creek Greenway). Staff is currently proposing a UDC text amendment to this regulation to increase the allowable sign area of a rear facing wall sign to 50% of the allowable sign area of the wall sign on the front elevation. If the text amendment is approved, the applicant would be permitted a rear facing wall sign up to 78 square feet. It is recommended that the rear-facing sign be limited to no more than 78 square feet.

The applicant proposes two (2) wall signs on the front elevation of the building facing North Point Parkway. The building has 340' of frontage facing North Point Parkway and 166' of frontage facing Mansell Road. Each elevation is permitted a 156 square foot wall sign, since the UDC restricts the maximum wall sign area to no larger than 156 square feet. Including the rear-facing wall sign allowance, a total of 336 square feet of sign area is permitted for three (3) wall signs on the applicant's building.

The applicant proposes two (2) wall signs on the front elevation with a total sign area of 137.65 square feet. One (1) sign is LED back-lit and the other is LED face-lit and back-lit. A 37.67 square foot blade (perpendicular) sign is proposed to face Mansell Road and includes halo-lit lettering. A 78 square foot painted wall sign is proposed on the rear of the building facing the Big Creek Greenway. As shown in the table below, the applicant is requesting a total of five (5) wall signs with a total sign area of 301.32 square feet, which is 63.03 square feet, or 19%, less in total sign area than what is permitted by the Sign Code.

Elevation	# Allowed	# Requested	Allowed Area	Sign	Requested Sign Area
West (North Point Pkwy)	1	3	156 SF		97.65 SF (Studio Movie Grill) + 40 SF (Eat Drink Movies) + 48 SF = 185.65 SF
South (Mansell Rd)	1	1	156 SF		37.67 SF (Blade Sign)
East (Big Creek Greenway)	1	1	24 SF		78 SF
North	0	0	0		0
TOTAL	3	5	336 SF		301.32 SF

EXCEPTION REQUIREMENTS

The City of Alpharetta Unified Development Code Article II, Section 4.5.4. outlines the criteria set forth for granting an exception to the sign regulations. The ordinance specifically states..."an exception may be granted upon a finding that":

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

Response: The applicant's proposed wall sign area of 301.32 square feet for a total of four (4) wall signs is 19% less than the allowable sign area of 336 square feet for three (3) wall signs.

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

Response: The applicant is asking to aggregate allowable sign area and distribute over three (3) building elevations. The proposed overall sign area of the four (4) wall signs is 19% less than the total allowed sign area of the three (3) permitted wall signs.

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

Response: Granting the applicant's sign exception would not grant the applicant significant privileges denied to others, since the proposed sign area is less than the maximum sign area allowed by the Sign Code.

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

Response: The sign exception would not cause substantial detriment to the public good as the proposed overall sign area is much less than the maximum allowed. Smaller wall signs on the front and side elevations would be more aesthetically pleasing than two (2), large 156 square foot wall signs on the front and side building elevations. If approved, a condition is recommended limiting the sign area of the rear wall sign to no greater than 78 square feet.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the requested sign exception. The criteria have been met and the applicant's request should not impact surrounding properties. The applicant is permitted a total of three (3) wall signs with a sign area of 336 square feet, of which the applicant proposes 301.32 square feet of sign area over five (5) wall signs on the front, side and rear building elevations. Due to the size of the façade five (5) smaller wall signs on the front and side elevations would be more aesthetically pleasing than two (2), large 156 square foot wall signs on the same elevations. If approved, a condition is recommended limiting the size of the rear wall sign to no greater than 78 square feet.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 8, 2019. There were no public comments on the sign-in sheet.

IV. ATTACHMENTS:

- Sign Location & Details



E-19-06

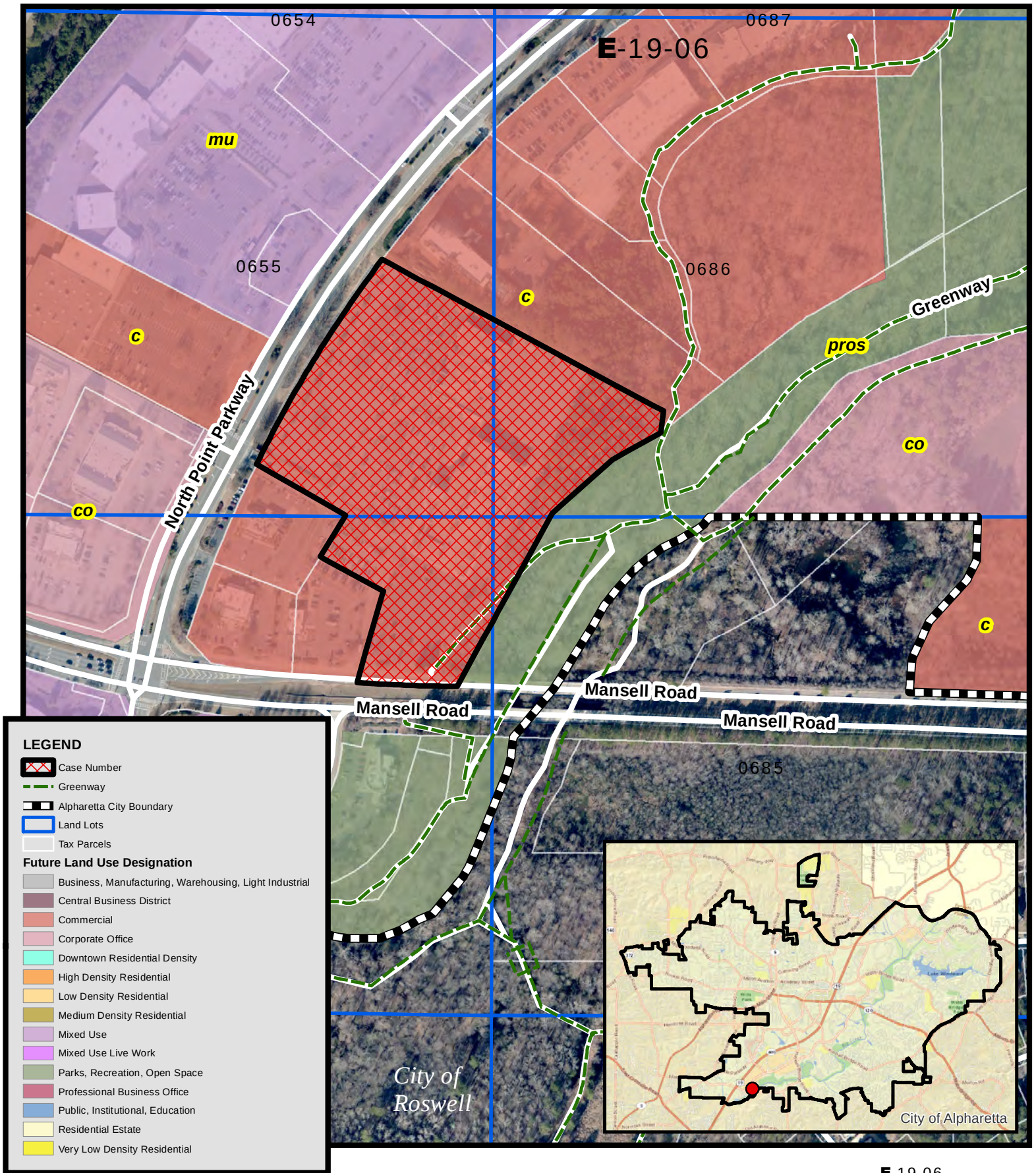
D/LL: 1/2/655, 656, 685, 686

CC Date: **11/18/19**

Aerial Map **Studio** **Movie Grill Sign** **Exception**

Location Map Provided by:
 Community Development - GIS

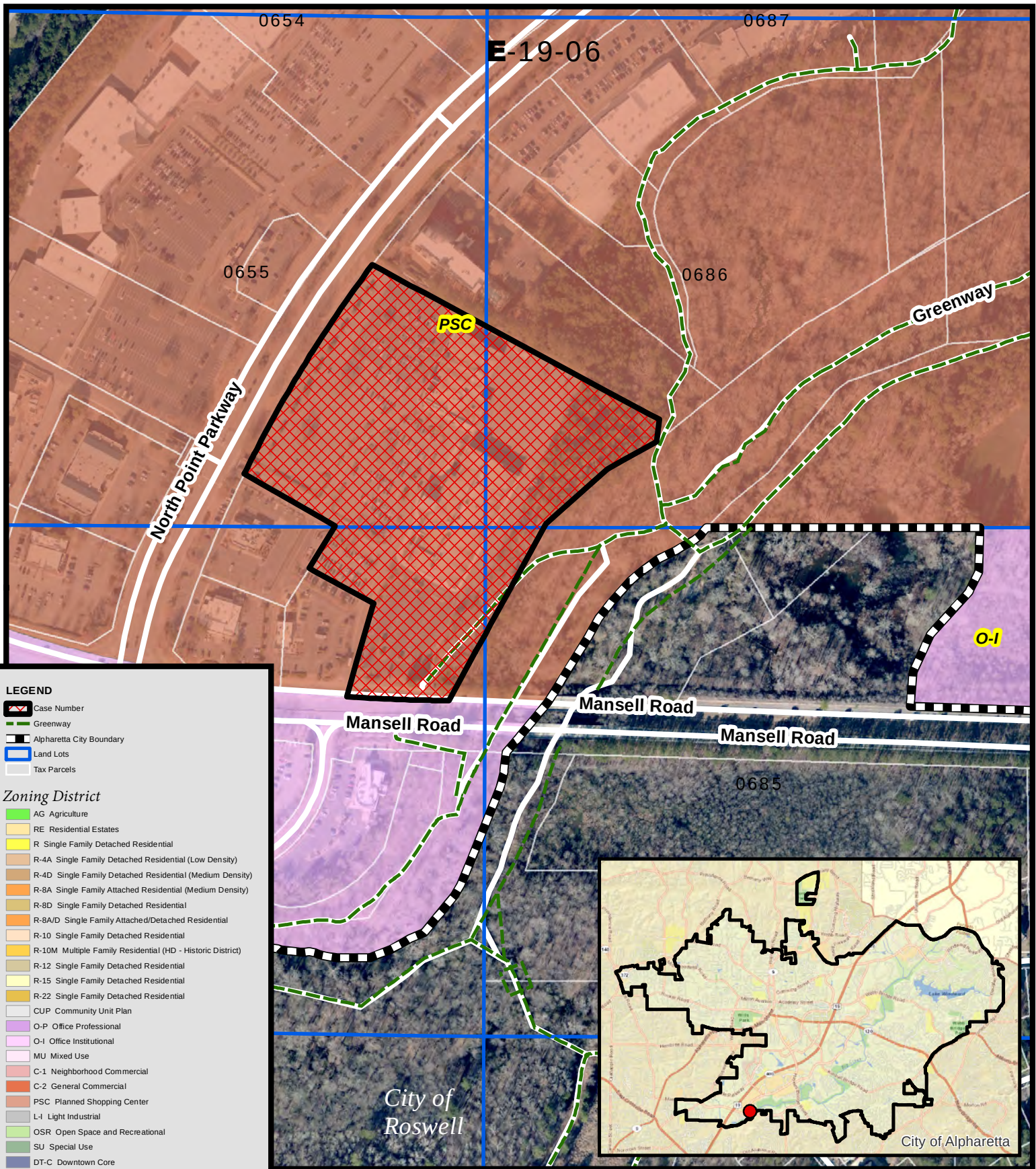




Future Land Use **Studio Movie Grill** **Sign Exception**

E-19-06
D/LL: 1/2/655, 656, 685, 686
CC Date: **11/18/19**

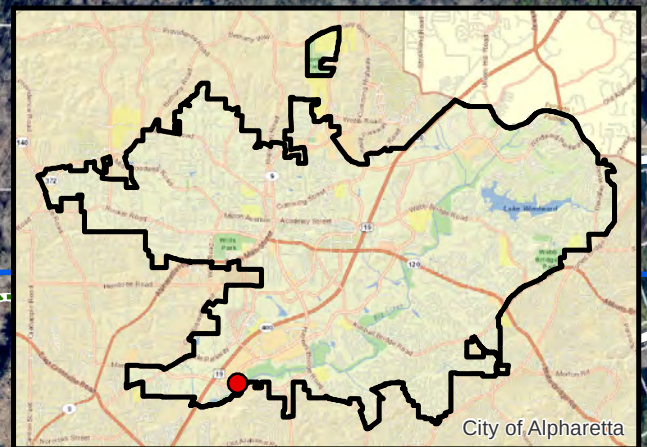
Location Map Provided by:
Community Development - GIS



- LEGEND**
- Case Number
 - Greenway
 - Alpharetta City Boundary
 - Land Lots
 - Tax Parcels

Zoning District

- 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



Zoning Map Studio Movie Grill Sign Exception

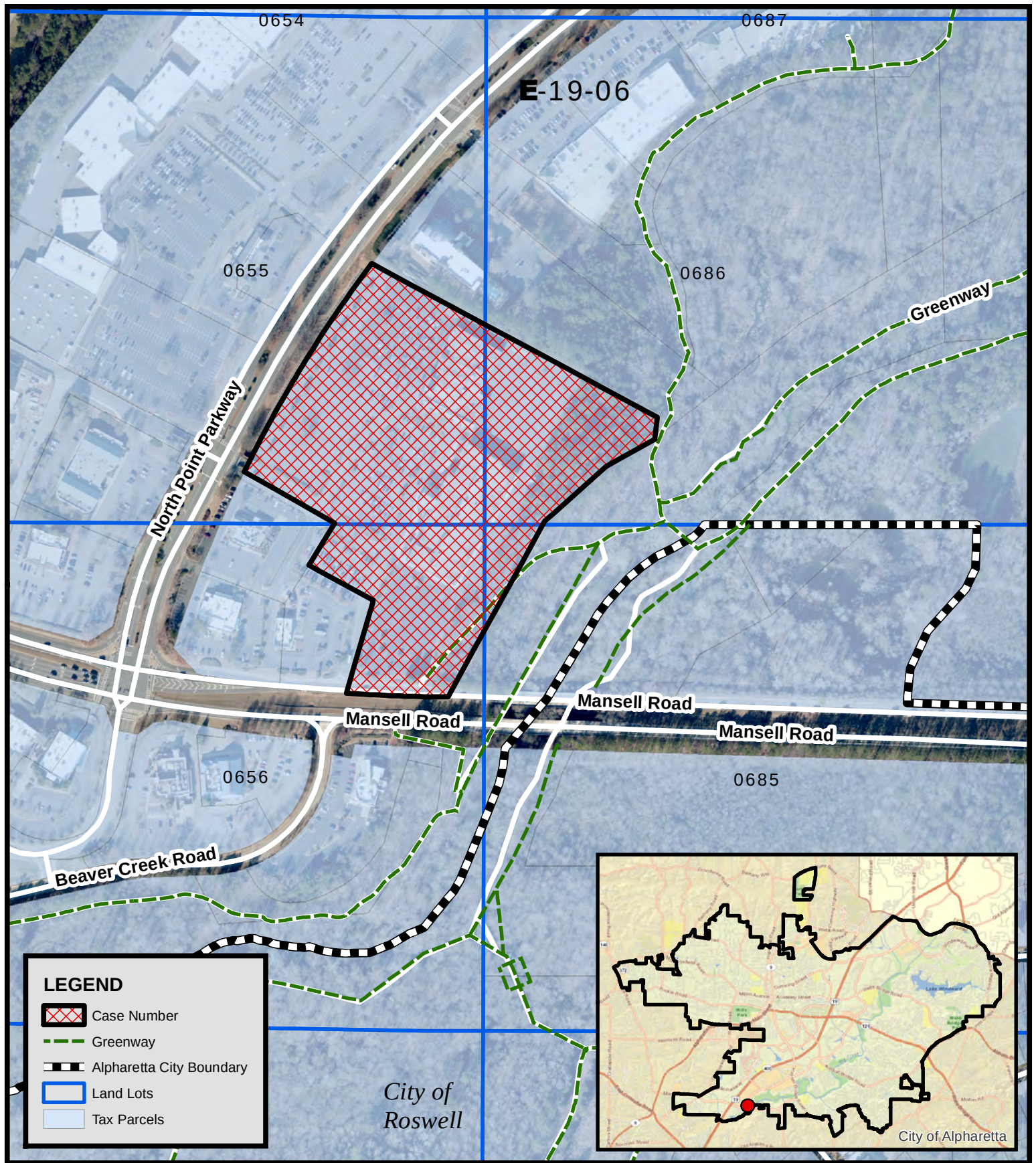
E-19-06

D/LL: 1/2/655, 656, 685, 686

CC Date: 11/18/19

Location Map Provided by:
Community Development - GIS





Location Map
Studio Movie Grill
Sign Exception

E-19-06
 D/LL: 1/2/655, 656, 685, 686
 CC Date: **11/18/19**

Location Map Provided by:
 Community Development - GIS

E-19-06 Studio Movie Grill Sign Exception

CZIM

COMMENTS

10.08.19

[illegible]

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: Studio Movie Grill E-19-06

Contact Name: Rebecca Talafous

Telephone: 706-219-1225

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.

no comments are calls or emails received

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: Rebecca Talafous

Date: 10/17/19

Print Form



SIGN SERVICES

48 Bloodroot Drive
Cleveland, GA 30528
Office: 706-219-1225
Fax: 706-219-0017

Purpose of Variance Request

8.22.19

To whom this may concern,

This letter is to inform you that Studio Movie Grill located at 7660 North Point Pkwy intends to make a sign application request for a sign variance to have more than one sign on the front elevation. They are asking for 310sqft of total aggregate of signage on all elevations and a total of (5) wall signs to install on their building. They are still not exceeded the 336sqft allowed for a Cinema Complex per the current code with City of Alpharetta.

Signs will be posted for Variance hearing November 18th 6:30 p.m. in Council Chambers, 2 Park Plaza, Alpharetta, GA, 30009. Also

If you have any questions or comments please contact me at the email or phone number above.

Thanks

Rebecca Talafous

SMG Representative

Rebecca@naiservices.com

AHP H6 ALPHARETTA LLC
5950 BERKSHIRE LN SUITE 850
DALLAS TX 75225

ARC CAFEUSA001 LLC
6230 SHILOH RD STE 215
ALPHARETTA GA 30005

CENTRO WATT OPERATING PTNRSHIP TWO LLC
P.O. BOX 4900 DEPT 124
SCOTTSDALE AZ 85261-4900

CENTRO WATT OPERATING PTNRSHIP TWO LLC
1 FAYETTE ST SUITE 150
CONSHOHOCKEN PA 19428

COLE BN ALPHARETTA GA LLC
14800 QUORUM DR STE 510
DALLAS TX 75254

DB TRIPLE DIPPER RESTAURANT LLC
6820 LBJ FRWY
DALLAS TX 75240

FAMILY INVESTMENT GROUP LLC
1345 CHARLOTTESVILLE BLVD
KNOXVILLE TN 37922-6663

GREATER ATLANTA HOTEL LLC
116 B TOMMY STALNAKER DR
WARNER ROBINS GA 31088

HAY FAMILY TRUST THE
78140 CALLE TEMPICO # 201
LA QUINTA CA 92253-2327

MANSELL III LLC
40 SKOKIE BLVD SUITE 601
NORTHBROOK IL 60062

MANSELL NORTH POINT L L C
3565 PIEDMONT RD NE
ATLANTA GA 30305-4657

MANSELL RD L P
1842 INDEPENDENCE SQ STE C
ATLANTA GA 30338

ORIGINAL HONEY BAKED HAM CO OF GA INC
THE
3875 MANSELL RD
ALPHARETTA GA 30022-1532

RESURGENS PARK OWNERS ASSOCIATION INC
1945 VAUGHN RD
KENNESAW GA 30144

RUBY REDS II
9690 CONE CT
ROSWELL GA 30075

SHOPS AT MANSELL LLC
2022 US HIGHWAY 1
VERO BEACH FL 32960

SMGA LLC
635 WEST 7TH ST # S 310
CINCINNATI OH 45203

TRU TWO THOUSAND FIVE RE I LLC
2825 WILCREST DR 669
HOUSTON TX 77042

WIGGINS W B JR
2964 PEACHTREE RD NW STE 530
ATLANTA GA 30305-4928

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 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: Rebecca TalafousTelephone: 706-219-1225Address: 48 Bloodroot Drive

Suite: _____

City: ClevelandState: GAZip: 30528

Fax: _____

Mobile Tel: 70-363-2428Email: rebecca@naiservices.comSubject Property Information:Address: 7660 North Point Pkwy

Current Zoning: _____

District: 1stSection: 2ndLand Lot: 655/686Parcel ID: 12 250006550236Proposed Zoning: PSCCurrent Use: TheaterThis Application For (Check All That Apply):☐ Conditional Use☐ Rezoning☒ Variance☐ Comprehensive Plan Amendment☐ Master Plan Amendment☒ Exception☐ Master Plan Review☐ Public Hearing☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

This site was a AMC theater and now Studio Movie Grill will be moving in. So it will remain a theatre.

Applicant's Request (Please itemize the proposal):

We are asking for a total of 5 wall signs. The total of the signs would be 301.32

The wall signage we are asking for is Studio Movie Grill letters 97.65sqft on the(Northpoint) front elevation.

We are also asking for a blade/wall sign on the side (Mansell Rd) elevation 37.67sqft

Over the entrance reading EAT, DRINK, MOVIES letters at 40sqft.

Finally The Circle Elements which are 48sqft

There will be a set of painted letters on the rear/back (greenway) elevation reading STUDIO MOVIE GRILL letters that is 78sqft.

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

Studio Movie Grill is asking for the aggregate total of 5 sign to be 301.32sqft of the 336 total allowed. They are currently allowed 156 on each street facing road and the rear is currently allowed to have 24 sqft facing the greenway for a total of 336sqft allowed. We are just using the total sqft allowed and spreading it out on all elevations .

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Brett Milke, Brixmor Property Group

Telephone: 770-442-3834

Address: 1003 Holcomb Woods Parkway

Suite: _____

City Roswell

State: GA

Zip: 30076

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 |

Note: Applicant is approved to submit variance application for signage related to the Studio Movie Grill project only. Further, applicant is not authorized to enter into any binding conditions on behalf of the property owner which may otherwise encumber the underlying property.

Identify Authorized Applicant:

Name of Authorized Applicant: Rebecca Talafous, NAI Sign Services

Telephone: 706-219-1225

Address: 48 Bloodroot Drive

Suite: _____

City Cleveland

State: GA

Zip: 30528

So Sworn and Attested:

Owner Signature: [Signature]

Date: 8-28-19

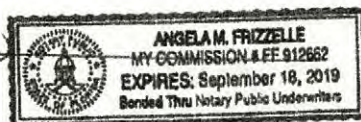
By: Brixmor Management Joint Venture 2, LP, a Delaware limited partnership, as managing agent

By: BRE Retail Management GP Holdings LLC, its general partner

By: Matthew Ryan, Executive Vice President, President, South Region

Notary:

Notary Signature: [Signature]



Date: 8/28/19

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: **Rebecca Talafous**

Subject Public Hearing Case: **Studio Movie Grill**

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: **N/A** Position: _____

Description of Contribution: **N/A** Value: _____

Description of Contribution: **N/A** Value: _____

Description of Contribution: **N/A** Value: _____

Description of Contribution: **N/A** Value: _____

Description of Contribution: **N/A** 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: Rebecca Talafous

Date: 8/21/19

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes

☒ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☐ Yes

☒ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes

☒ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☐ Yes

☒ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☒ Yes

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes

☒ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes

☒ No

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: Studio Movie Grill

Contact Name: Rebecca Talafous

Telephone: 706-219-1225

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.

see attached sheet

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.

I will mail letters with my contact information for questions or concerns and give email for contacts.

ORIGINAL HONEY BAKED HAM CO OF GA
INC THE
3875 MANSELL RD
ALPHARETTA GA 30022-1532

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

WIGGINS W B JR
2964 PEACHTREE RD NW STE 530
ATLANTA GA 30305-4928

COLE BN ALPHARETTA GA LLC
14800 QUORUM DR STE 510
DALLAS TX 75254

CITY OF ROSWELL
38 HILL ST
ROSWELL GA 30075

SCOTT & ASSOCIATES SIX LLC
900 CIRCLE 75 PKWY STE 720
ATLANTA GA 30339

SMGA LLC
635 WEST 7TH ST # S 310
CINCINNATI OH 45203

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 S SOUTH MAIN ST
ALPHARETTA GA 30004

DB TRIPLE DIPPER RESTAURANT LLC
6820 LBJ FRWY
DALLAS TX 75240

FAMILY INVESTMENT GROUP LLC
1345 CHARLOTTESVILLE BLVD
KNOXVILLE TN 37922-6663

WIGGINS W B JR
2964 PEACHTREE RD NW STE 530
ATLANTA GA 30305-4928

ARC CAFEUSA001 LLC
6230 SHILOH RD STE 215
ALPHARETTA GA 30005

MANSELL RD L P
1842 INDEPENDENCE SQ STE C
ATLANTA GA 30338

TRU TWO THOUSAND FIVE RE I LLC
2825 WILCREST DR 669
HOUSTON TX 77042

CENTRO WATT OPERATING PTNRSHIP TWO
LLC
P.O. BOX 4900 DEPT 124
SCOTTSDALE AZ 85261-4900

NOBLE I/WALTON ALPHARETTA LLC
3424 PEACHTREE RD STE 2000
ATLANTA GA 30328

MANSELL NORTH POINT L L C
3565 PIEDMONT RD NE
ATLANTA GA 30305-4657

CENTRO WATT OPERATING PTNRSHIP TWO
LLC
P.O. BOX 4900 DEPT 124
SCOTTSDALE AZ 85261-4900

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

CENTRO WATT OPERATING PTNRSHIP TWO
LLC
1 FAYETTE ST SUITE 150
CONSHOHOCKEN PA 19428

RUBY REDS II
9690 CONE CT
ROSWELL GA 30075

CITY OF ROSWELL
38 HILL ST
ROSWELL GA 30075

HOSSENLOPP MANSELL PLAZA LLC ET AL
P.O. BOX 56607
ATLANTA GA 30343-0607

RESURGENS PARK OWNERS ASSOCIATION
INC
1945 VAUGHN RD
KENNESAW GA 30144

CITY OF ROSWELL
38 HILL ST
ROSWELL GA 30075

GREATER ATLANTA HOTEL LLC
116 B TOMMY STALNAKER DR
WARNER ROBINS GA 31088

HAY FAMILY TRUST THE
78140 CALLE TEMPICO # 201
LA QUINTA CA 92253-2327

MANSELL ROAD LP
1842 INDEPENDENCE SQ SUITE C
ATLANTA GA 30338



SIGN SERVICES

48 Bloodroot Drive
Cleveland, GA 30528
Office: 706-219-1225
Fax: 706-219-0017

Purpose of Variance Request

8.22.19

To whom this may concern,

This letter is to inform you that Studio Movie Grill located at 7660 North Point Pkwy intends to make a sign application request for a sign variance to have more than one sign on the front elevation. They are asking for 310sqft of total aggregate of signage on all elevations and a total of (5) wall signs to install on their building. They are still not exceeded the 336sqft allowed for a Cinema Complex per the current code with City of Alpharetta.

Signs will be posted for Variance hearing November 18th 6:30 p.m. in Council Chambers, 2 Park Plaza, Alpharetta, GA, 30009. Also

If you have any questions or comments please contact me at the email or phone number above.

Thanks
Rebecca Talafous
SMG Representative
Rebecca@naiservices.com

EXHIBIT A-2: SHOPPING CENTER LEGAL DESCRIPTION

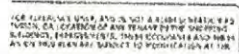
PARCEL D-1

ALL THAT TRACT OR PARCEL of lying and being in Land Lots 655, 656, 685 and 686 of the 1st District of the 2nd Section of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the northwesterly end of a mitered corner which forms the intersection of the northerly right-of-way line of Mansell Road (having a variable right-of-way width) and the southeasterly right-of-way line of Eastside Drive (120 foot right-of-way); proceeding thence along said southeasterly right-of-way line of Eastside Drive 209.18 feet along the arc of a curve to the right, said curve having a radius of 805.07 feet and being subtended by a chord bearing and distance of North 17° 16' 24" East 208.59 feet, to a point; continuing thence along said southeasterly right-of-way line of Eastside Drive 46.78 feet along the arc of a curve to the right to a point, said curve having a radius of 805.07 feet and being subtended by a chord bearing and distance of North 26° 22' 53" East 46.78 feet; continuing thence North 28° 02' 47" East along said right-of-way line a distance of 189.63 feet to a point, said point being the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING as thus established, thence continuing North 28° 02' 47" East along said southeasterly right-of-way line of Eastside Drive a distance of 211.71 feet to a point; continuing thence along said southeasterly right-of-way line 470.52 feet along the arc of a curve to the right, said curve having a radius of 3088.54 feet and being subtended by a 470.06 foot chord bearing North 32° 24' 37" East; thence leaving said southeasterly right-of-way line and proceeding South 61° 35' 03" East a distance of 820.62 feet to a point; thence proceeding South 10° 21' 10" West a distance of 55.20 feet to a point; thence proceeding South 59° 23' 56" West, a distance of 153.46 feet to a point; thence proceeding South 49° 39' 17" West a distance of 205.20 feet to a point; thence proceeding South 28° 55' 22" West a distance of 523.06 feet to a point located on the northern right-of-way line of Mansell Road; running thence along said northern right-of-way line of Mansell Road, in a generally northwesterly direction, North 86° 43' 27" West a distance of 264.24 feet to a point; thence leaving said northern right-of-way line of Mansell Road and proceeding North 49° 52' 42" East a distance of 75.65 feet to a point; thence proceeding North 04° 13' 05" East a distance of 5.51 feet to a point; thence proceeding 138.61 feet along the arc of a curve to the right, said curve having a radius of 524 feet and being subtended by a 138.20 foot chord bearing North 11° 01' 42" East; thence proceeding North 61° 01' 43" West a distance of 208.40 feet to a point; thence

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GENERAL

- SAVINGS AS
OF NEW CTS
- PROPOSED RE
STRUCTURE
- THIS YEAR'S
NEW SPIN IN
SOME OTHER
REGIONS
- THE NEWLY
ESTABLISHED



STUDIO

MOVIE GRILL

Design #

0622322AR12

Sheet

1 of 9

Client

Address

7660 North Point Pkwy,
Alpharetta, GA

Acct. Rep.

DEBBIE MOLTZ

Coordinator

LAUREN STACKHOUSE

IH

6/26/19

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

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Suite 200
Louisville, KY 40206
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Tampa, FL 33607
(813) 440-1234 Fax (813) 440-1235

Georgia

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Lawrenceville, GA 30046
(770) 962-1234 Fax (770) 962-1235

South Texas

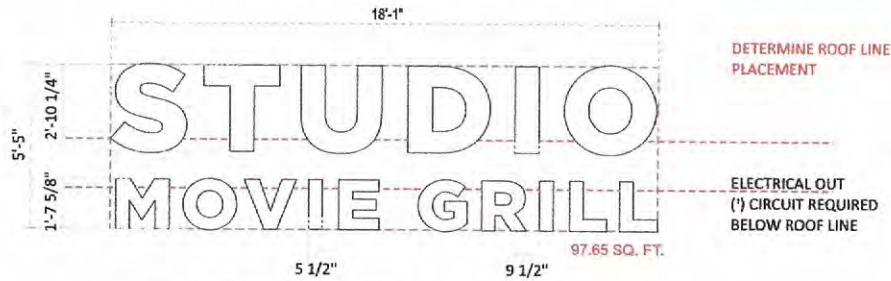
400 West 10th Street
Portland, TX 78154
(512) 962-1234 Fax (512) 962-1235

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL

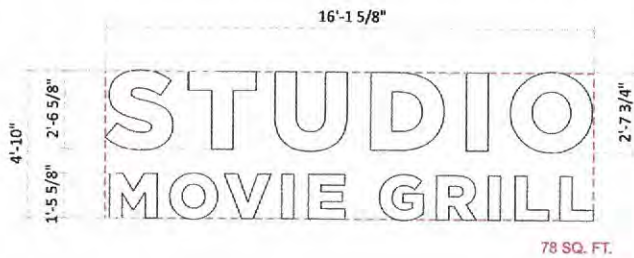
**NEW LAYOUT PROVIDED BY CUSTOMER WITH
INCREASED SPACING BETWEEN STUDIO AND MOVIE GRILL**



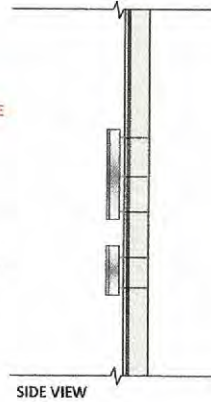
- A1 FRONT LIT / BACK LIT PCL'S** SCALE: 1/4" = 1'-0"
- ONE (1) REQUIRED - MANUFACTURE AND INSTALL
- 2.2 AMPS
(1) 120v 20 AMP CIRCUIT REQUIRED

NOTE: PENETRATIONS ABOVE ROOF LINE TO BE
WATERPROOFED BY G.C. NOT INCLUDED BY CS.

**NEW LAYOUT PROVIDED BY CUSTOMER WITH
INCREASED SPACING BETWEEN STUDIO AND MOVIE GRILL**



- A2 PAINTED SIGN** SCALE: 1/4" = 1'-0"
- ONE (1) REQUIRED - MANUFACTURE AND INSTALL
- PAINTED WHITE ON WALL SIGN



ALUM. RETURNS PAINTED SPRAYLAT
SM-1715 BRUSHED ALUMINUM.
PAINT INSIDE WITH LIGHT ENHANCE PAINT.

1" SILVER TRIM CAPS.

.187" THK. #7328 WHITE ACRYLIC FACES.
.150" THK. CLEAR POLYCARBONATE BACKS
WITH 3635-70 WHITE VINYL DIFFUSER.

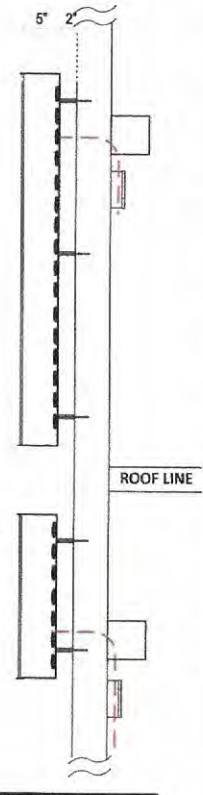
FACE LIT / BACK LIT WITH WHITE LEDS.

REMOTE POWER SUPPLIES IN METAL BOX.

WEEP HOLE(S) WITH COVERS AT BOTTOM
OF EACH LETTER.

MOUNT SIGN LETTERS W/ SPACERS OFFSET FROM FASCIA
USING NON-CORROSIVE (ALL-THREAD) FASTENERS.
ALL PENETRATIONS SEALED WATER TIGHT.

ELECTRICAL NOTE: PRIMARY ELECTRICAL (AND
BLOCKING IF REQUIRED) TO BE PROVIDED BY
OWNER & GENERAL CONTRACTOR MUST PROVIDE
ACCESSIBILITY TO REMOTE POWER SUPPLIES.



LETTER SECTION

U.L. LABELS REQUIRED, INSTALL IN ACCORDANCE W/ NATIONAL ELECTRIC CODES



PAINTED SIGN (E) ELEVATION DETAIL

**STUDIO
MOVIE GRILL**

Design #	0622322AR12
Sheet	3 of 9
Client	
Address	7660 North Point Pkwy, Alpharetta, GA
Arch. Rep. Coordinator	DEBBIE MOLTZ LAUREN STACKHOUSE
Approval / Date	6/26/19
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

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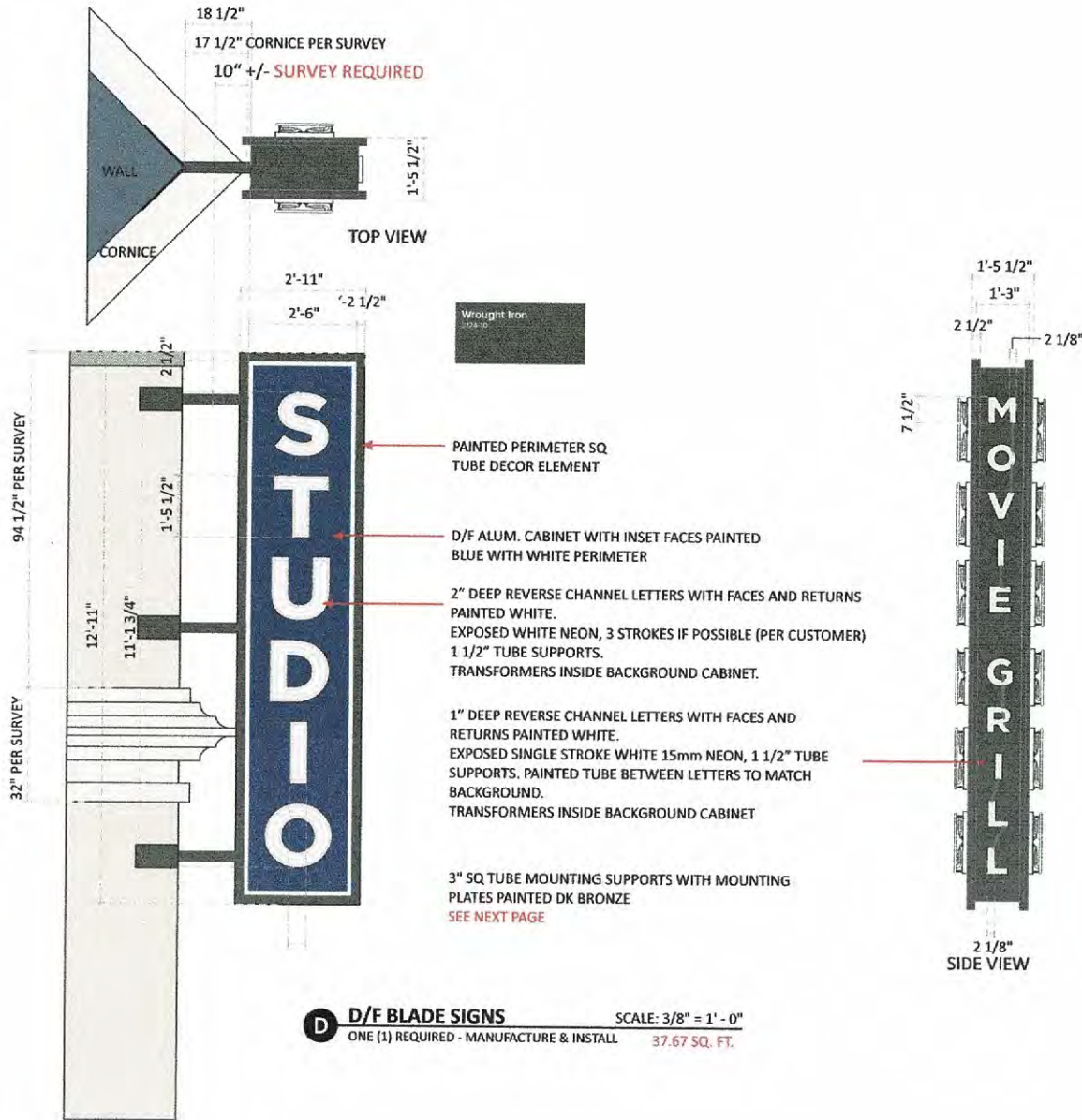
**CHANDLER
SIGNS**

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San Antonio	17319 San Pedro Ave Ste 200 San Antonio, TX 78232 (214) 481-8888 Fax (214) 481-8889
West Coast	2228 Executive Ridge Dr Ste 250 Whittier, CA 90601 (562) 444-2500 Fax (562) 444-2501
Northeast US	2301 Tower Road Suite 201 Lynchburg, VA 46020 (800) 887-8888 Fax (800) 887-8889
Florida	2304 Sand Hill Point Circle Orlando, FL 32817 (888) 450-1200 Fax (888) 450-1201
Georgia	111 Woodstone Place Doraville, GA 30034 (878) 725-8822 Fax (878) 725-8823
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**FINAL ELECTRICAL
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D D/F BLADE SIGNS SCALE: 3/8" = 1' - 0"
ONE (1) REQUIRED - MANUFACTURE & INSTALL 37.67 SQ. FT.



STUDIO MOVIE GRILL

Design #
0622322AR12

Sheet 6 of 9

Client

Address
7660 North Point Pkwy,
Alpharetta, GA

Arch. Rep. DEBBIE MOLTZ
Coordinator LAUREN STACKHOUSE

6/26/19

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

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Northeast US
2101 Cherry Road
Suite 202
Lebanon, NY 13226
(609) 887-8888 Fax (609) 887-8889

Florida
2588 Sand Hill Point Circle
Lakewood, FL 33457
(888) 420-1380 Fax (888) 420-1380

Georgia
311 Woodstone Plaza
Decaturville, GA 30515
(888) 774-8888 Fax (214) 340-8834

South Texas
PO BOX 125-200 Donald Drive
Portland, TX 77356
(832) 945-0000 Fax (832) 945-0000

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**FINAL ELECTRICAL
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UL



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: PH-19-23 TAX ALLOCATION DISTRICT #2 NORTH POINT OVERLAY ECONOMIC REDEVELOPMENT PLAN

DISCUSSION OF A RESOLUTION PROPOSING TO ADOPT THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, TAX ALLOCATION DISTRICT #2 NORTH POINT OVERLAY REDEVELOPMENT PLAN AND TO CREATE CITY OF ALPHARETTA, GEORGIA, TAX ALLOCATION DISTRICT #2: NORTH POINT OVERLAY

II. RECOMMENDATION:

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:

V. ALTERNATIVES:

VI. ATTACHMENTS:

PH-19-23 Council Agenda Report 11.26.19, TAD Redevelopment Plan_Alp, Resolution 11.26.19



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: ELICIA TAYLOR

I. AGENDA ITEM TITLE: PH-19-23 TAX ALLOCATION DISTRICT #2: NORTH POINT OVERLAY REDEVELOPMENT PLAN

CITY COUNCIL: DECEMBER 9, 2019

DECEMBER 16, 2019

THIS ITEM WAS PRESENTED AT AS A WORKSHOP ITEM ON, APRIL 8, 2019 AND SEPTEMBER 16, 2019

Discussion and Consideration of a resolution proposing the adoption of the City of Alpharetta, Fulton County, GA, Tax Allocation District #2: North Point Overlay Redevelopment Plan and creation of the City of Alpharetta, Georgia, Tax Allocation District #2, North Point Economic Corridor

II. RECOMMENDATION:

Approve PH-19-23 TAX ALLOCATION DISTRICT #2: NORTH POINT OVERLAY REDEVELOPMENT PLAN

III. REPORT IN BRIEF:

Staff retained Bleakly Advisory Group to assist the City in evaluating opportunities that could result from creating a Tax Allocation District (TAD) for the North Point / LCI Area. Preliminary findings were presented to the City Council on April 8, 2019.

Bleakly Advisory Group has drafted a redevelopment plan outlining the justification, rationale, boundaries, fiscal data and proposed projects that could result from the establishment of the Tax Allocation District.

Bleakly Advisory Group presented the update on the redevelopment plan on September 16, 2019.

DISCUSSION

The submitted request, if approved, will allow for the establishment of a tax allocation district for the North Point Area. This district will help achieve the goals for the North Point Activity Center, as detailed in the 2018 LC Plan:

- Transportation improvements including sidewalks and crosswalks
- Reduce vehicular trips through an emphasis on walkability by construction of multi-use trail connections
- Provide public green space and gateway parks to the connect to the Greenway

The TAD creation will allow the City the opportunity to make significant infrastructure investments to create the environment and attract private investment for the area.

IV. ATTACHMENTS:

- Redevelopment Plan, Tas Allocation District #2, Alpharetta North Point Activity Center, prepared by Bleakly Advisory Group
- Resolution

REDEVELOPMENT PLAN
TAX ALLOCATION DISTRICT #2
ALPHARETTA NORTH POINT ACTIVITY CENTER



DECEMBER 2019

PREPARED FOR:



PREPARED BY:



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

EXECUTIVE SUMMARY

INTRODUCTION

This Redevelopment Plan (the Plan) has been prepared for the City of Alpharetta to create Tax Allocation District #2 – Alpharetta North Point Activity Center. This report presents the justification, rationale, boundaries, fiscal data and proposed projects that could result from the establishment of this Tax Allocation District (TAD). This Redevelopment Plan was prepared in conformance with provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) that governs the creation of the Tax Allocation Districts (TADs) in the state. The City of Alpharetta is responsible for preparing this plan and for proposing to establish this TAD.

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

CHALLENGES, OPPORTUNITIES, AND VISION FOR THE REDEVELOPMENT AREA

The Alpharetta North Point Activity Center, which is centered on North Point Mall, is an important commercial hub for the citizens of Alpharetta and an important revenue generator for the City of Alpharetta and Fulton County. The mall alone generated \$4.0 million in real property taxes and an estimated \$12.9 million in local sales taxes for the County, School District, City, MARTA, CID and regional transportation (T-SPLOST) programs in 2018. Other nearby businesses rely on the mall to generate customer traffic – increasing its economic impact.

While the district continues to be a destination, new nearby competitors are drawing more attention and spending from the North Point area. The new competitive areas are typically more walkable, mixed-use, and pedestrian-oriented than the auto-focused design of the North Point area. With numerous parking lots and underutilized real estate, the area has become less appealing to consumers seeking a pedestrian-friendly experience. These and other recent trends impacting retailers locally and nationally, have led to retail sales at North Point trending downward, while vacancy rates have increased in the mall, as well as in the area surrounding the mall, since its peak performance period in the 1990s and early 2000s.

The City desires to be proactive to help stabilize, transition and improve the area before economic conditions deteriorate to unacceptable levels. In 2018 the City updated its LCI Plan for the North Point area to encourage more mixed-use real estate, promote quality development, improve walkability, and provide more amenities, including green space, for residents and workers. However, the City seeks additional funding sources to help pay for public improvements outlined in the LCI Plan and achieve the City’s vision for the area.

THE GOAL

The City has two primary goals for the North Point Activity Center, as detailed in the 2018 LCI Plan:

- **Transportation, access, and connectivity:** Prioritize the necessary intensity of development to reduce congestion on existing roadways and reduce vehicular trips through an emphasis on walkability.
- **High-quality development and creating a sense of place:** Integrated mixed-use centers that allow for a unique diverse lifestyle that includes activity in public spaces.

To achieve the goals for the area, the City will need to make significant infrastructure investments, providing public infrastructure improvements and other public amenities to create the environment and attract private investment to build the types of projects that residents desire. This TAD is intended to provide resources to address the challenges in the North Point area.

Proposed North Point Activity Center TAD



Tax Allocation District #2 - Alpharetta North Point Activity Center parcels in red. The TAD also includes the shaded public rights-of-way (ROW) adjacent to and connecting the included parcels, to provide flexibility for the City to make supportive public improvements within those corridors as appropriate. A list of each TAD parcel is included in the appendix.

TAX ALLOCATION DISTRICT #2 - ALPHARETTA NORTH POINT ACTIVITY CENTER BOUNDARY

The boundaries of the proposed Tax Allocation District #2 – Alpharetta North Point Activity Center are shown on the map above. This redevelopment area was drawn to capture the commercial core of the area, as well as the areas in which funds generated by the TAD can be spent on public infrastructure and other public uses.

The proposed TAD contains those parcels that are shaded in red in the above map, along with public rights of way that connect the TAD parcels. These parcels total 897.9 acres, including the North Point Mall, other identified future development sites, vacant parcels, and nearby retail properties that could benefit from the public infrastructure. The TAD excludes existing single-family residential neighborhoods, apartments, and currently high-valued commercial real estate parcels. The boundaries also incorporate public right of way (ROW) and locations where trails, parks, streetscape and infrastructure investments are planned. In sum, the TAD parcels represent slightly less than 5% of Alpharetta’s total M&O tax digest – leaving flexibility to address other parts of the City in the future, as warranted.

Tax Allocation District #2 –Alpharetta North Point Activity Center identified in this plan contains 138 parcels, with an estimated taxable real estate digest of just under \$268.8 million. Of the total acreage in the TAD, approximately 234 acres (26%) were exempt from taxation as of 2018. A complete list of included parcels can be found in the appendix.

<u>Summary Characteristics</u>	
Tax Allocation District #2 – Alpharetta North Point Activity Center	
Parcels	138
Acres	897.9
Estimated Taxable Digest	\$268,759,560
Current City of Alpharetta M&O Digest	\$5,396,601,616
Proposed TAD % of Total City Digest	4.98%

WHY TAX ALLOCATION DISTRICT #2 - ALPHARETTA NORTH POINT ACTIVITY CENTER QUALIFIES AS A TAD

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

The redevelopment area meets the statutory definition of a Redevelopment Area under the “inadequate infrastructure” provisions (Section C) of the Redevelopment Powers Law. The presence of inadequate infrastructure to support the City’s vision for the area is not equally applicable or prevalent throughout the entire area but clearly meets the intent of the statute.

In order to accommodate new development and expanded public facilities such as parks, green space, pedestrian amenities and stormwater management in the area, new infrastructure investments by the City will need to be completed. Tax Allocation District #2 – Alpharetta North Point Activity Center

qualifies under the Redevelopment Powers Law as described in Section C, as well as portions of Section B:

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

- (i) *Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or*
- (ii) *Deteriorating or inadequate utility infrastructure either at present or following redevelopment.*

In particular, the area's preponderance of auto-oriented land uses and infrastructure leads to inadequate:

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

Portions of the redevelopment area, particularly North Point Mall and some adjacent commercial properties that depend on the mall, also meet the definition of a 'deteriorating area' by exhibiting evidence of economic decline under items (ii), (iii) and (iv) of the six criteria, as underlined below.

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

- (ii) High commercial or residential vacancies compared to the political subdivision as a whole;
- (iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;
- (iii) Declining or stagnant rents or sales prices compared to the political subdivision as a whole.

POTENTIAL DEVELOPMENT

Already identified development opportunities impact roughly 132 acres or about 15% of the total acreage within the proposed TAD, including the North Point Mall. This represents areas where specific development projects have been proposed and quantified. The future development forecast reflects the addition of approximately 1,250 housing units, including a mix of multi-family for-sale and rental units, and for-sale townhomes, plus 2.5 million SF of new or rehabilitated retail/office development where specific projects and land uses have been quantified. These levels of new construction are not likely to be achievable absent the major public improvements outlined in the LCI Plans and other initiatives proposed by the City.

Combined, these sites have a current estimated current taxable full market (assessed) value of just over \$227.6 million. Proposed projects on these sites have the potential to be valued at \$709.1 million at build out, generating an incremental increase of nearly \$425 million in total and an average gain in tax digest of \$192.6 million (more than \$1.4 million per acre) on those 132 acres.

The balance of acreage within the proposed TAD, where no specific projects or direct investment of TAD proceeds are anticipated, currently contains \$44.3 million in taxable full market value. The “halo effect” from redevelopment projects is expected to increase the value of those other sites to an estimated \$658 million, representing a 48% increase of over existing conditions. This estimate results in total gain in tax digest of \$85.5 million (\$112,000 per acre) on those remaining 766 acres (a major portion of which are tax exempt). Combined, the entire TAD has the potential to roughly double in total taxable digest by 2030. This forecast assumes that public improvements needed to support the area’s transition to a more residential, mixed-use district would be completed in a timely manner.

POTENTIAL TAD FUNDING

Assuming an approximate 10-year phasing schedule of the above planned development and providing a reasonable allowance for “background growth” in the TAD as a whole as implemented projects benefit nearby areas, it is estimated that the area could generate \$594 million in total real property taxes over the life of the TAD, assuming that millage rates do not change over the forecast period. Of this amount, it is estimated that \$271.5 million would be collected from the base value of the TAD and continue to flow to the respective taxing jurisdictions’ general funds. The balance of \$322.8 million would be tax allocation increments accruing to the TAD Special Fund.

For general planning and forecasting purposes it is likely unrealistic to anticipate that 100% of total tax allocation increments generated over the entire length of the TAD will be available to invest in projects. Typical 20 to 25-year financing instruments will be leveraged based on tax increment that can be realistically generated and anticipated within the first 10 years of the TAD’s existence. Applying a 6% discount rate to this cash flow over the first 15 to 20 years provides a reasonable approximation of the of the capacity of this future income stream to leverage actual investment, such as issuing a TAD bond or obtaining private financing. The net present value is estimated to range from approximately \$65 million to \$87 million.

POTENTIAL INVESTMENTS OF TAD PROCEEDS

The total public cost for implementing the potential public improvements as described in the full body of this report, is currently estimated at over \$165 million, which the City intends to fund, at least partially, through the tax allocation district. The purpose of the proposed infrastructure improvements funded by the TAD would be:

- Roadway connections to improve the flow of vehicular traffic that will be present in the area at the time of redevelopment.
- Enhancements such as streetscapes, curb and sidewalk improvements and public spaces to improve the experience of pedestrians, and other residents and visitors in the district.
- Stormwater management improvements, which could also function as public park/green space.

Potential long-term costs to improve the infrastructure could exceed the estimated proceeds that could be financed through TAD increments alone. TAD funds would therefore need to be used strategically to leverage other funding sources.

SCHOOL DISTRICT IMPACTS

There are projected to be 2,823 residents in the 1,250 new housing units constructed in the proposed TAD, based on currently planned projects. This analysis estimates that 290 of these residents would be school-aged children. Thus, over the next 20 years there would be, on average, an addition of 14 new school-aged children from new development each year.

The expected development within the TAD could include 350 townhomes and 900 multifamily units. The overall average value of all planned townhomes is estimated at \$450,000 per unit, based on current average pricing of new-build townhomes in the area. This equates to a total of \$157.5 million in new residential home value. Currently there are no single-family or townhome residential properties within the TAD area. The overall average value of all planned multifamily units in the TAD is estimated at \$190,000 per unit, based on current average pricing of new-build apartments in northern Fulton County. This equates to a total of \$328.5 million in new value created by the apartments. Currently there are no multifamily rental properties within the TAD area.

The new potential retail development within the proposed TAD will generate sales taxes for the Fulton County School District during years in which a special purpose local option sales tax for educational purposes (ESPLOST) is in effect. At completion, the new and renovated retail space within the North Point TAD area will generate an estimated \$167 million in net new retail sales annually. This would result in \$1.7 million in total ESPLOST revenue annually by build-out. These ESPLOST collections, which will likely only occur at this level only with the TAD in place, are not pledged to the TAD Special Fund and will accrue to the school district throughout the life of the TAD. ESPLOST revenues generated from within the North Point area have been declining in real terms in recent years and could continue to decrease if no significant actions are taken to transform the character of the area. Personal property digest associated with office and new or rehabilitated retail development would also accrue to the School District's general fund, offsetting a significant percentage of real estate taxes that are pledged to the TAD.

More detailed findings are provided in the full report below.

INTRODUCTION

This Redevelopment Plan has been prepared for the City of Alpharetta to create Tax Allocation District #2 – North Point Activity Center. This plan presents the justification, rationale, boundaries, fiscal data, and proposed projects that could result from the establishment of this Tax Allocation District (TAD). This Redevelopment Plan was prepared in conformance with provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) that governs the creation of the Tax Allocation Districts (TADs) in the state. This plan was prepared for the City of Alpharetta by Bleakly Advisory Group, Inc. (BAG).

The “North Point Activity Center” is anchored by North Point Mall, a 1.6 million square foot super-regional shopping center occupying nearly 94 acres. Developed in the early 1990’s, this facility is an important source of public revenue for Alpharetta, Fulton County and its School District, directly generating an estimated \$4.0 million in property taxes and \$12.9 million in local sales taxes for the County, School District, City, MARTA, North Point CID and regional transportation (TSPLOST) programs in 2018. Due to recent trends impacting retailers locally and nationally, it is estimated that Mall vacancy has recently risen above 20% and average sales per SF for remaining mall tenants have been declining at a significant annual percentage rate since 2014.

The mall’s declining sales performance has in turn negatively impacted other nearby retail centers that depend upon customer traffic generated by the mall. The recent struggles of nearby properties are reflected in increasing vacancy rates and stagnating commercial rents reported by CoStar. The analysis for this plan estimates that department stores and other businesses within the mall provide employment to 1,850 workers, with several hundred additional jobs provided by nearby commercial, retail and entertainment businesses. While North Point may not currently be classified as ‘blighted or distressed’ a continuation of recent trends will have obvious negative consequences to both local employment and local governmental revenues.

The City of Alpharetta has been aware of the economic challenges facing North Point and similar 25- to 40-year old auto-centric retail districts throughout the Atlanta metro region and has focused substantial planning effort on a strategy to address issues at North Point before conditions deteriorate to unacceptable levels.

The general boundaries for the North Point Activity Center, goals for the future, development opportunities, and proposed improvements, as well as the broad economic and market forces impacting the redevelopment area have been addressed in prior studies undertaken by the City. Specifically, the previous plans that are relevant to this Redevelopment Plan include the Alpharetta Comprehensive Plan, the 2008 North Point Livable Centers Initiative Plan, and the 2018 North Point Livable Centers Initiative Plan Update. This prior work has been extensively relied upon to provide the justification, rationale and related background data that are necessary to designate this redevelopment area a TAD.

The City’s latest Comprehensive Plan identifies several specific goals and objectives related to the North Point Redevelopment Area. Among these include: (1) Preserve the North Point area as a regional destination for shopping, jobs, and entertainment; (2) enhance the area with improvements and new development that supports a walkable and vibrant community destination with places to shop,

work, entertain, and live; (3) emphasize connectivity and uses that generate a high level of activity; (4) encourage transit-oriented development that anticipates the extension of MARTA transit service; (5) expand the street network, enhance public transit service, create a pedestrian-family environment, and link adjacent residential, office, and commercial areas to major destinations within the North Point activity center or serve as a safe and convenient connection to other destinations in the community; and (6) expand entertainment uses and capitalize on the amphitheater location. These goals were supported by City policies, development incentives and zoning to achieve desired changes.

Tax Allocation District #2 – Alpharetta North Point Activity Center, as established by this Redevelopment Plan, will allow the North Point area to continue to be an important regional employment center, a community asset for Alpharetta’s residents and workers, as well as a highly-valued and growing part of the city’s tax base, by accomplishing the above stated goals through enhanced infrastructure and improved development environment. This plan outlines a strategy to leverage tax increments from within the district to make needed public improvements. By using the City’s redevelopment powers, the intent of this plan is to achieve better-quality development and higher-quality public infrastructure than would otherwise be feasible without the proposed TAD, at no additional cost to Alpharetta taxpayers.

OVERVIEW OF TAX ALLOCATION DISTRICTS

Tax allocation districts are Georgia’s version of tax increment financing. Tax increment financing is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project either (a) directly, as an incentive to attract new private investment into an area or (b) indirectly by paying for public improvements that could not be absorbed as a private development cost. As described by the Council of Development Finance Agencies. (www.cdfa.net), TIF was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country. Today, 49 states and the District of Columbia use tax increment financing in some form.

In 1985, the Georgia General Assembly authorized formation of Georgia’s form of tax increment financing called Tax Allocation Districts (TADs). The purpose of tax allocation districts in Georgia is to identify qualified areas where tax increment financing can be used, similarly to other states. A TAD allows incremental property taxes generated by new development within the designated district to be used to finance costs related to the development, such as public infrastructure, land acquisition, relocation, demolition, parking structures, utilities, debt service and planning costs. Other allowed uses of “TAD proceeds” include:

- Sewer expansion and repair
- Storm drainage
- Street construction and expansion
- Water supply improvements
- Park improvements
- Bridge construction and repair
- Curb and sidewalk work
- Grading and earthwork
- Traffic control

Cities and counties throughout Georgia have created TADs to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas. Nearly 80 Georgia cities and counties have either created or are considering establishing TADs in their communities. There were also several existing TAD's in Fulton County as of the end 2018. A TAD offers local governments the opportunity to promote worthwhile redevelopment projects that would otherwise not be financially viable or are in areas that would otherwise be unattractive to private investment.

Prior to the last Recession in 2008 and 2009, other Georgia tax allocation districts such as Atlantic Station (Midtown Atlanta) and Camp Creek Marketplace (East Point), demonstrated the economic benefits which TADs can generate. These benefits include:

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

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

GEOGRAPHIC BOUNDARIES (A)

The boundaries of the proposed Tax Allocation District #2 – Alpharetta North Point Activity Center are shown on the map below. This redevelopment area was drawn to include the relevant parcels within the North Point area, as defined by the LCI study, that are likely to improve or redevelop over time, creating tax collections above current levels, and/or parcels, including public right of way (ROW), that are likely to benefit from infrastructure improvements to achieve the goals for the area.

Tax Allocation District #2 – Alpharetta North Point Activity Center Boundary Map (L)



The boundaries for the Redevelopment Area are shown on the map above and summarized on the next page. The proposed Tax Allocation District #2 – North Point Activity Center contains 138 parcels totaling 897.9 acres, with a taxable real estate digest of just under \$268.8 million.

This acreage estimate does not include streets, rights of way and other land for which no assessment records are available.

<u>Summary Characteristics</u>	
Tax Allocation District #2 – Alpharetta North Point Activity Center	
Parcels	138
Acres	897.9
Taxable Digest	\$268,759,560
Current City of Alpharetta M&O Digest	\$5,396,601,616
Proposed TAD % of Total City Digest	4.98%

Source: Fulton County Tax Assessment data and Bleakly Advisory Group

GROUNDINGS FOR EXERCISE OF REDEVELOPMENT POWERS (B)

Tax Allocation Districts (TAD) are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended, with the following definition of a “redevelopment area.”

‘Redevelopment area’ means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a ‘blighted or distressed area’, a ‘deteriorating area,’ or an ‘area with inadequate infrastructure’ as follows:

(A) A ‘blighted or distressed area’ is an area that is experiencing one of more conditions of blight as evidenced by:

- (i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;
- (ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;
- (iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;
- (iv) Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or
- (v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;

(B) A ‘deteriorating area’ is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:

- (i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;
- (ii) High commercial or residential vacancies compared to the political subdivision as a whole;

- (iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;*
- (iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;*
- (v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income;*
- (vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and*

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

- (i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or*
- (ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.*

WHY NORTH POINT QUALIFIES AS A REDEVELOPMENT AREA

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

The redevelopment area meets the statutory definition of a Redevelopment Area under the “inadequate infrastructure” provisions (Section C) of the Redevelopment Powers Law. The presence of inadequate infrastructure to support the City’s vision for the area is not equally applicable or prevalent throughout the entire area but clearly meets the intent of the statute.

The City of Alpharetta and its citizen have identified the area in need of infrastructure improvement in plans for the redevelopment area over the past 10+ years. An initial planning document, the North Point Livable Centers Initiative (LCI), was completed and adopted by City Council in April 2008 that laid the framework for the vision for the area. That vision was reiterated and refined in the City’s most recent Comprehensive Plan as well as in the LCI update adopted in 2018.

The original North Point Livable Centers Initiative Master Plan provided a framework for the district’s future and resulted in numerous district-wide improvements. The 2018 LCI update identified several recurring themes and priorities that emerged from public input sessions, including walkability, placemaking, and green space. The desired and planned enhanced public infrastructure and amenities identified in the plans are currently lacking in the area and the City seeks to use its redevelopment powers, through the creation of Tax Allocation District #2 – Alpharetta North Point Activity Center, to assist with the upgrades.

Specifically, the adopted LCI plan calls for high priority strategies to transform the area “into walkable areas of high-quality retail” in concentrated nodes. Tactics to accomplish this strategy included in the plan:

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

In order to accommodate new development and expanded public facilities such as parks, green space, pedestrian amenities and stormwater management in the area, new infrastructure investments by the City will need to be completed.

Thus, the Tax Allocation District #2 – Alpharetta North Point Activity Center qualifies under the Redevelopment Powers Law as described in Section C:

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

- (iv) *Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or*
- (v) *Deteriorating or inadequate utility infrastructure either at present or following redevelopment.*

In particular, the area's preponderance of auto-oriented land uses and infrastructure leads to inadequate:

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

Portions of the redevelopment area, particularly North Point Mall and some adjacent commercial properties that depend on the mall, also meet the definition of a 'deteriorating area' by exhibiting evidence of economic decline under items (ii), (iii) and (iv) of the six criteria, as underlined below.

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

- (ii) High commercial or residential vacancies compared to the political subdivision as a whole;
- (iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;
- (iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole.

The North Point Mall and nearby retail parcels exhibit higher vacancy, slower/declining sales, stagnant rents, and slower growth in property tax digest compared to the City of Alpharetta as a whole. As an example of higher commercial vacancies in the redevelopment area, the office properties within the TAD boundaries had lower vacancy rates in 4Q 2009 (7.9%) as compared to Alpharetta overall (13.8%), according to CoStar. By 4Q 2017 the situation changed dramatically. Whereas the city's overall office vacancy rate decreased to 10.4%, the vacancy rate within the TAD area rose above the city's rate to 12.2%. Thus, while the city overall improved its office vacancy rate over the past 10 years, the North Point area's vacancy rate increased by over 50%, providing further evidence of the declining nature of the commercial real estate performance.

Also, according to Fulton County tax assessment data, the assessed value of in-line mall stores at North Point, containing 656,000 SF of gross leasable area, was recently reduced on appeal by more than 20% in 2019. The assessed values of the department stores connected to the mall were also reduced in value by a range of 3.2% to 16.7% since 2017. Assessments on other retail properties in the vicinity of the

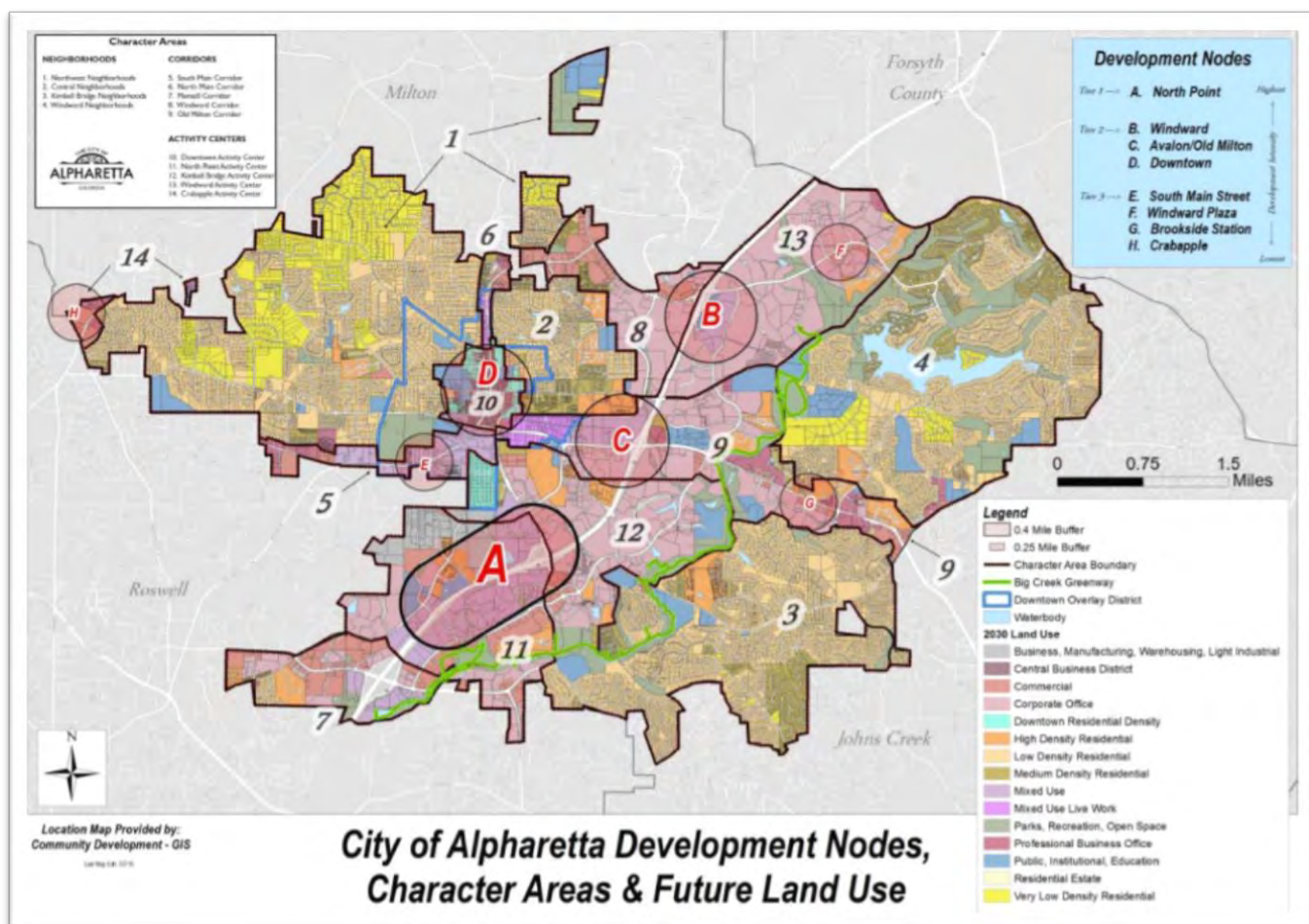
mall have also been flat to declining over the past five years. As previously noted, an important objective of this redevelopment plan is to help stabilize and reverse ‘deteriorating’ retail sales and value trends in this part of Alpharetta, before the redevelopment area becomes ‘blighted and distressed’.

PLAN VISION AND GOAL

The City’s 2017 Comprehensive Plan and 2016 Comprehensive Land Use Plan, along with the 2007 Livable Centers Initiative Plan and the 2017 Livable Centers Initiative Plan Update for North Point, have identified several economic development objectives for the community that are relevant to this effort.

The current City of Alpharetta Comprehensive Plan, expresses intent to “PRESERVE the North Point area as a regional destination for shopping, jobs, and entertainment, and ENHANCE the area with improvements and new development that supports a walkable and vibrant community destination with places to shop, work, entertain, and live.” The Comprehensive Plan calls for future development to “emphasize connectivity, uses that generate a high level of activity and...reinforce a walkable, mixed-used destination supported by a range of housing types and transportation modes.”

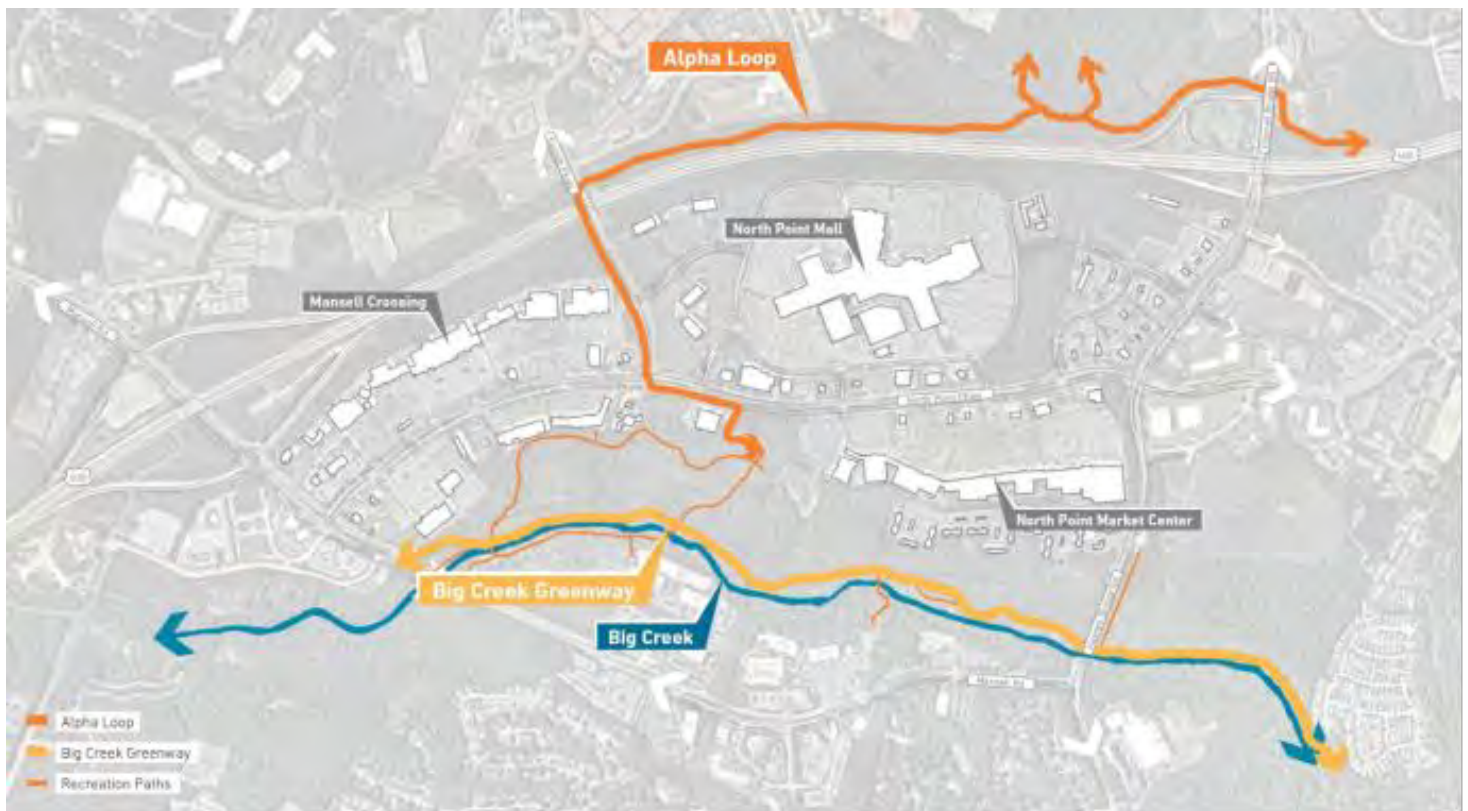
Development Nodes, Character Areas, & Future Land Use (2017 Comprehensive Plan)



The 2018 Livable Centers Initiative Plan Update built upon this vision for the North Point area. With community input, the LCI developed four guiding principles for future development in North Point:

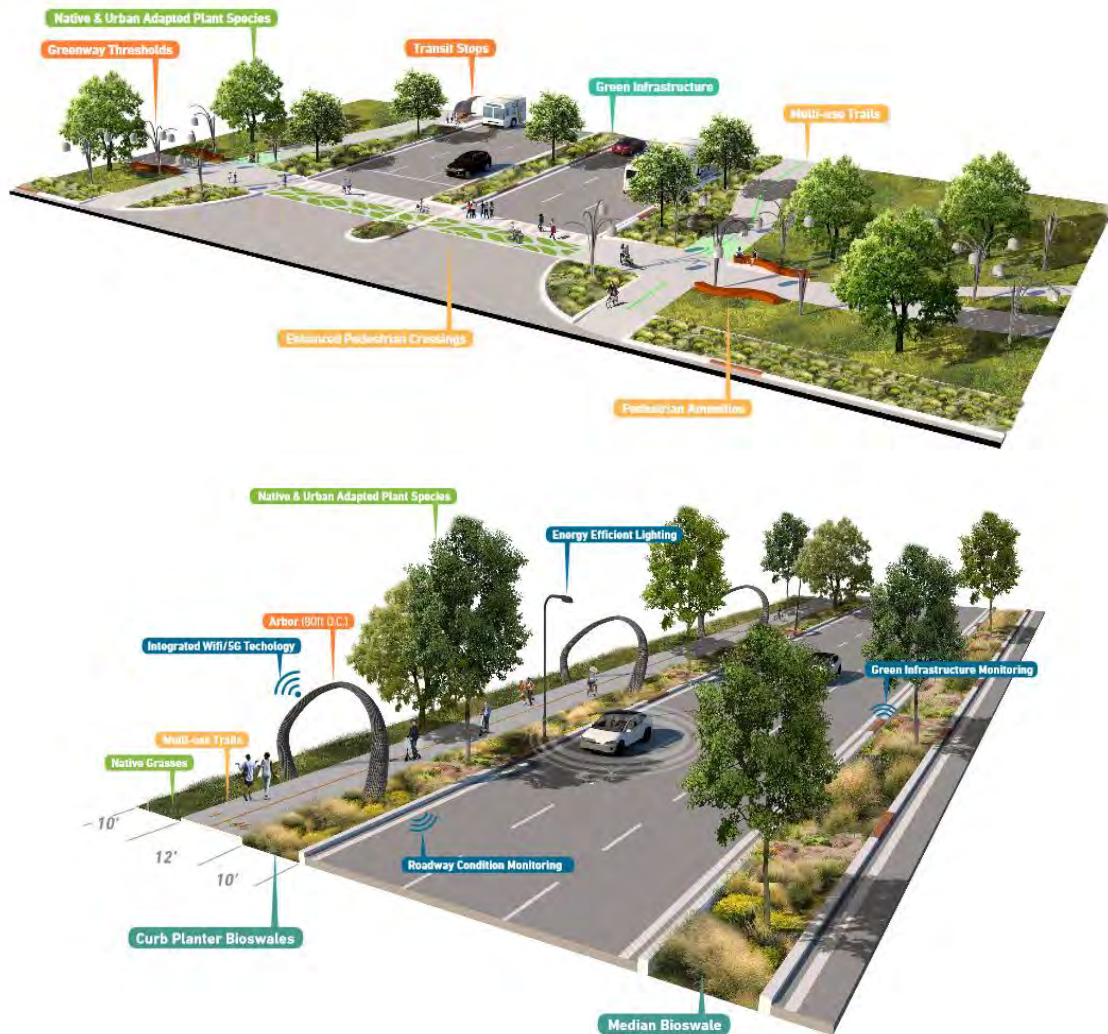
- Create a “park once walk everywhere” walkable environment
- Create multimodal connections parallel to North Point Parkway
- Induce redevelopment of large areas of surface parking
- Improve the area’s retail balance.

Upon council approval of the LCI plan, the City continued to carry out the plan’s recommendations by creating a Creative Placemaking Plan that examines options to improve safety and walkability along the North Point Parkway corridor. The study includes wayfinding concepts, streetscape design guidelines, and a signage program and plan to encourage efficient and safe movement of pedestrians, bicycles and vehicles in, through and around the North Point area. Shown below are renderings excerpted from this plan, developed by MKSK and included here with the City’s permission.



It is likely that infrastructure investments in the area, to be paid for at least partially by this proposed TAD, will focus on active transportation improvements along and near North Point Parkway as shown above, adding crosswalks and connections to the Big Creek Greenway at the end of Encore Parkway.

Greenway Crossings



The development of this TAD will facilitate the key investments and redevelopments that will:

- aid the community in meeting the City's adopted goals for the North Point area, and
- support in the financing of the planned infrastructure improvements depicted above.

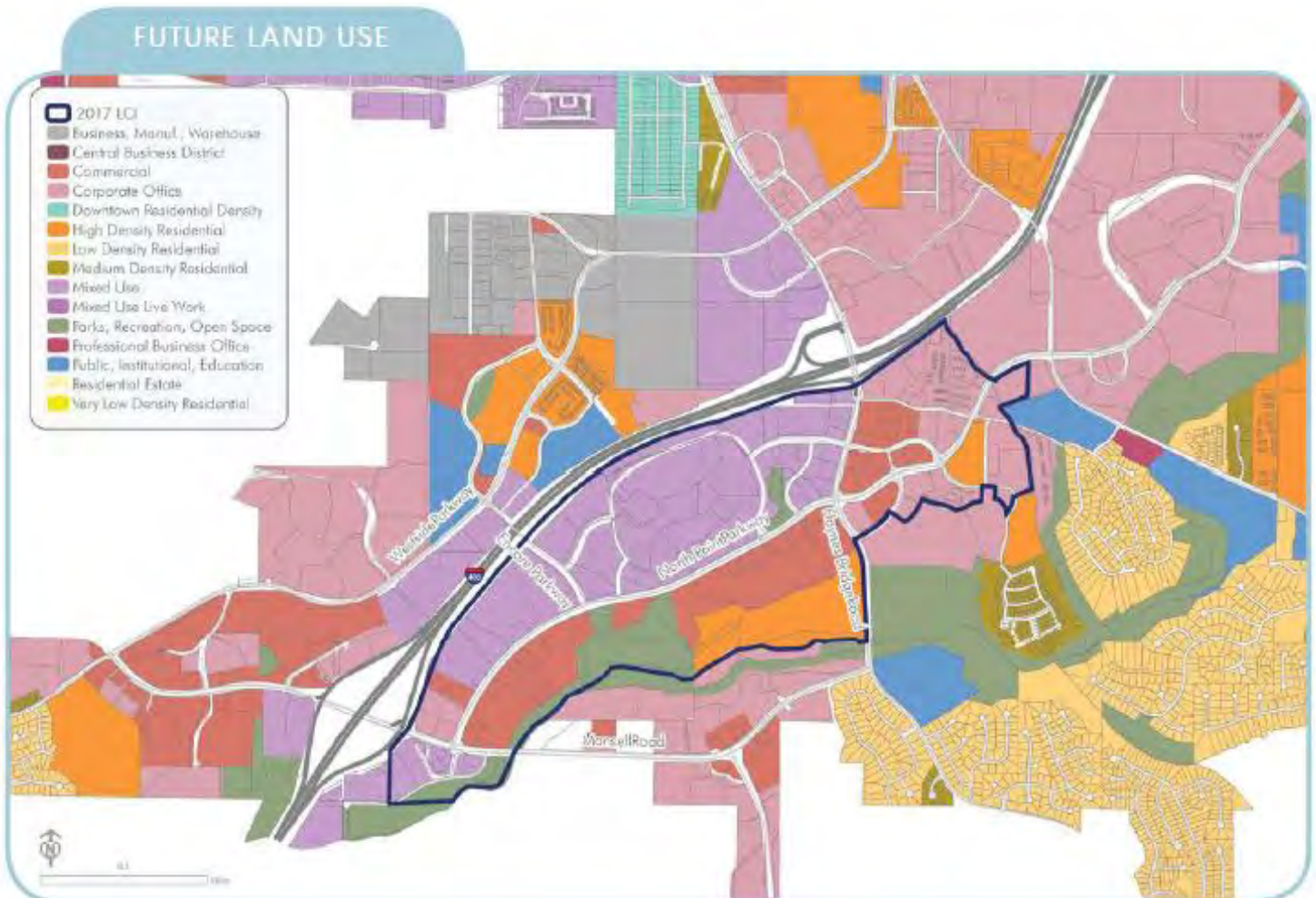
PROPOSED LAND USES AFTER REDEVELOPMENT (C)

The City's proposed future land uses within the redevelopment area are illustrated in the Future Development maps above that identify the locations of the "Activity Areas" and "Development Nodes" described in the Comprehensive Plan. The map shows that the area encompasses the North Point Activity Center as well as the North Point Development Node. This area is envisioned to be a combination of Corporate Office, Mixed Use, High Density Residential, and Commercial. The financial and public infrastructure inducements offered

by this TAD directly address the central issues and opportunities identified in the City’s Comprehensive Plan, as well as the adopted LCI plans, in an area that has been identified as a high priority by City residents.

This redevelopment plan is therefore both fully consistent with, and designed to implement, the major recommendations contained in the 2017 Comprehensive Plan, the City’s adopted Future Land Use Map, the multiple LCI planning efforts, and the subsequent Creative Placemaking Plan.

Future Land Use Map (2017 LCI Plan Update)



The process of transforming a 25-year old, traditional auto-oriented retail shopping center district into a “walkable and vibrant community destination with places to shop, work, entertain, and live” with an emphasis on connectivity, “uses that generate a high level of activity” and create “diverse housing options in mixed-used developments” will require substantial public and private investment. The total cost of utility infrastructure, parks, greenspace, placemaking, streetscapes and related public improvements identified in recent studies have been estimated to fall within a range of \$100 to \$155 million.

Requiring developers to contribute to public improvements that directly benefit their projects and using traditional local funding mechanisms is expected to cover a substantial percentage of these costs. However, absent of the additional funding mechanisms offered by the TAD, implementation could take decades to achieve and fail to deliver the level of quality desired by Alpharetta residents.

This proposed TAD would be selectively used as a tool to help achieve the type of future development envisioned for this area. Several major proposed projects and/or development sites, in varying stages of planning and permitting, are included within the TAD boundaries. If early catalyst projects in key locations can be successfully developed, including some projects that do not require financial support from the TAD, the resulting tax increment would provide financial resources that can be leveraged elsewhere to build supportive parks, trails, infrastructure and related public realm improvements. These public improvements would in turn, enhance the



The above illustrations describe development proposals that are in various stages of planning or permitting within the proposed TAD. These projects may or may not be completed as currently proposed.

The table on the following page estimates the combined future assessed value of residential and commercial development that is associated with development proposals made for specific sites within the proposed TAD. Taxable values are forecast estimates, based on comparable assessed values for similar property types in northern Fulton County (not construction costs). The actual taxable value of these future developments will ultimately be determined by the Fulton County Tax Assessor.

REMAINDER OF THE TAD

Most of the remaining parcels within the proposed North Point Activity Center TAD not illustrated above, are already developed. This plan makes conservative assumptions regarding future redevelopment and tax digest growth associated with the remaining 766 acres where no specific development projects have been proposed. It can be reasonably assumed that additional development and incremental value growth will occur in the balance of the TAD, after investments in the key redevelopment sites are made. While investments are likely to be made on those parcels as well, they are not likely to be projects that qualify for and/or request TAD funding. In the balance of the TAD where no specific projects or strategies have been proposed, the forecast used for this analysis assumed 3% annual allowance for future digest growth, after the economic impacts of TAD-supported projects begin to take effect. Estimates of achievable development and digest totals are summarized in the table and graph on the next page.

TOTAL POTENTIAL DEVELOPMENT

In summary, already identified development opportunities impact roughly 132 acres or about 15% of the total acreage within the proposed TAD, including North Point Mall. This represents parcels where specific development projects have been proposed and quantified. The future development forecast reflects the addition of approximately 750 housing units that have been proposed and are likely to be completed on those 132 acres, including for-sale condominiums, townhomes, and multi-family apartments. The forecast includes another 500 for-sale units, including a mix of townhomes and condominium flats, which could be developed within the balance of the TAD. These include sites where the City has not approved development applications, or where no specific development proposals have been made. In addition to new housing, the development forecast includes 2.5 million SF of new or rehabilitated retail, commercial (including hotel) and office development. These levels of new construction are not likely to be achieved absent of the major public improvements outlined in the LCI Plans, as well as other initiatives proposed by the City. Combined development sites where specific projects have been proposed, have a current estimated full market value of \$227.6 million and a taxable digest value of just over \$91 million (most of the value is currently in the mall site). Proposed projects on these 132 acres have the potential to grow to a full market value of over \$709 million and a digest value of \$284 million at build out, generating an incremental increase in tax digest of \$192.6 million (more than \$1.4 million per acre).

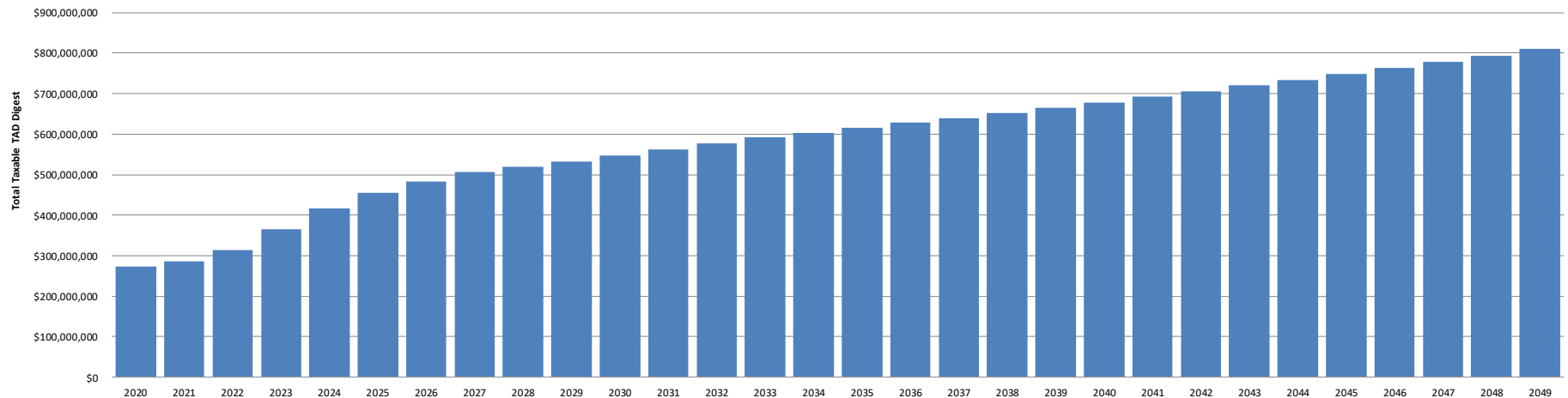
The balance of 766 acres within the proposed TAD, where no specific projects or direct investment of TAD proceeds have been analyzed, currently contains \$444.3 million in full market value. The “halo effect” from development projects is expected to increase the value of these other sites to an estimated \$658 million, representing a 48% increase of over existing conditions. This estimate results in total gain in tax digest of \$85.5 million (\$112,000 per acre) on those remaining acres. Combined, the entire 898-acre TAD has the potential to more than double in total taxable digest by 2030. This forecast assumes that public improvements needed to support the area’s transition to a more mixed-use district would be completed in a timely manner.

Summary Development Forecast – Incremental Property Tax Digest

Project Areas	Acres	Development Forecast				Estimated 2019 Base Digest	Estimated Future (Year 10) Tax Digest
		Residential* For-Sale Units	Multi-Family Rental Units	Office (SF)	New/ Rehab Comm/Retail (SF)		
North Point Mall Area	79.1		328		1,105,059	\$81,702,000	\$128,599,861
Other Project Sites	52.8	280	140	1,200,000	118,500	\$9,344,080	\$155,039,261
Balance of TAD**	766.0	500			110,000	\$177,713,480	\$263,210,276
Development Totals:	897.9	780	468	1,200,000	1,333,559	\$268,759,560	\$546,849,398
* This column includes both condominium flats and townhomes - no SF homes are anticipated.						Estimated Incremental Tax Digest Growth:	\$278,089,838
** Refers to remaining TAD parcels where no specific projects have yet to be approved.						Percent Change	103.5%

Source: Alpharetta Project Data and Bleakly Advisory Group, Inc.

Projected Taxable Real Estate Digest: Alpharetta North Point Activity Center Tax Allocation District



CONTRACTUAL RELATIONSHIPS (E)

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

1. Coordinate implementation activities with other major participants in the redevelopment plan and their respective development and planning entities, including Fulton County and other stakeholders, as well as with City or County authorities and various Alpharetta departments involved in implementing this redevelopment plan.
2. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the redevelopment plan.
3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.
4. Coordinate public improvement planning, design and construction among City, County and State agencies and departments.
5. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds or other forms of financing by the City.
6. The City will enter into contractual relationships with qualified vendors for the provision of professional and other services required in qualifying and issuing the bonds or other forms of financing, including, but not limited to, legal, underwriting, financial analysis and other related services.
7. The City will perform other duties as necessary to implement the redevelopment plan.

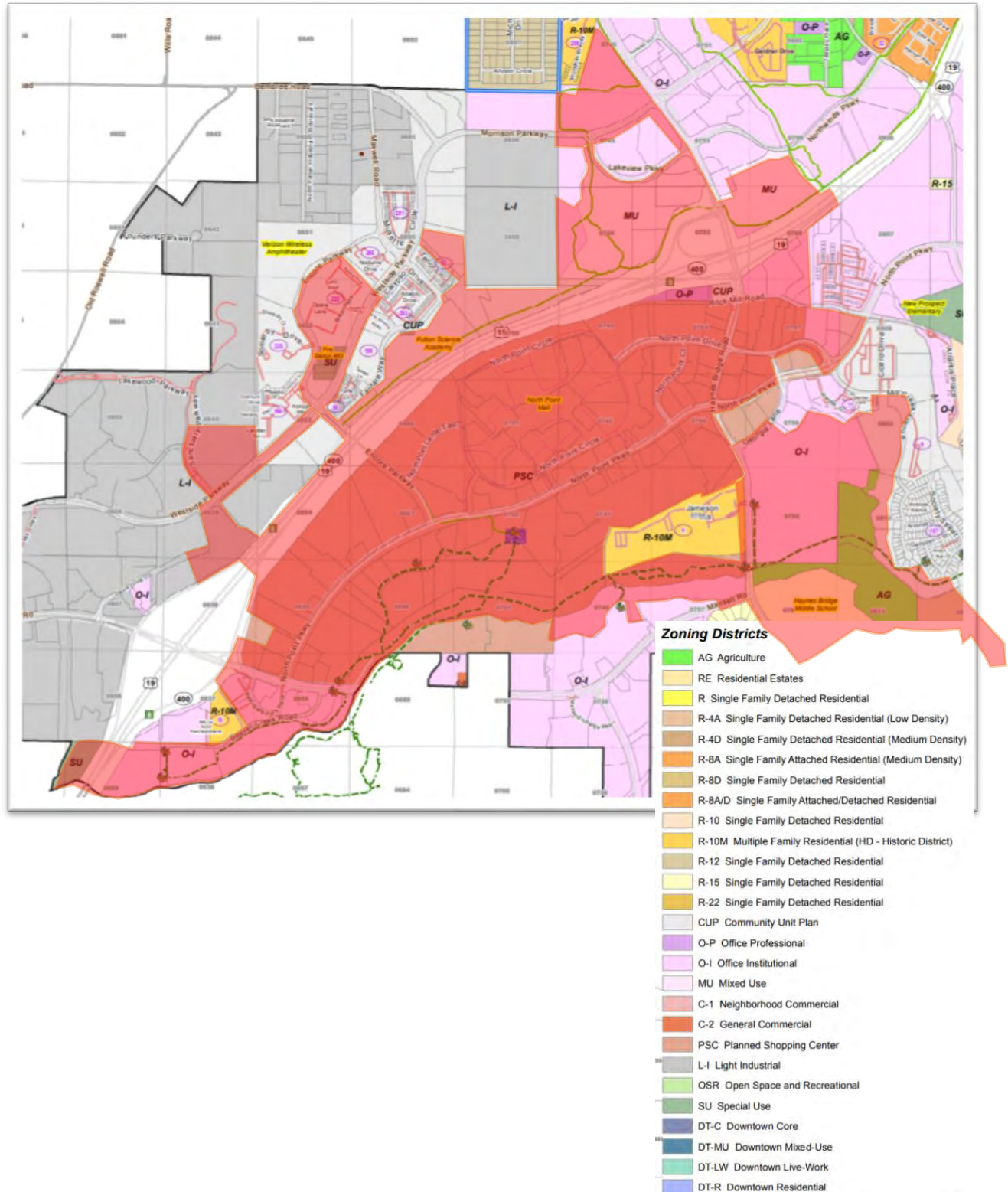
RELOCATION PLANS (F)

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

ZONING & LAND USE COMPATIBILITY (G)

The redevelopment area includes several categories of commercial and residential development, including single- and multi-family housing. The area is covered by several zoning classifications including Planned Shopping Center, Office Institutional, Mixed Use, and Community Unit Plan.

These zoning classifications allow all land uses that are proposed in this Redevelopment Plan. The map below identifies the City's applicable zoning and overlay districts. This map, as well as the Future Development map, presented previously, identify allowed current and proposed future land uses within the redevelopment area and TAD. The fact that proposed redevelopment sites are consistent with existing zoning indicates that this Redevelopment Plan is compatible with zoning and land use.



METHOD OF FINANCING / PROPOSED PUBLIC INVESTMENTS (H)

FINANCIAL ANALYSIS OF POTENTIAL PROJECTS

This section estimates potential revenues from redevelopment projects in the North Point Activity Center TAD, over the life of the TAD, assuming both Fulton County and the Fulton County Public Schools pledge their respective M&O millage to the TAD.¹ Including such a forecast is a requirement of the statute. The following forecast presents a reasonable estimate of the amount of future tax allocation increment that could be generated over the life of the TAD based upon (a) the characteristics of real estate within the district's boundaries, (b) current/anticipated market conditions, (c) the nature of development desired by the City and allowed by zoning, (d) the characteristics of known development projects that are in various stages of planning within the district, (e) County assessment practices and the likely taxable value of completed development, (f) current applicable millage rates and (g) the expected economic impact of public investments of TAD proceeds on future real estate values within the district.

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

Assuming an approximate 10-year phasing schedule and providing a reasonable allowance for "background growth" in the TAD as a whole as implemented projects benefit nearby areas, it is estimated that the area could generate nearly \$596 million in total real property taxes over the life of the TAD, assuming that millage rates do not change over the forecast period. Of this amount, it is estimated that \$272.3 million would be collected from the base value of the TAD and continue to flow to the respective taxing jurisdictions' general funds. The balance of \$323.7 million would be tax allocation increments accruing to the TAD Special Fund.

Real estate taxes levied on existing properties within the proposed TAD raised an estimated \$9.07 million in total general fund real estate taxes to the City, County, and School District, combined in the current fiscal year (FY2019). Total levied taxes on real estate averaged \$10,100 per acre over the entire TAD, including \$1.29 million and \$1,443/acre to Alpharetta. If the forecasted build-out and resulting valuations estimated in the above-described projects existed today, these same areas would have generated \$18.45 million in combined City, County, and School District general fund real estate

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

taxes, averaging more than \$20,500 per acre. This estimate excludes additional taxes on business personal property, which could conservatively add another 20% to 25% to estimated ad valorem revenues from new commercial development within the TAD.

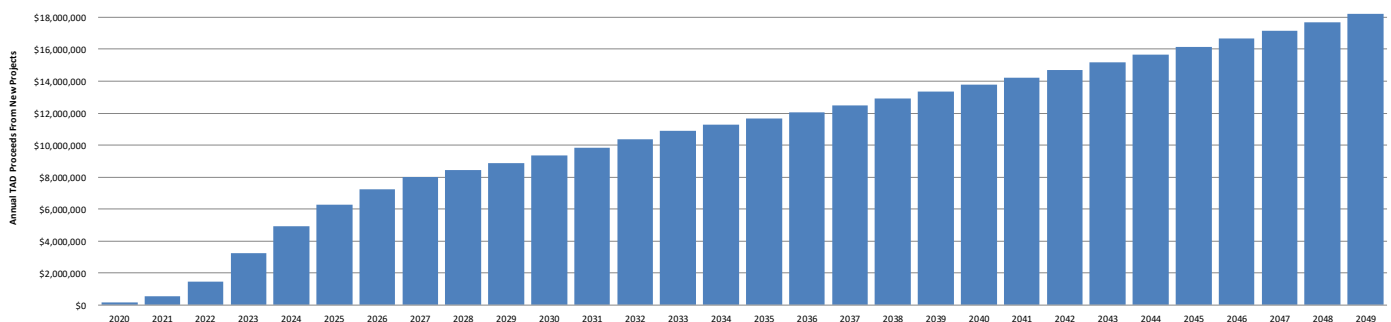
Estimated Potential Tax Allocation Increment at Build Out

Project	Current Millage Rates	Base Digest Conditions	2030 Forecast Conditions	Incremental Change
Annual General Fund Property Taxes				
City of Alpharetta	4.820	\$1,295,421	\$2,635,814	\$1,340,393
Fulton County	10.380	\$2,789,724	\$5,676,297	\$2,886,573
Fulton County School System	18.546	\$4,984,415	\$10,141,869	\$5,157,454
TOTALS:	33.746	\$9,069,560	\$18,453,980	\$9,384,420
Base Digest/General Fund		\$9,069,560	\$9,069,560	
TAD Proceeds		\$0.00	\$9,384,420	

Source: Alpharetta Project Data and Bleakly Advisory Group, Inc.

The impact of this future development on real estate taxes and potential TAD proceeds is summarized in the following graph. This analysis forecasts that the use of TAD proceeds could increase property tax collections on real estate by a net of almost \$6.3 million per year by 2025 and continuing to increase until build-out of the identified projects is completed by 2030. This growth would result from the combination of new construction, rehabilitation of existing commercial property, and the general value growth these investments could cause among other nearby properties. Allowing for phased development, total tax increment available to the TAD special fund could approach \$323.8 million over 30 years. Applying a 6% discount rate to this cash flow over the first 15 to 20 years provides a reasonable approximation of the of the capacity of this future income stream to leverage actual investment, such as issuing a TAD bond or obtaining private financing. The net present value is estimated to range between \$65 million and \$88 million.²

Projected Annual & Cumulative TAD Increments: (Assuming full City, County and School District Participation)
2020 through Termination in 2049



Aggregate TAD Increments	Annual @ Bld Out	Build-Out Year	10 Years	15 Years	20 Years	25 Years	30 Years
Total City/County/BOE Increment	\$9,384,420	2030	\$49,349,879	\$101,197,653	\$163,859,100	\$237,635,037	\$323,765,687
Cash Flow Discounted @	6%		\$39,465,929	\$64,820,140	\$87,508,624	\$97,965,784	\$114,813,347

² For general planning and forecasting purposes it is likely unrealistic to anticipate that 100% of total tax allocation increments generated over the entire length of the TAD will be available to invest in projects. Typical 20 to 25-year financing instruments will be leveraged based on tax increment that can be realistically generated and anticipated within the first 10 years of the TAD's existence. Forecast tax digest growth beyond year 20 or 25 is not likely to be leveraged as a financing source for long-term investments extending beyond the termination date of the TAD. In practice, "excess" tax increments generated toward the end of the life of a TAD, which are not needed for debt service payments, tend to be either rebated back to the taxing jurisdictions or applied to retire debt early, enabling the TAD to be dissolved prior to the stated termination date in the redevelopment plan.

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

The amount of project funding this revenue stream could deliver depends upon multiple factors, including the number of years to repay the financing, interest rates at the time of issuance, as well as debt coverage ratios and reserve requirements imposed by lenders. Changing these inputs produces differing estimates of financing or bonding potential. Any number of realistic alternative scenarios could be to produce results that vary by a factor of 25% or more depending on future market conditions or whether the City provided a credit enhancement to secure a lower interest rate. Issuing TAD bonds or other form of debt instruments might enable the City to front-load more improvements than would be possible without issuing debt.

**Estimated Bonding Capacity: Proposed Tax Allocation District #2
(Assumes County and School District Participation)**

Issue Year:	2023
Debt Issuance Costs	
Amount Delivered to Projects:	\$ 38,400,000
Capitalized Interest:	\$ 5,395,000
Debt Service Reserve:(# Payments)	\$ 3,810,000
Bond Issuance Costs @:	3.0% \$ 1,428,150
Total Bond Amount: (Rounded)	\$ 49,030,000
Assumed Financing Terms	
Loan period in years	25
Interest Only Period (Years)	2
PRN Retirement Period (Years)	23
Interest Rate:	5.50%
Annual Debt Service Payments	(\$3,808,143)
Estimated Annual Tax Increment	\$ 4,938,358
Stabilized Debt Service Coverage Ratio:	1.30
Cumulative Financing Costs	
Total Debt Service:	(\$92,980,584)
Interest Only Period:	(\$5,393,300)
Total interest over term of loan:	(\$43,950,584)
<i>Source: Bleakly Advisory Group, Inc.</i>	

This table contains a hypothetical scenario whereby the City can leverage \$49 million in financing for public improvements in a first bond, issued for a 25-year term in the second or third year after the TAD is formed. This assumes that commitments could be secured for a redevelopment project at the North Point Mall, plus a minimum of one other large investment described in the earlier section. As

shown, annual debt service payments associated with this issue total about \$3.8 million, with the first two years paid by capitalized interest and the balance of the note amortized over the remaining 23 years. Annual TAD increment is projected to reach almost \$5.0 million by the time debt service payments are needed, resulting in a healthy 1.3 debt coverage ratio. After deducting reserve requirements and issuance costs, roughly \$38.4 million or 78% of total financing would be available for distribution to individual projects from this first issue.

As previously noted, TAD proceeds are projected to approach the \$9.4 million level at build-out. Therefore, a second issue of nearly the same amount could be secured a few years later as additional growth occurs. Using a portion of TAD proceeds as a partial funding source to secure grants or other lower-cost public financing could also leverage more funding for construction than is attainable by issuing conventional debt financing. Using a simple “pay as you go” approach to utilize TAD funds also yields roughly \$114.8 million on a discounted net present value basis over 30 years, further suggesting that multiple investment of TAD proceeds would be possible.

As previously noted, Alpharetta’s redevelopment strategy focuses on developing policies, guidelines and funding approaches that can be applied broadly to support investments in public improvements. Using TAD funds to provide development incentives to individual projects would be used sparingly, only if the applicant can demonstrate financial need, and only if the project contributes a broader public benefit in return. Considering all factors, this analysis forecasts that a total investment of future TAD proceeds in the range of \$65 to almost \$90 million is reasonable and suggests the opportunity to negotiate terms of consent agreements or pay off the TAD before the end of 30 years.

PROPOSED USES OF TAD PROCEEDS

The Redevelopment Powers Law gives Georgia’s communities wide latitude in the use of tax allocation district funds to support redevelopment. As enumerated in Section 36-44-3, the following are all eligible uses for TAD funds in a redevelopment area:

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

The existing infrastructure in the North Point redevelopment area is inadequate to support the community’s full vision for the area. Having a TAD in place will help fund infrastructure improvements

necessary to improve the transportation network (streets and sidewalks), enhance parks and open space and provide stormwater management for future area development.

The total public cost for implementing the potential public improvements as described in detail in the most recent LCI plan, including construction and improvement of the necessary public infrastructure, is currently estimated at over \$165 million, which the City intends to fund, at least partially, through the tax allocation district. The purpose of the proposed infrastructure improvements funded by the TAD would be:

- Roadway connections to improve the flow of vehicular traffic that will be present in the area at the time of redevelopment.
- Enhancements such as streetscapes, curb and sidewalk improvements and public spaces to improve the experience of pedestrians, and other residents and visitors in the district.
- Stormwater management improvements, which could also function as public park/green space.

Potential long-term costs to improve the infrastructure could exceed the estimated proceeds that could be financed through TAD increments alone. TAD funds would therefore need to be used strategically to leverage other funding sources.

Priorities for the use of TAD proceeds will evolve as project planning proceeds, more detailed engineering budgets are prepared, and actual costs become better known. The intent is to employ TAD proceeds as available and necessary to make infrastructure improvements financially feasible and to attract users that would positively impact the redevelopment area, the city and the regional economy.

Proposed Uses of Future TAD Proceeds:

Tax Allocation District #2 - Alpharetta North Point Activity Center

(Assumes County and School District Participation)

Potential Uses of TAD Proceeds	Estimated Total Cost	Estimated TAD Contribution	% of Total TAD Proceeds
Public Infrastructure Improvements [1]	\$16,900,000	\$15,000,000	23.01%
New Parks & Greenspace [2]	\$50,350,000	\$25,000,000	38.34%
Walkability & Place-Making [3]	\$30,800,000	\$9,200,000	14.11%
Streetscapes Improvements (Local Match)[4]	\$57,500,000	\$11,500,000	17.64%
Development Incentives [5]	\$10,000,000	\$4,500,000	6.90%
TOTALS:	\$165,600,000	\$65,200,000	100.0%

NOTES

- 1 Estimated TAD contribution to new roads and intersection improvements recommended in LCI Plan.*
- 2 Estimated TAD contribution to linear parks, gateways, greenway connectors and pocket parks.*
- 3 Estimated TAD contribution to new trail connections, pedestrian connections & event spaces.*
- 4 Estimated TAD contribution to support up to 5 miles of potential streetscape improvements.*
- 5 Remaining set aside for direct incentives to redevelopment projects if the "but for" test can be met.*

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

The table above contains a representative distribution of fund uses among various priorities. TAD proceeds will be allocated to specific purposes as opportunities present themselves. Uses of TAD proceeds may include supporting on- and off-site development (including parks, streets, sidewalks, roads, signage, site preparation, utility improvements, storm water management and environmental remediation) and paying for public amenities that cannot otherwise be afforded.

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

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

The Redevelopment Powers Law specifies that this plan "recites the last known assessed valuation of the redevelopment area and estimate the assessed valuation after redevelopment." The tax base is expected to increase in the future through the private investment stimulated by implementation of the redevelopment plan and the investment of TAD increments into infrastructure investments.

Tax Allocation District #2 –Alpharetta North Point Activity Center identified in this plan contains 138 parcels totaling nearly 898 acres, with a taxable real estate digest in the City of Alpharetta of \$268.8 million. Of the total acreage in the TAD, approximately 233.7 acres (26%) were exempt from taxation as of 2018. A complete list of included parcels can be found in the appendix.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City of Alpharetta will request that the Georgia Commissioner of Revenue certify the tax base of Tax Allocation District #2 –Alpharetta North Point Activity Center as of December 31, 2019, as the base year for the district. Values presented herein could change before the district is certified.

Summary Forecast Estimate – Incremental Property Tax Digest

Project Areas	Acres	Development Forecast				Estimated 2019 Base Digest	Estimated Future (Year 10) Tax Digest
		Residential* For-Sale Units	Multi-Family Rental Units	Office (SF)	New/ Rehab Comm/Retail (SF)		
North Point Mall Area	79.1		328		1,105,059	\$81,702,000	\$128,599,861
Other Project Sites	52.8	280	140	1,200,000	118,500	\$9,344,080	\$155,039,261
Balance of TAD**	766.0	500			110,000	\$177,713,480	\$263,210,276
Development Totals:	897.9	780	468	1,200,000	1,333,559	\$268,759,560	\$546,849,398
* This column includes both condominium flats and townhomes - no SF homes are anticipated. Estimated Incremental Tax Digest Growth:							\$278,089,838
** Refers to remaining TAD parcels where no specific projects have yet to be approved. Percent Change							103.5%

Source: Alpharetta Project Data and Bleakly Advisory Group, Inc.

The above table estimates the combined impact of implementing the redevelopment projects summarized above over a multi-year period. At build out, the combination of forecasted new

construction, rising land value, and the increased average value of building improvements per square foot are estimated to raise the total taxable market value (FMV) of the TAD from \$672 million currently to nearly \$1.4 billion at completion. This analysis estimates that the TAD's overall taxable **digest** would increase over the current base by \$278.1 million, an 103% increase over existing conditions at build-out.

HISTORIC PROPERTY WITHIN BOUNDARIES OF TAD (J)

No historic properties are within the boundaries of the proposed Tax Allocation District #2 – Alpharetta North Point Activity Center. The City acknowledges that no historic properties will be substantially altered in any way inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer.

CREATION & TERMINATION DATES FOR TAD (K)

Tax Allocation District #2 – Alpharetta North Point Activity Center will be created effective December 31, 2019. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full. This repayment could take 25 or more years from the date of issuance.

TAD BOUNDARIES EXISTING USES OF REAL PROPERTY (L)

The proposed boundaries for the Tax Allocation District #2–Alpharetta North Point Activity Center are overlaid on the existing land use map that is included in the Zoning & Land Use Compatibility section above. The TAD boundaries include the respective tax parcels listed in the appendix and the associated public ROW adjacent to the TAD parcels. For any section of roadway that abuts a TAD parcel and/or is used as a boundary in the TAD map, the entire section of ROW is intended to be included inside the TAD boundary in order to maintain flexibility to use TAD proceeds for public improvements to those rights of way, if desired by the redevelopment agency.

North Point Redevelopment Area Tax Increment Base	
Number of Parcels	138
Fair Market Value (including tax exempt property)	\$714,087,245
Taxable Value (@ 40%)	\$268,759,560
City of Alpharetta (M&O) Millage:	4.820
City of Alpharetta Base Property Taxes Collected	\$1,295,421
Fulton Co. Schools (M&O) Millage:	18.546
Fulton Co. Schools Base Property Taxes Collected	\$4,984,415
Fulton County (M&O) Millage:	10.380
Fulton Co. Base Property Taxes Collected	\$2,789,724
TOTAL Base Property Taxes Collected	\$9,069,560

The proposed TAD represents 5.0% of Alpharetta’s estimated 2018 tax digest and may be subject to change. This amount is well below the 10% maximum value threshold for all TADs in a single taxing jurisdiction, as prescribed in the Redevelopment Powers Law. This means that should the City Council choose, it could add additional tax digest to one or more future TADs. The amount of total digest the City can place in TADs would also increase as the City’s tax digest grows in the future. The base valuation of the proposed TAD is estimated as follows:

Property Taxes Collected Within Tax District to Serve as Base Amount:
Total Taxable Digest (\$268,759,560) x Useable Millage (0.033746)* = \$9,069,560

*Assumes consent by Fulton County and Fulton County School District.

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

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

Alpharetta North Point Redevelopment Area Millage Rates	
City of Alpharetta (M&O) Millage:	4.820
Fulton County Schools (M&O) Millage:	10.380
Fulton County (M&O) Millage:	18.546
TOTAL Millage Rate	33.746

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

Source: Georgia Department of Revenue

TAX ALLOCATION BOND ISSUES (O, P, Q)

AMOUNT OF BOND ISSUE

Upon adoption of this Redevelopment Plan, the City of Alpharetta proposes to issue tax allocation bonds or other financing instruments, in one or more issues. Estimated supportable levels of future financing could range from \$10 million to \$70 million depending upon whether Fulton County Schools and Fulton County consent to participate, and the terms available at the time of issuance and the types of financing methods used.

TERM OF THE BOND ISSUE OR ISSUES

The City of Alpharetta proposes to issue tax allocation bonds or alternative forms of financing for a term no longer than 25 years.

Upon adopting this redevelopment plan and obtaining consent agreements with Fulton County and the Fulton County School District, the City of Alpharetta proposes to either:

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

Should financing be sought in the future, the actual rate, terms and issuance costs would be determined at the time of issuance based upon general market conditions, anticipated development within the TAD, assessed taxable property values and federal tax law considerations.

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

RATE OF BOND ISSUE

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

PROPERTY TO BE PLEDGED FOR PAYMENT OF THE BONDS

Should the respective taxing jurisdictions consent to participate, and should the City choose to issue bonds or other forms of private financing, such financing will be secured by the positive tax allocation increment from eligible ad valorem taxes on real estate, as levied by the City of Alpharetta, Fulton County, and the Fulton County School System. The City does not anticipate pledging tax allocation increments from either local sales taxes or taxes on commercial personal property at this time.

SCHOOL SYSTEM IMPACT ANALYSIS (R)

Georgia's Redevelopment Powers Law governs the operation of tax allocation districts in the State. The Law was amended during the 2009 legislative session to include a new provision under Section 36-44-3(9)(R), requiring the preparation of a "School System Impact Analysis" on the applicable local school district. This section estimates the potential future impacts of Tax Allocation District #2 – Alpharetta North Point Activity Center on the Fulton County Public School District, in accordance with the requirements of this section of the Redevelopment Powers Law.

THE CURRENT VALUE OF THE PROPOSED TAD VERSES THE FULTON SCHOOLS TAX DIGEST

The current taxable digest for the proposed TAD is \$268.8 million. According to the Georgia Department of Revenue, the latest published (2016) assessed value of the Fulton School's net taxable

M&O digest exceeded \$30.6 billion and is higher than that amount today. The current taxable digest within the proposed TAD is nine-tenths of one percent (0.88%) of the School District’s total taxable digest. The amount of ad valorem school taxes on real estate collected from the properties in the proposed TAD, as determined by the tax assessor on December 31, 2018, will continue to flow to the Fulton County School District throughout the operation of the TAD. (This revenue is currently estimated at approximately \$5.3 million annually). The value of business personal property associated with the development of new commercial space within the TAD will also continue to flow to the School District General Fund.

Proposed Tax Allocation District #2 – Alpharetta North Point Activity Center TAD Digest as a Percent of Taxing Jurisdictions*	
Taxing Jurisdiction	Net Taxable M&O Digest
Tax Allocation District #2 – Alpharetta North Point Activity Center	\$285,392,640
Alpharetta (2018)	\$5,376,000,000
Fulton County (2016)	\$50,315,707,360
Fulton County School System (2016)	\$30,638,052,590
Alpharetta North Point Activity Center TAD Taxable Digest as a % of	
Alpharetta	4.98%
Fulton County	0.53%
Fulton Public Schools	0.88%
* This table reports published 2016 Digest values for the county and School System. DOR has not certified or published the Fulton County Digest for 2017 or 2018.	
SOURCE: Georgia Department of Revenue, Local Government Services Division	

PROPOSED DEVELOPMENT IN NORTH POINT TAD

As detailed earlier in this plan, there are potential development projects that that are currently planned within this proposed TAD. Already identified development opportunities impact roughly 132 acres or about 15% of the total acreage within the TAD, including North Point Mall. This represents areas where specific redevelopment projects have been proposed and quantified. The future development forecast reflects the addition of approximately 1,250 housing units (multifamily apartments and for-

sale townhomes) and 2.5 million SF of new or rehabilitated retail/office development where specific projects and land uses have been quantified. These levels of new construction are not likely to be achievable absent the major public improvements outlined in the LCI Plans and other initiatives proposed by the City.

Combined, these sites have a current estimated current taxable full market (assessed) value of just over \$227.6 million. Proposed projects on these sites have the potential to be valued at \$709.1 million at build out, generating an incremental increase of nearly \$425 million in total and an average gain in tax digest of \$192.6 million (more than \$1.4 million per acre) on those 132 acres.

The balance of acreage within the proposed TAD, where no specific projects or direct investment of TAD proceeds are anticipated, currently contains \$444 million in full market value. The “halo effect” from redevelopment projects is expected to increase the value of those other sites to an estimated \$658 million, representing a 48% increase of over existing conditions. This estimate results in total gain in tax digest of \$85.5 million on those remaining 766 acres. Combined, the entire TAD has the potential to roughly double in total taxable digest by 2030. This forecast assumes that public improvements needed to support the area’s transition to a more residential, mixed-use district would be completed in a timely manner.

Project Areas	Acres	Development Forecast				Estimated 2019 Base Digest	Estimated Future (Year 10) Tax Digest
		Residential* For-Sale Units	Multi-Family Rental Units	Office (SF)	New/ Rehab Comm/Retail (SF)		
North Point Mall Area	79.1		328		1,105,059	\$81,702,000	\$128,599,861
Other Project Sites	52.8	280	140	1,200,000	118,500	\$9,344,080	\$155,039,261
Balance of TAD**	766.0	500			110,000	\$177,713,480	\$263,210,276
Development Totals:	897.9	780	468	1,200,000	1,333,559	\$268,759,560	\$546,849,398
* This column includes both condominium flats and townhomes - no SF homes are anticipated. Estimated Incremental Tax Digest Growth:							\$278,089,838
** Refers to remaining TAD parcels where no specific projects have yet to be approved. Percent Change							103.5%

Source: Alpharetta Project Data and Bleakly Advisory Group, Inc.

As summarized above, these projects could create nearly 1,250 residential units and 2.53 million square feet of commercial and office space. The new commercial and office space can be expected to generate increased in personal property tax digest, which will not be pledged as TAD increment and will accrue directly to the School District’s general fund.

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

The table below presents an estimate of the residents and school-aged children that could be generated from the proposed development should it all occur. The population and school-age children multipliers are adapted from Center for Urban Policy Research (CUPR) at Rutgers University in a study called “Residential Demographic Multipliers for Georgia.” These resident and school-aged children multipliers reflect the average number of school-aged children by bedroom type for the townhouse and multifamily housing. Experience with walkable mixed-use developments, including Avalon in Alpharetta, indicates they are most in demand by empty-nester households, single-person households and young working professionals, with few children present in these household types, versus single-family housing.

NORTH POINT TAD POPULATION AND SCHOOL-AGED CHILDREN FROM POTENTIAL DEVELOPMENT					
Unit Type	Units at Build-Out	Population Multiplier*	Estimated Population	School-Aged Children Multiplier*	Estimated School-Aged Children
Townhouse	350	2.2	753	0.33	114
Multifamily**	900	2.3	2,070	0.20	176
Total	1,250		2,823		290

* Multipliers adapted from: CUPR, Rutgers University, "Residential Demographic Multipliers for Georgia"

** Includes a mix of for-sale condominium flats and apartments.

As indicated in the table, there are projected to be 2,823 residents in the 1,250 new housing units constructed in the proposed TAD. Approximately 290 of these residents would be school-aged children. Thus, over the next 20 years there would be, on average, an addition of 14 new school-aged children from new development each year.

LOCATION OF SCHOOL FACILITIES WITHIN THE REDEVELOPMENT AREA

The Haynes Bridge Middle School is included inside the TAD boundary to facilitate the possible future use of TAD proceeds for help fund future transportation and/or multi-use trail improvements in the area. The proposed TAD also contains one private school facility, the Fulton Science Academy, located at 3035 Fanfare Way, which is located between Encore Parkway and Maxwell Road. The school district also owns 6.3 acres on two parcels located on North Fulton Parkway, which are listed as undeveloped.

PROJECTION OF THE AVERAGE VALUE OF RESIDENTIAL PROPERTIES RESULTING FROM REDEVELOPMENT

Based on the expected development within the TAD as outlined above, overall average value of all planned 350 townhomes is estimated at \$450,000 per unit, based on current average pricing of new-build townhomes in the area. This equates to a total of \$157.5 million in new residential home value. Currently there are no single-family or townhome residential properties within the TAD area.

The overall average value of all planned 900 multifamily units in the TAD is estimated at \$190,000 per unit, based on current average pricing of new-build apartments in northern Fulton County. This equates to a total of \$328.5 million in new value created by the apartments. Currently there are no multifamily rental properties within the TAD area.

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

The new potential retail development within the proposed TAD will generate sales taxes for the Fulton County School District during years in which a special purpose local option sales tax for educational purposes (ESPLOST) is in effect. At completion, the new and renovated retail space within the North Point TAD area will generate an estimated \$167 million in net new retail sales annually. This would result in \$1.7 million in total ESPLOST revenue annually by build-out. These ESPLOST collections, which will likely only occur at this level only with the TAD in place, are not

pledged to the TAD Special Fund and will accrue to the school district throughout the life of the TAD. Retail sales in the North Point area have been declining in real terms since 2014, while retail vacancy rates have increased. These trends are not likely to reverse without a concerted public sector effort to change the character of the area.

REVENUES TO THE FULTON COUNTY SCHOOL SYSTEM FROM TAD #2	
Forecast ESPLOST Revenue	
Est. New Retail SF in TAD	1,333,559
Estimated Average Retail Sales Per SF	\$250
Estimated Total Retail Sales	\$333,389,750
Estimated Net New Sales at 50%	\$166,694,875
ESPLOST Revenue to Fulton Schools (1%)	\$1,666,949

Source: Bleakly Advisory Group

It is important to note that developers of retail, office or hotel properties are eligible to apply for leasehold interest tax abatements from the County or City development authorities which, if awarded, would reduce and delay the collection of school tax allocation increments over the first 10 (and in some cases possibly more) years after completion of those projects.

The City intends to encourage developers to work through the mechanism of the TAD rather than seek leasehold interest abatements. However, if the City is unsuccessful and abatements are awarded, the School District's receipt of real property taxes could be delayed regardless of whether the Board of Education consents to participate in the TAD.

APPENDIX

TAX PARCELS (PROPERTIES WITHIN THE TAD)

Parcel ID	Parcel Address	Owner	Acres	Tax Digest	LU Code	Class Code
12 261006880440	1000 NORTH POINT PKY	G G P NORTH POINT INC	24.20	\$66,005,400	341	C5
12 273007020363	6500 NORTH POINT PKY	NPMC RETAIL LC	34.39	\$18,400,000	344	C5
12 261006870490	555 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	7.30	\$9,600,000	3A4	C4
12 249006540247	7461 NORTH POINT PKWY	CENTRO WATT OPERATING PTNRSHIP TWO LLC	16.92	\$9,566,480	345	C5
12 261006870466	200 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	11.76	\$8,400,000	3A4	C4
12 261006870508	333 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	8.81	\$8,400,000	3A4	C4
12 261006870458	100 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	4.90	\$7,902,000	3A4	C4
12 262006550181	7300 NORTH POINT PKWY	CORO NORTH POINT LLC	4.68	\$5,863,800	344	C4
12 250006550293	815 N POINT PKWY	CENTRO WATT OPERATING PTNRSHIP TWO LLC	11.34	\$5,661,580	344	C5
12 261006870334	7131 NORTH POINT PKWY	MANSELL CROSSING RETAIL LP	13.15	\$5,564,640	344	C5
12 272007430374	1325 NORTH POINT DR	HPTMI II PROPERTIES TRUST	7.34	\$5,311,680	252	C4
12 250006550236	7660 NORTH POINT PKWY	CENTRO WATT OPERATING PTNRSHIP TWO LLC	14.06	\$4,771,940	344	C5
12 260007000123	5000 NORTH POINT DR	NORTH POINT MALL L P	18.09	\$4,000,000	346	C5
12 261007010435	1000 NORTH POINT PKY	DILLARD DEPARTMENT STORES INC	6.64	\$3,990,200	346	C4
12 262006550173	7500 NORTH POINT PKWY	AHP H6 ALPHARETTA LLC	4.74	\$3,982,720	254	C4
12 273007550138	6000 NORTH POINT PKY	DAYTON HUDSON CORP	8.74	\$3,793,720	345	C5
12 250006540211	7491 NORTH POINT PKWY	SMGA LLC	5.96	\$3,722,800	345	C4
12 261006880358	4500 NORTH POINT PL	GGP NORTH POINT LAND L L C	4.79	\$3,713,000	364	C4
12 286007970312	975 NORTH POINT DR	LAROSE LLC & CLINGING VINE LLC	4.45	\$3,040,000	345	C4
12 261007020392	6731 NORTH POINT PKY	HOLLYWOOD CAMARILLO PARTNERS L P	3.33	\$2,690,400	373	C3
12 273007420415	380 NORTH POINT PKY	PALM J LLC	1.92	\$2,626,000	345	C4
12 250006380287	7731 NORTHPOINT PKWY	TRU TWO THOUSAND FIVE RE I LLC	5.31	\$2,600,000	345	C4
12 286007540230	970 NORTH POINT DR	CH RETAIL FUND I ATLANTA STONE WALK L L C	2.43	\$2,576,160	344	C4
12 272007430416	6000 NORTH POINT CIR	SEARS	10.04	\$2,454,760	346	C5

12 273007420399	2000 NORTH POINT CIR	G G P NORTH POINT INC	1.30	\$2,391,480	346	C3
12 272007440514	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	53.51	\$2,376,040	300	C5
12 286007970262	965 NORTH POINT DR	COLE JO ALPHARETTA GA LLC	3.54	\$2,275,600	373	C4
12 273007020355	6500 NORTH POINT PKY	NPMC RETAIL LC	12.39	\$2,200,000	365	C4
12 261006880341	4000 NORTH POINT PL	VON MAUR INC	8.23	\$1,878,000	346	C4
12 262006861364	7300 NORTH POINT PKWY	WIGGINS W B JR	2.51	\$1,835,560	374	C4
12 248006520514	0 WESTSIDE PKWY	JEN GEORGIA 7 LLC	20.40	\$1,824,080	300	C5
12 261006870276	6800 NORTHPOINT PKWY	VILLAGE CREATIVE LABS PARTNERS L P	4.43	\$1,800,000	373	C4
12 286007970270	955 NORTH POINT DR	DDL NORTHPOINT LLC	1.99	\$1,730,800	373	C3
12 286007970353	5865 NORTH POINT PKY	ATIVYA NP5865 LLC	2.85	\$1,674,240	383	C4
12 273007420431	1000 NORTH POINT PKY	G G P NORTH POINT INC	18.50	\$1,638,200	300	C5
12 285007520648	0 HAYNES BRIDGE RD	NORTHWINDS LAND LLC	22.85	\$1,560,000	300	C5
12 273007430265	1350 NORTH POINT CT	BRE LQ PROPERTIES LLC	2.90	\$1,560,000	254	C4
12 286007970288	945 NORTH POINT DR	USR REAL ESTATE HOLDINGS LLC	1.95	\$1,552,680	373	C4
12 286007970338	925 NORTH POINT DR	NATIONAL RETAIL PROPERTIES LP	3.34	\$1,468,360	321	C4
12 250006370338	7855 NORTH POINT PKWY	SHOPS AT MANSELL LLC	2.20	\$1,450,600	3C3	C4
12 262006861372	115 NORTH POINT PKWY	WIGGINS W B JR	2.08	\$1,399,960	344	C4
12 261006870292	7000 NORTH POINT PKY	BLUE VENTURES LLC	2.88	\$1,345,600	332	C4
12 286007550254	10865 HAYNES BRIDGE RD	NEUSE INCORPORATED	2.09	\$1,341,360	351	C3
12 249006070310	0 DAVIS DR	ROCK MILL 400 L P	11.26	\$1,298,320	300	I5
12 272007430382	0 NORTH POINT DR	COUSINS WESTSIDE LLC	8.36	\$1,280,000	300	C4
12 286007970346	915 NORTH POINT PKY	MILKATHY CORP	2.21	\$1,200,000	325	C4
12 272007430432	0 NORTH POINT DR	G G P NORTH POINT INC	5.00	\$1,080,000	300	C4
12 273007420381	310 NORTH POINT PKY	SWANN INVESTMENTS L P	1.38	\$1,065,960	373	C3
12 249006400384	0 SANCTUARY PKY	SANCTUARY ACQUISITIONS EAST LLC	14.22	\$1,060,000	300	C5
12 272007540305	1950 ROCK MILL RD	BRE/ESA P PORTFOLIO LLC	2.46	\$1,026,760	255	C3
12 272007540487	10920 HAYNES BRIDGE RD	GREENE HOGG NP II LLC C/O BROGDON CONSULTING	1.47	\$1,000,000	321	C3
12 273007550195	6055 NORTH POINT PKY	VILLAGE CREATIVE LABS PARTNERS L P	1.86	\$980,560	325	C3
12 260006890219	0 FANFARE WAY	LENNAR GEORGIA, INC.	10.99	\$949,600	300	C5
12 272007540495	10910 HAYNES BRIDGE RD	BFC PROPERTIES INC ET AL	1.05	\$949,000	325	C3

12 250006370429	2345 MANSELL RD	RISING SUN PROPERTIES INC	1.43	\$857,440	321	C3
12 250006550368	7925 MANSELL RD	MANSELL NORTH POINT L L C	2.10	\$854,920	321	C4
12 286007970296	935 NORTH POINT DR	PALLADIAN NORTH POINT COMMONS LLC	1.56	\$853,400	373	C3
12 273007540220	10890 HAYNES BRIDGE RD	KOLODKIN ALAN B & ELAINE S	1.82	\$852,390	321	C3
12 250006370387	2355 MANSELL RD	RUBY REDS II	2.14	\$850,120	321	C4
12 273007550203	10800 HAYNES BRIDGE RD	ORLANDO BK ONE ASSOCIATES L P RIPON MAIN ASSOCIATES L P	1.69	\$811,600	321	C3
12 273007550294	6010 NORTH POINT PKY	NPMC RETAIL LC	1.45	\$800,000	374	C3
12 261006870326	7001 NORTH POINT PKWY	WACHOVIA BANK OF GEORGIA	1.69	\$780,400	351	C3
12 250006370403	2335 MANSELL RD	2335 MANSELL RD LLC	1.57	\$776,680	321	C3
12 250006550269	7800 EASTSIDE DR	DB TRIPLE DIPPER RESTAURANT LLC	1.54	\$756,800	325	C3
12 261007020384	6751 NORTH POINT PKY	ALPHA Z-BOY PARTNERS, LLC	1.27	\$755,960	373	C3
12 273007420316	6250 NORTH POINT PKY	NPMC RETAIL LC	1.82	\$751,120	373	C3
12 249006540254	7301 NORTH POINT PKWY	CWOP TWO MANSELL VERIZON LLC	1.40	\$733,760	373	C3
12 273007550187	6085 NORTH POINT PKY	BP NORTHPOINT LLC	1.77	\$720,000	325	C3
12 250006560243	2310 MANSELL RD	ARC CAFEUSA001 LLC	1.31	\$711,680	325	C3
12 261007020418	6503 NORTH POINT PKWY	RIPON MAIN ASSOCIATES L P	1.15	\$685,560	351	C3
12 250006560441	2375 MANSELL RD	HAY FAMILY TRUST THE	1.97	\$676,160	325	C3
12 250006560250	7900 NORTH POINT PKWY	FAMILY INVESTMENT GROUP LLC	1.42	\$654,440	321	C3
12 272007540453	10885 HAYNES BRIDGE RD	10885 HAYNES BRIDGE ROAD LLC	1.99	\$641,400	373	C3
12 273007550302	6110 NORTH POINT PKY	NPMC RETAIL LC	1.64	\$640,000	374	C3
12 273007410341	6400 NORTH POINT PKY	NPMC RETAIL LC	1.58	\$640,000	325	C3
12 272007540503	10900 HAYNES BRIDGE RD	GREENE HOGG NP I LLC	1.17	\$630,000	325	C3
12 250006370395	2365 MANSELL RD	COLE BN ALPHARETTA GA LLC	1.23	\$616,280	325	C3
12 273007420423	6301 NORTH POINT PKY	COLE CP ALPHARETTA GA LLC	0.98	\$601,000	321	C3
12 239006090095	0 WOOTEN RD	COMPASS LENDER LLC	9.65	\$600,000	300	I5
12 250006370353	7955 MANSELL RD	CAPTEC NET LEASE REALTY INC	2.68	\$600,000	321	C4
12 286007550247	5975 NORTH POINT DR	CH RETAIL FUND I ATLANTA STONE WALK L L C	2.14	\$592,120	320	C4
12 273007410119	6499 NORTH POINT PKWY	SUN TRUST BANK ATL	1.44	\$586,000	351	C3
12 261007020400	6551 NORTH POINT PKY	HUBERT PROP LLLP	1.23	\$578,080	373	C4

12 250006370510	0 RESURGENS PARK PL	PPF AMLI MANSELL ROAD FRONTAGE LLC	2.67	\$556,000	300	C4
12 286007981889	0 NORTH FULTON EXPWY	DELTA COMMUNITY CREDIT UNION	3.65	\$546,920	300	C4
12 273007540246	2355 NORTH POINT CT	ANSLEY INVESTMENT PARTNERS L P	1.41	\$530,070	325	C3
12 273007540279	2500 NORTH POINT CT	VILLAGE CREATIVE LABS PARTNERS L P	1.08	\$477,160	321	C3
12 250006550228	7601 NORTH POINT PKWY	ORIGINAL HONEY BAKED HAM CO OF GA INC THE	0.81	\$442,440	374	C3
12 273007410325	6304 NORTH POINT PKWY	NPMC RETAIL LC	1.19	\$440,000	351	C3
12 272007540321	11190 HAYNES BRIDGE RD	HAYNES ROCK LLC	1.57	\$439,560	353	C3
12 260006893312	0 WESTSIDE PKWY	ADVANCE EDUCATION INC	5.08	\$438,840	300	C4
12 273007540238	1100 NORTH POINT DR	D & D INVESTMENT ASSOCIATES LLLP	0.83	\$435,440	325	C3
12 273007410333	6360 NORTH POINT PKY	NPMC RETAIL LC	1.08	\$424,000	321	C3
12 273007540212	10830 HAYNES BRIDGE RD	VILLAGE CREATIVE LABS PARTNERS L P	0.78	\$417,200	325	C3
12 250006370528	0 RESURGENS PARK PL	PPF AMLI MANSELL ROAD FRONTAGE LLC	2.59	\$407,600	300	C4
12 273007550443	10830 HAYNES BRIDGE RD	VILLAGE CREATIVE LABS PARTNERS L P	0.79	\$398,280	325	C3
12 260006890136	3035 FANFARE WAY	LENNAR GEORGIA, INC.	12.07	\$380,000	300	C5
12 286007981871	0 NORTH FULTON EXPWY	DELTA COMMUNITY CREDIT UNION	2.74	\$352,800	300	C4
12 260006902865	0 ENCORE PKWY	CMC HOMES LLC	2.57	\$302,400	300	C4
12 272007540461	10905 HAYNES BRIDGE RD	NORTH POINT INVESTMENTS LLC	0.87	\$281,200	349	C3
12 287008090217	0 MILL CREEK AVE	MILTON PARK TOWN SQUARE HOMEOWNERS ASSN	1.88	\$162,440	300	C3
12 287008100032	0 HAYNES BRIDGE RD	SHAW JOHN R. ET AL	10.00	\$143,000	100	R4
12 248006520522	0 WESTSIDE PKWY	COUSINS WESTSIDE LLC	1.96	\$141,440	300	C4
12 272007540313	0 ROCK MILL RD	BRE/ESA P PORTFOLIO LLC	0.25	\$132,960	300	C3
12 288008110286	0 HAYNES BRIDGE RD	HOLE WILLIAM R	15.64	\$128,880	100	R5
12 250006370411	2335 MANSELL RD	2335 MANSELL RD LLC	0.36	\$115,880	339	C3
12 287008091900	0 MILL CREEK AVE	MILTON PARK TOWN SQUARE HOMEOWNERS ASSN	9.52	\$82,240	800	C4
12 250006360479	0 BEAVER CREEK RD	RESURGENS PARK OWNERS ASSOCIATION INC	7.78	\$37,080	300	C4
12 260107000015	0 ROCK MILL RD	G G P NORTH POINT INC	9.74	\$31,000	300	C4
12 286007530132	0 HAYNES BRIDGE RD	METRO M3 INC	0.84	\$19,680	300	C3
12 273007550286	0 NORTH POINT CT	NPMC RETAIL LC	1.19	\$13,600	800	C3
12 250006370437	0 MANSELL RD	RESURGENS PARK OWNERS ASSOCIATION INC	1.30	\$12,000	300	C3
12 271007450325	0 HAYNES BRIDGE RD	MORRISON W LEE JR & ANNE R	24.43	\$8,860	300	V5

12 272007430440	0 NORTH POINT PKY	BRI 1870 NORTH POINT LLC	3.71	\$8,440	300	C4
12 273007420175	0 NORTH POINT DR	BRI 1870 NORTH POINT LLC	4.58	\$7,560	300	C4
12 261006870474	0 NORTH POINT PKY	BRI 1870 NORTH POINT LLC	2.15	\$4,920	300	C4
12 273007420258	0 NORTH POINT CT	BRI 1870 NORTH POINT LLC	0.83	\$2,280	300	C3
12 287008101048	0 MILL CREEK AVE	PALISADES AT MILTON PARK HOMEOWNERS ASSN	5.95	\$40	111	R4
12 248006520431	0 MAXWELL RD	CITY OF ALPHARETTA	1.93	\$0	600	E1
12 250006360495	0 BEAVER CREEK RD	CITY OF ALPHARETTA	1.15	\$0	600	E1
12 251006360097	0 BIG CREEK	CITY OF ALPHARETTA	14.09	\$0	600	E1
12 262006560164	0 MANSELL RD REAR	CITY OF ALPHARETTA	8.54	\$0	699	E1
12 286007981897	0 NORTH FULTON EXPWY	FULTON COUNTY BOARD OF EDUCATION	5.14	\$0	300	E1
12 286007981905	0 NORTH FULTON EXPWY	FULTON COUNTY BOARD OF EDUCATION	1.22	\$0	300	E1
12 249006530149	0 MAXWELL RD	MAXWELL CEMETERY	1.38	\$0	601	E4
12 287007950130	0 HAYNES BRIDGE RD	CITY OF ALPHARETTA	65.10	\$0	699	E1
12 274007400464	900 HAYNES BRIDGE RD	CITY OF ALPHARETTA THE	9.86	\$0	600	E1
12 262006860093	0 MAXWELL RD	THOMAS L M JR	1.78	\$0	100	R4
12 262006860390	0 NORTH POINT PKWY	CITY OF ALPHARETTA	7.65	\$0	600	E1
12 260006894237	3035 FANFARE WAY	FULTON SCIENCE ACADEMY PRIVATE SCHOOL INC	19.80	\$0	612	E6
12 262006860192	0 MANSELL RD	CITY OF ALPHARETTA	14.02	\$0	600	E1
12 262006860200	0 NORTH POINT PKY	CITY OF ALPHARETTA THE	17.15	\$0	600	E1
12 261006870482	0 NORTH POINT PKY	CITY OF ALPHARETTA THE	9.87	\$0	600	E1
12 286007982648	0 NORTH FULTON EXPWY	FULTON COUNTY BOARD OF EDUCATION	2.48	\$0	699	E1
12 274007400449	0 MANSELL RD	CITY OF ALPHARETTA	14.37	\$0	600	E1
12 288008110237	10665 HAYNES BRIDGE RD	FULTON COUNTY BOARD OF EDUCATION	30.00	\$0	612	E1
12 287008100263	0 MILL CREEK AVE, REAR	CITY OF ALPHARETTA	7.44	\$0	699	E1
12 260006893320	0 WESTSIDE PKWY	CITY OF ALPHARETTA	0.75	\$0	300	E1

Alpharetta Mayor and City Council



MAYOR JIM GILVIN



POST 2, BEN BURNETT



**POST 1 & MAYOR PRO TEM
DONALD MITCHELL**



POST 3, KAREN RICHARD



POST 4, JOHN HIPES



POST 6, DAN MERKEL



POST 5, JASON BINDER

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Fulton County Board of Education



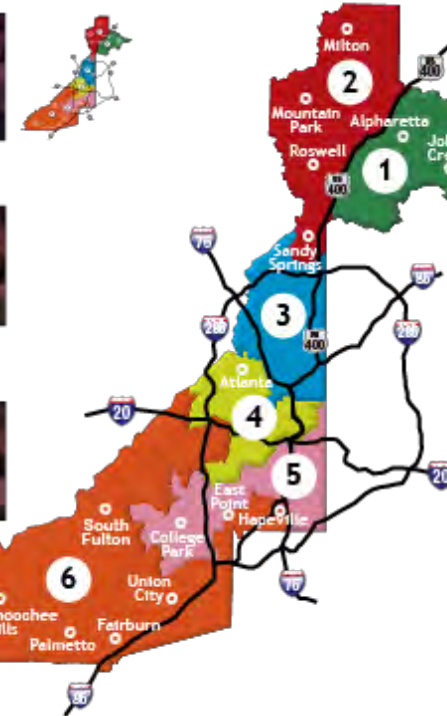
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District 2



Vice Chairman
Lee Morris, District 3



Natalie Hall
District 4



Marvin S. Arrington Jr.
District 5



Vacant
District 6

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA FOR THE PURPOSE OF CONSENTING TO, APPROVING AND ADOPTING A REDEVELOPMENT PLAN (THE "PLAN") TO CREATE TAX ALLOCATION DISTRICT #2 - ALPHARETTA NORTH POINT ACTIVITY CENTER (THE "TAD"); TO DESIGNATE THE BOUNDARIES OF THE REDEVELOPMENT AREA; TO AUTHORIZE THE CITY COUNCIL TO ACT AS THE REDEVELOPMENT AGENT TO IMPLEMENT THE PLAN PURSUANT TO THE REDEVELOPMENT POWERS LAW; TO AUTHORIZE THE MAYOR AND SUCH OTHER CITY OFFICIALS AS MAY BE APPROPRIATE TO EXECUTE ANY DOCUMENTS RELATING HERETO; AND TO PERFORM ALL ACTS NECESSARY TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; TO PROVIDE FOR THE REPEAL OF CONFLICTING RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES

WHEREAS, the Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) provides for the establishment of redevelopment powers and the creation of redevelopment plans and tax allocation districts by counties and municipalities in the State of Georgia; and

WHEREAS, the City has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law, as approved by the Alpharetta voters by referendum in 2006; and

WHEREAS, a true and correct copy of the Plan is attached to this Resolution as Exhibit "A" and incorporated herein by reference as if set forth herein verbatim; and

WHEREAS, the Plan, the Redevelopment Area, and the TAD meet the statutory definition of a redevelopment area, and otherwise qualify under the Redevelopment Powers Law, as more specifically set forth in the Plan; and

WHEREAS, the Plan also sets forth the justification, rationale, boundaries, fiscal data and proposed projects that could result from the establishment of the TAD; and

WHEREAS, the Mayor and Council determine that it is in the public interest of the citizens of Alpharetta that the Plan, Redevelopment Area and TAD be consented to, approved, and adopted;

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED THAT:

Section 1. The Alpharetta City Council hereby consents to, approves, adopts and establishes the Plan, the boundaries of the

Redevelopment Area, and the TAD, as more specifically set forth in the Plan.

Section 2. The Redevelopment Area and TAD is created as of December 31, 2019, and shall continue in existence until all redevelopment costs associated with the implementation of the Plan are paid in full.

Section 3. The Mayor and Council of the City of Alpharetta hereby designate the Mayor and Council as the Redevelopment Agent that will implement the provisions of the Plan to effectuate improvements in the Redevelopment Area and the TAD.

Section 4. The Mayor and Council of the City of Alpharetta, as the designated Redevelopment Agent, establish the intent to potentially issue and sell Tax Allocation Bonds and such other redevelopment bonds as necessary to implement the provisions of the Plan and the TAD.

Section 5. The Mayor and Council of the City of Alpharetta hereby authorize the use of the proceeds of any such Tax Allocation Bonds and other such bonds for any and all eligible uses, including, without limitation, costs of issuance of any Tax Allocation Bonds; capital costs of public improvements, including but not limited to, infrastructure to entice a multi-oriented land use pattern, pedestrian and bicycle specific infrastructure, public green space and/or pedestrian connections, and stormwater utility infrastructure that will allow for and promote greater development.

Section 6. The Mayor and Council of the City of Alpharetta hereby authorize the Mayor and such other City officials as may be necessary and appropriate to execute any document relating hereto, and otherwise to perform all acts necessary to accomplish the purpose of this Resolution.

Section 7. The "WHEREAS" recitals in this Resolution are deemed to be a substantive part of this Resolution.

Section 8. All resolutions and parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 9. This Resolution shall become effective when adopted.

SO RESOLVED, this _____ day of _____, 20____.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Donald Mitchell

Karen Richard

(SEAL)

Attest:

Erin Cobb, City Clerk

3513669

EXHIBIT "A"

REDEVELOPMENT PLAN



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By: Thomas Harris

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: BANKING SERVICES CONTRACT

II. RECOMMENDATION:

Award Banking Services contract to SunTrust for a term of 5 years and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY
OPRT. BUDGET: YES

TOTAL PROJECT COST: APPROXIMATELY \$40,000 IN FEES THAT ARE FULLY COVERED BY EARNINGS (INTEREST) ACCRUED ON BALANCES.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

On September 26, 2019 the City of Alpharetta issued RFP# 20-109 for Banking Services. Specifically, the RFP was seeking a financial institution with government experience to provide a full-range of banking services, including at a minimum: remote deposit; positive pay services; lock box services; and collateralized deposits in accordance with State Law.

Evaluation criteria included the following: experience with a similar entity-25%; innovative products and services-20%; experience of assigned personnel-20%; customer service-15%; cost proposal-15%; location - 5%.

RFP# 20-109 generated significant interest within the banking community and culminated in (7) responses: JPMorgan Chase Bank; SunTrust Bank; Synovus Bank; Wells Fargo Bank; Ameris Bank; Cadence Bank N.A.; and Fifth Third Bank.

The evaluation committee for RFP# 20-109 included the following: Thomas Harris, Finance Director; Lavon Sills, Financial Services Manager; and Shanta Wilson, Cash Management Coordinator. Based on the evaluation process the top (3) firms with the highest scores out of 100 pts were: SunTrust Bank-83.2; JPMorgan Chase Bank-81.93; and Synovus Bank-66.2 points.

SunTrust is our current banking services provider and they have always provided the City of Alpharetta with professional customer service. They are headquartered in Atlanta, GA. They employ nearly 24,000 employees and growing with the potential merger with BB&T. SunTrust has 5 branches within 5 miles of City Hall.

The following represent several highlights noted during the Evaluation Process: Bank was founded in 1891,

over 100 years of banking experience; Government Banking Department formed in 1981-significant local government experience; procurement card program; strong internet based services-transfers, wires, and image viewing capabilities; free implementation of new products; low fees and increase of earnings credit; offer customized solutions; and flexibility of deposit locations and ways to deposit funds: electronically, ATM, armored guard.

V. ALTERNATIVES:

VI. ATTACHMENTS:

20-109 City Banking Services - Executive Summary (1)



Scoring Summary

Active Submissions

	Total	E-verify	Disclosure/Debarment	IRS Form W-9	Alpharetta LVP
Supplier	/ 100 pts	Pass/Fail	Pass/Fail	Pass/Fail	/ 3 pts
SunTrust Bank	83.2 pts	Pass	Pass	Pass	0 pts
JPMorgan Chase Bank, N.A.	81.93 pts	Pass	Pass	Pass	0 pts
Synovus Bank	66.2 pts	Pass	Pass	Pass	3 pts
Ameris Bank	63.67 pts	Pass	Pass	Pass	3 pts
Wells Fargo Bank	62.13 pts	Pass	Pass	Pass	0 pts
Cadence Bank N.A.	58.87 pts	Pass	Pass	Pass	3 pts
Fifth Third	50.93 pts	Pass	Pass	Pass	0 pts



	Cover Letter, Business Organization	DUNS Number	Authorized Signer	Implementation Plan, Banking Questionnaire	Experience with a Similar Entity /References
Supplier	Pass/Fail	Pass/Fail	Pass/Fail	/ 25 pts	/ 27 pts
SunTrust Bank	Pass	Pass	Pass	23.33 pts	25.2 pts
JPMorgan Chase Bank, N.A.	Pass	Pass	Pass	20 pts	21.6 pts
Synovus Bank	Pass	Fail	Pass	15 pts	16.2 pts
Ameris Bank	Pass	Pass	Pass	16.67 pts	18 pts
Wells Fargo Bank	Pass	Pass	Pass	20 pts	19.8 pts
Cadence Bank N.A.	Pass	Fail	Pass	16.67 pts	16.2 pts
Fifth Third	Pass	Pass	Pass	18.33 pts	12.6 pts

	Proposed Organization and Staffing for Project	Location	Cost Proposal	Addendum 1,2,3 Acknowledgement
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Supplier	/ 25 pts	/ 5 pts	/ 15 pts	Pass/Fail
SunTrust Bank	21.67 pts	4 pts	9 pts	Pass
JPMorgan Chase Bank, N.A.	21.67 pts	3.667 pts	15 pts	Pass
Synovus Bank	18.33 pts	1.667 pts	12 pts	Pass
Ameris Bank	18.33 pts	1.667 pts	6 pts	Pass
Wells Fargo Bank	18.33 pts	4 pts	0 pts	Pass
Cadence Bank N.A.	18.33 pts	1.667 pts	3 pts	Pass
Fifth Third	18.33 pts	1.667 pts	0 pts	Pass



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: RETIREMENT SAVINGS PLAN-REQUIRED MINIMUM DISTRIBUTION DATE AMENDMENT

II. RECOMMENDATION:

Requesting approval of resolution and first amendment to the Retirement Savings Plan amending the required minimum distribution date.

III. REPORT IN BRIEF:

Language in the 401(a) Retirement Savings Plan requires active participants to make an election to defer required minimum distributions (RMD) until retirement. If no election is made, the RMD will begin at 70 ½ (even if still employed). This is very unusual language in these types of plans and adds to the administrative burden. The resolution and amendment modify the language such that the RMD begins at the "later of (1) the calendar year in which the Participant attains age 70 ½, or (2) the calendar year in which the Participant retires."

The Pension Board approved this change.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Resolution for First Amendment to Retirement Savings Plan, First Amendment to Retirement Savings Plan 2016 Restatement

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA
TO ADOPT THE FIRST AMENDMENT TO THE CITY OF ALPHARETTA
RETIREMENT SAVINGS PLAN**

WHEREAS, the City of Alpharetta (the "City") sponsors and maintains the City of Alpharetta Retirement Savings Plan, as amended and restated effective January 1, 2016 (the "Plan");

WHEREAS, the City now wishes to amend the Plan to revise the required minimum distribution date rules applicable to participants who work beyond age 70 ½ effective January 1, 2019 (the "First Amendment"); and

WHEREAS, the City has retained the right to amend the Plan.

NOW, THEREFORE, IT IS HEREBY

RESOLVED, the First Amendment to the Plan, true and correct copies of which are attached hereto, are hereby spread upon the minutes of this meeting, are hereby adopted and approved; and
IT IS

FURTHER RESOLVED, that the Mayor, Board of Trustees, Defined Contribution Committee, and such other representatives of the City as may be appropriate are authorized and designated to execute any and all documents, letters, consents and other instruments necessary to effectuate said amendment.

[Execution Page Follows]

SO RESOLVED, this ____ day of _____, 2019.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCILMEMBERS

(SEAL)

Attest:

City Clerk

**FIRST AMENDMENT TO THE
CITY OF ALPHARETTA RETIREMENT SAVINGS PLAN**

THIS FIRST AMENDMENT to the City of Alpharetta Retirement Savings Plan is entered into on this ____ day of _____, 2019, by the City of Alpharetta (the "Employer").

WITNESSETH:

WHEREAS, the Employer sponsors the City of Alpharetta Retirement Savings Plan, as amended and restated effective January 1, 2016 (the "Plan"); and

WHEREAS, the Employer now wishes to amend the Plan to revise the required minimum distribution date rules applicable to participants who work beyond age 70 ½.

NOW, THEREFORE, the Employer does hereby amend the Plan, effective as of January 1, 2019, by deleting Section 8.02(f)(5) of the Plan and substituting therefor the following:

“(5) Required Beginning Date. For years prior to 2019, the required beginning date of a Participant’s distribution is the first day of April of the calendar year following the calendar year in which the Participant attains age 70½ or the calendar year in which the Participant retires. For years after 2018, the required beginning date of a Participant’s distribution is the first day of April of the calendar year following the later of (i) the calendar year in which the Participant attains age 70½ or (ii) the calendar year in which the Participant retires.

(A) Any Participant attaining age 70½ in years after 1995 but prior to 2019 may elect by April 1st of the calendar year following the calendar year in which the Participant attained age 70½ (or by December 31, 1997 in the case of a Participant attaining age 70½ in 1996), to defer distributions until April 1 of the calendar year following the calendar year in which the Participant retires. If no such election is made, the Participant shall begin receiving distributions by April 1st of the calendar year following the year in which the Participant attained age 70½.

(B) Any Participant attaining age 70½ in years prior to 1997 may elect to stop distributions and recommence by April 1st of the calendar year following the year in which the Participant retires. There is a new Annuity Starting Date upon commencement.”

Except as specifically amended hereby, the Plan shall remain in full force and effect as prior to this First Amendment.

[Execution Page Follows]

IN WITNESS WHEREOF, the Employer has caused this First Amendment to be executed as of the day and year first above written.

THE CITY OF ALPHARETTA

By: _____

Title: _____

Approved as to Form:

By: _____

City Attorney



City Council Meeting STAFF REPORT

Submitting Department: Economic Development

Submitted By: Matthew Thomas

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: ECONOMIC DEVELOPMENT STRATEGIC PLAN (RFP 20-112)

II. RECOMMENDATION:

Award RFP 20-112 to RKG Associates, Inc. for the Economic Development Strategic Plan and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY
OPRT. BUDGET: YES

TOTAL PROJECT COST: \$81,390 (ECONOMIC DEVELOPMENT
TOOLKIT FUNDING OF \$43,890 PLUS DEVELOPMENT AUTHORITY
FUNDING OF \$37,500)

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The purpose of the Economic Development Strategic Plan is to position the City and its public, private, and institutional partners on a path that continues to act upon opportunities to drive investment and economic growth.

The previous Strategic Plan for Economic Development was completed in 2011. Given the amount of development we have had over the last several years, a new outside evaluation and strategic vision for development, current initiatives, and business inventory is needed.

Working in partnership with the Alpharetta Development Authority, this project is intended to determine the best and most reasonable strategies, initiatives, methodologies, and techniques to help grow Alpharetta's tax base and wealth by establishing a new plan for the future.

A completed version of the plan will include best practices for business retention and expansion, recommendations for maximizing the City's entrepreneurial and small business ecosystem, strategies for leveraging existing employment centers and commercial nodes, identification of incentive programs that will help attract and retain job growth in targeted industries, and identification of strategies that will guide key corridors to reach their maximum economic potential.

To this end, RFP 20- 112 was advertised on September 12th. After receiving questions regarding the proposal, Addendum #1 was issued on October 4th.

Phase 1 was the Technical Evaluation portion which totaled to 82 points. Company Profile, Overview, and Executive Summary (27 points), Qualifications of Key Personnel (25 points), and Proposal; Method of

Phase 1 evaluation scores were as follows:

- RKG Associates, Inc.- 85.72
- AngelouEconomics- 84.07
- The NatelsonDale Group- 58.68
- Fourth Economy Consulting- 54.36

The top 2 firms were shortlisted for Phase 2, which was Presentation/Interview held on November 12th. Upon conclusion of this phase, the rankings for Phase 2 are as follows:

- KG Associates, Inc.- 72
- AngelouEconomics- 50

Based upon the committee evaluation and completed reference checks, Staff recommends award of RFP 20-112 to RKG Associates, Inc. for the Economic Development Strategic Plan.

Cost proposals were structured around a \$75,000.00 project budget with 50% of the funding being provided by the City and the balance provided by the Alpharetta Development Authority.

V. ALTERNATIVES:

VI. ATTACHMENTS:

1-RKG Associates Inc - Cover Letter, 1-RKG Associates Inc - Business Organization, 1-RKG Associates Inc - Organizational Strength and Stability, 1-RKG Associates Inc - Qualifications of Key Personnel, 1-RKG Associates Inc - Understanding of Project Requirements, 1-RKG Associates Inc - Approach to Project, 1-RKG Associates Inc - References, 1-RKG Associates Inc - Project Timeline, 1-RKG Associates Inc - Project Examples, 20-112 - ECONOMIC DEVELOPMENT STRATEGIC PLAN - Scoring Summary, Development Authority Minutes June 11, 2019



October 8, 2019

City of Alpharetta, Georgia
c/o Ms. Debora Westbrook, Procurement Agent
2 Park Plaza
Alpharetta, GA 30009

RE: Economic Development Strategic Plan

Dear Ms. Westbrook:

On behalf of RKG Associates, Inc., I am pleased to submit the enclosed proposal in response to your Request for Proposals to provide professional services to provide an economic development strategic plan. I am confident that RKG Associates is uniquely qualified for this effort, particularly given our proven success in helping Georgia municipalities advance their economic development missions and our extensive experience in providing similar services for communities throughout the United States. A small sampling of this experience is included in the Organizational Strength and Stability section of this proposal.

RKG's economic development consulting services center on evaluating demographic, economic, real estate and industry-wide trends that influence our clients' local, regional, national, and international markets. This research allows us to formulate an economic development plan, create a target industry analysis, and define an actionable strategic plan to help Alpharetta continue its economic development efforts. RKG Associates recognizes that Alpharetta has been a regional leader in successfully attracting economic development. We are excited to work with the Alpharetta Development Authority and its partners in refining its goals/objectives and crafting an implementation strategy to further the organization's success.

RKG Associates has built its reputation as being an honest, objective technical advisor willing to work hand-in-hand with our Clients and their stakeholders to ensure their final strategy reflects the their true market potential, provides recommendations on how to enhance their current implementation approach, and enumerates the tools that will help them achieve success. RKG ensures that each recommended change, omission, or addition to our Client's existing strategy provides the "why" as well as the "what" and the "how." We have learned that buy-in and support from all stakeholders oftentimes is the difference between success and failure for our Clients.

We ask that you consider our company's skills and experience, and we look forward to speaking with you in detail about our approach in providing economic development consulting services of this type. In the meantime, please do not hesitate to contact me if you have any questions about our qualifications. As principal-in-charge, I will be your primary contact and day-to-day project manager.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle S. Talente".

Kyle S. Talente
Vice President and Principal

BUSINESS ORGANIZATION

RKG Associates, Inc. is a C-Corporation domiciled in the Commonwealth of Virginia. We are a full service economic, planning and real estate consulting firm with offices located in Alexandria, VA (headquarters), Atlanta, GA, Boston, MA, Dallas, TX, and Dover, NH. RKG Associates was founded in 1981 by Richard K. Gsottschneider in Durham, New Hampshire.

Since our founding more than 38 years ago, the firm has successfully completed more than two thousand consulting projects regionally, nationally and internationally, providing a comprehensive range of economic, planning, marketing and management services to governmental, business and institutional clients.

RKG Associates has assembled a group of highly qualified professionals who bring their own unique perspective to each assignment, and the firm’s strength lies in the diversity of backgrounds and disciplines represented within the organization. The talents of staff economists, planners, financial analysts, appraisers and real estate developers are brought together in a team effort to solve client problems. RKG Associates also has access to, and works with, a wide array of affiliates and consultants who provide technical expertise in such areas as architecture, urban design, engineering, environmental science and associated disciplines.

RKG Associates Core Service Areas

Economic Consulting Services

- Economic Development Strategies
- Downtown Revitalization and Urban/Waterfront Redevelopment
- Fiscal and Economic Impact Analysis
- Labor Force Studies
- Target Industry Analysis

Real Estate Services

- Real Estate Market Research
- Market Feasibility Studies
- Highest and Best Use Studies
- Financial Feasibility Analysis

Planning Services

- Brownfields Redevelopment
- Municipal Master Plans
- Tax Base Management Strategies
- Municipal Service Studies
- Open Space and “Smart Growth” Strategies

This project will be managed by Mr. Kyle S. Talente, Vice President and Principal. All official correspondence for the project should be mailed to our Alexandria office care of Mr. Talente. Mr. Talente will manage this project from our Atlanta office located on Peachtree Street in downtown Atlanta.

Contact: Mr. Kyle S. Talente
Title: Vice President and Principal
Email: kst@rkgassociates.com
Local Phone: 404.596.8777
HQ Address: RKG Associates, Inc.
300 Montgomery Street, Suite 203
Alexandria, VA 22314
HQ Phone: 703.739.0965
Web Site: www.rkgassociates.com

ORGANIZATIONAL STRENGTH AND STABILITY

RKG Associates specializes in the application of economic analysis to economic development, real estate development, and financing issues toward the goal of attracting private sector investment and job creation. We have completed numerous economic development strategic plans and economic diversification strategies throughout the United States. Most notably, RKG created strategic economic development plans for Roswell, Lawrenceville, Chamblee, and DeKalb County all within the past five years.

RKG Associates' presence in metropolitan Atlanta and the State of Georgia has grown substantially in the past ten years. RKG has worked on more than 30 projects within the state ranging from real estate development strategies (Atlanta Housing Authority) to master plans (Tucker, Peachtree Corners) to LCI studies (East Point, West End Atlanta), to economic development plans (Milton, Liberty County) to downtown revitalization (Albany, Augusta).

Our approach is to synthesize the market, real estate, and fiscal analysis into an achievable, yet progressive, implementation strategy. Simply put, an economic development effort is only effective if it is accompanied by a detailed “road map” for the client to transition from vision to action. Our expertise transcends the location, size and scale of a community, having applied our economic development efforts in rural towns and cities all the way to major metropolitan areas.

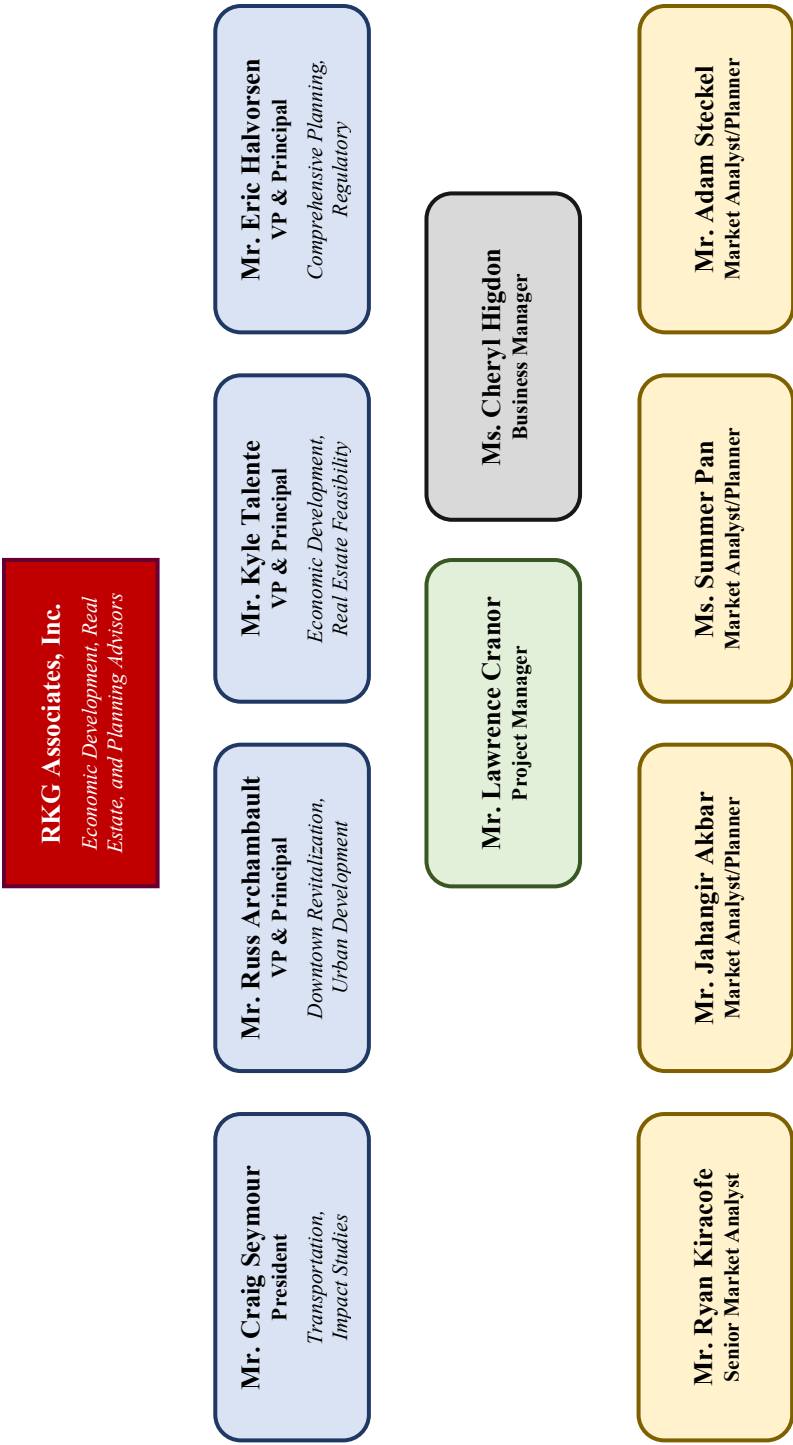
The firm currently employs 10 full-time professionals, having grown to become one of the most respected economic and real estate advisory consulting firms in United States.

Team Member Roles

RKG Associates only uses full-time professionals on its projects. We customize the internal team based on the expertise needs of the assignment. The one component that does not change is the management personnel. RKG Associates uses principals to manage all its projects rather than a middle manager with partner oversight. For this effort, Mr. Kyle Talente will lead RKG.

Mr. Kyle Talente is a Vice President and Principal with RKG Associates. Kyle brings an extensive background in project management and has technical expertise in all facets of market analysis. Kyle has worked on a wide variety of real estate, economic development and planning projects during his tenure at RKG Associates. His specializations include housing market and affordability analysis, local and regional real estate market analyses, economic development strategies, downtown and urban revitalization, economic impact analyses and target industry studies.

Kyle's expertise is bringing his client's real world, market driven recommendations that are founded in current market realities and projected conditions based on sound economic fundamentals. Kyle's work has led several clients beyond the visioning and assessment phase and into successful implementation. Kyle has learned that this grounded approach leads to a much stronger development process, particularly when implementation requires/seeks a public private partnership. Mr. Talente is a graduate of the Georgia Institute of Technology, where he received his Bachelors of Science in Architecture and his Masters in City Planning.



Mr. Ryan Kiracofe is a Senior Market Analyst with RKG Associates. Ryan is an experienced urban planning and economic development professional interested in building and improving the cities we call home. At RKG Associates, Ryan has led economic development master plans, real estate financial modeling, and community-focused neighborhood revitalization strategies in cities across the US. Having spent four years as an analyst at Procter & Gamble in Boston, Ryan couples a finance and business-rooted background with a passion for projects aimed at smart growth and responsible, catalytic urbanism. Ryan earned his Master of City Planning degree at MIT, where his research focused on urban economic development and socially-responsible real estate. Ryan has been actively involved in several of RKG Associates' Metro Atlanta projects including the DeKalb County Strategic Economic Development Plan. Ryan will be responsible for overseeing RKG's day-to-day data collection and analysis.

Relevant Project Experience

RKG has substantial experience in working with urban, suburban and exurban communities on developing economic development strategies. Within the past 5 years, RKG Associates has completed more than 100 public-sector and private-sector economic development-related projects throughout the United States. As stated, RKG is familiar with Alpharetta and the North Fulton County region, having completed the economic/market assessment projects locally and regionally. The list below highlights some of the communities that RKG Associates has provided economic development planning services over the past ten years. The Example Projects section provides a sampling of the most relevant projects of RKG Associates and its staff members that will work on the project. Additional qualification data will be made available upon request.

- Lawrenceville, GA
- Lake County, IL
- Onslow County, NC
- Roswell, GA
- Framingham, MA
- Westchester County, NY
- Huntersville, NC
- Chamblee, GA
- Oconee County, SC
- Corpus Christi, TX
- Cumberland, MD
- DeKalb County, GA
- Craven County, NC
- Plymouth, MA
- Danville, KY
- Tucker, GA
- East Point, GA
- Warrenton, VA
- Prince George's County, MD
- Milton, GA
- Liberty County, GA
- Bowling Green, KY
- Millville, NJ

KYLE S. TALENTE, VICE PRESIDENT AND PRINCIPAL

PROFESSIONAL PROFILE

Mr. Kyle Talente is a Vice President and Principal with RKG Associates. Kyle brings an extensive background in project management and has technical expertise in all facets of market analysis. Kyle has worked on a wide variety of real estate, economic development and planning projects during his tenure at RKG Associates. His specializations include housing market and affordability analysis, local and regional real estate market analyses, economic development strategies, downtown and urban revitalization, economic impact analyses and target industry studies. Mr. Talente has also worked with many private sector clients on site selection and highest and best use analyses.

Kyle's expertise is bringing his client's real world, market driven recommendations that are founded in current market realities and projected conditions based in sound economic fundamentals. Kyle's work has led several clients beyond the visioning and assessment phase and into successful implementation. Kyle has learned that this grounded approach leads to a much stronger development process, particularly when implementation requires/seeks a public private partnership. Prior to joining the RKG Associates staff back in 1998, Mr. Talente worked in the Economic Development Organization of the Georgia Power Company where he teamed with relocation specialists to assist prospective businesses in site selection within Georgia

EDUCATION

- B.S. Architecture, Georgia Institute of Technology, Atlanta, GA, 1996
- Master of City Planning, Georgia Institute of Technology, Atlanta, GA, 1998

PROFESSIONAL AFFILIATIONS

- Urban Land Institute (ULI)
- Candidate, Certified Commercial Investment Member (CCIM)
- American Planning Association (APA)
- Virginia Economic Developers Association (VEDA)
- International Economic Development Council (IEDC)
- Southeast Fairfax Development Corporation (SFDC)

PROJECT EXPERIENCE

Strategic Economic Development Plan

Danville-Boyle County, Kentucky

RKG Associates was hired by the Danville-Boyle County Economic Development Partnership to assist in updating their existing economic development strategy created in 2007. Mr. Talente led RKG Associates' efforts to assess the market and economic development potential for the

community, worked with the nine partners of the EDP to restructure the organization and implementation relationships, refined and prioritized the community's target industry cluster list, and developed a detailed 5-year implementation strategic plan. Mr. Talente has been retained by the EDP to assist in implementation of the plan, recently facilitating a board bylaw revision effort.

Strategic Economic Development Plan

Cumberland, Maryland

RKG Associates was hired to evaluate existing market and economic conditions and interview community stakeholders. In addition, in collaboration with the project steering committee, opportunity sites were identified to provide a focus to future economic development efforts within the City. Mr. Talente was responsible for managing these efforts, which culminated in a Strategic Economic Development Plan that addressed organizational, market and economic challenges in order to establish a foundation for future, more in-depth economic development efforts.

Strategic Economic Development Plan

Chamblee, Georgia

RKG Associates was hired to analyze the existing conditions in Chamblee including population and household characteristics, labor force characteristics and the non-residential real estate market. The goal of this analysis was to identify sites with the potential to bolster the economy over the long-term by providing a framework for evaluating future projects in terms of target industries and optimal locations. Mr. Talente managed the effort and participated in a series of meetings with the Steering Committee, City officials and staff. Real Estate-based recommendations were provided for each of the City's eight Opportunity Areas.

Strategic Economic Development Plan

Roswell, Georgia

RKG Associates was engaged with the City of Roswell on completing its first economic development strategy. RKG is engaged with a series of advisory groups including the City Council, a community-based strategy committee and the City's Convention and Visitors Bureau. The effort focused both on establishing the best practices for Roswell to be effective at economic development, the efforts the City should be undertaking as well as how to best leverage relationships with existing local and regional economic development entities. Since the completion of the project in early 2012, Roswell has attracted more than 1,600 jobs including a 1,000+ job IT office for General Motors.

Economic Development Strategic Plan

Lawrenceville, Georgia

Kyle led a real estate-based community and economic development strategic plan for the City of Lawrenceville. The project focused on strengthening the City's downtown core through improving the sustainability of the City's existing employment base. The analysis provided a number of real estate strategies and potential opportunity sites. The work was the culmination of a collaborative approach with the City and its major stakeholders.

Strategic Economic Development Plan

Portsmouth, Virginia

The City of Portsmouth's Department of Economic Development retained RKG Associates to develop a comprehensive strategy to help guide the City's investments and efforts in targeting and recruiting businesses that would benefit from the City's competitive advantages. Mr. Talente managed the effort, providing a thorough target industry analysis and implementation strategy. The final document provided detailed step-by-step action items intended to maximize the City's development potential.

Economic Diversification Plan

Hinesville, Georgia

Mr. Talente prepared an economic diversification plan for the City of Hinesville, GA, Liberty County, GA and the Liberty County Development Authority (The Partnership). The Partnership wanted to identify opportunities to diversify their economy as a countermeasure to reduce the potential impacts if Fort Stewart and/or Hunter Army Airfield were ever downsized or decommissioned. Mr. Talente performed a thorough market and analysis and target industry study to identify potential recruitment targets. The analysis also included a detailed implementation strategy, providing a guide for The Partnership to follow to improve their potential to successfully attract these businesses.

Economic Assessment and Revitalization Strategy

Durham, North Carolina

RKG Associates led the economic assessment for two low-income neighborhoods adjacent to the City of Durham's downtown and created an implementation strategy to attract commercial investment and improve the quality of life for existing residents. Once described as the "Black Wall Street", these neighborhoods are steeped with economic and cultural history for the City's African-American community. The analysis detailed potential commercial revitalization projects that would improve the local marketplace and preserve the historic character of these neighborhoods while identifying methods to encourage resident participation in the resulting development and operation.

Beauregard Corridor Vision Plan

Alexandria, Virginia

RKG Associates, Inc., teamed with a team of national consultants, is preparing an assessment of the project's impact on the Beauregard Corridor as well as the City of Alexandria. The resulting findings of this analysis will determine the likely impacts of the BRAC 133 project on the corridor, which is experiencing intense redevelopment interest from developers and land owners. Of particular importance is the potential impact on neighboring residential apartment complexes, which hold a large share of the City's affordable and workforce housing supply. RKG will make policy recommendations to the City intended to assist in maintaining a portion of the affordable housing supply within the context of future redevelopment. Finally, RKG will consider the fiscal sustainability of potential future development in the Corridor as it pertains to impact of growth on municipal revenues.

Downtown and Waterfront Revitalization Strategy

Millville, New Jersey

Working with a national urban design firm, RKG Associates prepared a comprehensive downtown and waterfront revitalization strategy for Millville, New Jersey. The community is located on the urban fringe of Philadelphia and Atlantic City, experiencing unprecedented growth interest from the development community. The analysis focused on enhancing the success already taking place in the downtown involving the Glasstown Arts District along High Street. Mr. Talente led the regional market and economic development effort that identified catalyst development and redevelopment projects for key parcels within the downtown including riverfront sites along the Maurice River, the revitalization of the downtown performing arts theater and reestablishment of commuter rail service from Philadelphia to Millville. RKG Associates continues to work with the City, providing advisory services on the implementation of these projects.

Downtown Redevelopment Plan

Bowling Green, Kentucky

RKG performed a district-wide revitalization strategy for Bowling Green, Kentucky. This regional hub for southwestern Kentucky had a failing downtown despite being anchored by the Barin River to the east and Western Kentucky University to the west. Mr. Talente was instrumental in the creation of a comprehensive revitalization strategy that focused on the revitalization of downtown Bowling Green, KY. Mr. Talente conducted a condition analysis of over 900 downtown properties, including GIS mapping, which identified opportunities for future neighborhood revitalization efforts.

RYAN KIRACOFÉ, URBAN PLANNER / REAL ESTATE MARKET ANALYST

PROFESSIONAL PROFILE

Ryan is an experienced urban planning and economic development professional that specializes in smart growth plans based upon market realities. At RKG, Ryan has taken on leadership roles in economic development master plans, real estate financial modeling, and community-focused neighborhood revitalization strategies in cities across the US. Ryan's approach is rooted in a passion for projects aimed at smart growth and responsible, catalytic urbanism, with a relentless focus on market dynamics and financial sustainability.

EDUCATION

- BS in Finance & Marketing; Boston College, Chestnut Hill, MA.
- Masters of City Planning, MIT, Cambridge, MA.

PROFESSIONAL AFFILIATIONS

- Urban Land Institute

RELEVANT PROJECT EXPERIENCE

Economic Development Strategies

DeKalb County Strategic Economic Development Plan, Atlanta GA

Ryan led RKG's market analysis, real estate feasibility work, and land use strategic process in the SEDP for DeKalb County, a community of over 700,000 residents that includes portions of the City of Atlanta. In addition to developing recommendations and key research takeaways (organized in 14 distinct employment centers), Ryan led a public Town Hall meeting and conducted dozens of interviews as part of a robust outreach process.

Downtown Taunton Strategic Revitalization Plan, Taunton MA

Ryan developed a series of revitalization strategies for Taunton's aging downtown, based upon three common building typologies and the financial feasibility of redeveloping each. Ryan built real estate pro forma models for each and presented a mixed-use downtown market study to City officials and staff.

Economic Development Study, Framingham MA

Ryan led a market study of Framingham, a growing Gateway City with commuter rail access west of Boston. Ryan developed a series of presentations for local business leaders, elected officials, and residents, with real estate analysis and forecasts intended to aid local decision-makers in rolling out future land use and economic development strategies.

Land Use Planning

Natick Master Plan, Natick, MA

Ryan led a housing and commercial real estate study as part of the Boston suburb's 10-year Master Plan. The Plan, adopted in 2018, focused on land use and policy strategies for revitalizing Natick's historic, transit-oriented downtown, and a set of smaller, "neighborhood center" commercial districts.

North Andover Master Plan, North Andover, MA

Ryan developed a series of land use concepts for North Andover's aging downtown, backed by an in-depth market feasibility study. These were presented in conjunction with transportation improvement scenarios, infrastructure-related recommendations, and policy ideas.

Urban Real Estate & TOD

East Avenue Transit-Oriented Development Area Plan, Norwalk, CT (ongoing)

Ryan is leading RKG's engagement in a plan for transit-oriented parcels surrounding MetroNorth's East Norwalk station, which provides Norwalk residents with quick access to New York City. The effort has involved a market dynamic study, real estate feasibility modeling, and creative land use strategies for maximizing the station's potential while preserving an historic community.

Milton Deerfield Parkway Corridor TOD Study, Milton GA (ongoing)

Ryan is leading market analysis and real estate feasibility studies on the last undeveloped commercial corridor in Milton, a northern suburb of Atlanta that may soon host transit service into the city. The Study's recommendations will seek to help the City achieve better balance in its tax receipts and attract jobs that have bypassed it for other areas.

Feasibility Analysis

South Norwalk Housing Affordability Study, Norwalk CT

Ryan led the real estate pro-forma modeling during Norwalk's study of potential changes to the City's affordable housing requirements. Taking inputs from developers, the local redevelopment authority, and relevant case studies, Ryan synthesized data, drew conclusions and identified key talking points that were presented to the City Council.

UNDERSTANDING OF PROJECT REQUIREMENTS

The City of Alpharetta has long been a leader of economic growth and prosperity within North Fulton County. The City's vision and focus to establish itself as a regional employment center for the northern Atlanta marketplace is evident in its current economic position. As noted in the Request for Proposals, Alpharetta is a 20M square foot office market with more than 700 technology firms. These figures dwarf surrounding cities in the area despite the City's relatively smaller population base (i.e. Roswell). The success of Alpharetta and the entire Georgia 400 corridor has earned it the nickname "Transaction Alley."

However, the marketplace within the region and the entire U.S. has been changing. Shifts in business space demands, largely fueled by the changing workforce demands that comes from the rise of the Millennial age cohort in the workforce, is requiring property owners and communities alike to reconsider their existing assets to remain competitive. Most notably, there is a rising push from the emerging labor force to have jobs located within proximity to living, shopping, and recreational opportunities. The resurgence of Midtown Atlanta and the corresponding redevelopment occurring there is testament to this paradigm shift. Given metro Atlanta's already challenging transportation network, creating these desirable locations will largely determine the sustainability and growth for all municipalities within the metropolitan Atlanta region. Once again, Alpharetta is leading this transition regionally with development like Avalon and the pending infill development at North Point Mall.

That said, it is RKG Associates understanding that the City seeks to take a strategic approach to understanding existing and future economic development opportunities to ensure new policies and public investments maximize the City's potential to continue to build wealth and maintain fiscal sustainability. As noted in the RFP, the Strategic Economic Development Plan "is intended to determine the best and most reasonable strategies, initiatives, methodologies, and techniques" to retain the City's existing core sectors, build new opportunities for job creation and investment, and sustain the City's fiscal base.

RKG Associates believes it is uniquely qualified to provide the City and the Alpharetta Development Authority with the technical expertise to ensure an actionable strategy. At a base level, RKG has provided similar services within north Fulton County and throughout the metropolitan Atlanta region. According to Roswell Inc, RKG's economic development plan for Roswell has helped the City retain and attract more than 5,000 jobs since 2012. RKG's work in Lawrenceville was touted in April 2018 by the Gwinnett Daily Post's article, "Lawrenceville a hotbed for economic development right now."

The RKG approach to economic development strategies involves a multi-phase process that emphasizes community leadership participation and uses economic reality to frame the implementation strategy. Participation from the community is incorporated throughout the process to establish buy-in and ensure action. The resulting product will be a user-friendly tool to guide public and private investments within the City. It is hoped that through this initiative, the Alpharetta and its Development Authority will be able better positioned to attract and retain quality jobs, expand local and regional offerings, and increase the City's tax base. In short, the final strategy will provide a "road map" to enable a more prosperous economic future for Alpharetta residents as the community continues to experience growth.

- *Participation* - At the end of the process, the final product must truly be a plan and strategy developed and understood by the community and its leaders, with the help of the Consultant. It is essential that all City departments and local agencies effected by this effort participate in and take ownership of the implementation strategy. Furthermore, it is important to ensure the City's residents can participate in reaffirming the goals and objectives for the strategic economic development plan. RKG's commitment to action-oriented results will help to create a plan that addresses community desires and needs in a manner that enables the City's Development Authority. The participation process is designed to garner meaningful input and communication between the

stakeholders and RKG Associates through informational interviews, strategically planned meetings, and the joint development and implementation of marketing and management initiatives.

- *Economic and Market Reality* - The success or failure of the economic development strategy will be determined by several factors. However, market forces ultimately will play the largest role in the viability of the action steps detailed in the implementation plan. As such, focus should be placed on past trends, current conditions, and viable future growth projections in the key market sectors of warehouse/distribution, light industrial, office and retail/service. This understanding of the market forces that affect Alpharetta, North Fulton County, and the metropolitan Atlanta region will help frame the recommendations for implementation.
- *Implementation* - At the core of a successful strategy is the need for community buy-in as well as financial, economic, and market feasibility. We believe that it is very important to understand from the beginning of the project: 1) public and private mechanisms, including funding sources that are available; 2) financial and organizational commitments that have already been made; and 3) other outside revenue resources that can be identified. In addition, it is critical to establish a definitive role for public and private entities to play that will ensure the accomplishment of all goals set forth by the community and in recent and current strategies. Understanding what initiatives can be headed or coordinated by the various public and private entities will provide a strong basis on how the City will be able to transition from analysis to action.

APPROACH TO PROJECT

RKG Associates’ general approach to its work is to be thorough. We utilize only senior people to manage our projects and use only full-time employees. In this manner we can assure the timely completion of our work and maintain quality control. In preparing economic development strategies, our approach usually includes the following elements:

- Developing an understanding of the physical inventory of existing residential and commercial development that comprise the current local supply;
- A comprehensive outreach initiative, collecting input from business leaders, real estate professionals, public officials, community residents, and other stakeholders who can provide useful insights into market conditions, opportunities, and regulatory constraints;
- Working with the City and its implementation entities to understand the needs of the community and perceived market potential;
- Identifying the traditional and unique economic development opportunities for the City through a comprehensive, quantitative analysis;
- Understanding current and proposed economic development projects within Alpharetta, North Fulton County, and greater northern metropolitan Atlanta marketplace that could impact the local real estate supply and demand equilibrium;
- Engage and educate implementation partners, community leaders, and local constituents on the value, process, and benefits of economic development initiatives;
- Develop a comprehensive implementation strategy that addresses the community’s stated goals, takes advantage of local and regional competitive advantages, mitigates local challenges to move the City from vision to action; and
- Presenting the research findings, and the rationale behind it, to the Client.

Scope of Services

PHASE 1: PROJECT ORIENTATION AND INFORMATION GATHERING

In this phase, RKG Associates will listen to what the local community representatives have to say about the assets, opportunities, and challenges for the future in reference to revitalization efforts related to Alpharetta, North Fulton County, and the greater North Atlanta region.

Task 1.1 Data Needs Identification and Collection

Task 1.1 will address the data collection aspect of the project. RKG Associates will develop a list of public information to be conveyed by the Client to the Consultant at the kickoff meeting. The Consultant will require a wide range of data and information from the Client to adequately complete this plan, especially given the tight time frame identified by the Client. Any existing databases will need to be made directly accessible to RKG.

Task 1.2 Review Background Materials, Documents and Information

Before beginning any formal work tasks, RKG Associates will review relevant materials, planning documents, databases, maps, and any other information relevant to the project. A thorough review of such information will establish a research context from which to begin the project and will provide RKG with a background perspective on the City and its past and present economic development efforts. This analysis is particularly important, given the strong residential growth history of Alpharetta. These materials include

prior master plans, ordinances, community histories, promotional material, traffic and park plans, and related studies and programs existing, currently underway or proposed.

PHASE 2: PROJECT INITIATION AND OUTREACH STRATEGY

Task 2.1 Project Kickoff Meeting

It is recommended that an initial kick-off meeting be held with the City and its established Working Group in order to review and discuss key elements of the project. The kickoff meeting is an important opportunity for RKG Associates to understand the relevant issues surrounding the project better, for the Client and the Consultant to come to common agreement regarding the project's objectives and to understand the City's expectations for the final product fully. RKG Associates recommends that the Working Group include individuals who are knowledgeable about the project and the economic development needs of the City as a whole

Task 2.2 Guided Tour and Initial Site Assessment

As part of the project kickoff process, RKG Associates suggests representatives from the City provide a guided tour of Alpharetta. The purpose of the tour would be to facilitate a preliminary understanding of the issues facing the City in becoming strategic in implementing economic development efforts. Early discussion of the issues and opportunities will give the Consultant a "jump start" on the project. After the guided tour, the RKG Team will perform a detailed "windshield survey" of the community to better familiarize with the community, gain a stronger perspective of the market climate currently in place, and physically inspect the location, condition, size, amenities and layout of the local market within context of existing, proposed and potential opportunities within Alpharetta.

Task 2.3 Key Stakeholder Interviews

This task will include a series of in-person interviews and small group sessions led by RKG Associates with key individuals with knowledge of Alpharetta, local economic development efforts and the regional real estate market. Over the years, we have learned that the most effective way to begin to understand a community is through candid one-on-one interviews with business and property owners, community leaders, stakeholders, and citizens. These interviews include discussions with senior government staff, the community's elected officials, business leaders, real estate professionals, developers, civic organizations, and community residents. RKG Associates proposes holding up to six (6) focus group sessions and twenty (20) individual interviews with representatives from various perspectives in Alpharetta.

Task 2.4 Client Interaction

RKG Associates proposes that the RKG Team meet with the Client's Working Group a total of five (5) times during the strategic planning process. This approach has proven very successful for RKG Associates in developing strategic economic development plans, maximizing Client/consultant interactions to ensure understanding and buy-in while minimizing cost to the Client. The five sessions are envisioned to last 1.5 to 2.0 hours and cover the following topics:

Client Meeting #1 – Project Kickoff

The goals and focus of this meeting are defined in Task 2.1.

Client Meeting #2 – Demographic and Market Findings; Goal Refinement

Meeting #2 will allow RKG Associates to present the findings from the market assessment, informing the Committee and the elected body on the current and projected market realities in which all strategies will be framed.

Client Meeting #3 – Target Industry Analysis; Goal and Objective Finalization

The RKG Team will present the findings of the stakeholder feedback effort and the target industry analysis, including the proposed target markets. The discussion will focus around Committee buy-in to the targets and developing an understanding to various approaches for retaining and recruiting those targets.

Client Meeting #4 – Implementation Strategy Refinement and Buy-In

Based on the results of Meeting #4, the RKG Team will return to present and discuss a more refined version of the implementation strategy to ensure it reflects the vision and focus of the community and Working Group. Continued discussion around points of clarification/concerns is intended to result in buy-in and support for the final strategy.

Client Meeting #5 – Final Presentation

RKG will host up to three separate presentation sessions of the final plan for the Client, the Working Group, and/or general public sessions. The final presentation primarily will be an information session, followed by the submission of the final report.

RKG Associates proposes hosting separate sessions at each of these milestone meetings with the City's elected body open to the public. RKG has found substantial success in keeping the local elected leadership apprised of progress and analysis results in a similar fashion to engaging the appointed Working Group. Since these meetings would be held consecutively with the closed-door Working Group sessions, holding separate sessions will add no cost.

Task 2.5 Community Meetings (OPTIONAL)

If Alpharetta prefers citizen meetings be separate from the meetings for the elected body, RKG Associates proposes to host three (3) community meetings to be held at strategic points of the analysis. These meetings will allow Alpharetta residents their own forum to participate and provide feedback on the goals and strategies of the implementation effort. RKG has substantial experience in assisting its clients navigate potentially challenging issues and topics with community members in a productive way that results in recommended goals and objectives. These meetings will be designed to ensure community members have a chance to be a part of the plan, and for elected officials/Working Group members to hear goals/concerns first-hand. The cost for these additional meetings will be above the \$75,000 budget for the base plan.

PHASE 3: MARKET ANALYSIS

Task 3.1 Economic Base Analysis

RKG Associates will examine the economic growth and demographic characteristics within the City of Alpharetta, as well as the local and regional competitive markets, to identify socioeconomic trends influencing development decisions. Future growth within the residential, retail/service, office and entertainment markets will be driven by changes in population, household and employment characteristics. For example, a surge in white collar employment within one area will result in increased demand for office development. RKG Associates will examine population and household formation trends and characteristics within primary and secondary markets (to be defined by RKG and the Client). The economic base analysis will establish a local context for evaluating the development potential in Alpharetta.

Task 3.2 Real Estate Market Analysis

This work task will include an analysis of recent real estate market trends within the City of Alpharetta. The focus of this research will be to identify market opportunities for economic development activity that can be incorporated into the implementation strategy to transition the City from area plan vision to action. For the primary real estate market, the Consultant will examine supply and demand trends.

This analysis will consider such factors as: (1) existing building vacancies, (2) land sale activity and pricing, (3) annual land and building absorption trends, and (4) regional competitive supply of residential and commercial land. RKG will analyze development and absorption trends over the past 5-year period. The results of this Task will produce a clear picture of recent land absorption, building development, and leasing trends, as well as real estate pricing indicators. From this historical data and data collected during the stakeholder interviews, the Consultant will identify future opportunities for that can be incorporated in the implementation plan. These projections will then be compared with the stated community goals to ensure compatibility.

PHASE 4: TARGETING AND OPPORTUNITY ASSESSMENT

Task 4.1 Identify Recruitment Strengths and Weaknesses

The first part of a target sector analysis is the identification of the strengths and weaknesses of the City. The purpose of any SWOT (strengths, weaknesses, opportunities, and threats) analysis is to assess the competitive position of the community. The questions that will be addressed in this portion of the analysis include:

- What are the City of Alpharetta's competitive assets and how can these assets be used to improve the local economic position?
- What are the best opportunities for economic growth?
- How can the City reposition its assets to capitalize on future economic trends and natural competitive advantages?
- What obstacles or challenges stand in the way of the City achieving its economic vision and how can these obstacles be removed?

RKG Associates believes that the best targeting strategies are those that capitalize on a region's competitive strengths, while identifying the areas of concern so they can be addressed and improved. RKG will research the competitive strengths and weaknesses of the City, using the anecdotal data from the interviews with local leaders, professionals, and stakeholders to corroborate the findings.

Task 4.2 Quality of Life Analysis

Task 4.2 addresses the qualitative aspect of economic development efforts. When performing a target sector analysis, it is important to understand the issues that impact the personal preferences of company location decision makers as well as the facts and figures of site location. To this end, RKG will review and address Quality of Life Factors, Operating Costs, and Operating Conditions. RKG will contact existing local employers in order to get a first-hand evaluation of the City as a business location and gain insight as to their reasoning for moving into Alpharetta.

Task 4.3 Regional Cluster Analysis and Target Sector Selection

The objective of Task 4.3 is to identify and target business sectors representing the highest probability of success for the City of Alpharetta. Target cluster analysis involves examining the economic relationships among commercial and industrial sectors. From the cluster analysis, RKG Associates will be able to identify those market sectors that may be enjoying a competitive advantage within the greater North Atlanta region and the City of Alpharetta; identifying those locations most appropriate for each opportunity. The underlying assumption of cluster analyses is that companies concentrate in areas where they enjoy some competitive advantage. These advantages, whether related to location, natural resources, vendor relationships, or other factors, allow companies to compete more successfully.

Target cluster analysis provides a method for determining local competitive advantage - which in turn is crucial in attracting investment, be it through attraction of firms or expansions of existing firms. The cluster analysis will rely on a statistical cluster identification process designed to incorporate and assimilate local, state, and federal economic data. The fundamental criteria analyzed in the process include:

- *Sector Growth* - Sectors with positive growth over the past five to ten-year period and those that are most likely to grow both nationally and regionally.
- *Sector Size* - Component industries of a market sector cluster must have sufficient size in terms of total employment, number of establishments, and total sales in order to justify their inclusion in the cluster. One exception would include growing industries that are clearly supportive of a larger market sector that may be located just outside the region. For example, a small cadre of precision machine tool companies might be integral to the expansion of larger durable goods manufacturing firms located within the region.
- *Sector Concentration* - RKG will examine current concentrations of each market sector in the region. Low concentrations of employment and establishments suggest that a given industry may not be well suited for a given region.
- *Local Fit* - Local fit includes both computerized analysis and considerable professional judgment, based on community characteristics, sector preferences, specific industry composition, and location-based activity. Local infrastructure is analyzed including the presence of interstate highways, rail service, commercial air service, utility costs, wastewater cost and capacity, telecommunication service level, the match of the region's labor force profile with sector needs, and labor costs as compared with national averages.
- *Other Criteria* - Includes state-sponsored economic development targets, skilled and professional workforce requirements by sector, tendency of given industries to concentrate in certain areas, and job training resources, as well as domestic and international regions of competition.

Additional targeting of companies in these market sector clusters will likely enhance the City's chances for success. However, the targeting analysis will not be restricted to only known clusters. A broad range of categories will be analyzed from manufacturing, distribution, and transportation to professional businesses and high-end services. This will give the City a full range of options to consider.

PHASE 5: IMPLEMENTATION STRATEGY

Task 5.1 Best Practices Analysis

RKG Associates will compile a detailed competitive/collaborative community assessment, dovetailing findings generated throughout this effort with additional independent research. RKG Associates will work closely with the Client and the Working Group to identify those local, national, and international communities deemed to be most competitive/comparable in terms of business attraction and retention. RKG also will research regional and national competitors/collaboration efforts as a foundation for identifying potential best practices that could be incorporated into the implementation strategy. The findings will be presented to the Client and Working Group for consideration and comment prior to detailing the implementation strategy.

Task 5.2 Existing Incentive “Tool-Kit” Assessment

RKG Associates will review existing City incentives, policies, ordinances, and regulations, propose modifications to existing incentives, policies, etc., review alternative incentives, policies, ordinances, and regulations that may enhance the economic growth and development, and propose alternative incentives, policies, ordinances as appropriate. To accomplish this, RKG will:

- Compile existing incentives, policies, ordinances, and regulations;
- Interview appropriate municipal/county staff;
- Identify comparable incentives, policies, ordinances, and regulations from communities with similar economic conditions and resources;
- Prepare a framework for analysis of incentives, policies, ordinances, and regulations;
- Analyze findings from review of existing incentives;
- Analyze applicable data from other components of the market analysis and evaluation section; and
- Prepare recommendations for alternative approaches for the City’s consideration.

Task 5.3 Strategic Plan

RKG Associates will prepare an implementation strategy to be included as part of the Economic Development Strategic Plan. RKG Associates recognizes that the City does not simply want to create a vision for the future. Rather, we recognize that the community is interested in creating a vision for enhancing its economic development efforts; and then enacting that vision to make it a reality. RKG Associates will construct an implementation strategy to guide the Client in accomplishing these goals and enhance the community’s efforts to attract viable, sustainable employment and revenue centers. This strategy will help coordinate efforts between the various entities with a vested interest in making the community a vibrant, exciting community.

In developing an implementation strategy, RKG’s primary focus is to offer viable recommendations that are grounded in the market realities of the community’s strengths and weaknesses. It is crucial that short-term strategies focus on initiatives that the local entities, with input and assistance from key stakeholders, can undertake within the first few years without large commitments of public funds or time. Undertaking incremental steps in the beginning stages of an implementation strategy should build momentum within Alpharetta and give investors confidence in the potential of the plan. Short-term implementation recommendations can include organization restructuring, relatively small investment projects, advertising campaigns and regulatory adjustments.

Successive recommendations should build upon these short-term actions, utilizing the benefits resulting from the implementation of earlier tasks. RKG also will provide a mid-range recommendation section that

will likely include increasingly complex actions, cross-departmental involvement and larger financial investment. These efforts will lead into longer-term recommendations that will continue the community's progress towards meeting its goals while remaining flexible to adjust to changing economic conditions. The long-term strategies may require larger investments of public funds; may involve partnership agreements with outside agencies or the private sector; or may be complex and difficult to implement.

For each action or strategy in the implementation plan, the Consultant will assign oversight responsibility, establish timetables for implementation and completion, recommended staffing and potential funding demands. The implementation plan may be presented in a user-friendly evaluation matrix that can be distributed to various implementing organizations or committee members.

Task 5.4 Report Submittal

Upon completion of the analysis, RKG Associates will submit a draft report for review by the Client. The Consultant and the Client will hold a conference call to discuss the results of the Client review. Any points of interest and/or concerns on findings and recommendations will be addressed during the conversation. Once all issues are satisfactorily addressed, RKG will revise the document for final presentation and submittal. RKG Associates will deliver seventeen (17) printed and one (1) electronic copy of the final report to the Client at this time.

Responding Firm's Name: RKG Associates, Inc.

Reference 1:		
Project Owner Name	City of Roswell, Georgia	
Location/ Name of Project	Strategic Economic Development Plan	
Project Owner's Contact Person	Ms. Alice Wakefield	
Contact's office/phone/email	770.594.6173 awakefield@roswellgov.com	
Project Description: item/ service type, project/ contract dates	SEDP 2011-2012; SEDP Update 2015-2016	
Project budget \$114,000	Final Cost \$114,000	Finished on time? Yes
Project Manager, Project Leads	Kyle S. Talente	

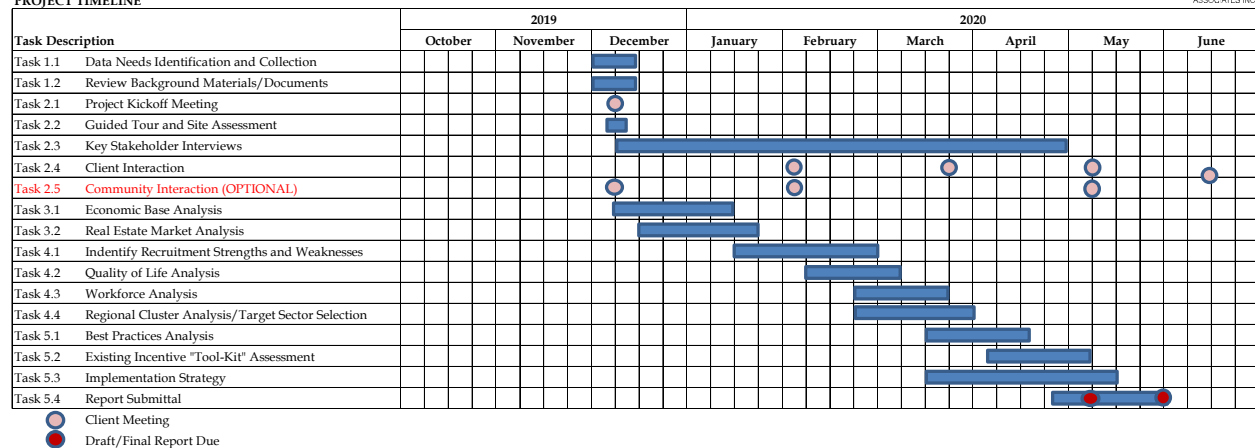
Reference 2:		
Project Owner Name	City of Lawrenceville, Georgia	
Location/ Name of Project	Strategic Economic Development Plan	
Project Owner's Contact Person	Ms. Lisa Sherman	
Contact's telephone/cell/email	678.407.6599 Lisa.Sherman@lawrencevillegaweb.org	
Project Description: item/ service type, project/ contract dates	SEDP 2014-2015	
Project budget \$65,000	Final Cost \$65,000	Finished on time? Yes
Project Manager, Project Leads	Kyle S. Talente	

Reference 3:		
Project Owner Name	Decide DeKalb Development Authority/DeKalb County	
Location/ Name of Project	Strategic Economic Development Plan 2.0	
Project Owner's Contact Person	Ms. Jen Hagler	
Contact's telephone/cell/email	404.687.2735 jhagler@decidedekalb.com	
Project Description: item/ service type, project/ contract dates	SEDP Update 2018-2019	
Project budget \$172,000	Final Cost \$172,000	Finished on time? Yes
Project Manager, Project Leads	Kyle. S Talente	

PROJECT TIMELINE

RKG Associates can complete the project within the preferred six (6) month timeframe. The completion date would be June 1, 2020 assuming a start date of December 1, 2019. This timeline assumes the City will be expeditious in its review of all materials from RKG Associates, provision of all publicly-held data, and assistance in meeting scheduling. Any modifications to the proposed scope of services could alter the project timeline.

CITY OF ALPHARETTA, GEORGIA
ECONOMIC DEVELOPMENT STRATEGIC PLAN
PROJECT TIMELINE



ECONOMIC DEVELOPMENT & TARGET INDUSTRY STRATEGY

PROJECT NAME AND LOCATION

City of Roswell Strategic Economic Development Plan
Roswell, Georgia

CLIENT

City of Roswell, Community Development Office

RKG SERVICES

Real Estate Market Analysis, Workforce Analysis, Target Industry Study, Development Feasibility Assessment, Organization Assessment, Implementation Strategy

SITUATION

The City of Roswell desires to improve its fiscal and economic health through expanded economic development efforts. Historically, Roswell served as a premier bedroom community for the City of Atlanta. Through the 1980s, the City was the residential and commercial center for the area. However, the rest of North Fulton County began developing at that time, attracting new residents, businesses, and investment. As a result, Roswell began losing market share to neighboring communities. Understanding the benefits of strategic investment and economic diversification, the City retained the services of RKG Associates to complete the City's first ever Strategic Economic Development Plan.

RKG APPROACH/SOLUTION

RKG Associates, in partnership with FOCOM, Inc., prepared a comprehensive analysis of the City's competitive position to attract new jobs, the current and projected opportunities available for the City to begin its efforts, and the City's capacity to implement an economic development plan. The effort included a regional cluster and target industry analysis to identify and target business sectors representing the highest probability of success for Roswell. The plan also addresses workforce readiness, entrepreneurial development and business growth/retention opportunities and constraints. The effort culminated in an implementation "road map" for the City to succeed in attracting private investment within an extremely vibrant, but competitive regional market.

RESULTS

The City began implementing recommendations during the plan development process, including the creation of an external economic development entity, the creation of is Downtown Development Authority, the approval of a mixed-use development in the City's downtown area, and the complete rewrite of the City's zoning code. Within the first year of implementation, Roswell has experienced a net increase of more than 1,600 jobs including a 1,000 job IT center for General Motors.

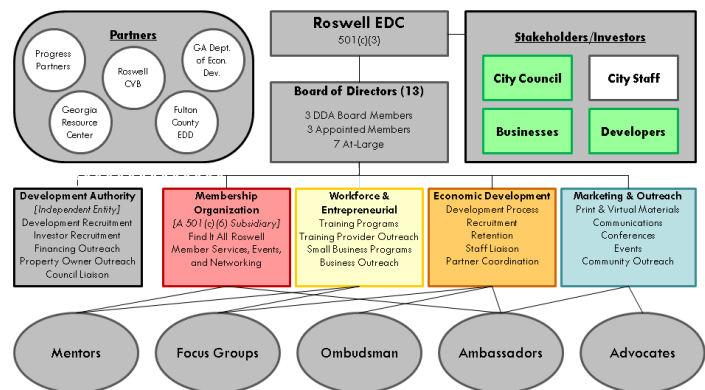
Canton Street, Roswell



Corporate Office Development at Sanctuary Park - Stonebridge I Building



Proposed New Implementation Entity Structure



STRATEGIC ECONOMIC DEVELOPMENT PLAN

PROJECT NAME AND LOCATION

Strategic Economic Development Plan 2.0
DeKalb County, Georgia

CLIENTS

Decide DeKalb Development Authority
DeKalb County, Georgia

RKG PROFESSIONAL'S SERVICES

Real Estate Market Research, Land Use Analysis, Site Evaluation, Organizational Structure Analysis, Economic Development Strategies.

SITUATION

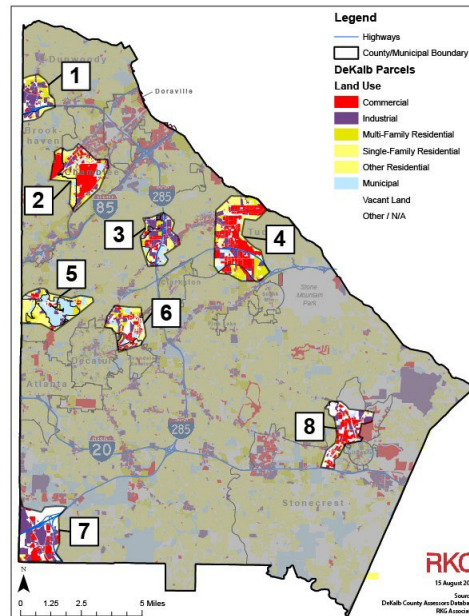
DeKalb County, a highly-diverse community of 725,000 that includes portions of the City of Atlanta, hired RKG to complete the required five-year update of its first Strategic Economic Development Plan. In addition to evaluating the county's market for economic development and its land use strategies, the project aimed to assess the organizational structure of the newly-formed Development Authority.

RKG APPROACH/SOLUTION

To account for extreme variation in demographics and market realities across the county, RKG's SEDP focused analysis in 14 distinct Employment Center Study Areas, ranging from transit-oriented urban communities to sprawling suburbs. The Plan included land use, economic policy, and incentives-related recommendations through the lens of four identified Target Industries, including healthcare/life sciences and advanced manufacturing. Target industries and economic development goals were formulated during a robust community outreach process that included "Town Hall" meetings, business leadership working groups, and nearly 100 interviews. Recommended action items included a reorganization of the County's economic development functions, aiming to reduce unnecessary political conflict and clearly delineate roles. Despite challenges, the proposed restructuring was well-received by key stakeholders across the public and private sectors.

RESULTS

RKG Associates completed the SEDP in April of 2019. The Development Authority and County have accepted the report and already have begun implementation. RKG Associates was brought back into DeKalb County to advise the County Commission on setting implementation preferences and revamping the County's incentive policies. The County and the Development Authority are in the process of refining the Intergovernmental Services Agreement to begin the organizational change recommendations.



DOWNTOWN DEVELOPMENT ADVISORY SERVICES

PROJECT NAME AND LOCATION

Downtown Development Advisory Services
Lawrenceville, Georgia

CLIENT

Downtown Development Authority and Department of
Economic and Community Development
City of Lawrenceville

RKG PROFESSIONAL'S SERVICES

Real Estate Market Analysis, Development Feasibility
Analysis and Development Advisory Services

SITUATION

The City of Lawrenceville historically has been an employment center for Gwinnett County. In addition to being the County Seat, the City also is home to the Gwinnett Medical Center. The City's primary growth sectors are Health Care and Social Services, Government Services and Educational Services. These three sectors accounted for almost all of the job growth in the City, and experienced a greater net gain than all of the other industries. The challenge for the City was to diversify its economic base while maximizing the potential of its limited available land assets. RKG was retained by the DDA to focus its economic efforts on the redevelopment of three key city-owned properties located in the downtown.

RKG APPROACH/SOLUTION

RKG Associates, Inc. was engaged to evaluate existing market and economic conditions and assess the potential for targeted redevelopment within the historic downtown district. Capitalizing on the recent success of the Cornerstone development, an upscale condominium and apartment complex, RKG was instructed to analyze the redevelopment potential of three urban infill sites in the downtown owned by the City of Lawrenceville. These three sites were uniquely positioned to attract new residential and mixed-use development downtown - an important objective of the City's revitalization efforts. Working with a local design firm, RKG evaluated the redevelopment potential of each site and consulted with the DDA Board of Directors on the best redevelopment options for each site.

RESULTS

RKG Associates prepared conceptual development programs for each infill site: (1) Oak Street, (2) Pike Street and the (3) Aurora Theatre Site. Each development program was modeled to determine its development feasibility based on Lawrenceville's market pricing, cap rates and local indicators. Once consensus was reached on the best development opportunity, the DDA and City Council moved forward to seek development interest. The DDA is currently engaged in the redevelopment of the Oak Street property.

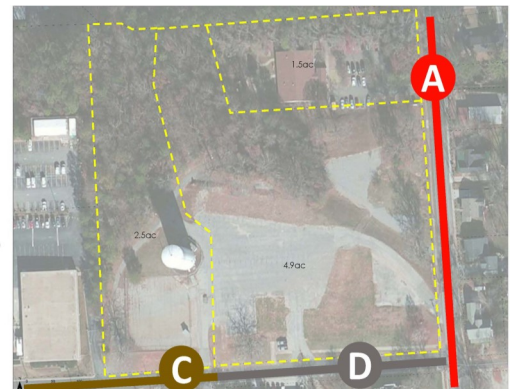


A market analysis was conducted to assess the potential for additional new retail in Lawrenceville's traditional downtown. A specific focus was placed on retail demand generated from Lawrenceville's daytime worker population.



This urban infill development project in Lawrenceville combines luxury residential condominiums on the upper floors with ground floor commercial. An important ground floor tenant is Cornerstone at Novologic, which maintains a cowork environment of diverse organizations in order to build a community of entrepreneurs with different perspectives and capabilities.

- Base Zoning:**
- Office Institutional (OI)
- Downtown District:**
- Live/Work B
 - Allows residential and office institutional uses
 - Limited commercial also allowed
- Streetscapes:**
- A = 15-20 ft
 - C = 12-15 ft + parking
 - D = 8-15 ft + parking
- Live/Work B Metrics**
- 10-20 ft build-to-line
 - 60% buildout
 - 0-5 ft side setback
 - 20 ft rear
 - 3 floor/45 feet + 2 floor/20 feet bonus
 - 10% open space required



The Oak Street property was targeted as a prime location for urban infill residential development. The 7.4 acre site was located one block off the downtown and could support up to 75 new luxury townhomes.

STRATEGIC ECONOMIC DEVELOPMENT PLAN

PROJECT NAME AND LOCATION

Chamblee Strategic Economic Development Plan
Chamblee, Georgia

CLIENT

City of Chamblee, Economic Development Office

RKG SERVICES

Real Estate Market Analysis, Workforce Analysis, Target Industry Study, Development Feasibility Assessment, Organization Assessment, Implementation Strategy

SITUATION

The City of Chamblee has experienced several notable changes that have impacted the local economy over the last few years including two annexations, the closure of the GM Plant in neighboring Doraville, and the 2008 Recession. Past economic development efforts to assess development potential in the City focused on identifying best uses and target industries for what is now considered the city's center. While these assessments provided a range of recommendations, they were not a unified approach to economic development for the entire City as it is today. The City acknowledged that it has much to offer potential businesses in terms of location and affordability but is also not immune to the changes in the local, regional and national economy.

RKG APPROACH/SOLUTION

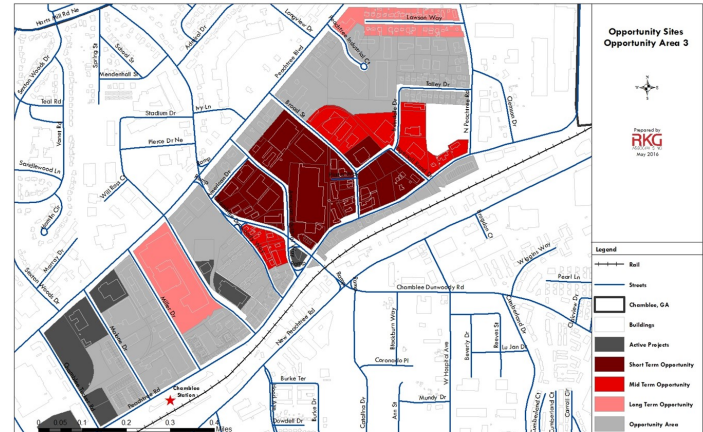
RKG was hired to analyze the existing conditions in Chamblee including population and household characteristics, labor force characteristics and the non-residential real estate market. An analysis of areas of opportunity for future development/redevelopment was also completed, including the city's downtown area surrounding the Chamblee MARTA station. The goal of this analysis was to identify sites with the potential to bolster the economy over the long-term by providing a framework for evaluating future projects in terms of target industries and optimal locations.

Over the course of the project, RKG Associates held a series of meetings with the project's Steering Committee, City officials and City staff. The primary purpose was to provide progress updates and the presentation of major findings over the course of the project. These meetings also provided an opportunity to solicit feedback on recommendations and proposed strategies that were included in this document.

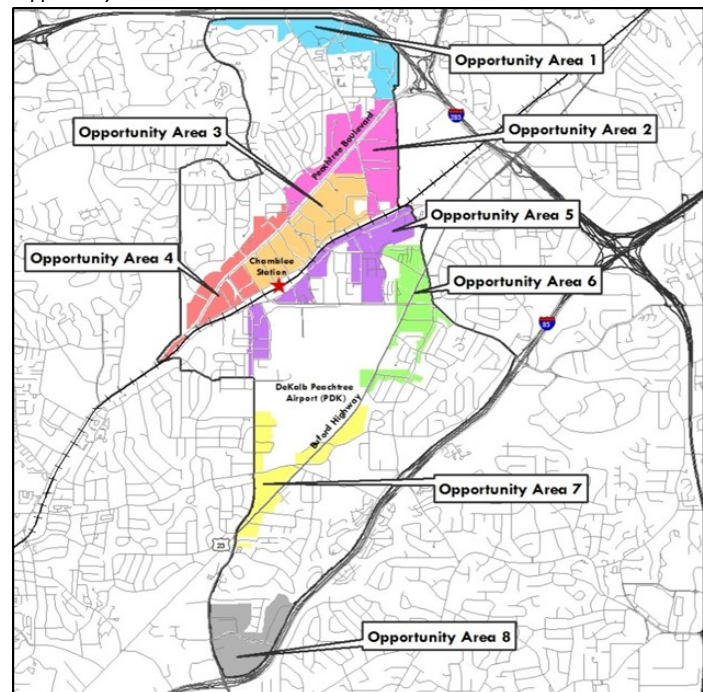
RESULTS

RKG provided real estate-based recommendations for each of the city's eight Opportunity Areas. Recommendations include redevelopment concepts,

Downtown Chamblee Development Opportunities



Opportunity Area Boundaries



adaptive reuse strategies, infill development, road network enhancements, and aesthetic/façade improvement. The strategy encouraged the City to 'start from the middle' and focus short-term investment strategies on the downtown area near the MARTA station. Other concepts included strengthening the economic aviation-based opportunities at Peachtree DeKalb Airport, capitalizing on regional opportunities for the city's frontage parcels along I-285, and fostering the city's existing international dining cluster.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

PROJECT NAME AND LOCATION

Comprehensive Economic Development Strategy
Lake County, Illinois

CLIENT

Lake County Partners

RKG SERVICES

Demographic and Economic Base Analysis, Target Cluster Analysis, Organizational Structure, Government and Business Survey and Regional Coordination

SITUATION

Lake County, Illinois is an affluent suburban county located just north of Chicago. Lake County Partners, the County's economic development organization, retained RKG Associates to prepare a comprehensive economic development strategy to guide future industry recruitment, business expansion and retention activities. In addition, Lake County Partners wanted to reach out to local economic development organizations to involve them in the planning process and to strengthen regional partnerships. This strategic planning process would also reestablish Lake County Partners as the County's leading economic development entity.

RKG APPROACH/SOLUTION

Located on Lake Michigan between Milwaukee and Chicago, Lake County is positioned for success. However, the County was lacking the necessary collaboration between the various government and implementation stakeholders to fully meet its economic development potential. Most notably, outreach efforts to existing industry clusters and potential growth sectors was limited due to low staffing levels and turnover at the executive director position. RKG Associates assisted the Partners on refining their target markets, establishing a more strategic outreach effort, and building unity of vision within the County. The analysis prioritized catalyst capital investments based on their potential impact for economic development activity.

The County is home to a number of bio-pharmaceutical companies and is trying to grow its corporate office presence



Lake County, IL is strategically located on the northern edge of the Chicago Metropolitan Area



RESULTS

The CEDS report was accepted by the Economic Development Administration on initial submittal. A new marketing director was hired shortly after the completion of the project. As a result, Lake County Partners has expanded its internal coordination efforts and marketing outreach strategy.

20-112 - ECONOMIC DEVELOPMENT STRATEGIC PLAN

Scoring Summary

Active Submissions

	Total Phase 1 and Phase 2 Score	A - Phase 1 Technical Evaluation Total Score	A-1 - Company Profile, Overview, Executive Summary	A-2 - Qualifications of Key Personnel	A-3 - Proposal; Method of Providing Services	A-4 - Cost and Fees
Supplier	/ 200 pts	/ 100 pts	/ 27 pts	/ 25 pts	/ 30 pts	/ 15 pts
RKG Associates, Inc.	157.72	85.72	25.92	22	22.8	15 (\$74,960.00)
AngelouEconomics	134.07	84.07	22.68	20	26.4	14.99 (\$75,000.00)

	C - Phase 2 Shortlisted Firms Only Total Score	C-1 - Reference Check	C-2 - Presentation/ Interview
Supplier	/ 100 pts	Pass/Fail	/ 100 pts
RKG Associates, Inc.	72	Pass	72
AngelouEconomics	50	Pass	50

Eliminated Submissions

	A - Phase 1 Technical Evaluation Total	A-1 - Company Profile, Overview, Executive Summary	A-2 - Qualifications of Key Personnel	A-3 - Proposal; Method of Providing Services	A-4 - Cost and Fees
Supplier	/ 100 pts	/ 27 pts	/ 25 pts	/ 30 pts	/ 15 pts
The Natelson Dale Group, Inc.	58.68	11.88	15	16.8	15 (\$74,830.00)
Fourth Economy Consulting	54.36	12.96	12	14.4	15 (\$74,820.00)



DEVELOPMENT AUTHORITY OF ALPHARETTA

CHAIR
Bob Hunter

VICE –CHAIR
Brad Edwards

SECRETARY/
TREASURER
Georgia Barrow

ASST. SECRETARY
Byron Sanford

BOARD OF DIRECTORS
Joe Briner
Jack Nugent
Mark Wingate

CITY COUNCIL LIAISON
Councilman Ben Burnett

MANAGING STAFF
Matthew Thomas
Economic Development Man.
City of Alpharetta

CONTACT
PH: 678-297-6024
mthomas@alpharetta.ga.us

MEETING OF THE
DEVELOPMENT AUTHORITY OF ALPHARETTA
BOARD OF DIRECTORS

DATE: Tuesday, June 11, 2019
LOCATION: Executive Conference Room, 3rd Floor
ADDRESS: 2 Park Plaza, Alpharetta, Georgia 30009
TIME: 5:00 pm – 6:00 pm

AGENDA

I. Call to Order

Meeting called to order by Georgia Barrow.

II. Roll Call

Absent: Byron Sanford

III. Statement of Purpose

The Development Authority of Alpharetta is granted powers and jurisdiction through the State of Georgia General Assembly and a resolution adopted by the Alpharetta City Council on September 3, 1996. The function of this Authority is to promote the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the City of Alpharetta.

Georgia Barrow read the Statement of Purpose.

IV. Consent Agenda

- A. Approval of Minutes
1. Minutes of May 14th, 2019 Meeting
 2. Financials

Joe Briner requested an amendment to the May 14th Minutes to reflect the following:

“Joe Briner requested a motion for the Development Authority to split the cost for funding the Economic Development Strategic Plan with the City up to \$37,500 and inclusion of the Development Authority for selecting the consultants. Motion seconded by Georgia Barrow. The motion passed by unanimous vote (6-0).”

Mark Wingate offered a motion to approve the Minutes. Motion seconded by Jack Nugent. The motion passed by unanimous vote (6-0).

Matthew Thomas gave a summary of the Financials. Georgia requested Matthew to gather the total Development Authority costs and revenues associated with the Fiserv deal.

V. Old Business

A. TECH Alpharetta

Karen Cashion gave an update of TECH Alpharetta. The Executive Board will have a strategic planning meeting on Tuesday, June 25th.

B. Economic Development Strategic Plan

Matthew shared that he will meet with the City's Finance Department and Bob Regus to work out a timeline of the Strategic Plan and present it to the Board.

C. Local Jobs Creation Grant

Several revisions were suggested to the Incentive Description. Matthew will compile the recommendations and resend to the Board for final approval.

D. Fiserv REBA Drawdown

Matthew shared that the final Fiserv REBA drawdown was recently completed.

VI. New Business

No new business.

VII. Discussion

Matthew presented information about the Alpharetta Commercial Real Estate (A.C.R.E.) Forum being planned for September. More information will be forthcoming in subsequent meetings.

VIII. Adjourn

Meeting adjourned.



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By: Erin Cobb

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: A RESOLUTION DECLARING THE RESULTS OF THE NON-PARTISAN GENERAL ELECTION HELD ON NOVEMBER 5, 2019

II. RECOMMENDATION:

Staff is recommending that Mayor and Council adopt a Resolution declaring the results of the City of Alpharetta's non-partisan General Election held on November 5, 2019.

III. REPORT IN BRIEF:

The City of Alpharetta approved and adopted an ordinance on July 22, 2019 to hold a General Election on Tuesday, November 5, 2019 to elect a Mayor and three (3) members of City Council (Posts 4, 5 and 6) for a full four (4) year term each. The results are as follows:

MAYOR:	VOTES
JIM GILVIN (INCUMBENT)	3,242
WRITE-IN VOTES	114
COUNCIL – POST 4:	VOTES
JOHN HIPES (INCUMBENT)	3,152
WRITE-IN VOTES	62
COUNCIL – POST 5:	VOTES
JASON BINDER (INCUMBENT)	3,152
WRITE-IN VOTES	56
COUNCIL – POST 6:	VOTES
ABU JALLOH	553
CLIFFORD MARTIN	765
DAN MERKEL (INCUMBENT)	2,201
WRITE-IN VOTES	9

This resolution will deem the results as certified.

IV. ALTERNATIVES:

V. ATTACHMENTS:

RESO DECLARING ELECTION RESULTS - POSTS 456 11-05-19, Alpharetta Official Packet Election Results

**A RESOLUTION DECLARING THE RESULTS
OF THE CITY OF ALPHARETTA NON-PARTISAN
GENERAL ELECTION HELD ON NOVEMBER 5, 2019**

WHEREAS, pursuant to an Ordinance approved and adopted by the Council of the City of Alpharetta, Georgia (the "Council") on July 22, 2019, a non-partisan general election was called to be held in the City of Alpharetta, Georgia on Tuesday, November 5, 2019, to elect a Mayor and three (3) members of the City Council (Posts 4, 5 and 6) for a full four (4) year term each; and

WHEREAS, due and proper legal notice of the election was provided as required by law; and

WHEREAS, the City contracted with Fulton County to conduct the election for the City; and

WHEREAS, the election was held on November 5, 2019 and conducted in all respects in accordance with the election laws of the State of Georgia, Fulton County, and the Charter and Ordinances of the City of Alpharetta; and

WHEREAS, the Fulton County Board of Elections and Registration (the "Board"), as Election Superintendent, has certified to the City that the results of the election were as follows:

MAYOR:

JIM GILVIN (INCUMBENT)	3,242
WRITE-IN VOTES	114

COUNCIL - POST 4:

JOHN HIPES (INCUMBENT)	3,152
WRITE-IN VOTES	62

COUNCIL - POST 5:

JASON BINDER (INCUMBENT)	3,152
WRITE-IN VOTES	56

COUNCIL - POST 6:

ABU JALLOH	553
CLIFFORD MARTIN	765
DAN MERKEL (INCUMBENT)	2,201
WRITE-IN VOTES	9

NOW, THEREFORE, IT IS HEREBY RESOLVED that the results of the election as set forth above are hereby declared by the Mayor and Council as the results of the November 5, 2019 City of Alpharetta General Election.

ADOPTED AND APPROVED this 16th day of December, 2019.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCILMEMBERS

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Donald Mitchell

Karen Richard

(SEAL)

Attest:

Erin Cobb, City Clerk

Approved as to Form
and Legal Sufficiency:

C. Sam Thomas, City Attorney

CONSOLIDATED MUNICIPAL/COUNTY CERTIFICATION OF RETURNS FOR:

- (☒) SPECIAL ELECTION
(☒) GENERAL ELECTION
() RUNOFF ELECTION

November 6, 2018
Date

City of Madison
Municipality/County

Instructions: Prepare and print (4) copies of the Election Summary (county consolidated vote totals report that is generated by GEMS). Attach copies of this consolidated certification report as follows:

1. White sheet is attached to Election Summary and returned to Secretary of State.
2. Yellow sheet is attached to Election Summary and maintained by Superintendent.
3. Pink sheet is attached to Election Summary and sent to Clerk of Superior Court.
4. Goldenrod Copy is attached to Election Summary and immediately posted at the City Hall (city) or Courthouse (county)

ELECTION SUMMARY MUST BE ATTACHED TO THIS FORM

WRITE-IN VOTES: Record total number of votes received by all qualified write-in candidates. Votes recorded here are the write-in totals from Direct Record Electronic Machines and Optical Scan Absentee/Provisional Ballots.

WRITE-IN CANDIDATES
(Insert Titles of Offices and
Names of Candidates)

Insert Vote Totals On Blanks Below:

_____	_____ Votes
_____	_____ Votes
_____	_____ Votes
_____	_____ Votes
_____	_____ Votes
_____	_____ Votes
_____	_____ Votes

We, the undersigned Superintendent of Elections and his/her Assistants, do jointly and severally certify that the attached Election Summary is a true and correct count of the votes cast in this City/County, and that the above listed Write-In Votes constitute all votes cast for qualified Write-In Candidates on Direct Record Electronic Machines and Optical Scan Absentee/Provisional Ballots. In TESTIMONY WHEREOF, We have hereunto set our hands and seals this _____ day of _____, _____. SIGNED IN QUADRUPLICATE.

[Signature] Assistant
[Signature] Assistant
[Signature] Assistant

Assistant

Assistant

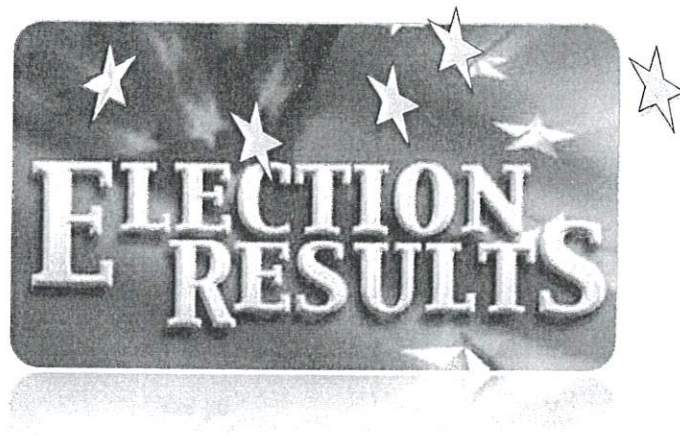
[Signature]
Superintendent Of Elections

FULTON COUNTY

CITY OF ALPHARETTA

2019 MUNICIPAL GENERAL AND SPECIAL ELECTION

November 5, 2019



FULTON COUNTY

OFFICIAL AND COMPLETE

STATEMENT OF VOTES CAST (SOVC)

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Statement of Votes cast

Definitions

Absentee By Mail: Votes cast by eligible voters on paper ballots through the absentee ballot application process.

Absentee In Person: Votes cast in-person by eligible voters at one of the early/advance voting polls during early/advance voting period.

Contest: An office or question submitted to a popular vote at any election.

Number of Precincts: The total number of precincts voting on an office or contest.

Office: A public office filled by vote of the voters.

Poll: The facility or building in which a voter cast their ballot.

Polling: Votes cast by eligible voters in the polls on Election Day.

Precinct: The geographical area from which all voters vote at one polling place.

Precincts Reporting: The number of precincts from which results have been counted.

Provisional: A paper ballot cast that is not counted or considered valid until such time as the proper research is conducted to confirm the voter status as an eligible voter.

Registered Voters: The number of active voters registered for this election.

Superintendent: The Fulton County Board of registration and Elections.

Times Counted: The number of votes cast for the candidates in each office or contest.

Uncast Votes: The number of over votes plus the number of under votes.

Under Votes: The voter did not cast a vote for the office or contest.

Unofficial: The statement of votes cast prior to certification by the election Superintendent.

Certified Write-in Candidate: Candidate whose name does not appear on the ballot, but officially qualified to be a write-in candidate and will be awarded credit for votes cast in his or her name.

**MUNICIPAL GENERAL AND SPECIAL ELECTION-NOVEMBER 5, 2019
PRECINCT LOCATOR REFERENCE**

Precinct Designations	Facility Names
AP01 A/B	New Prospect Elementary
AP01 C/D	Haynes Bridge Middle
AP02 1/2/B	Wills Park Recreation Center
AP03 & RW07A/B	Mimosa Elementary School
AP04A/B & AP06	Alpharetta Crabapple Government Center
AP05	Windward Fire Station
AP07 A/B	St. James UM Church
AP09A/B	Webb Bridge Middle
AP10	Alpharetta Library
AP12 A/B/C	Alpharetta High School
AP14 & JC04A/B/C & JC10 & JC15	Messiah Lutheran Church
CP011/2/B & CP02 & CP04A/B	College Park Auditorium
CP051/B & CP06A & CP07B/C/D/E/F	Camp Truitt Senior Center
CP081/3/4/A & SC10	Tracey Wyatt Community Center
EP01 A/B	East Point First Mallalieu UM Church
EP02 A/B/C/D/E	Jefferson Park Recreation Center
EP03 A/B	St Stephen Missionary Baptist Church
EP04 A/B	Brookview Elementary School
FA01A	Open Word Church
FA01B	First Baptist Church of Fairburn
FA01C	Harvest Rain Church
HP01	Hoyt Smith Center
JC01	Shakerag Elementary School
JC02	Johns Creek United Methodist Church
JC03 A/B	Findley Oaks Elementary
JC05	Abbotts Hill Elementary School
JC06	Northview High School
JC07	Wilson Creek Elementary
JC08	Clear Springs Baptist Church
JC09	Chattahoochee High School
JC11	State Bridge Elementary School
JC12 & JC14	Dolvin Elementary School
JC13 A/B	Autrey Mill Middle School
JC16	Prince of Peace Lutheran Church
JC18	Mount Pisgah United Methodist Church
JC19 & RW21	Johns Creek Environmental Campus
ML01 A/B	Milton Library
ML02 A/B	Birmingham Falls Elementary
ML03 & ML07 A/B	Hopewell Baptist Church
ML04	Hopewell Middle School
ML05	Cogburn Woods Elementary
ML06A	Manning Oaks Elementary
ML06B	Cambridge High School
RW01	Roswell Community Activity Center
RW02	Teaching Museum North

MUNICIPAL GENERAL AND SPECIAL ELECTION-NOVEMBER 5, 2019
PRECINCT LOCATOR REFERENCE

[illegible]

Election Summary Report
Fulton County, Georgia
General Municipal and Special Election
November 5, 2019
Official and Complete
CITY OF ALPHARETTA

Date:11/08/19

Time:15:34:44

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Registered Voters 41885 - Cards Cast 3671 8.76%

Num. Report Precinct 21 - Num. Reporting 21 100.00%

ALPHARETTA MAYOR						
	Polling	ABM	AIP1	AIP2	PRO	Total
Number of Precincts	21	21	21	21	21	21
Precincts Reporting	21	21	21	21	21	21 100.0 %
Times Counted (Reg. Voters 41885)	2255	133	0	1273	10	3671 8.8 %
Total Votes	2042	119	0	1187	8	3356
J. GILVIN (I)	1968	118	0	1148	8	3242 96.60%
Write-in Votes	74	1	0	39	0	114 3.40%

ALPHARETTA CITY COUNCIL P4						
	Polling	ABM	AIP1	AIP2	PRO	Total
Number of Precincts	21	21	21	21	21	21
Precincts Reporting	21	21	21	21	21	21 100.0 %
Times Counted (Reg. Voters 41885)	2255	133	0	1273	10	3671 8.8 %
Total Votes	1961	115	0	1131	7	3214
J. HIPES (I)	1921	114	0	1111	6	3152 98.07%
Write-in Votes	40	1	0	20	1	62 1.93%

ALPHARETTA CITY COUNCIL P5						
	Polling	ABM	AIP1	AIP2	PRO	Total
Number of Precincts	21	21	21	21	21	21
Precincts Reporting	21	21	21	21	21	21 100.0 %
Times Counted (Reg. Voters 41885)	2255	133	0	1273	10	3671 8.8 %
Total Votes	1953	113	0	1135	7	3208
J. BINDER (I)	1916	113	0	1117	6	3152 98.25%
Write-in Votes	37	0	0	18	1	56 1.75%

ALPHARETTA CITY COUNCIL P6						
	Polling	ABM	AIP1	AIP2	PRO	Total
Number of Precincts	21	21	21	21	21	21
Precincts Reporting	21	21	21	21	21	21 100.0 %
Times Counted (Reg. Voters 41885)	2255	133	0	1273	10	3671 8.8 %
Total Votes	2169	129	0	1221	9	3528
A. JALLOH	443	9	0	98	3	553 15.67%
C. MARTIN	435	28	0	301	1	765 21.68%
D. MERKEL (I)	1286	91	0	819	5	2201 62.39%
Write-in Votes	5	1	0	3	0	9 0.26%

ALPHARETTA HOMESTEAD EXEMPTION						
	Polling	ABM	AIP1	AIP2	PRO	Total
Number of Precincts	21	21	21	21	21	21
Precincts Reporting	21	21	21	21	21	21 100.0 %
Times Counted (Reg. Voters 41885)	2255	133	0	1273	10	3671 8.8 %
Total Votes	2226	130	0	1266	8	3630
YES	1981	116	0	1218	7	3322 91.52%
NO	245	14	0	48	1	308 8.48%

Election Summary Report
 Fulton County, Georgia
 General Municipal and Special Election
 November 5, 2019
 Official and Complete
 CITY OF ALPHARETTA

Date:11/08/19
 Time:15:34:44
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Registered Voters 41885 - Cards Cast 3671 8.76%

Num. Report Precinct 21 - Num. Reporting 21 100.00%

ALPHARETTA SENIOR HOMESTEAD EXEMPTION							
	Polling	ABM	AIP1	AIP2	PRO	Total	
Number of Precincts	21	21	21	21	21	21	
Precincts Reporting	21	21	21	21	21	21	100.0 %
Times Counted (Reg. Voters 41885)	2255	133	0	1273	10	3671	8.8 %
Total Votes	2214	131	0	1259	8	3612	
YES	1799	118	0	1137	7	3061	84.75%
NO	415	13	0	122	1	551	15.25%

Statement of Votes Cast
Fulton County, Georgia
General Municipal and Special Election
November 5, 2019
Official and Complete
CITY OF ALPHARETTA

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	TURN OUT		
	Reg. Voters	Cards Cast	% Turnout
Jurisdiction Wide			
AP01A	4877	280	5.74%
AP01B	1032	51	4.94%
AP01C	2231	240	10.76%
AP01D	919	38	4.13%
AP02B	560	25	4.46%
AP03	727	37	5.09%
AP04A	1636	218	13.33%
AP04B	438	24	5.48%
AP05	4447	495	11.13%
AP06	1853	212	11.44%
AP07A	3623	341	9.41%
AP07B	1739	135	7.76%
AP09A	4075	342	8.39%
AP09B	840	49	5.83%
AP021	3186	358	11.24%
AP022	2317	203	8.76%
AP10	963	101	10.49%
AP12A	674	40	5.93%
AP12B	816	32	3.92%
AP12C	1921	193	10.05%
AP14	3011	257	8.54%
Total	41885	3671	8.76%

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ALPHARETTA MAYOR							
	Reg. Voters	Times Counted	Total Votes	J. GILVIN (I)		Write-In Votes	
Jurisdiction Wide							
AP01A	4877	280	261	249 95.40%		12	4.60%
AP01B	1032	51	43	42 97.67%		1	2.33%
AP01C	2231	240	224	215 95.98%		9	4.02%
AP01D	919	38	36	36 100.00%		0	0.00%
AP02B	560	25	25	25 100.00%		0	0.00%
AP03	727	37	32	32 100.00%		0	0.00%
AP04A	1636	218	194	189 97.42%		5	2.58%
AP04B	438	24	23	23 100.00%		0	0.00%
AP05	4447	495	467	463 99.14%		4	0.86%
AP06	1853	212	195	185 94.87%		10	5.13%
AP07A	3623	341	306	296 96.73%		10	3.27%
AP07B	1739	135	121	120 99.17%		1	0.83%
AP09A	4075	342	305	286 93.77%		19	6.23%
AP09B	840	49	43	41 95.35%		2	4.65%
AP021	3186	358	325	311 95.69%		14	4.31%
AP022	2317	203	178	172 96.63%		6	3.37%
AP10	963	101	93	87 93.55%		6	6.45%
AP12A	674	40	38	38 100.00%		0	0.00%
AP12B	816	32	28	28 100.00%		0	0.00%
AP12C	1921	193	181	176 97.24%		5	2.76%
AP14	3011	257	238	228 95.80%		10	4.20%
Total	41885	3671	3356	3242 96.60%		114	3.40%

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ALPHARETTA CITY COUNCIL P4							
	Reg. Voters	Times Counted	Total Votes	J. HIPES (I)	Write-In Votes		
Jurisdiction Wide							
AP01A	4877	280	253	247 97.63%	6	2.37%	
AP01B	1032	51	43	43 100.00%	0	0.00%	
AP01C	2231	240	221	218 98.64%	3	1.36%	
AP01D	919	38	34	34 100.00%	0	0.00%	
AP02B	560	25	25	25 100.00%	0	0.00%	
AP03	727	37	30	30 100.00%	0	0.00%	
AP04A	1636	218	184	180 97.83%	4	2.17%	
AP04B	438	24	23	23 100.00%	0	0.00%	
AP05	4447	495	451	448 99.33%	3	0.67%	
AP06	1853	212	179	173 96.65%	6	3.35%	
AP07A	3623	341	290	284 97.93%	6	2.07%	
AP07B	1739	135	119	118 99.16%	1	0.84%	
AP09A	4075	342	288	277 96.18%	11	3.82%	
AP09B	840	49	43	41 95.35%	2	4.65%	
AP021	3186	358	308	301 97.73%	7	2.27%	
AP022	2317	203	171	169 98.83%	2	1.17%	
AP10	963	101	85	82 96.47%	3	3.53%	
AP12A	674	40	38	38 100.00%	0	0.00%	
AP12B	816	32	28	27 96.43%	1	3.57%	
AP12C	1921	193	176	172 97.73%	4	2.27%	
AP14	3011	257	225	222 98.67%	3	1.33%	
Total	41885	3671	3214	3152 98.07%	62	1.93%	

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ALPHARETTA CITY COUNCIL P5							
	Reg. Voters	Times Counted	Total Votes	J. BINDER (I)	Write-In Votes		
Jurisdiction Wide							
AP01A	4877	280	248	243 97.98%	5	2.02%	
AP01B	1032	51	42	42 100.00%	0	0.00%	
AP01C	2231	240	216	213 98.61%	3	1.39%	
AP01D	919	38	34	34 100.00%	0	0.00%	
AP02B	560	25	25	25 100.00%	0	0.00%	
AP03	727	37	31	31 100.00%	0	0.00%	
AP04A	1636	218	181	178 98.34%	3	1.66%	
AP04B	438	24	23	23 100.00%	0	0.00%	
AP05	4447	495	447	447 100.00%	0	0.00%	
AP06	1853	212	182	176 96.70%	6	3.30%	
AP07A	3623	341	297	292 98.32%	5	1.68%	
AP07B	1739	135	119	118 99.16%	1	0.84%	
AP09A	4075	342	292	282 96.58%	10	3.42%	
AP09B	840	49	42	42 100.00%	0	0.00%	
AP021	3186	358	307	297 96.74%	10	3.26%	
AP022	2317	203	172	170 98.84%	2	1.16%	
AP10	963	101	88	85 96.59%	3	3.41%	
AP12A	674	40	37	37 100.00%	0	0.00%	
AP12B	816	32	28	28 100.00%	0	0.00%	
AP12C	1921	193	176	171 97.16%	5	2.84%	
AP14	3011	257	221	218 98.64%	3	1.36%	
Total	41885	3671	3208	3152 98.25%	56	1.75%	

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ALPHARETTA CITY COUNCIL P6

	Reg. Voters	Times Counted	Total Votes	A. JALLOH		C. MARTIN		D. MERKEL (I)		Write-In Votes	
Jurisdiction Wide											
AP01A	4877	280	263	41	15.59%	44	16.73%	177	67.30%	1	0.38%
AP01B	1032	51	49	10	20.41%	10	20.41%	27	55.10%	2	4.08%
AP01C	2231	240	231	27	11.69%	29	12.55%	175	75.76%	0	0.00%
AP01D	919	38	38	10	26.32%	7	18.42%	21	55.26%	0	0.00%
AP02B	560	25	25	3	12.00%	8	32.00%	14	56.00%	0	0.00%
AP03	727	37	32	9	28.13%	9	28.13%	14	43.75%	0	0.00%
AP04A	1636	218	206	28	13.59%	68	33.01%	110	53.40%	0	0.00%
AP04B	438	24	24	3	12.50%	5	20.83%	16	66.67%	0	0.00%
AP05	4447	495	477	52	10.90%	77	16.14%	348	72.96%	0	0.00%
AP06	1853	212	208	27	12.98%	69	33.17%	112	53.85%	0	0.00%
AP07A	3623	341	330	70	21.21%	67	20.30%	193	58.48%	0	0.00%
AP07B	1739	135	130	10	7.69%	35	26.92%	85	65.38%	0	0.00%
AP09A	4075	342	329	63	19.15%	74	22.49%	192	58.36%	0	0.00%
AP09B	840	49	45	19	42.22%	8	17.78%	18	40.00%	0	0.00%
AP021	3186	358	350	62	17.71%	77	22.00%	210	60.00%	1	0.29%
AP022	2317	203	190	36	18.95%	58	30.53%	96	50.53%	0	0.00%
AP10	963	101	96	4	4.17%	24	25.00%	67	69.79%	1	1.04%
AP12A	674	40	40	5	12.50%	14	35.00%	21	52.50%	0	0.00%
AP12B	816	32	31	8	25.81%	7	22.58%	16	51.61%	0	0.00%
AP12C	1921	193	186	27	14.52%	33	17.74%	123	66.13%	3	1.61%
AP14	3011	257	248	39	15.73%	42	16.94%	166	66.94%	1	0.40%
Total	41885	3671	3528	553	15.67%	765	21.68%	2201	62.39%	9	0.26%

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ALPHARETTA HOMESTEAD EXEMPTION							
	Reg. Voters	Times Counted	Total Votes	YES		NO	
Jurisdiction Wide							
AP01A	4877	280	276	249	90.22%	27	9.78%
AP01B	1032	51	51	42	82.35%	9	17.65%
AP01C	2231	240	234	212	90.60%	22	9.40%
AP01D	919	38	37	32	86.49%	5	13.51%
AP02B	560	25	24	17	70.83%	7	29.17%
AP03	727	37	36	29	80.56%	7	19.44%
AP04A	1636	218	214	199	92.99%	15	7.01%
AP04B	438	24	23	21	91.30%	2	8.70%
AP05	4447	495	490	466	95.10%	24	4.90%
AP06	1853	212	211	191	90.52%	20	9.48%
AP07A	3623	341	339	307	90.56%	32	9.44%
AP07B	1739	135	134	127	94.78%	7	5.22%
AP09A	4075	342	339	317	93.51%	22	6.49%
AP09B	840	49	48	42	87.50%	6	12.50%
AP021	3186	358	357	324	90.76%	33	9.24%
AP022	2317	203	202	183	90.59%	19	9.41%
AP10	963	101	100	95	95.00%	5	5.00%
AP12A	674	40	40	32	80.00%	8	20.00%
AP12B	816	32	31	27	87.10%	4	12.90%
AP12C	1921	193	189	176	93.12%	13	6.88%
AP14	3011	257	255	234	91.76%	21	8.24%
Total	41885	3671	3630	3322	91.52%	308	8.48%

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ALPHARETTA SENIOR HOMESTEAD EXEMPTION							
	Reg. Voters	Times Counted	Total Votes	YES		NO	
Jurisdiction Wide							
AP01A	4877	280	276	230	83.33%	46	16.67%
AP01B	1032	51	51	37	72.55%	14	27.45%
AP01C	2231	240	232	201	86.64%	31	13.36%
AP01D	919	38	37	30	81.08%	7	18.92%
AP02B	560	25	24	18	75.00%	6	25.00%
AP03	727	37	35	26	74.29%	9	25.71%
AP04A	1636	218	213	185	86.85%	28	13.15%
AP04B	438	24	23	19	82.61%	4	17.39%
AP05	4447	495	488	440	90.16%	48	9.84%
AP06	1853	212	212	175	82.55%	37	17.45%
AP07A	3623	341	335	276	82.39%	59	17.61%
AP07B	1739	135	135	107	79.26%	28	20.74%
AP09A	4075	342	337	288	85.46%	49	14.54%
AP09B	840	49	46	37	80.43%	9	19.57%
AP021	3186	358	354	293	82.77%	61	17.23%
AP022	2317	203	201	172	85.57%	29	14.43%
AP10	963	101	100	88	88.00%	12	12.00%
AP12A	674	40	40	32	80.00%	8	20.00%
AP12B	816	32	31	19	61.29%	12	38.71%
AP12C	1921	193	188	170	90.43%	18	9.57%
AP14	3011	257	254	218	85.83%	36	14.17%
Total	41885	3671	3612	3061	84.75%	551	15.25%

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Registered Voters 325889 - Cards Cast 39166 12.02%

Num. Report Precinct 161 - Num. Reporting 161 100.00%

ALPHARETTA MAYOR			
	Total		
Number of Precincts	21		
Precincts Reporting	21	100.0 %	
Times Counted	3671/41885	8.8 %	
Total Votes	3356		
J. GILVIN (I)	3242	96.60%	
Write-in Votes	114	3.40%	

ALPHARETTA SENIOR HOMESTEAD EXEMPTION			
	Total		
Number of Precincts	21		
Precincts Reporting	21	100.0 %	
Times Counted	3671/41885	8.8 %	
Total Votes	3612		
YES	3061	84.75%	
NO	551	15.25%	

ALPHARETTA CITY COUNCIL P4			
	Total		
Number of Precincts	21		
Precincts Reporting	21	100.0 %	
Times Counted	3671/41885	8.8 %	
Total Votes	3214		
J. HIPES (I)	3152	98.07%	
Write-in Votes	62	1.93%	

COLLEGE PARK MAYOR			
	Total		
Number of Precincts	18		
Precincts Reporting	18	100.0 %	
Times Counted	1859/9470	19.6 %	
Total Votes	1851		
J. DUKE	64	3.46%	
R. FEARS	62	3.35%	
P. GAY	409	22.10%	
K. LADIPO	298	16.10%	
J. LONGINO (I)	436	23.55%	
B. MOTLEY BROOM	580	31.33%	
Write-in Votes	2	0.11%	

ALPHARETTA CITY COUNCIL P5			
	Total		
Number of Precincts	21		
Precincts Reporting	21	100.0 %	
Times Counted	3671/41885	8.8 %	
Total Votes	3208		
J. BINDER (I)	3152	98.25%	
Write-in Votes	56	1.75%	

COLLEGE PARK - COUNCILMEMBER W1			
	Total		
Number of Precincts	4		
Precincts Reporting	4	100.0 %	
Times Counted	965/3088	31.3 %	
Total Votes	924		
A. CLAY (I)	532	57.58%	
T. KUZNIACKI	127	13.74%	
K. MCQUEEN	265	28.68%	
Write-in Votes	0	0.00%	

ALPHARETTA CITY COUNCIL P6			
	Total		
Number of Precincts	21		
Precincts Reporting	21	100.0 %	
Times Counted	3671/41885	8.8 %	
Total Votes	3528		
A. JALLOH	553	15.67%	
C. MARTIN	765	21.68%	
D. MERKEL (I)	2201	62.39%	
Write-in Votes	9	0.26%	

COLLEGE PARK - COUNCILMEMBER W3			
	Total		
Number of Precincts	3		
Precincts Reporting	3	100.0 %	
Times Counted	299/2061	14.5 %	
Total Votes	279		
K. ALLEN	163	58.42%	
S. BOYD	114	40.86%	
Write-in Votes	2	0.72%	

ALPHARETTA HOMESTEAD EXEMPTION			
	Total		
Number of Precincts	21		
Precincts Reporting	21	100.0 %	
Times Counted	3671/41885	8.8 %	
Total Votes	3630		
YES	3322	91.52%	
NO	308	8.48%	

EAST POINT COUNCIL WA			
	Total		
Number of Precincts	2		
Precincts Reporting	2	100.0 %	
Times Counted	583/6056	9.6 %	
Total Votes	464		
L. ROBERTSON	357	76.94%	
Write-in Votes	107	23.06%	

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Registered Voters 325889 - Cards Cast 39166 12.02%

Num. Report Precinct 161 - Num. Reporting 161 100.00%

EAST POINT COUNCIL WB

	Total	
Number of Precincts	5	
Precincts Reporting	5	100.0 %
Times Counted	684/6077	11.3 %
Total Votes	678	
T. CALLOWAY JR. (I)	522	76.99%
M. TERRY	154	22.71%
Write-in Votes	2	0.29%

EAST POINT FREEPORT

EXEMPTION #3	Total	
Number of Precincts	11	
Precincts Reporting	11	100.0 %
Times Counted	2848/26436	10.8 %
Total Votes	2672	
YES	1422	53.22%
NO	1250	46.78%

EAST POINT COUNCIL WC

	Total	
Number of Precincts	2	
Precincts Reporting	2	100.0 %
Times Counted	940/6089	15.4 %
Total Votes	930	
M. COOK (I)	570	61.29%
E. PITTMAN	355	38.17%
Write-in Votes	5	0.54%

FAIRBURN CITY COUNCIL

	Total	
Number of Precincts	3	
Precincts Reporting	3	100.0 %
Times Counted	770/9925	7.8 %
Total Votes	1724	
L. DAVIS (I)	601	34.86%
P. PALLEND (I)	394	22.85%
W. RAY	246	14.27%
J. WHITMORE (I)	477	27.67%
Write-in Votes	6	0.35%

EAST POINT COUNCIL WD

	Total	
Number of Precincts	2	
Precincts Reporting	2	100.0 %
Times Counted	641/8214	7.8 %
Total Votes	640	
E. BREWSTER	68	10.63%
E. DEAN	199	31.09%
S. GORDON (I)	371	57.97%
Write-in Votes	2	0.31%

HAPEVILLE MAYOR

	Total	
Number of Precincts	1	
Precincts Reporting	1	100.0 %
Times Counted	523/3518	14.9 %
Total Votes	521	
A. HALLMAN (I)	434	83.30%
R. MACK	83	15.93%
Write-in Votes	4	0.77%

EAST POINT FREEPORT

EXEMPTION #1	Total	
Number of Precincts	11	
Precincts Reporting	11	100.0 %
Times Counted	2848/26436	10.8 %
Total Votes	2679	
YES	1627	60.73%
NO	1052	39.27%

HAPEVILLE ALDERMAN

	Total	
Number of Precincts	1	
Precincts Reporting	1	100.0 %
Times Counted	523/3518	14.9 %
Total Votes	518	
L. DOLAN	72	13.90%
M. RAST (I)	259	50.00%
B. WISMER	185	35.71%
Write-in Votes	2	0.39%

EAST POINT FREEPORT

EXEMPTION #2	Total	
Number of Precincts	11	
Precincts Reporting	11	100.0 %
Times Counted	2848/26436	10.8 %
Total Votes	2682	
YES	1592	59.36%
NO	1090	40.64%

HAPEVILLE HOMESTEAD CITY

RESIDENTS	Total	
Number of Precincts	1	
Precincts Reporting	1	100.0 %
Times Counted	523/3518	14.9 %
Total Votes	516	
YES	469	90.89%
NO	47	9.11%

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Registered Voters 325889 - Cards Cast 39166 12.02%

Num. Report Precinct 161 - Num. Reporting 161 100.00%

HAPEVILLE HOMESTEAD			
ELDERLY, VETERANS, DISABLED	Total		
Number of Precincts	1		
Precincts Reporting	1	100.0 %	
Times Counted	523/3518	14.9 %	
Total Votes	518		
YES	497	95.95%	
NO	21	4.05%	

MILTON CC D2 P2			
	Total		
Number of Precincts	11		
Precincts Reporting	11	100.0 %	
Times Counted	2215/25690	8.6 %	
Total Votes	2201		
J. BURDS	821	37.30%	
P. MOORE	1378	62.61%	
Write-in Votes	2	0.09%	

JOHNS CREEK CITY COUNCIL P2			
	Total		
Number of Precincts	22		
Precincts Reporting	22	100.0 %	
Times Counted	7411/52502	14.1 %	
Total Votes	7156		
R. REINECKE	1701	23.77%	
D. TUNKI	2168	30.30%	
B. WEAVER	3263	45.60%	
Write-in Votes	24	0.34%	

MILTON CC D3 P2			
	Total		
Number of Precincts	11		
Precincts Reporting	11	100.0 %	
Times Counted	2215/25690	8.6 %	
Total Votes	1728		
R. MOHRIG (I)	1685	97.51%	
Write-in Votes	43	2.49%	

JOHNS CREEK CITY COUNCIL P4			
	Total		
Number of Precincts	22		
Precincts Reporting	22	100.0 %	
Times Counted	7411/52502	14.1 %	
Total Votes	7062		
K. ALTOM	1052	14.90%	
M. COOPER	1349	19.10%	
C. COUGHLIN (I)	3331	47.17%	
A. THOMAS	1292	18.30%	
Write-in Votes	38	0.54%	

ROSWELL MUNICIPAL JUDGE			
	Total		
Number of Precincts	20		
Precincts Reporting	20	100.0 %	
Times Counted	11482/63277	18.1 %	
Total Votes	10395		
B. HANSFORD (I)	8027	77.22%	
P. MANSELL	2329	22.41%	
Write-in Votes	39	0.38%	

JOHNS CREEK CITY COUNCIL P6			
	Total		
Number of Precincts	22		
Precincts Reporting	22	100.0 %	
Times Counted	7411/52502	14.1 %	
Total Votes	7102		
E. ELWOOD	2706	38.10%	
J. LEFAVE	2085	29.36%	
I. YANG	2263	31.86%	
Write-in Votes	48	0.68%	

ROSWELL CITY COUNCIL P1			
	Total		
Number of Precincts	20		
Precincts Reporting	20	100.0 %	
Times Counted	11482/63277	18.1 %	
Total Votes	11188		
D. HORTON	4830	43.17%	
M. ZAPATA (I)	6343	56.69%	
Write-in Votes	15	0.13%	

MILTON CC D1 P2			
	Total		
Number of Precincts	11		
Precincts Reporting	11	100.0 %	
Times Counted	2215/25690	8.6 %	
Total Votes	1756		
C. COOKERLY (I)	1711	97.44%	
Write-in Votes	45	2.56%	

ROSWELL CITY COUNCIL P2			
	Total		
Number of Precincts	20		
Precincts Reporting	20	100.0 %	
Times Counted	11482/63277	18.1 %	
Total Votes	11223		
M. PALERMO (I)	6879	61.29%	
G. SMITH	4312	38.42%	
Write-in Votes	32	0.29%	

Election Summary Report
Fulton County, Georgia
General Municipal and Special Election
November 5, 2019
Official and Complete

Date: 11/12/19
Time: 16:36:56
Page: 4 of 4

Registered Voters 325889 - Cards Cast 39166 12.02%

Num. Report Precinct 161 - Num. Reporting 161 100.00%

ROSWELL CITY COUNCIL P3

	Total	
Number of Precincts	20	
Precincts Reporting	20	100.0 %
Times Counted	11482/63277	18.1 %
Total Votes	11234	
K. GOEKE	2021	17.99%
C. HALL	3855	34.32%
L. HOLLAND	3586	31.92%
K. HOWELL	1741	15.50%
Write-in Votes	31	0.28%

SOUTH FULTON CITY COUNCIL D1

	Total	
Number of Precincts	7	
Precincts Reporting	7	100.0 %
Times Counted	1481/10575	14.0 %
Total Votes	1466	
M. COLQUITT	183	12.48%
C. ROWELL (I)	1278	87.18%
Write-in Votes	5	0.34%

SOUTH FULTON CITY COUNCIL D3

	Total	
Number of Precincts	12	
Precincts Reporting	12	100.0 %
Times Counted	925/10326	9.0 %
Total Votes	883	
H. WILLIS (I)	853	96.60%
Write-in Votes	30	3.40%

SOUTH FULTON CITY COUNCIL D5

	Total	
Number of Precincts	7	
Precincts Reporting	7	100.0 %
Times Counted	1086/10199	10.6 %
Total Votes	1069	
R. JACKSON (I)	415	38.82%
D. MCCLAIN	28	2.62%
C. REEVES	607	56.78%
C. SAMPSON II	15	1.40%
Write-in Votes	4	0.37%

SOUTH FULTON CITY COUNCIL D7

	Total	
Number of Precincts	6	
Precincts Reporting	6	100.0 %
Times Counted	1054/11441	9.2 %
Total Votes	1048	
M. BAKER (I)	877	83.68%
E. RICHARDSON	170	16.22%
Write-in Votes	1	0.10%

SOUTH FULTON REDEVELOPMENT

	Total	
POWERS LAW	46	
Number of Precincts	46	
Precincts Reporting	46	100.0 %
Times Counted	7056/77102	9.2 %
Total Votes	6888	
YES	4962	72.04%
NO	1926	27.96%

SOUTH FULTON HOMESTEAD EXEMPTION

	Total	
Number of Precincts	46	
Precincts Reporting	46	100.0 %
Times Counted	7056/77102	9.2 %
Total Votes	6977	
YES	5555	79.62%
NO	1422	20.38%

UNION CITY COUNCILMEMBER

	Total	
Number of Precincts	8	
Precincts Reporting	8	100.0 %
Times Counted	1331/16084	8.3 %
Total Votes	2219	
C. HOBBS (I)	757	34.11%
T. ISLES	590	26.59%
B. JONES (I)	631	28.44%
Write-in Votes	241	10.86%



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By: Erin Cobb

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: A RESOLUTION DECLARING THE RESULTS OF THE SPECIAL HOMESTEAD EXEMPTION ELECTION HELD ON NOVEMBER 5, 2019

II. RECOMMENDATION:

Staff is recommending Mayor and Council adopt a Resolution declaring the results of the City of Alpharetta special homestead exemption election held on November 5, 2019.

III. REPORT IN BRIEF:

The City of Alpharetta approved and adopted an ordinance on July 22, 2019 to hold a special election on Tuesday, November 5, 2019. A vote was taken on whether the City of Alpharetta shall provide an additional \$5,000.00 homestead exemption from City of Alpharetta ad valorem taxes for municipal purposes.

The results are as follows: Yes - 3,322 No - 308

This resolution will deem the results as certified.

IV. ALTERNATIVES:

V. ATTACHMENTS:

RESO DECLARING ELEC RESULTS - HOMESTEAD EXEMP 11-05-19

**A RESOLUTION DECLARING THE RESULTS OF THE
CITY OF ALPHARETTA SPECIAL HOMESTEAD EXEMPTION ELECTION
HELD ON NOVEMBER 5, 2019**

WHEREAS, pursuant to an Ordinance approved and adopted by the Council of the City of Alpharetta, Georgia (the "Council") on July 22, 2019, a special election was called to be held in the City of Alpharetta, Georgia on Tuesday, November 5, 2019, to submit to the electors of the City of Alpharetta, the question of whether the City of Alpharetta shall provide an additional \$5,000.00 homestead exemption from City of Alpharetta ad valorem taxes for municipal purposes; and

WHEREAS, the City contracted with Fulton County to conduct the election for the City; and

WHEREAS, the election was held and conducted in all respects in accordance with the election laws of the State of Georgia, Fulton County, and the Charter and Ordinances of the City of Alpharetta; and

WHEREAS, the Fulton County Board of Elections and Registration, as Election Superintendent, has certified to the City that the results of the election were as follows:

Shall the Act be approved which increases the homestead exemption from all City of Alpharetta ad valorem taxes for residents of the City of Alpharetta from \$40,000.00 to \$45,000.00?

YES	-	3,322
NO	-	308

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Alpharetta, and **IT IS HEREBY RESOLVED** by the authority of the Council, that the certified returns made by the Election Superintendent of the election of November 5, 2019 be received, filed and spread upon the minutes of this body, and that the election results are declared to be as certified.

ADOPTED AND APPROVED this 16th day of December 2019.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Donald Mitchell

Karen Richard

(SEAL)

Attest:

Erin Cobb, City Clerk

Approved as to Form
and Legal Sufficiency:

C. Sam Thomas, City Attorney



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By: Erin Cobb

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: A RESOLUTION DECLARING THE RESULTS OF THE SPECIAL SENIOR HOMESTEAD EXEMPTION ELECTION HELD ON NOVEMBER 5, 2019

II. RECOMMENDATION:

Staff is recommending that Mayor and Council adopt a Resolution declaring the results of the City of Alpharetta special senior homestead exemption election held on November 5, 2019.

III. REPORT IN BRIEF:

The City of Alpharetta approved and adopted an ordinance on July 22, 2019 to hold a special election on Tuesday, November 5, 2019. A vote was taken on whether the City of Alpharetta shall eliminate the income restriction for the \$10,000.00 homestead exemption from City of Alpharetta ad valorem taxes for residents 65 years and older.

The results are as follows: Yes - 3,061 No - 551

This resolution will deem the results as certified.

IV. ALTERNATIVES:

V. ATTACHMENTS:

RESO DECLARING ELEC RESULTS - SENIOR HOMESTEAD EXEMP 11-05-19

**A RESOLUTION DECLARING THE RESULTS OF THE
CITY OF ALPHARETTA SPECIAL SENIOR HOMESTEAD EXEMPTION ELECTION
HELD ON NOVEMBER 5, 2019**

WHEREAS, pursuant to an Ordinance approved and adopted by the Council of the City of Alpharetta, Georgia (the "Council") on July 22, 2019, a special election was called to be held in the City of Alpharetta, Georgia on Tuesday, November 5, 2019, to submit to the electors of the City of Alpharetta, the question of whether the City of Alpharetta shall eliminate the income restriction for the \$10,000.00 homestead exemption from City of Alpharetta ad valorem taxes for residents 65 years and older; and

WHEREAS, the City contracted with Fulton County to conduct the election for the City; and

WHEREAS, the election was held and conducted in all respects in accordance with the election laws of the State of Georgia, Fulton County, and the Charter and Ordinances of the City of Alpharetta; and

WHEREAS, the Fulton County Board of Elections and Registration, as Election Superintendent, has certified to the City that the results of the election were as follows:

Shall the Act be approved which eliminates the income restriction for the \$10,000.00 homestead exemption from all City of Alpharetta ad valorem taxes for residents age 65 years and older?

YES	-	3,061
NO	-	551

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Alpharetta, and **IT IS HEREBY RESOLVED** by the authority of the Council, that the certified returns made by the Election Superintendent of the election of November 5, 2019 be received, filed and spread upon the minutes of this body, and that the election results are declared to be as certified.

ADOPTED AND APPROVED this 16th day of December 2019.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Donald Mitchell

Karen Richard

(SEAL)

Attest:

Erin Cobb, City Clerk

Approved as to Form
and Legal Sufficiency:

C. Sam Thomas, City Attorney



City Council Meeting STAFF REPORT

Submitting Department: Council

Submitted By:

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: RESOLUTION REGARDING FUNDING AND SPONSORSHIP OF THE OLD SOLDIERS DAY PARADE

II. RECOMMENDATION:

Adopt as presented a resolution regarding the funding and sponsorship of the Old Soldiers Day Parade.

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

REGARDING FUNDING AND SPONSORSHIP OF OLD SOLDIERS DAY PARADE(3530336.1) (002)

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA
(THE "CITY") REGARDING FUNDING AND SPONSORSHIP OF
THE OLD SOLDIERS DAY PARADE**

WHEREAS, as a result of local and national legal uncertainties and controversies concerning the participation of certain groups in publicly-sponsored and funded parades and other events, the Mayor and the Council have determined that it is in the best interest of the citizens of the City to discontinue the sponsorship and funding of the Old Soldiers Day Parade (the "Parade"); and

WHEREAS, the City has determined that it is more appropriate for the Parade, if it is to continue, to be sponsored and funded by private entities, including non-profits, that could have different rules for parade participants;

NOW, THEREFORE, the Mayor and Council resolve as follows:

RESOLVED, that the City of Alpharetta shall no longer sponsor or financially support future Old Soldiers Day Parades; and

IT IS FURTHER RESOLVED, that nothing in this Resolution shall be deemed to prohibit the continuance of the Parade under private sponsorship and financial support; provided that the Parade otherwise follows the City's ordinances for permitting of special events and the payment of City and other costs associated with the Parade.

SO RESOLVED, this _____ day of December, 2019.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE OF
RESOLUTION REGARDING FUNDING AND SPONSORSHIP OF
THE OLD SOLDIERS DAY PARADE]

COUNCIL MEMBERS

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Donald Mitchell

Karen Richard

(SEAL)

Attest:

Erin Cobb, City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Recreation and Parks

Submitted By: Amanda Musilli

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: FY 2020 SPECIAL EVENTS

II. RECOMMENDATION:

This item is being presented for information and discussion purposes only.

III. REPORT IN BRIEF:

Staff will lead a discussion of a variety of special events proposed to be led by the City of Alpharetta during the upcoming year. This discussion is not intended to be inclusive of events on which we partner with outside organizations.

IV. ALTERNATIVES:

V. ATTACHMENTS:

DirectionVision_CityEvents 2020 (002)

The background is a solid blue color. In the top right corner, there are two large, stylized yellow musical notes. On the left side, there are several yellow circles of various sizes, some of which contain a small yellow comma-like shape. The text is centered in the upper half of the image.

DIRECTION AND VISION FOR

CITY EVENTS 2020

Alpharetta's Recreation, Parks & Cultural Services
November 18, 2019

LET'S START WITH A
2019 REVIEW

37 City-Sponsored Events

8 City-Partnered Events

Dozens of Outside Events

50%

INCREASE IN
ATTENDANCE AT TASTE
OF ALPHARETTA
OVER 2018

45,000

ATTENDEES

60+

RESTAURANTS

\$208,077

COST TO CITY





900 ↓

ATTENDEE AVERAGE
PER WEEK

20

SUNNY EVENTS

12

LOCAL RESTAURANTS

30

FOOD TRUCKS

18

LOCAL MUSICIANS

12

LOCAL NON-PROFITS

\$23,357

COST TO CITY



ALPHARETTA ARTS STREETFEST

New Location

Estimated Attendance 15,000 ↓

Artist Feedback was Very Positive

Cost to City: \$13,571

BROOKE STREET PARK CONCERTS

11 Shows in the 2019 Season

Approximately 1,000 people at each Home By Dark concert ↑

Successful Alpharetta POP Festival

City Band and Alpharetta Orchestra shows

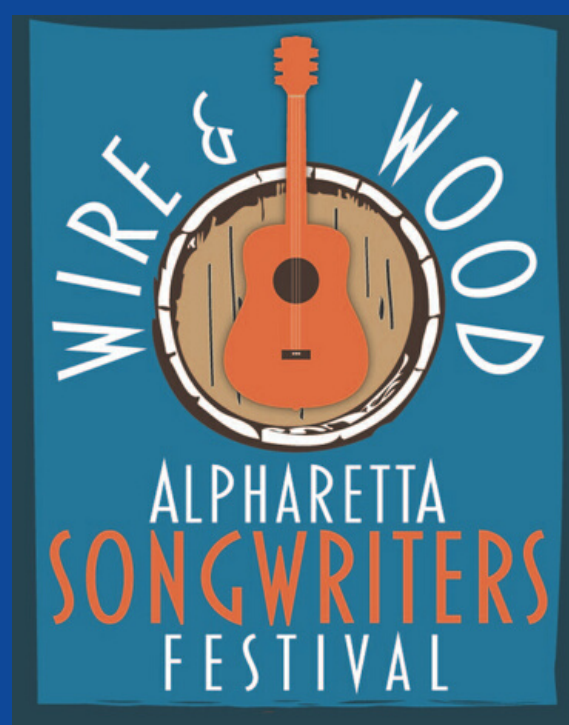
Cost to City: \$73,544





NEW LOCATION FOR SCARECROW HARVEST

5,000 Attendees ↑
Cost to City: \$29,482



WIRE & WOOD CONTINUES TO GROW

Estimated Attendance 20,000↑
Seven stages (two more than 2018)

25+ artists

Cost to City: \$114,999



2019 SEASON OF CELEBRATION

2nd Annual Food Drive for NFCC

Two Trees Lit Simultaneously

Growing the Nutcracker Village

Cost to City: \$45,582

Recreation, Parks & Cultural Services Events

Event Name	2018 Sponsorship Totals	2019 Sponsorship Goals	2019 Sponsorship Totals	2020 Sponsorship Goals
Taste of Alpharetta	\$45,000	\$52,500	\$63,210	\$52,500
Food Truck Alley	\$17,800	\$37,500	\$28,550	\$30,000
Brooke Street Park Series	\$20,000	\$80,000	\$30,000	\$50,000
Scarecrow Harvest	\$3,400	\$10,000	\$7,000	\$10,000
Wire & Wood	\$78,000	\$90,000	\$71,400	\$70,000
Season of Celebration	\$3,000	\$20,000	\$36,150	\$10,000
Gross Totals	\$167,200	\$290,000	\$236,310	\$222,500

Special Event Revenue and Expenses for Calendar Year 2019

Event	Last Event(s)	Project Number	Fiscal Year	City Revenues	City Expenses	Direct Sponsorship Revenues	Direct Sponsorship Expenses	Notes
Alpharetta Arts Streetfest	May-19	RSE01	FY19	-	13,571.33	-	-	
Taste of Alpharetta	May-19	RSE05	FY19	175,283.28	208,077.29	57,000.00	4,806.36	(3)
Memorial Day	May-19	RSE24	FY19	-	4,217.50	-	-	
Brew Moon Fest - Summer	Jun-19	RSE19	FY19	-	8,418.20	-	-	
Mayor's Challenge	Aug-19	RSE03	FY20	-	2,477.53	-	-	
Old Soldier's Day	Aug-19	RSE04	FY20	-	10,391.03	-	-	
European Market	Sep-19	RSE12	FY20	-	6,205.00	-	-	
Grilling & Gridiron	Sep-19	RSE20	FY20	-	4,224.00	-	-	
Brew Moon Fest - Fall	Sep-19	RSE27	FY20	-	7,020.00	-	-	
Scarecrow Harvest	Oct-19	RSE02	FY20	7,000.00	29,482.04	-	-	
Wire and Wood	Oct-19	RSE13	FY20	18,234.35	114,998.66	52,000.00	46,552.50	(1)
Resthaven Cemetary Tour	Oct-19	RSE15	FY20	-	-	-	-	
Veterans Day	Nov-19	RSE25	FY20	-	-	-	-	
Season of Celebration	Dec-18	RSE06	FY19	36,150.00	45,582.37	-	-	(2)
Art in the Park	April - Oct 2019	RESE10	FY19/FY20	-	-	-	-	
Farmers Market	April - Oct 2019	RSE14	FY19/FY20	-	14,528.00	-	-	
Food Trucks	April - Oct 2019	RSE23	FY19/FY20	267.25	23,356.60	28,550.00	7,850.00	
Brooke St Park Concert Series	Summer 2019	RSE26	FY19/FY20	-	73,543.70	30,000.00	-	

Notes:

(1) FY20 city expenses are projections based on actuals and open encumbrances. FY2019 city actual expenses were \$103,998.48.

(2) Projections for Calendar Year 2019 event.

(3) City revenues for ToA includes booth fees, ticket sales, and the Publix sponsorship of \$2,500 cash.

These figures do not include staff costs.



2020

CONTINUE TO PROVIDE
EXCEPTIONAL EXPERIENCES FOR
THE COMMUNITY

IDEAS FOR IMPROVEMENTS



TASTE OF ALPHARETTA

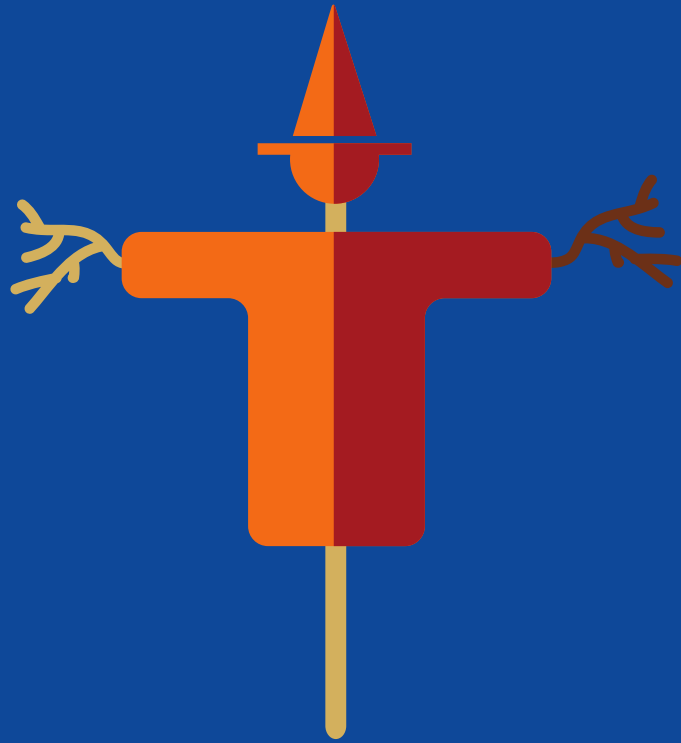
- Expand event footprint
- Enhance culinary engagement
- Continue to reduce food waste



WIRE & WOOD

- Add more indoor music (inside downtown businesses)

IDEAS FOR IMPROVEMENTS



SCARECROW HARVEST

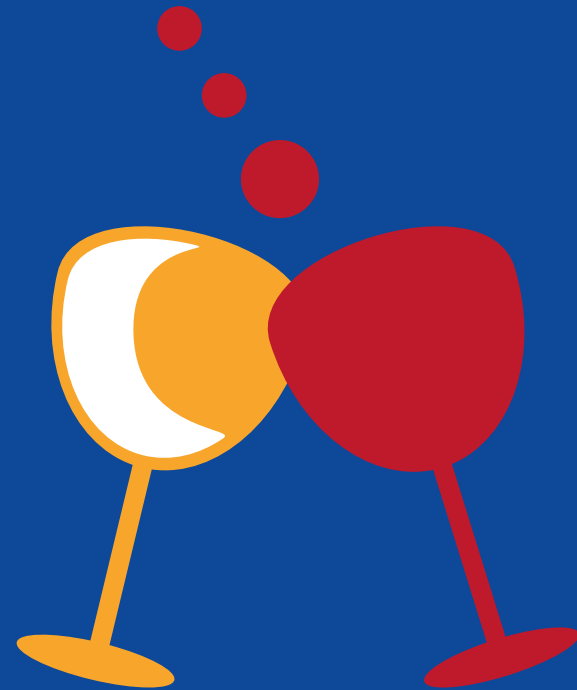
- Create clusters of scarecrows in key areas of downtown



BROOKE STREET PARK

- 10 Home by Dark concerts
- Alpharetta Symphony
- POP Fest
- City Band

IDEAS FOR IMPROVEMENTS



ARTS STREETFEST

- Possible alternatives, produced by third party as partnered event
 - Georgia Grown Event
 - Wine Festival



FOOD TRUCK ALLEY

- Keep as-is
- Move trucks to a park
- Evolve into a rotating concert series
- Evolve into a local, artisan food event

EVENT DATES & LOCATION

2020

EVENT

2020 DATE

LOCATION



May 7

Downtown Alpharetta, expanding footprint to east and west sides of Hwy 9



May 14-Oct 8

Location TBD
Every Thursday



May 9-Sept 26

Brooke Street Park
2nd and 4th Saturdays



Oct 3

Brooke Street Park

Alpharetta Wine Festival

Date TBD

Downtown Alpharetta
Along N. and S. Broad Streets



Oct 9-10

Downtown Alpharetta

SEASON of CELEBRATION

Dec 4

Downtown Alpharetta
Along N. and S. Broad Streets

QUESTIONS, COMMENTS, IDEAS.





City Council Meeting STAFF REPORT

Submitting Department: Public Works

Submitted By:

Sponsored By:

Meeting Date: December 9, 2019

I. AGENDA ITEM TITLE: PUBLIC WORKS: CAPITAL IMPROVEMENTS

II. RECOMMENDATION:

This item is presented for discussion purposes only. No other action is requested.

III. REPORT IN BRIEF:

See attached memorandum from Public Works Director Pete Sewczwicz.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Memo To City Council, OMP Typical Section, GDOT Permit Process for OMP, Encore Pkwy - Google Maps, WBR/KBROver400Typical, Lily Garden Drive Extension Concept, Marietta at 9 Ped Imp Concept, Hopewell Rd at Vaughan Drive, Davis Drive Extension, Dryden Road Extension Concept, Hembree Rd Concept, Marjean Way Concept, Windward Ped Bridges - Big Creek, Windward Ped Bridges - Camp Creek, Windward Ped Bridges - Big Creek Trib, Cumming at Henderson Roundabout, Mayfield at Canton Roundabout, Mayfield at Providence Roundabout, Southlake Traffic Calming, Waters Road Traffic Calming, Windward at Clubhouse Roundabout



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

TO: MAYOR AND CITY COUNCIL
FROM: PETE SEWCZWICZ
DATE: DECEMBER 09, 2019
RE: PUBLIC WORKS CAPITAL IMPROVEMENTS

The Public Works Department staff has prepared concept designs and preliminary cost estimates for various Transportation Projects. Below is a breakdown of projects, associated cost and where noted the priority within the tier.

Projects Under Design or with an Executed MOU (funds have been reserved)

1. Haynes Bridge Road - \$5M
 - a. Executed MOU with Johns Creek to move forward with Design
 - i. Formal design proposal has not been awarded by Mayor and Council
2. Webb Bridge Road - \$18M
 - a. Big Creek Greenway to Webb Bridge Way
 - i. Change order to design to include connection to Park and KBR awarded, no construction cost estimates at this time for the additional work
3. Academy Street - \$3M
 - a. Sidewalk and lighting on the north side from Presbyterian Church to FS 81
4. Windward Parkway Eastbound - \$4M
 - a. Westside Parkway to GA 400
5. Windward Parkway Westbound - \$4M
 - a. North Point Parkway to GA 400 (also includes extending dual left turn lanes from WWP to NPP)

Tier I Projects (Listed in Priority of Tier I)

1. Old Milton Parkway Widening (4 lanes to 6) - \$28M
2. Webb Bridge/Kimball Bridge Road Bridges Over GA 400
 - a. WBR Bridge widening (2 lanes to 4 lanes) \$2-\$3M
 - b. KBR Bridge Widening (2 lanes to 4 lanes) \$2-\$3M

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

COUNCIL MEMBERS
JASON BINDER
BEN BURNETT
JOHN HIPES
DAN MERKEL
KAREN RICHARD

CITY ADMINISTRATOR
ROBERT J. REGUS

- c. Aesthetics - \$2M per bridge
- 3. Kimball Bridge Road from NPP to Northwinds (2 lanes to 4 lanes) - \$7M
- 4. Webb Bridge Road from Morris Road to Greenway
 - a. Bridge over Big Creek - \$3M
 - b. Roadway and streetscape improvements - \$11M
- 5. Alpha Loop – OMP Area to Northwinds
 - a. OMP to Westside - \$6M
 - b. Westside Tunnel - \$1M
 - c. Westside to Northwinds - \$2M
- 6. McGinnis Ferry Widening - \$TBD
- 7. Marietta Street HAWK - \$200k
- 8. Hopewell at Vaughan Roundabout - \$1.5M

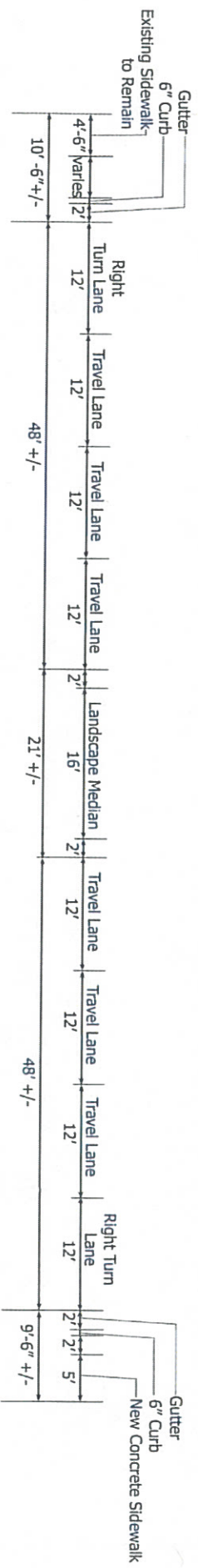
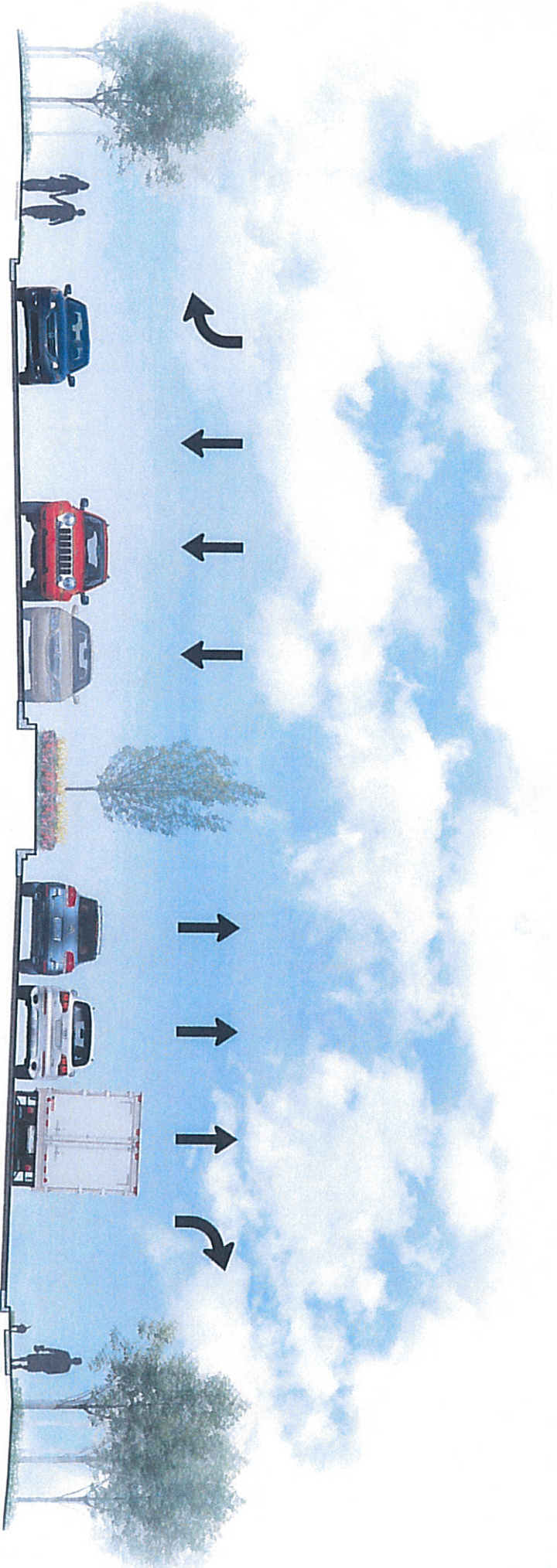
Tier II Projects (Alphabetical Order)

- 9. Davis Drive Extension – (NFCID Funded)
- 10. Dryden Extension - \$2.9M
- 11. Hembree Road Improvements - \$4M
- 12. Lily Garden Extension - \$785k
- 13. Marjean Way Extension - \$3M (includes stormwater facility)
- 14. Windward Parkway Pedestrian Bridges – Varies depending on location

Tier III Projects (Alphabetical Order)

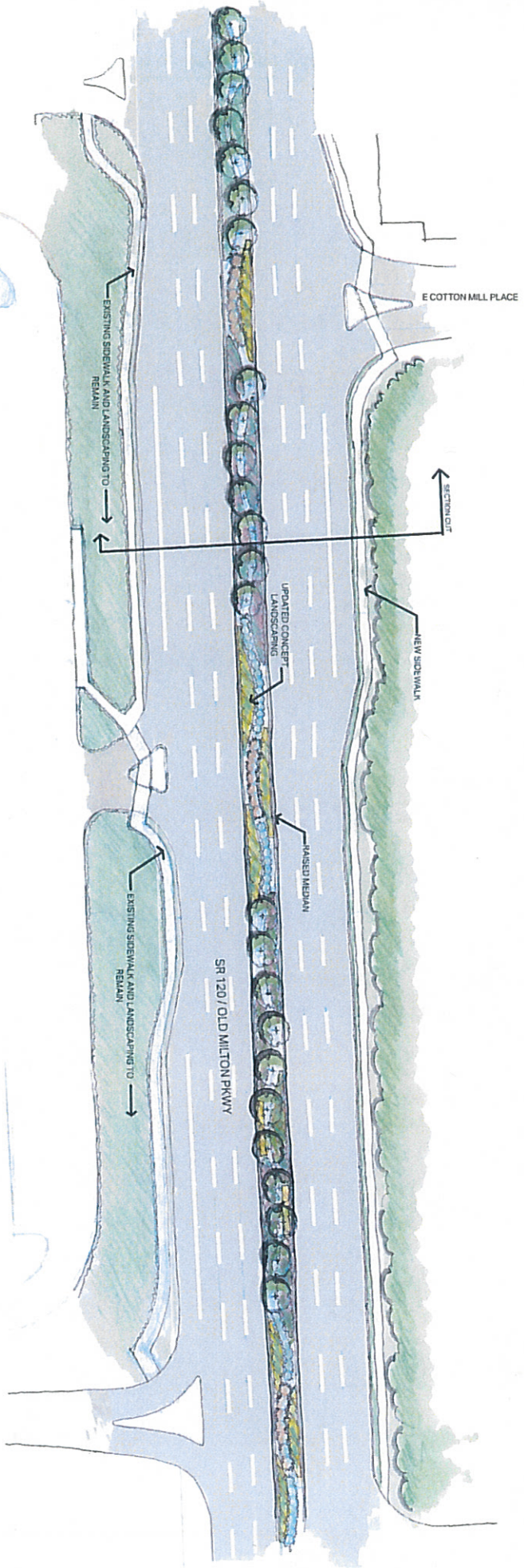
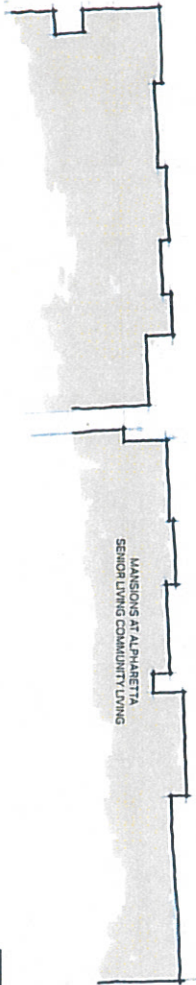
- 15. Cumming Street at Henderson Parkway Roundabout - \$1.75M
- 16. Mayfield at Canton Roundabout - \$1.75M
- 17. Mayfield at Providence Roundabout - \$2M
- 18. Southlake Traffic Calming – Varies depending on location
- 19. Waters Road Traffic Calming – Varies depending on location

20. Windward Parkway at Clubhouse Roundabout - \$3M

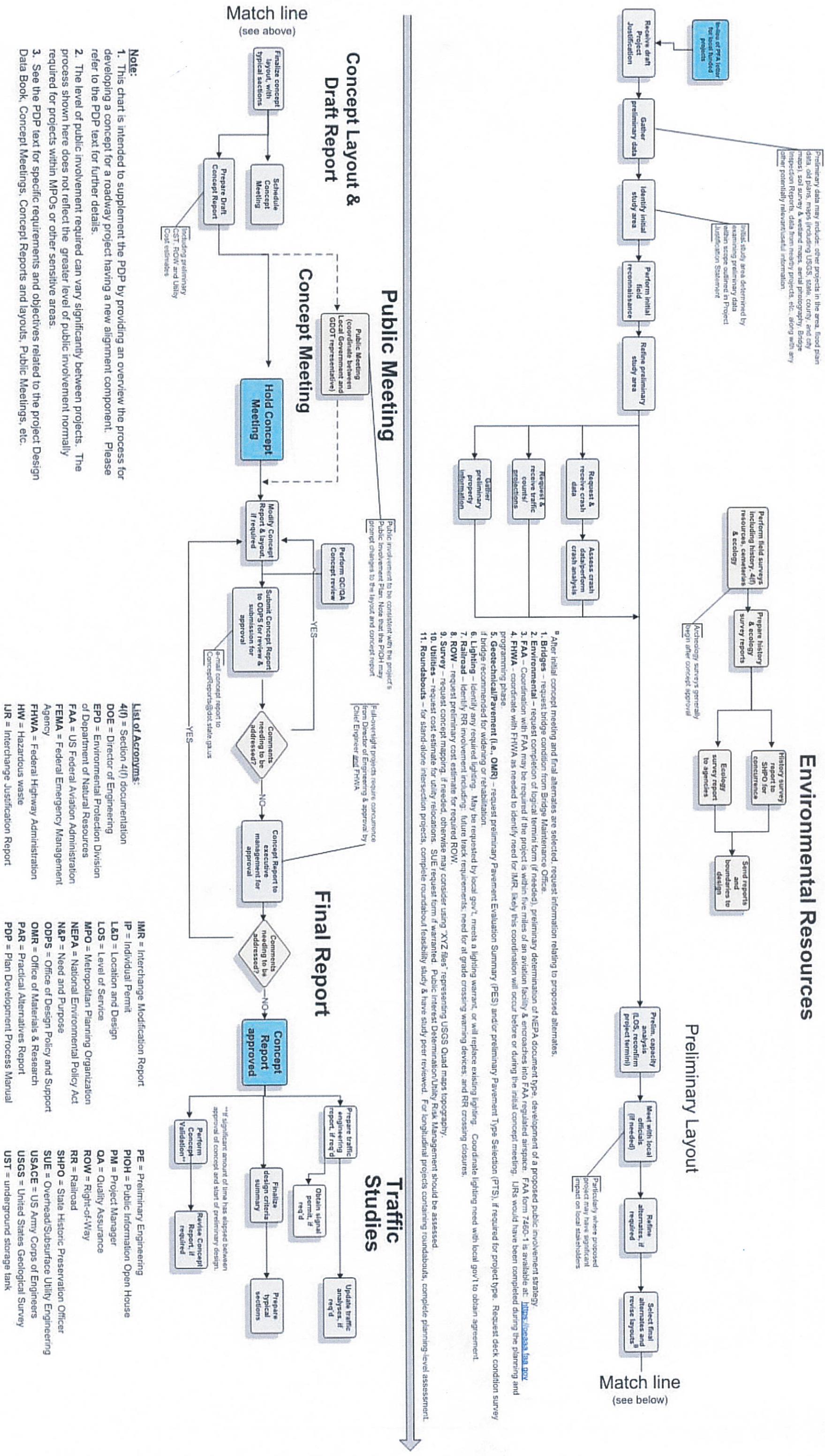


OLD MILTON PKWY - LOOKING WEST
CONCEPTUAL TYPICAL SECTION

OLD MILTON PKWY **LANDSCAPE DESIGN CONCEPT**



Concept-Encroachment Permit Project Flow Chart-Large On-State Route System Projects

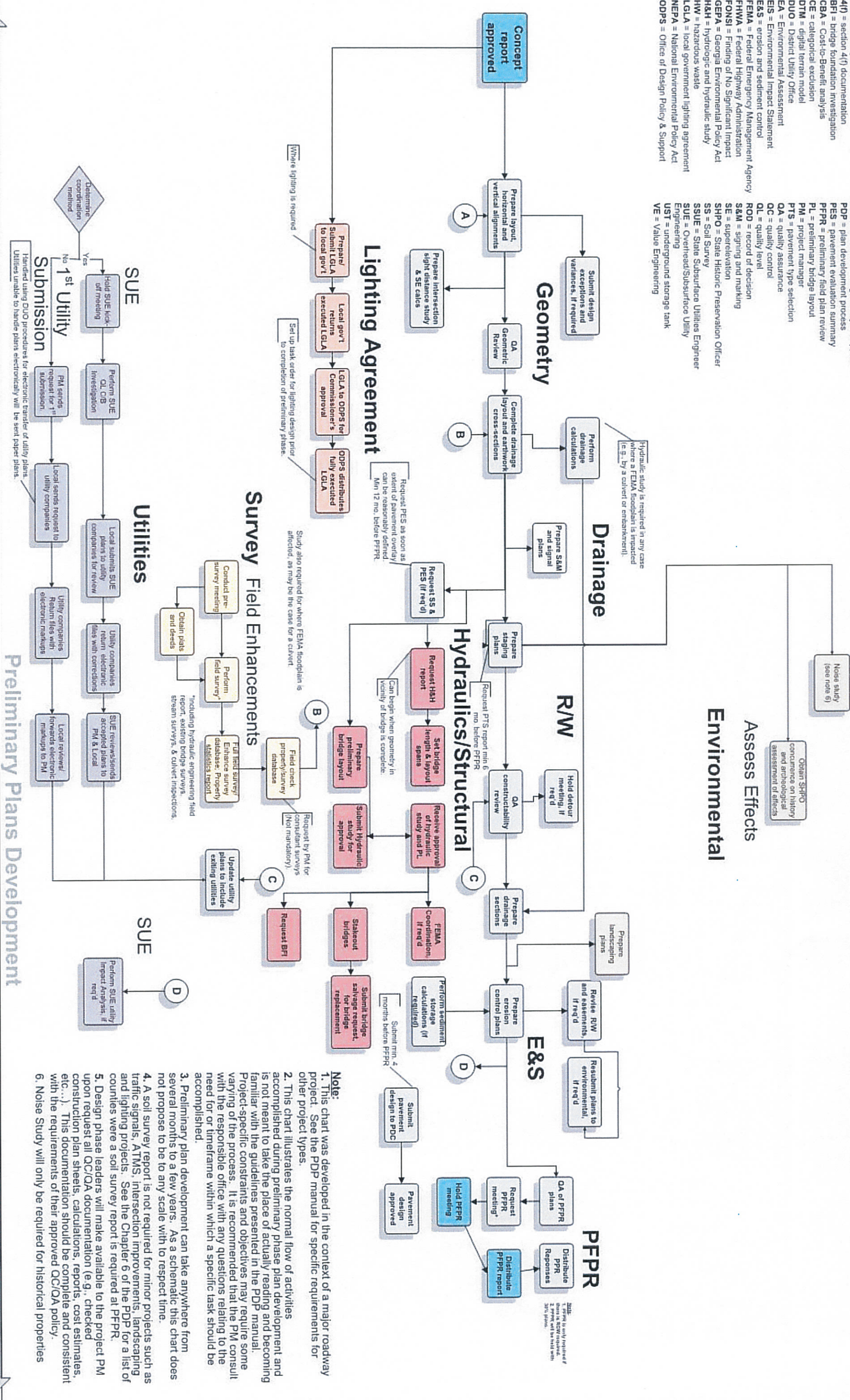


Preliminary Plan-Encroachment Permit Flow Chart for Large On-State Route System Projects

- List of Acronyms:**

 - 4(f) = section 4(f) documentation
 - BFI = bridge foundation investigation
 - CBA = Cost-to-Benefit analysis
 - CE = categorical exclusion
 - DTM = digital terrain model
 - DUO = District Utility Office
 - EA = Environmental Assessment
 - EIS = Environmental Impact Statement
 - EAS = erosion and sediment control
 - FEMA = Federal Emergency Management Agency
 - FHWA = Federal Highway Administration
 - FONSI = Finding of No Significant Impact
 - GEPA = Georgia Environmental Policy Act
 - H&H = hydrologic and hydraulic study
 - HW = hazardous waste
 - LGLA = local government lighting agreement
 - NEPA = National Environmental Policy Act
 - ODPS = Office of Design Policy & Support
- ODPS = Office of Design Policy & Support**

 - PDP = plan development process
 - PES = pavement evaluation summary
 - PPFR = preliminary field plan review
 - PL = preliminary bridge layout
 - PM = project manager
 - PTS = pavement type selection
 - QA = quality assurance
 - QC = quality control
 - QL = quality level
 - ROD = record of decision
 - S&M = signing and marking
 - SE = super-elevation
 - SHPO = State Historic Preservation Officer
 - SS = Soil Survey
 - SSUE = State Subsurface Utilities Engineer
 - SUE = Overhead/Subsurface Utility Engineering
 - UST = underground storage tank
 - VE = Value Engineering



Note:

1. This chart was developed in the context of a major roadway project. See the PDP manual for specific requirements for other project types.
2. This chart illustrates the normal flow of activities accomplished during preliminary phase plan development and is not meant to take the place of actually reading and becoming familiar with the guidelines presented in the PDP manual. Project-specific constraints and objectives may require some varying of the process. It is recommended that the PM consult with the responsible office with any questions relating to the need for or timeframe within which a specific task should be accomplished.
3. Preliminary plan development can take anywhere from several months to a few years. As a schematic this chart does not propose to be to any scale with to respect time.
4. A soil survey report is not required for minor projects such as traffic signals, ATMS, intersection improvements, landscaping and lighting projects. See the Chapter 6 of the PDP for a list of counties where a soil survey report is required at PPFR.
5. Design phase leaders will make available to the project PM upon request all QC/QA documentation (e.g., checked construction plan sheets, calculations, reports, cost estimates, etc...). This documentation should be complete and consistent with the requirements of their approved QC/QA policy.
6. Noise Study will only be required for historical properties

Final Plan-Encroachment Permit Flow Chart for Large On-State Route System Projects

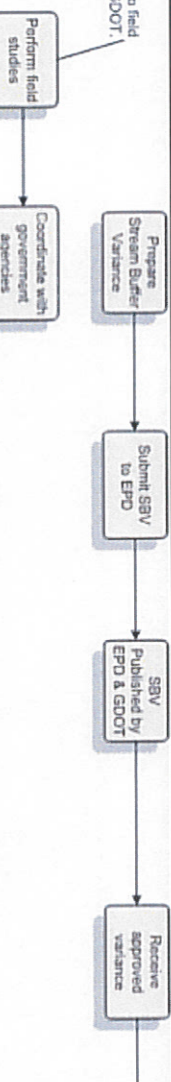
Monday, June 24, 2019

Note:

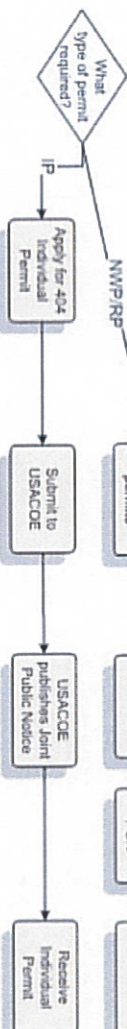
1. This chart was developed in the context of a major roadway project. See the PDP for specific requirements for other project types.
2. This chart illustrates the normal flow of activities accomplished during plan development and is not meant to take the place of actually reading and becoming familiar with the guidelines presented in the PDP manual. Project-specific constraints and objectives may require some varying of the process. It is recommended that the PM consult with the responsible office with any questions relating to the need for or timeframe within which a specific task should be accomplished.
3. Plan development can take anywhere from several months to a few years. As a schematic this chart does not propose to be to any scale with respect to time.
4. Design phase leaders will make available to the project PM upon request all QC/QA documentation (e.g., checked construction plan sheets, calculations, reports, cost estimates, etc.). This documentation should be complete and consistent with the requirements of their approved QC/QA policy.
5. Locals are to submit environmental, UTL (including Railroad), and RW Certification Letters to GDOT for verification as part of Construction Authorization.
6. GDOT Engineering Services are to coordinate and conduct the Field Plan Reviews.

Environmental Reevaluation

"No-change reevaluations" require no field studies and are often approved by GDOT.

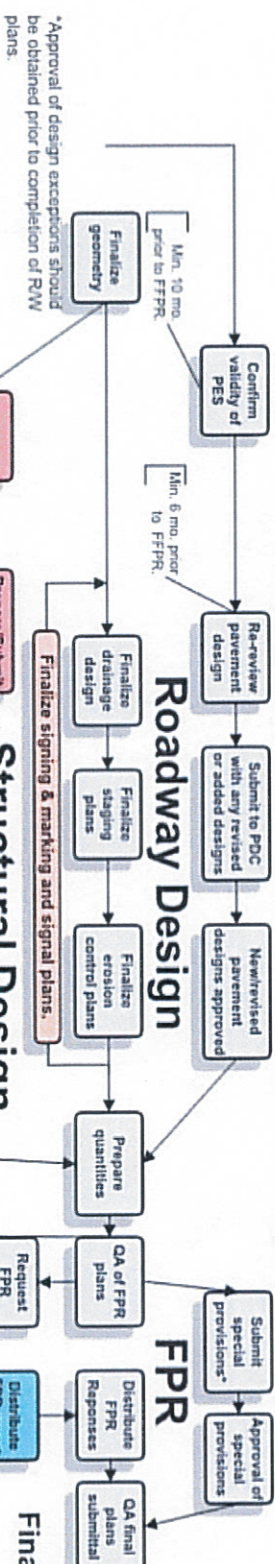


Environmental Permits/Reevaluation



Validate Approved Pavement Designs

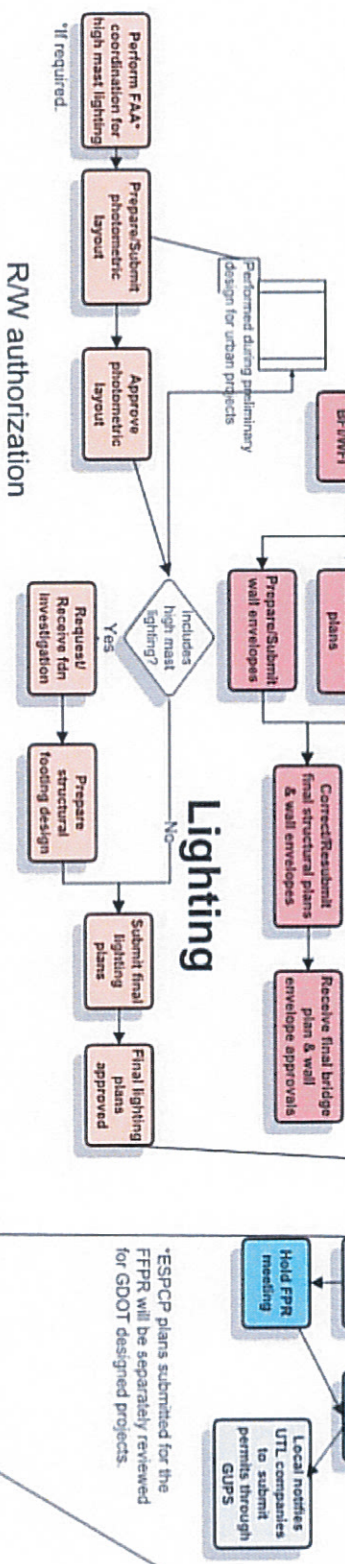
Roadway Design



Structural Design

Lighting

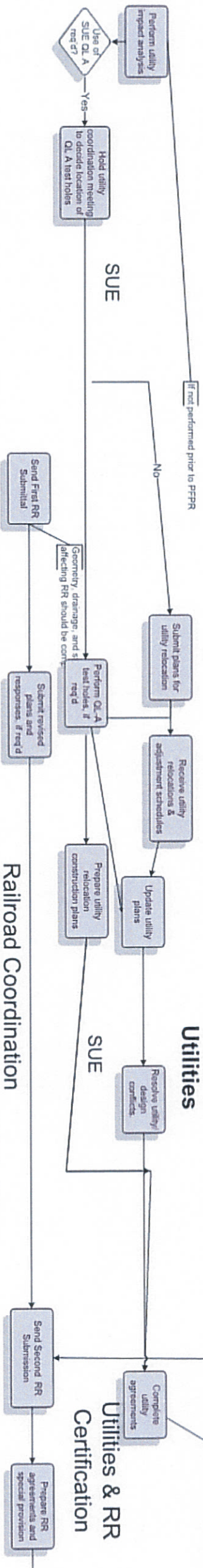
R/W authorization



UST/HW

Utilities

Utilities & RR Certification



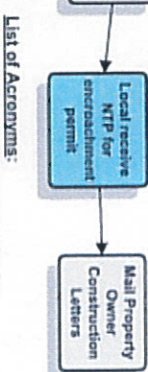
Design Approval

Railroad Coordination

FPR Plans

Plans & NTP

Construction Authorization



List of Acronyms:

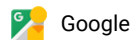
- BFI = bridge foundation investigation
- EPD = Environmental Protection Division of the Department of Natural Resources
- OES = Office of Engineering Services
- ESPCP = erosion, sediment and pollution control
- FAA = Federal Aviation Administration
- fdn = foundation
- FFPR = final field plan review
- FWMA = Federal Highway Administration
- HW = hazardous waste
- L&D = location and design
- NEPA = National Environmental Policy Act
- NWP = nationwide permit
- OBA = Office of Bidding Administration
- ODPS = Office of Design Policy and Support
- OMR = Office of Materials and Research
- PCN = pre-construction notification
- PDC = Pavement Design Committee
- PDP = plan development process
- PES = Pavement evaluation summary
- PPFR = preliminary field plan review
- PS&E = Plans, Specifications, & Estimates
- QA = quality assurance
- QC = quality control
- QL = quality level
- RP = regional permit
- RR = railroad
- SBV = stream buffer variance
- SS = Soil Survey
- SUE = Overhead/Subsurface Utility Engineering
- USACE = US Army Corps of Engineers
- UST = underground storage tank
- WFI = wall foundation investigation

Google Maps Encore Pkwy

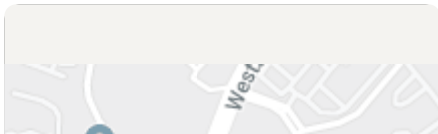


Image capture: Nov 2018 © 2019 Google

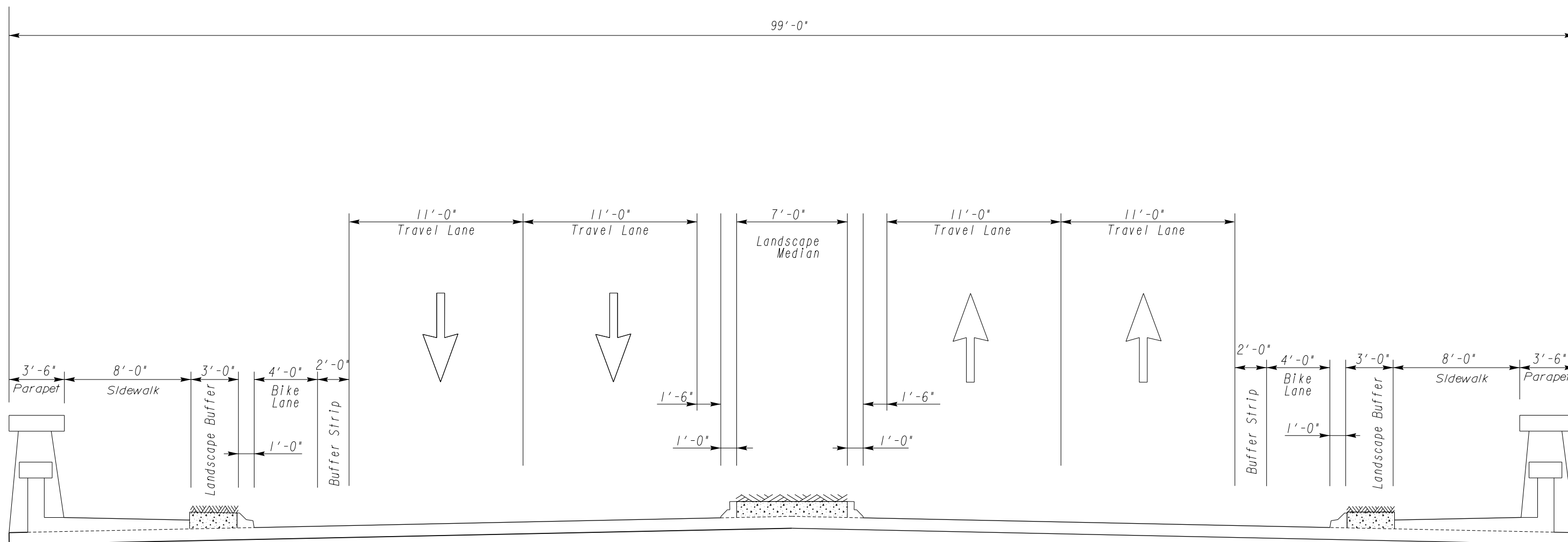
Alpharetta, Georgia



Street View - Nov 2018

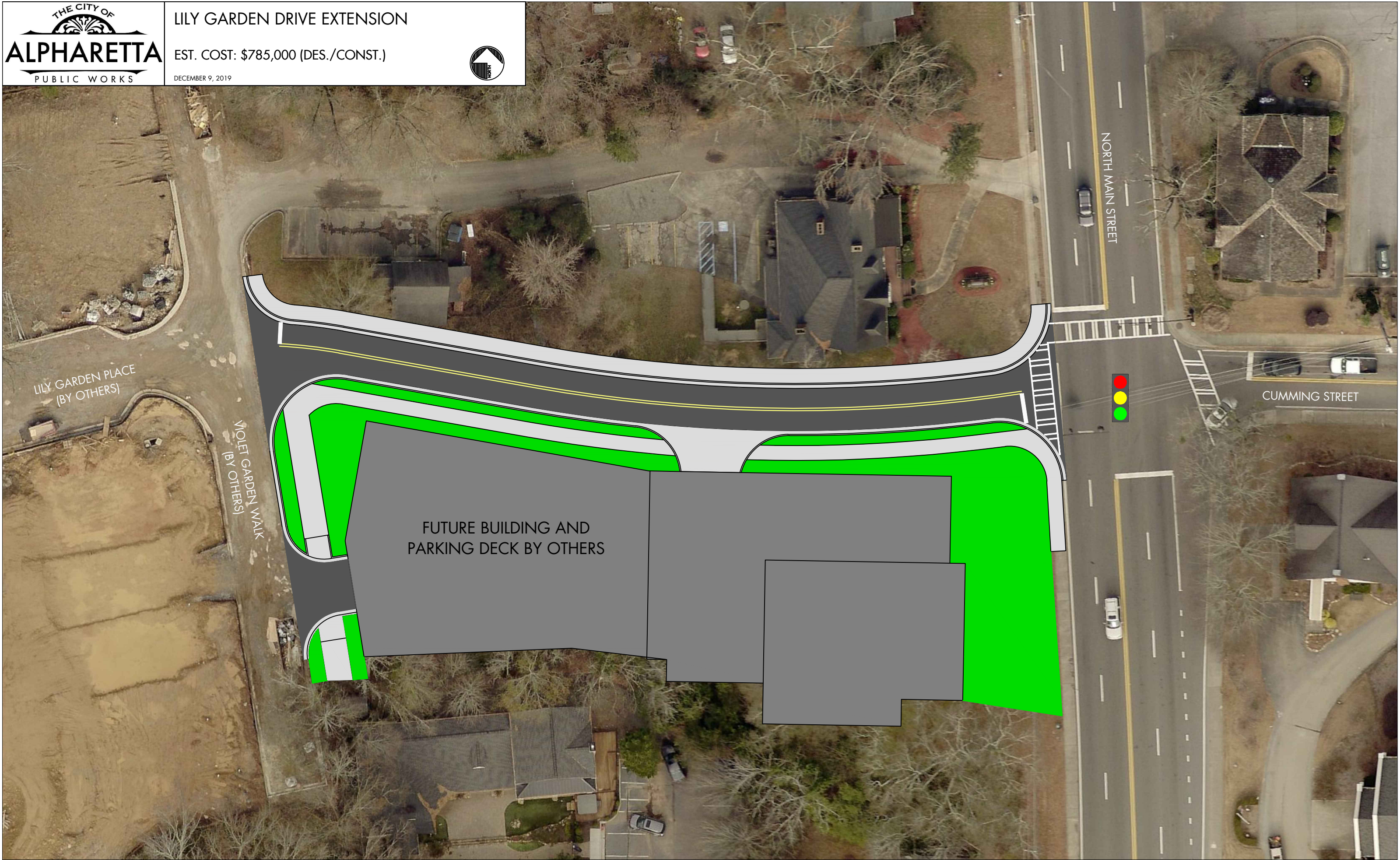






WEBB BRIDGE OVER 400

11/26/2019



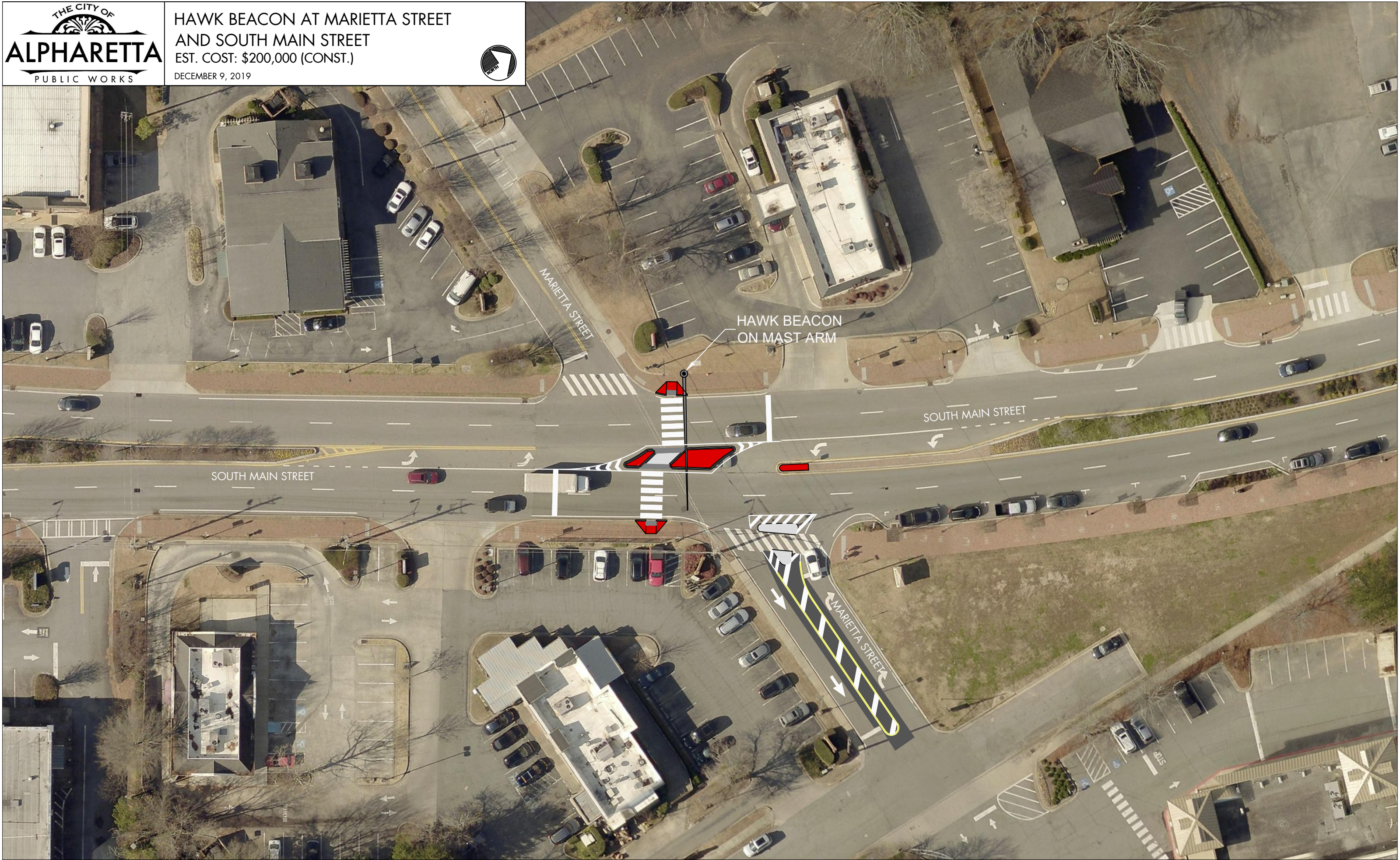
LILY GARDEN PLACE
(BY OTHERS)

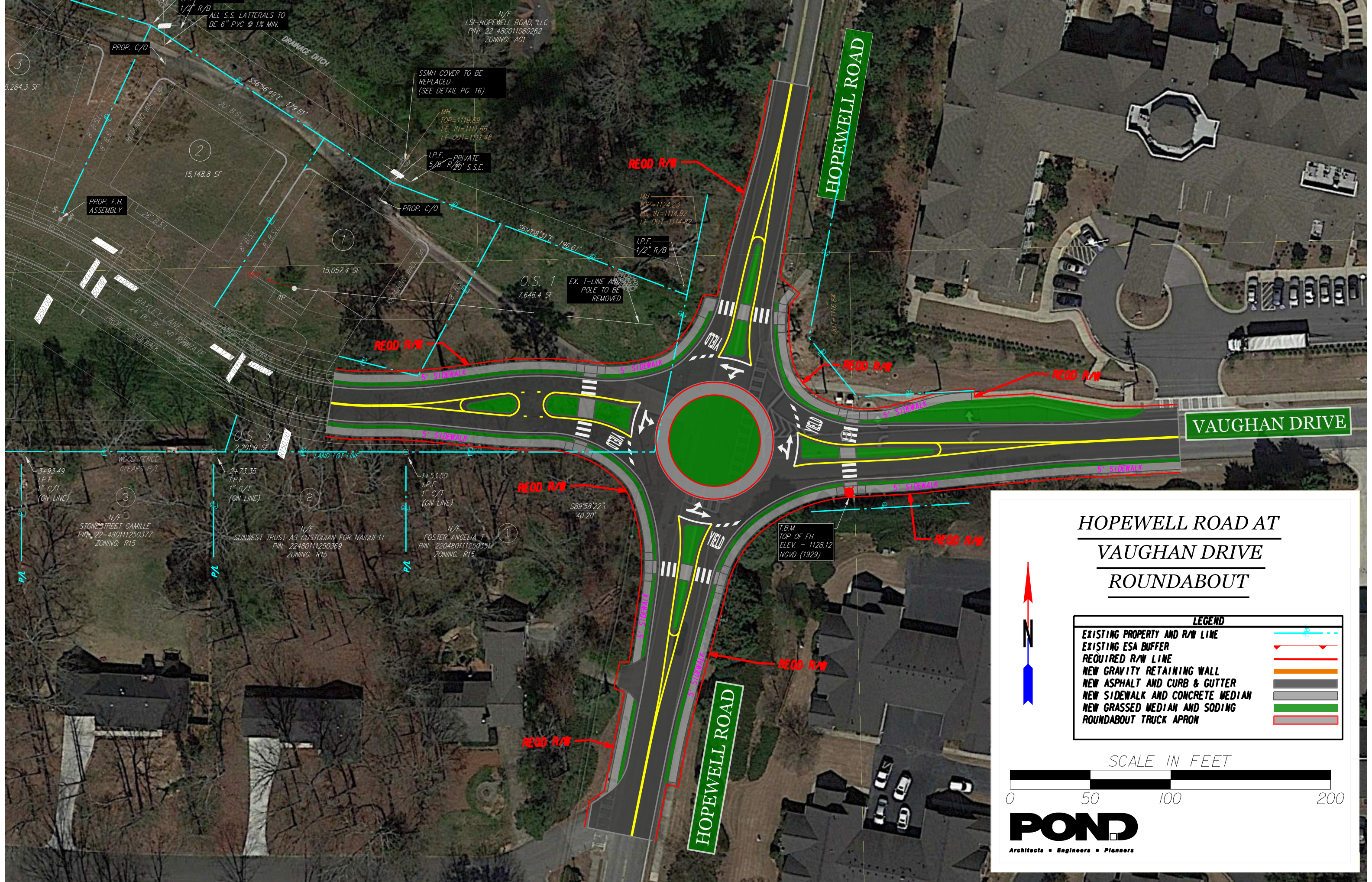
VIOLET GARDEN WALK
(BY OTHERS)

FUTURE BUILDING AND
PARKING DECK BY OTHERS

NORTH MAIN STREET

CUMMING STREET





HOPEWELL ROAD AT
VAUGHAN DRIVE
ROUNDAABOUT

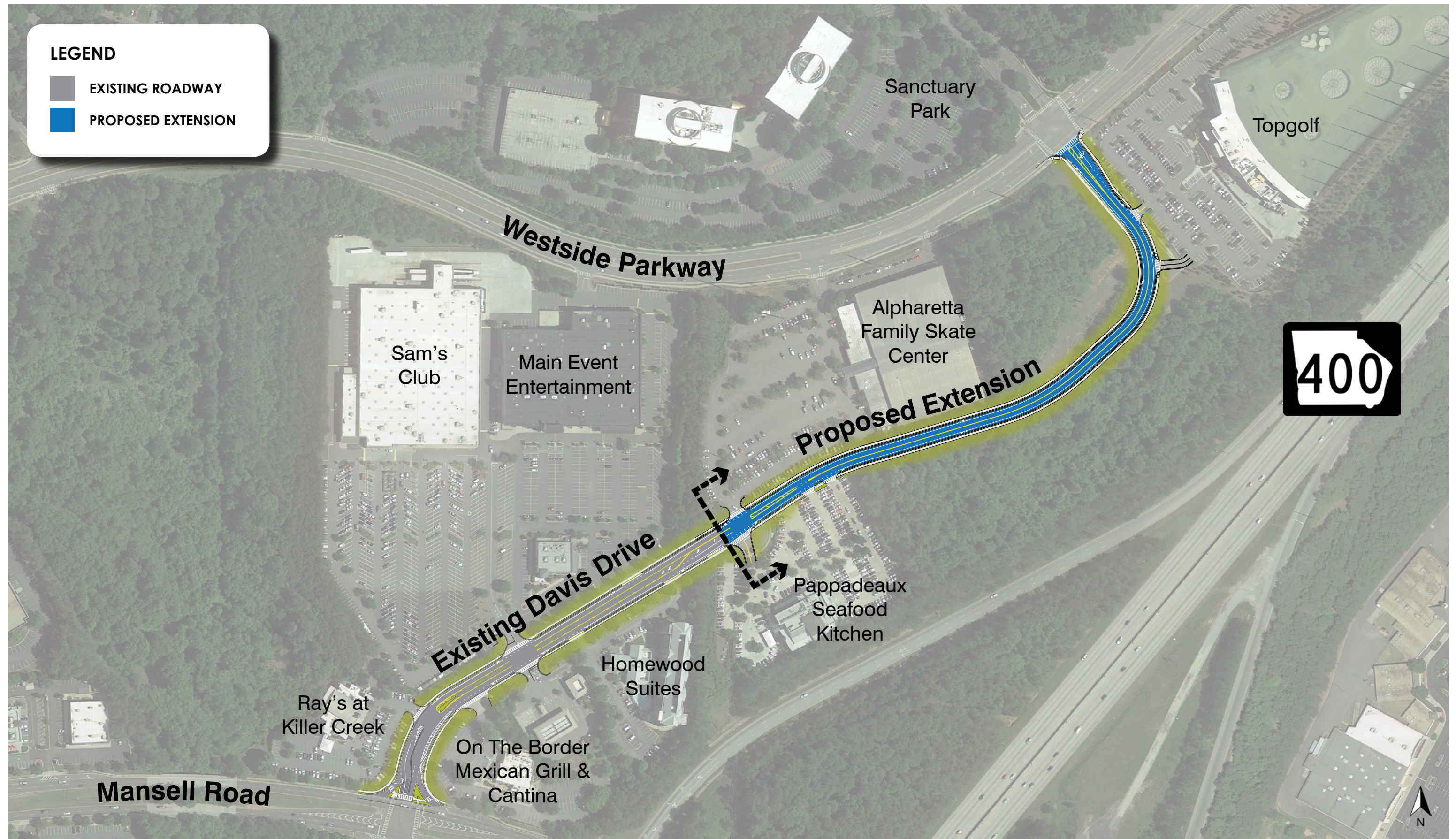


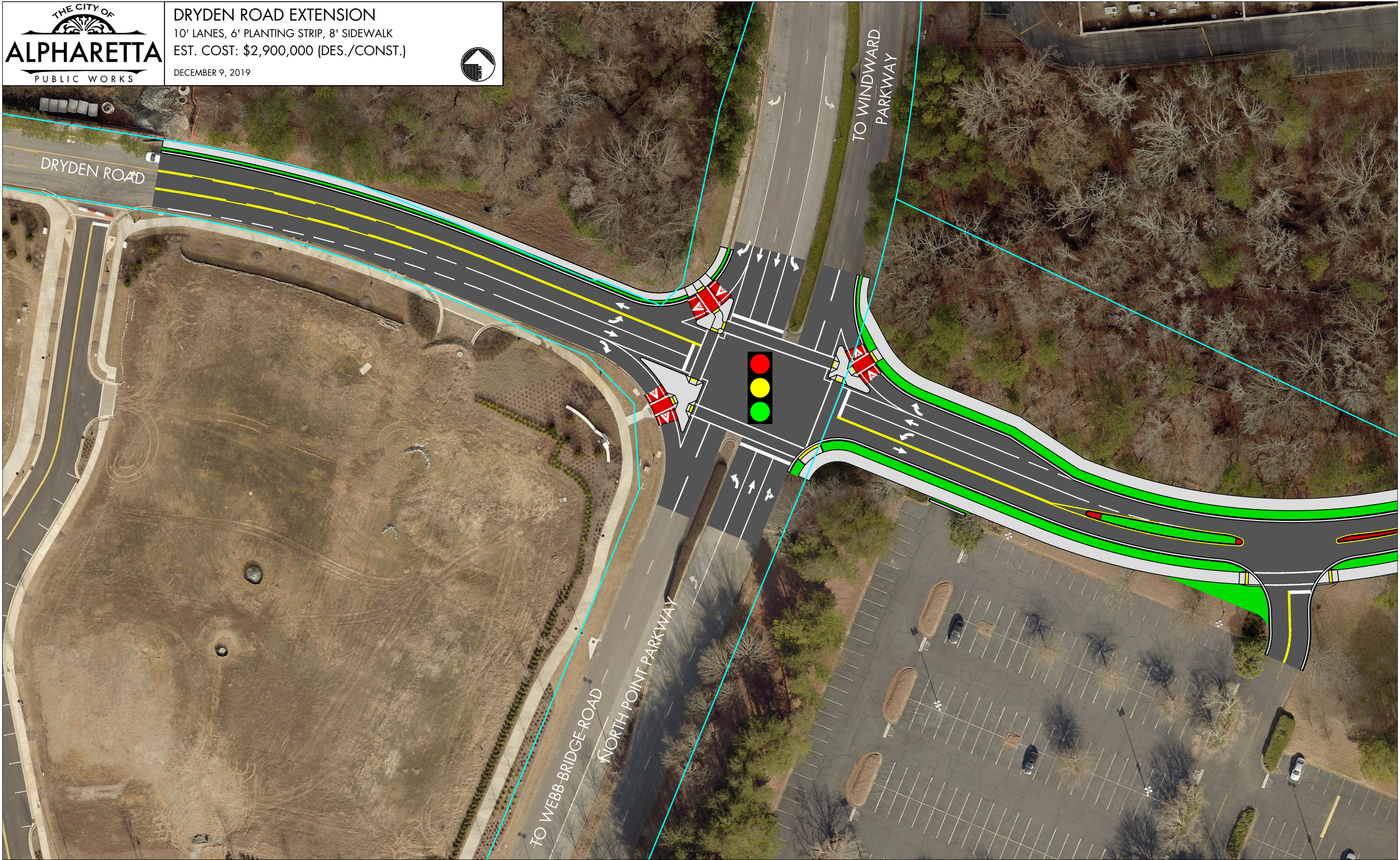
LEGEND	
EXISTING PROPERTY AND R/W LINE	
EXISTING ESA BUFFER	
REQUIRED R/W LINE	
NEW GRAVITY RETAINING WALL	
NEW ASPHALT AND CURB & GUTTER	
NEW SIDEWALK AND CONCRETE MEDIAN	
NEW GRASSED MEDIAN AND SODING	
ROUNDAABOUT TRUCK APRON	

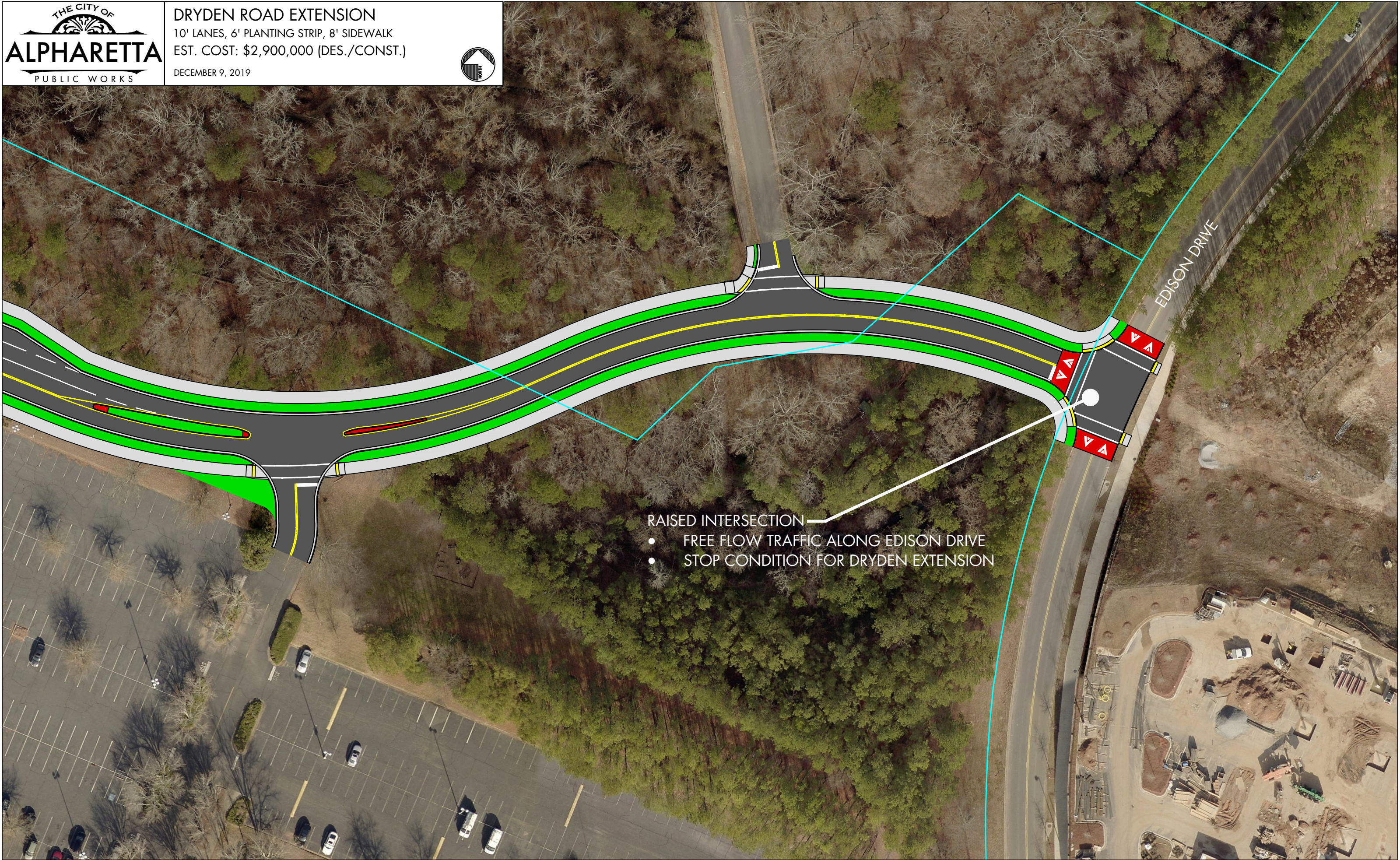


LEGEND

- EXISTING ROADWAY
- PROPOSED EXTENSION

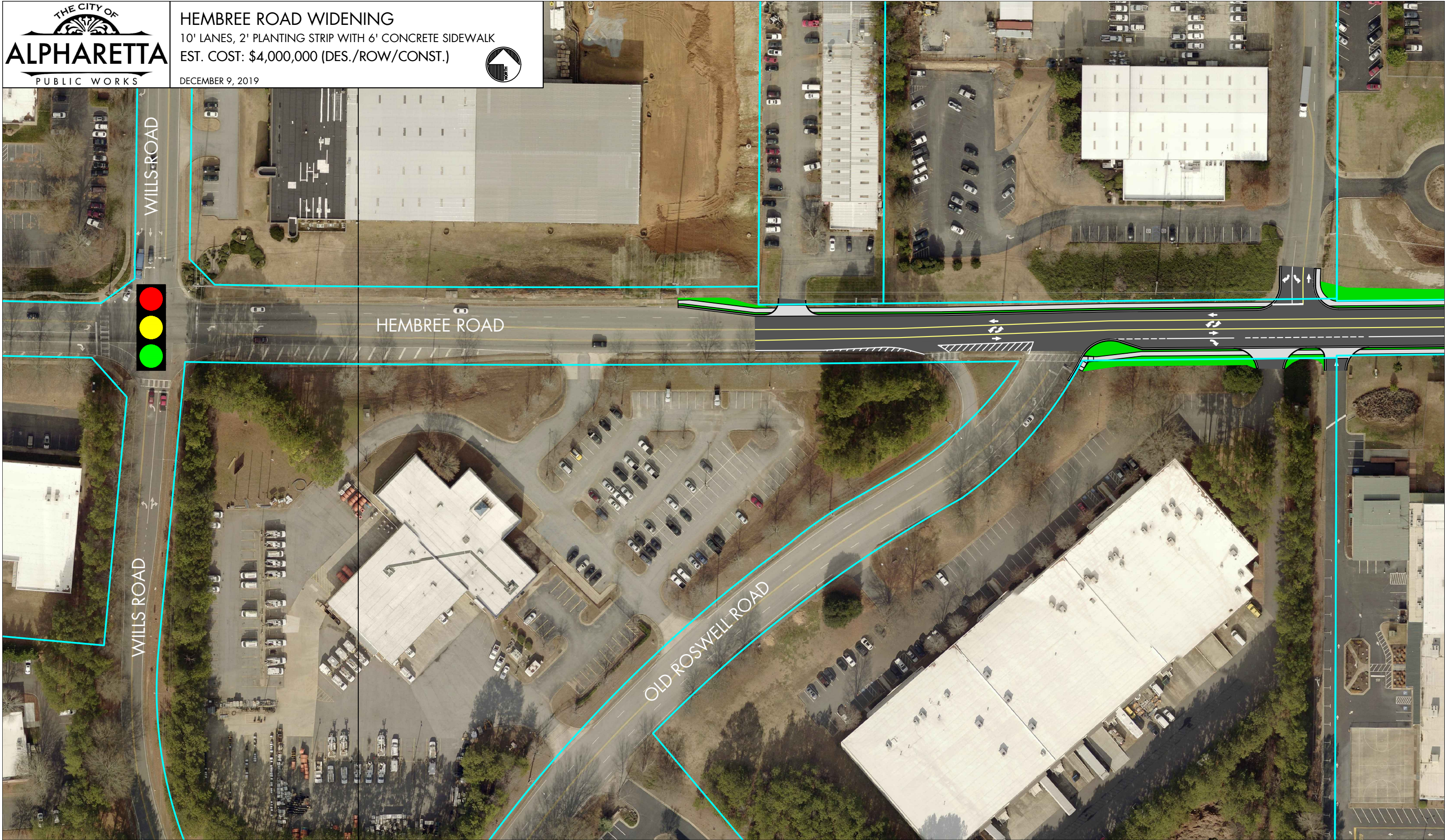






RAISED INTERSECTION

- FREE FLOW TRAFFIC ALONG EDISON DRIVE
- STOP CONDITION FOR DRYDEN EXTENSION

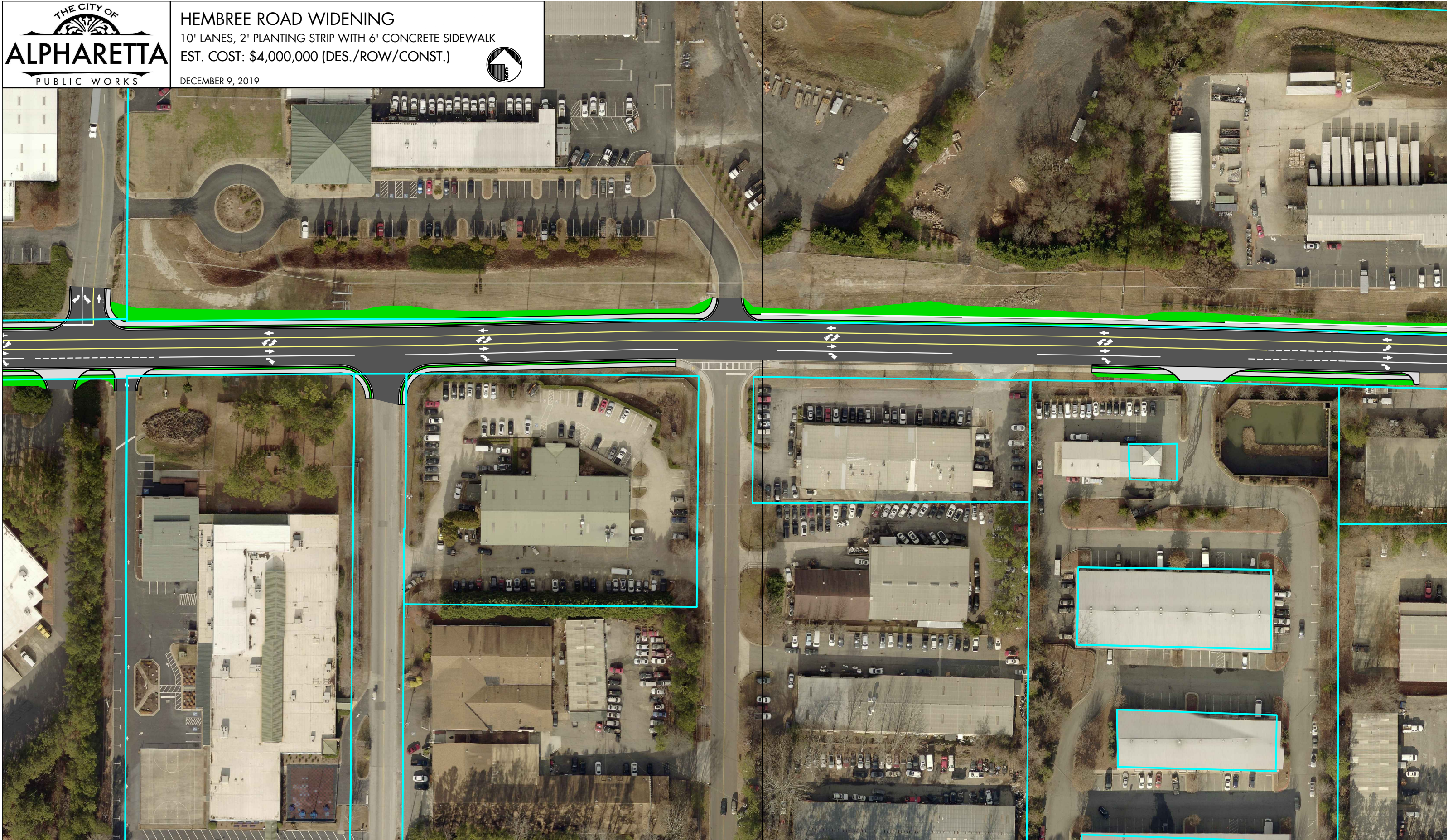


HEMBREE ROAD WIDENING

10' LANES, 2' PLANTING STRIP WITH 6' CONCRETE SIDEWALK

EST. COST: \$4,000,000 (DES./ROW/CONST.)

DECEMBER 9, 2019

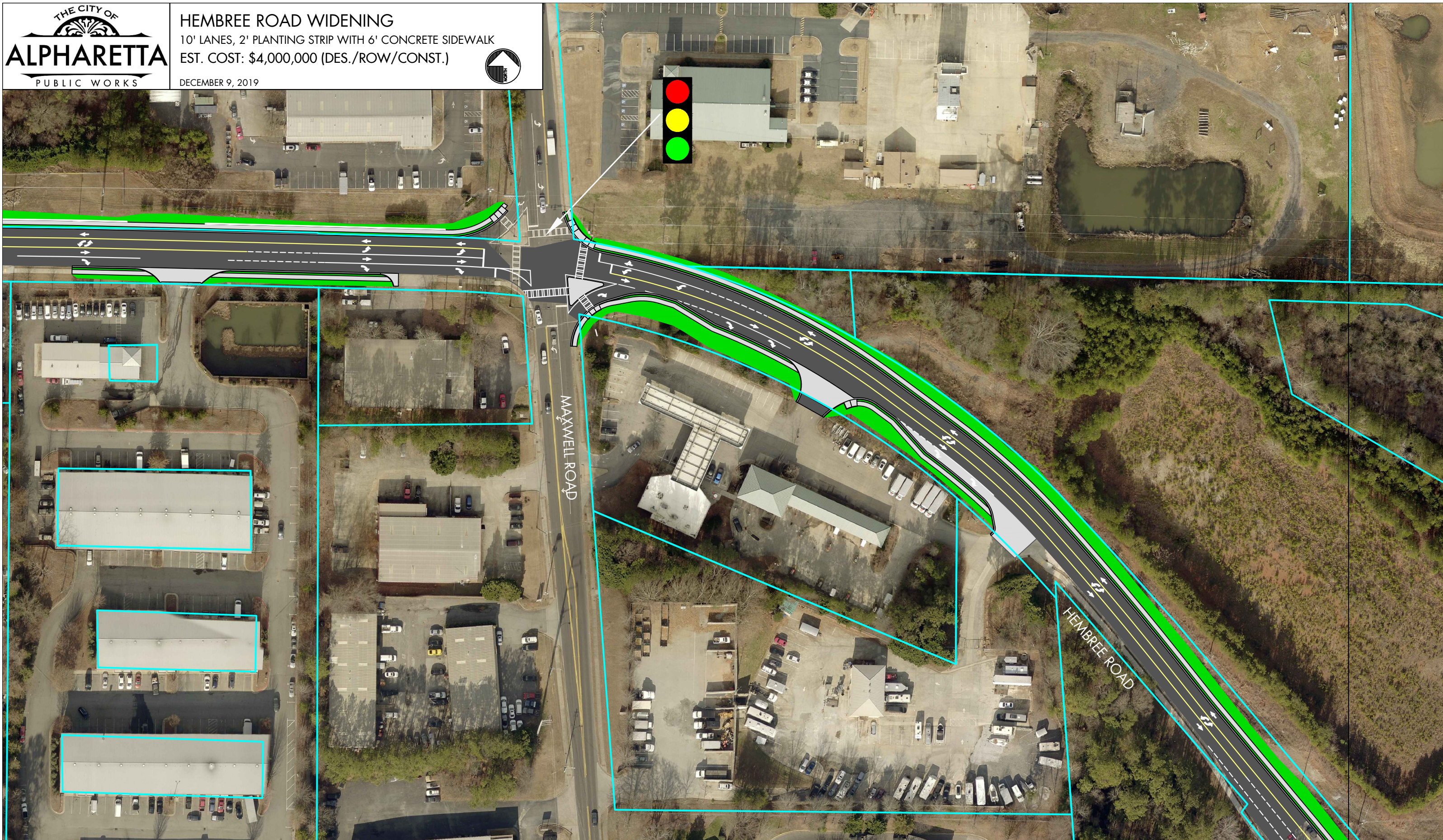


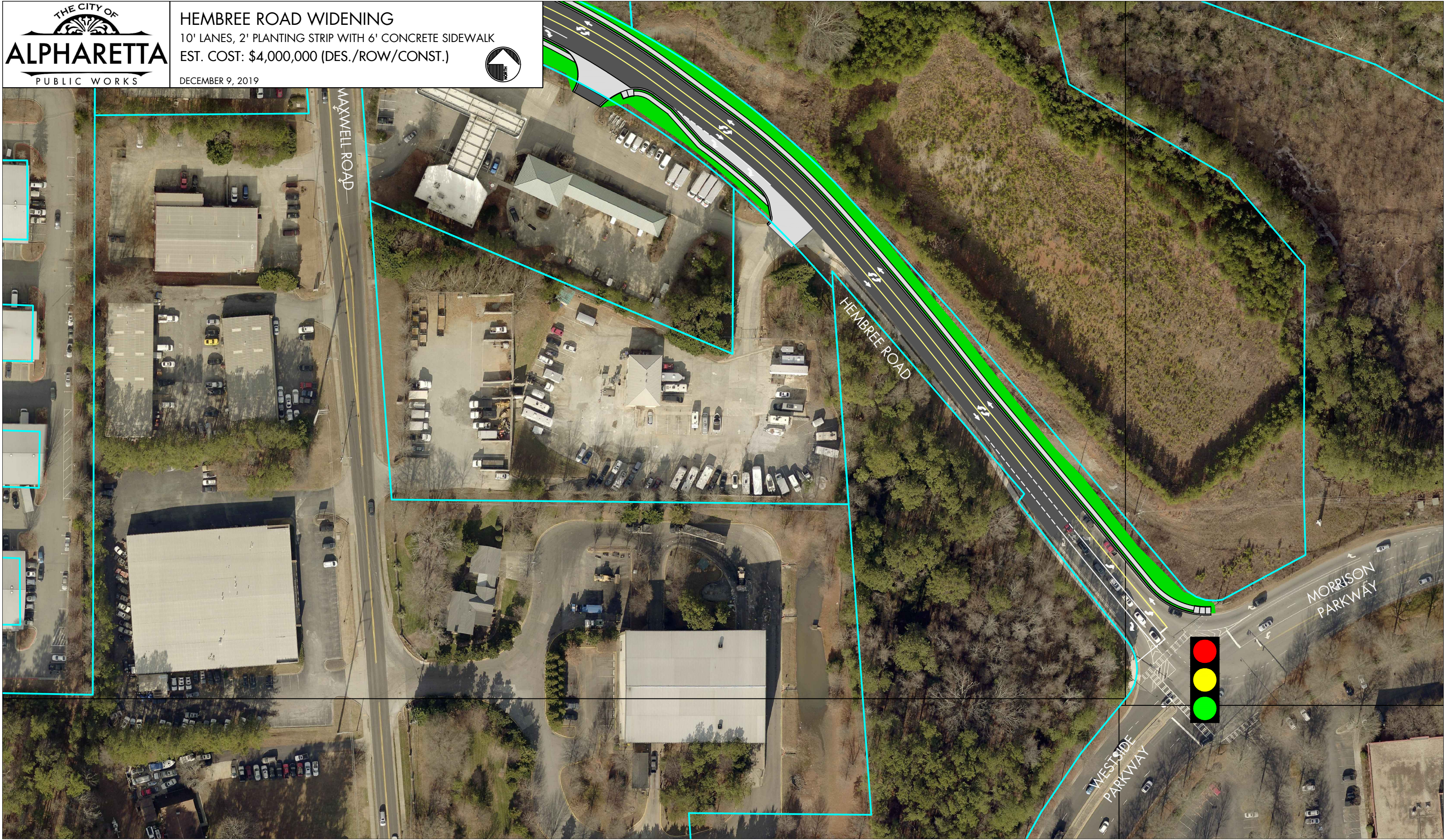
HEMBREE ROAD WIDENING

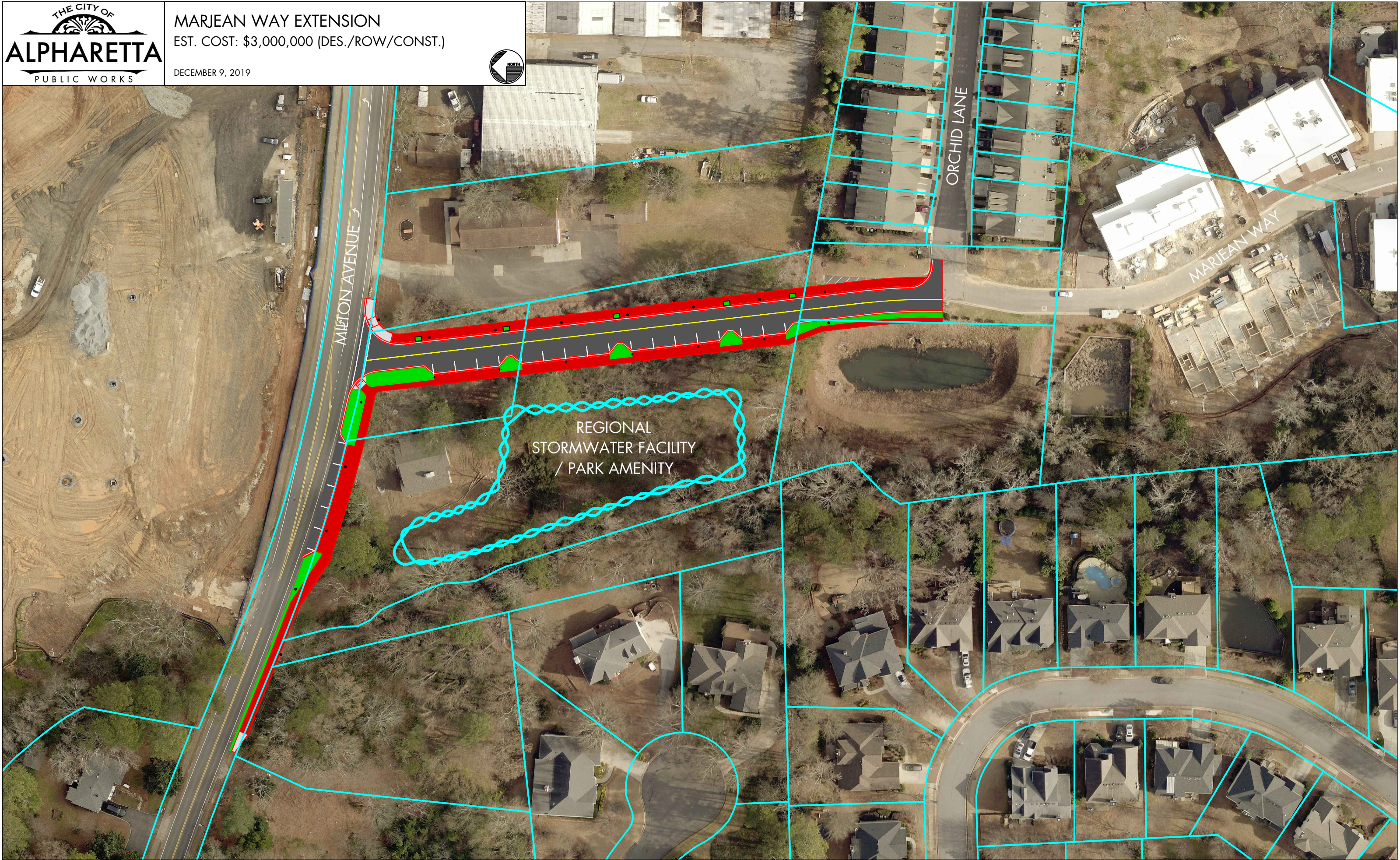
10' LANES, 2' PLANTING STRIP WITH 6' CONCRETE SIDEWALK

EST. COST: \$4,000,000 (DES./ROW/CONST.)

DECEMBER 9, 2019











6' SIDEWALK

8' PED BRIDGE (6' CLEAR WIDTH)

6' SIDEWALK

WINDWARD PARKWAY
←
TO MARCONI DRIVE

WINDWARD PARKWAY
→
TO ALDERMAN DRIVE

SOUTH-SIDE PEDESTRIAN BRIDGE TO BE
CONSTRUCTED AS PART OF BIG CREEK
GREENWAY EXTENSION

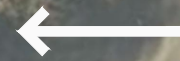


6' SIDEWALK

8' PED BRIDGE (6' CLEAR WIDTH)

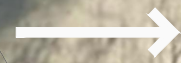
6' SIDEWALK

WINDWARD PARKWAY



TO CLUBHOUSE DRIVE

WINDWARD PARKWAY

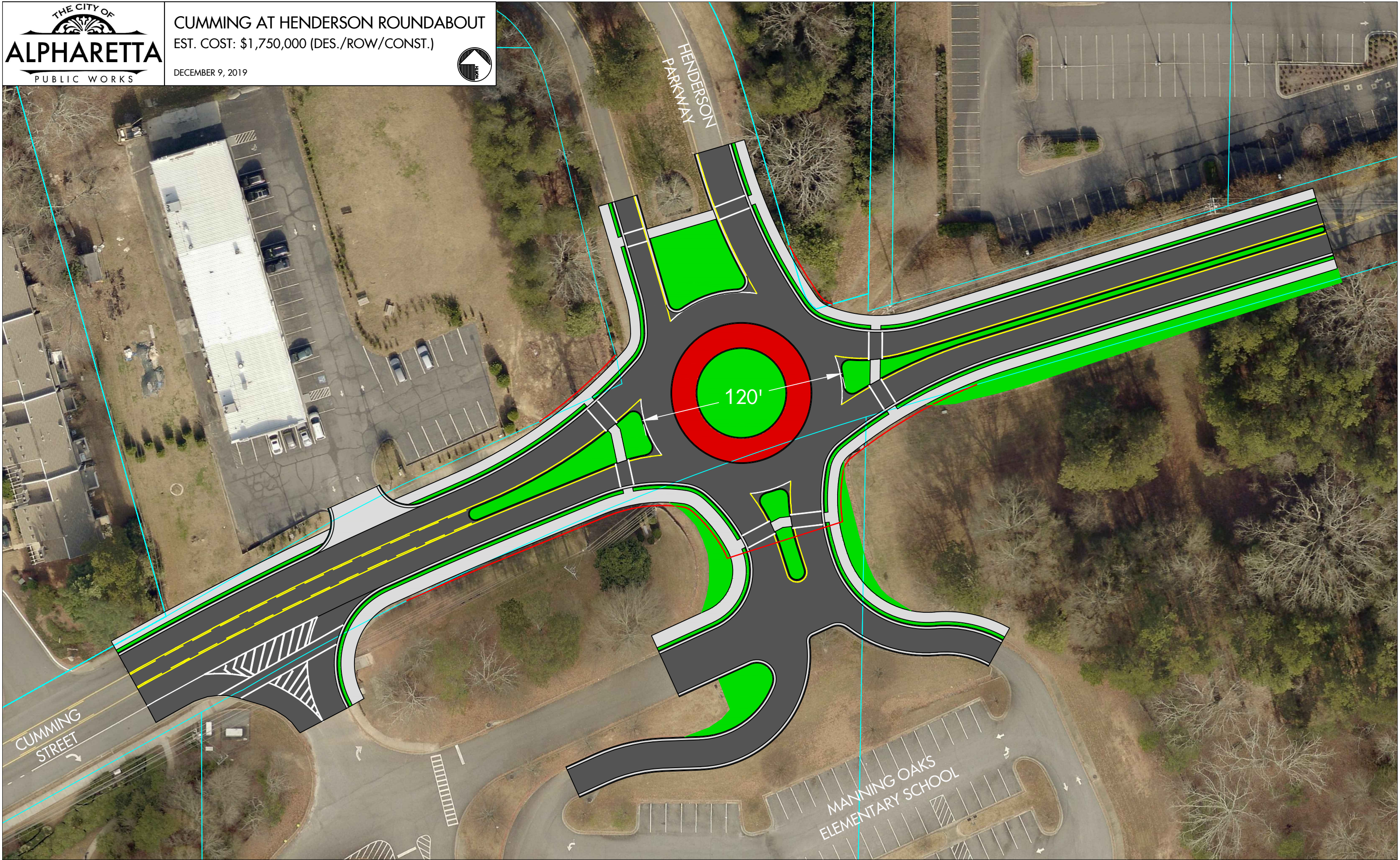


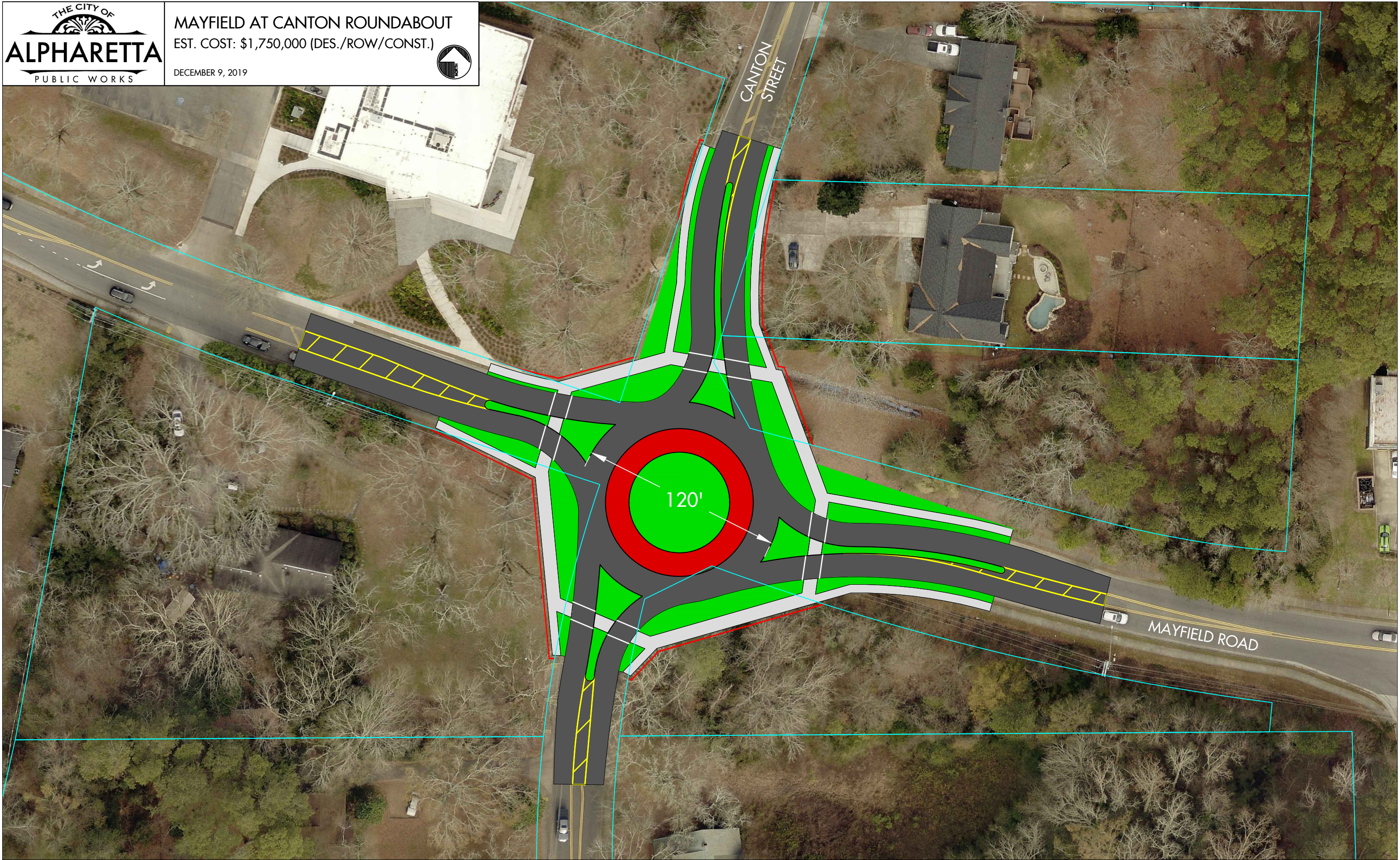
TO ADMIRAL CROSSING

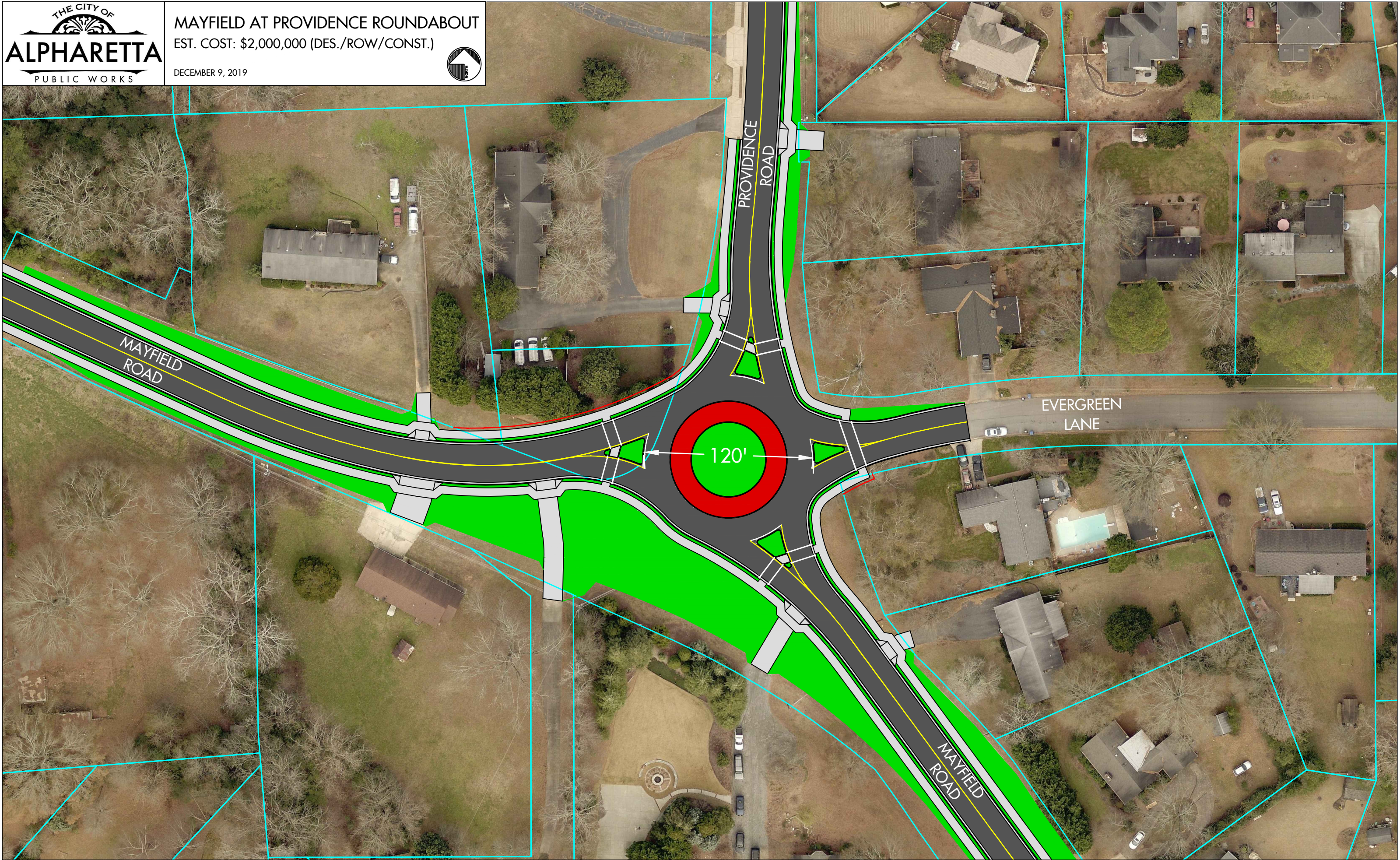
6' SIDEWALK

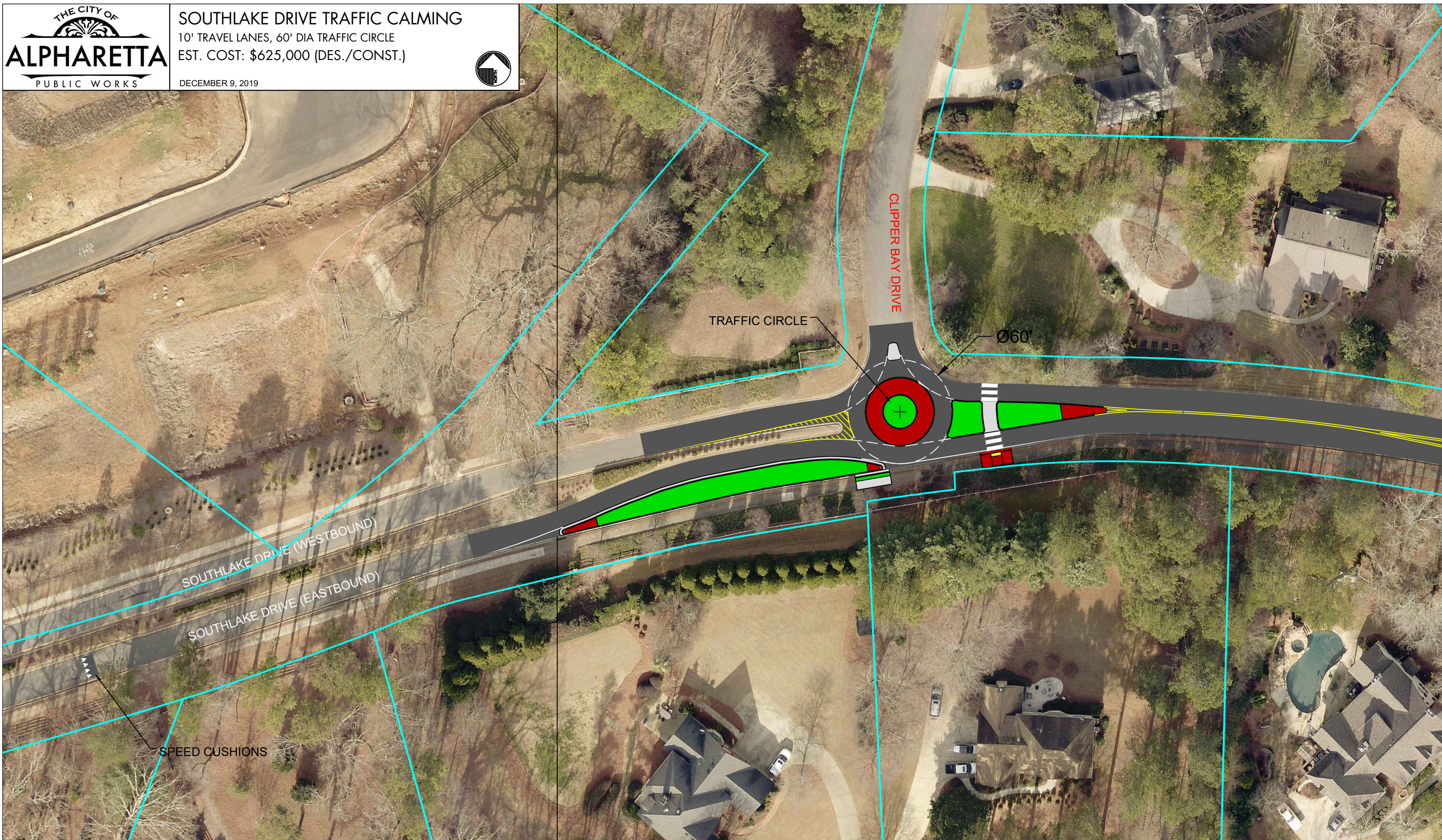
8' PED BRIDGE (6' CLEAR WIDTH)

6' SIDEWALK

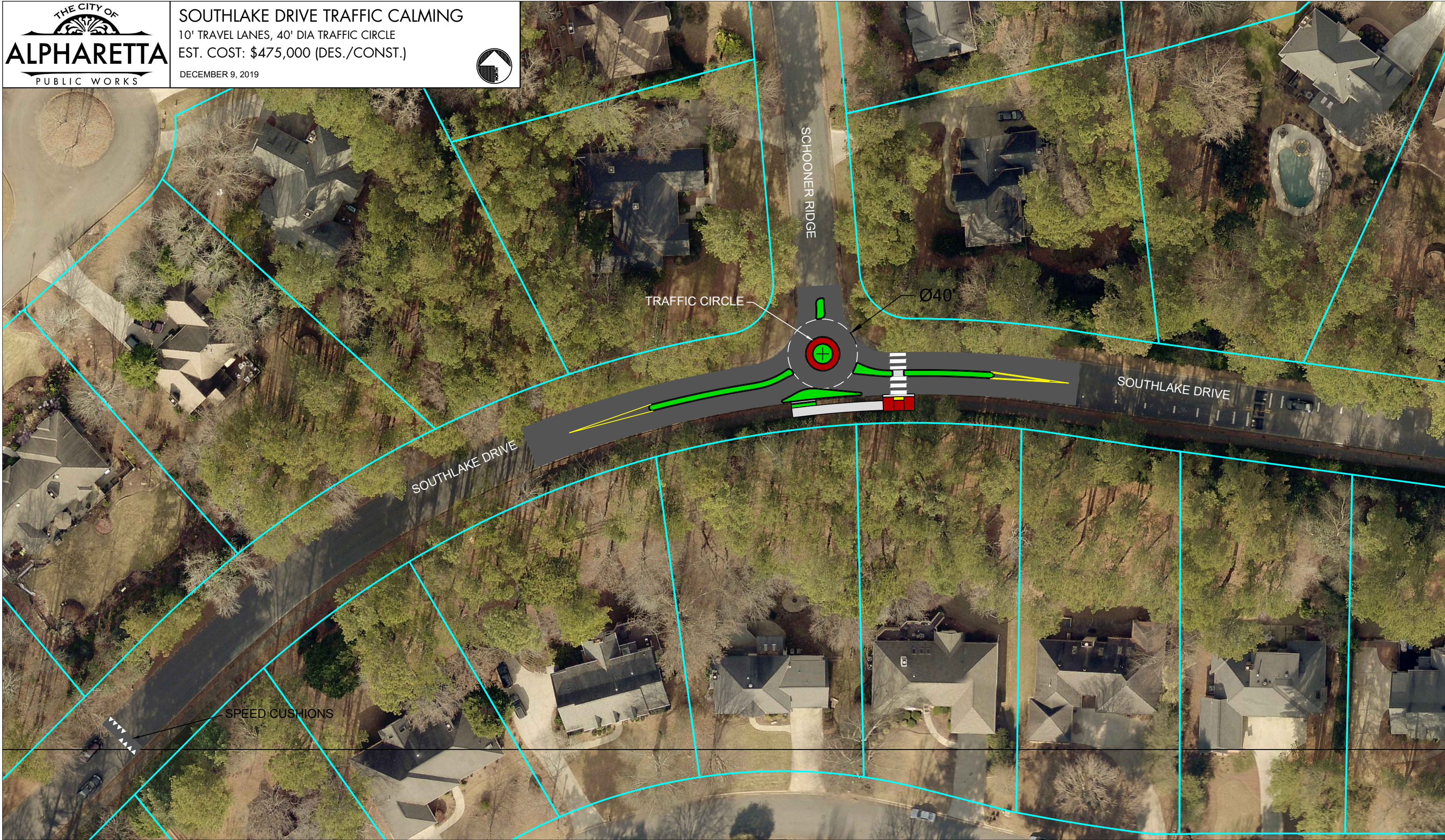


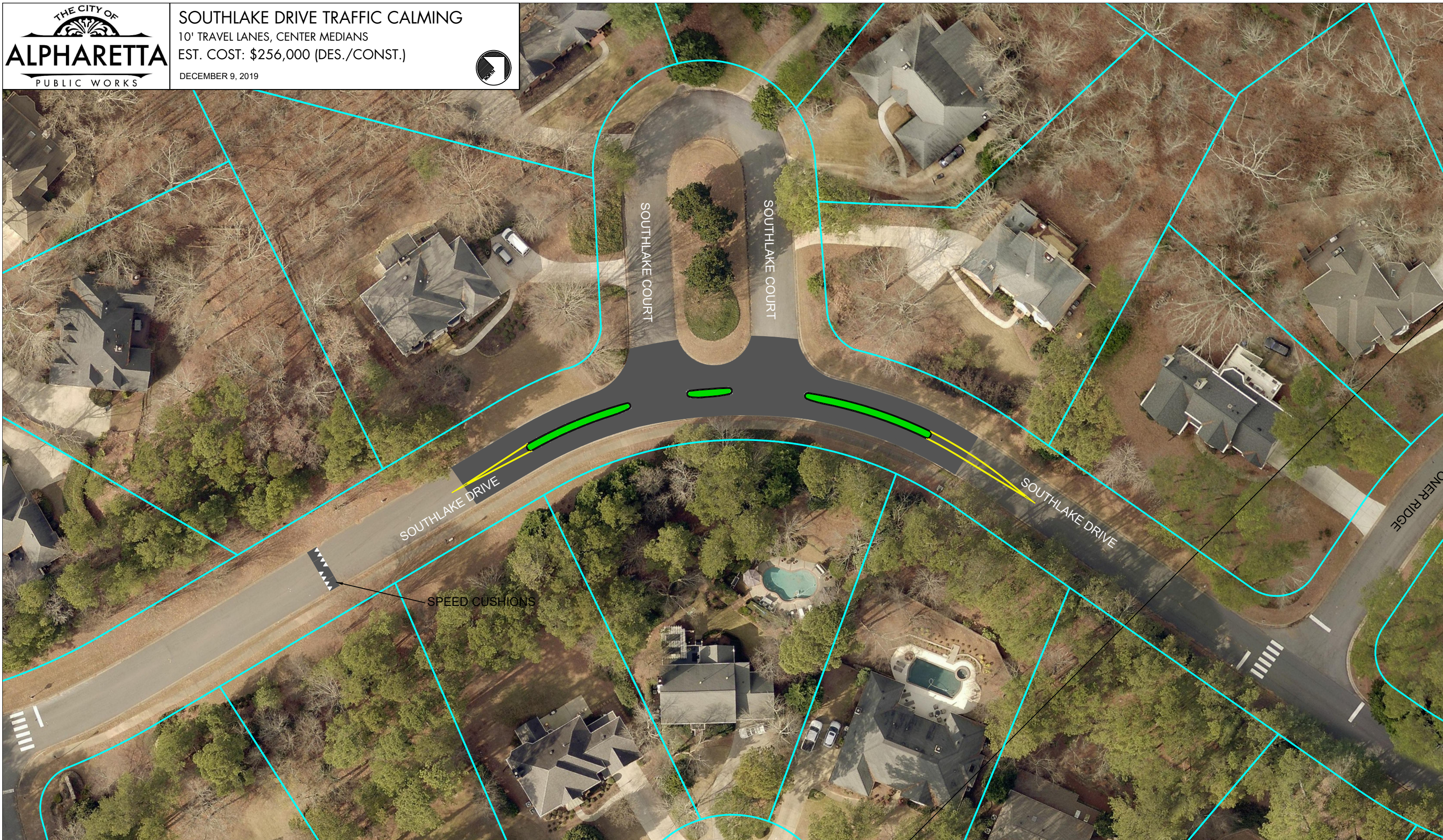


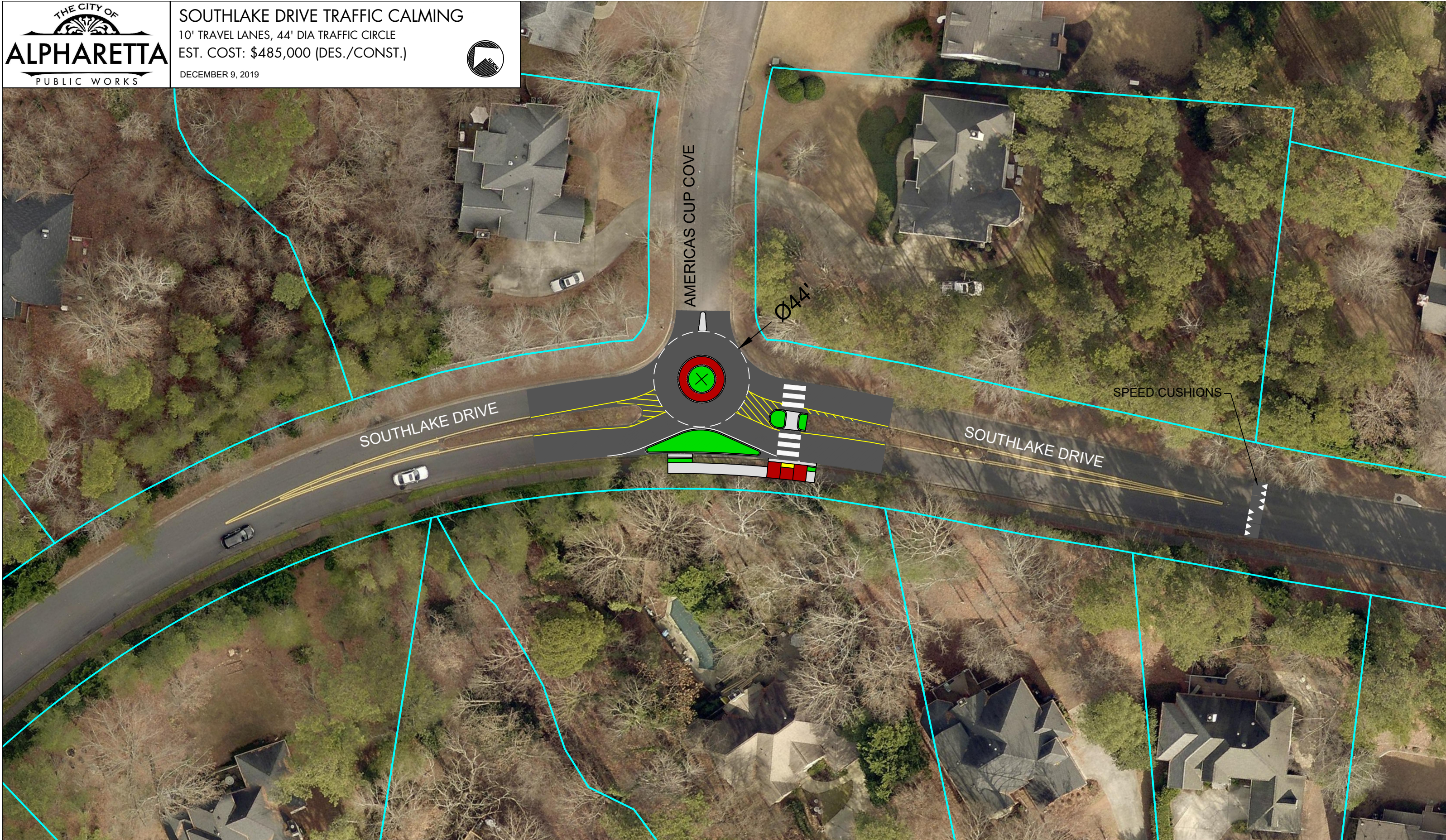


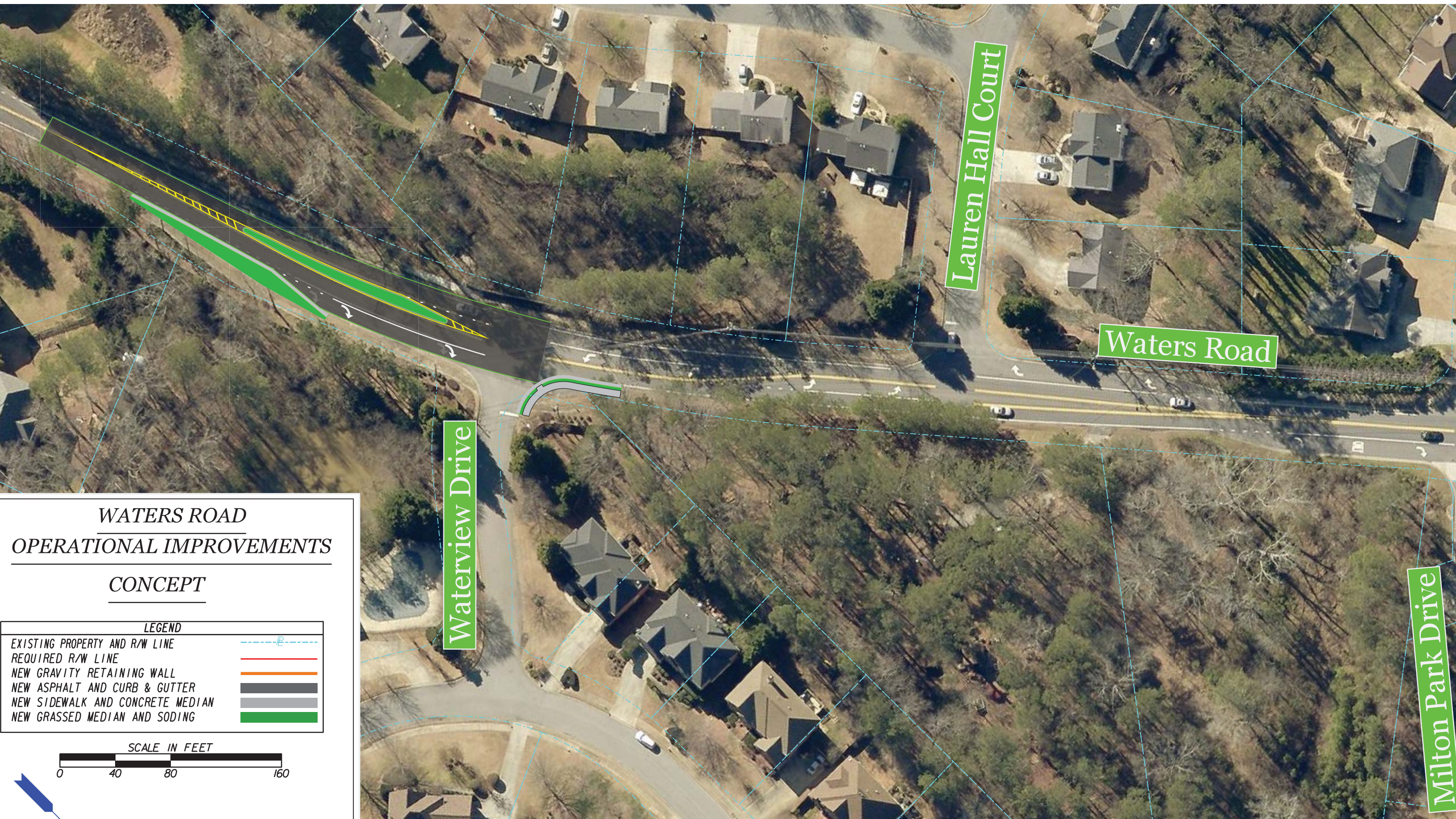












Lauren Hall Court

Waters Road

Waterview Drive

Milton Park Drive

WATERS ROAD
OPERATIONAL IMPROVEMENTS

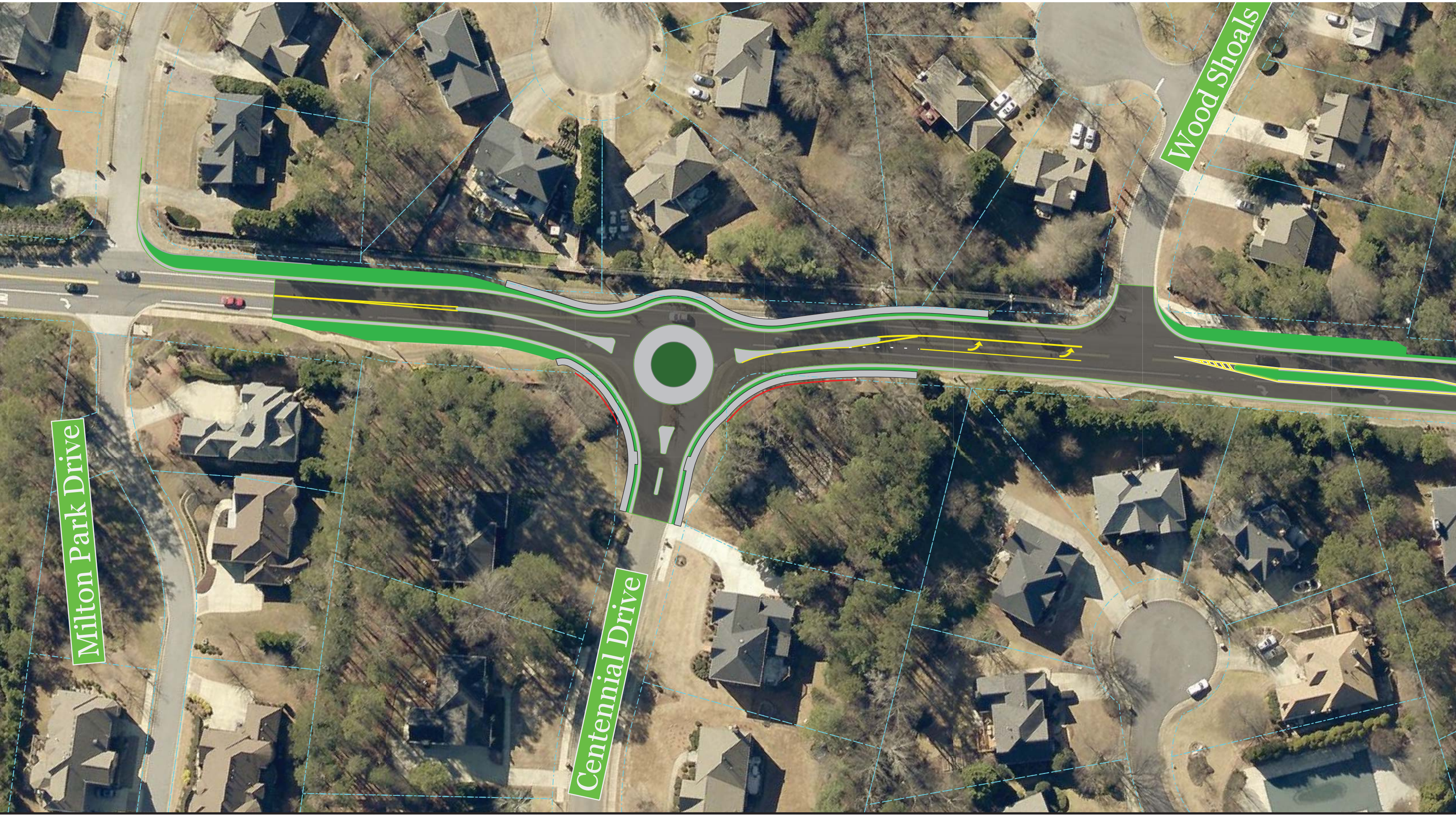
CONCEPT

LEGEND

EXISTING PROPERTY AND R/W LINE	
REQUIRED R/W LINE	
NEW GRAVITY RETAINING WALL	
NEW ASPHALT AND CURB & GUTTER	
NEW SIDEWALK AND CONCRETE MEDIAN	
NEW GRASSED MEDIAN AND SODING	

SCALE IN FEET





Milton Park Drive

Centennial Drive

Wood Shoals



Wood Shoals

Waters Road

Cranchester Way



Waters Glen Way

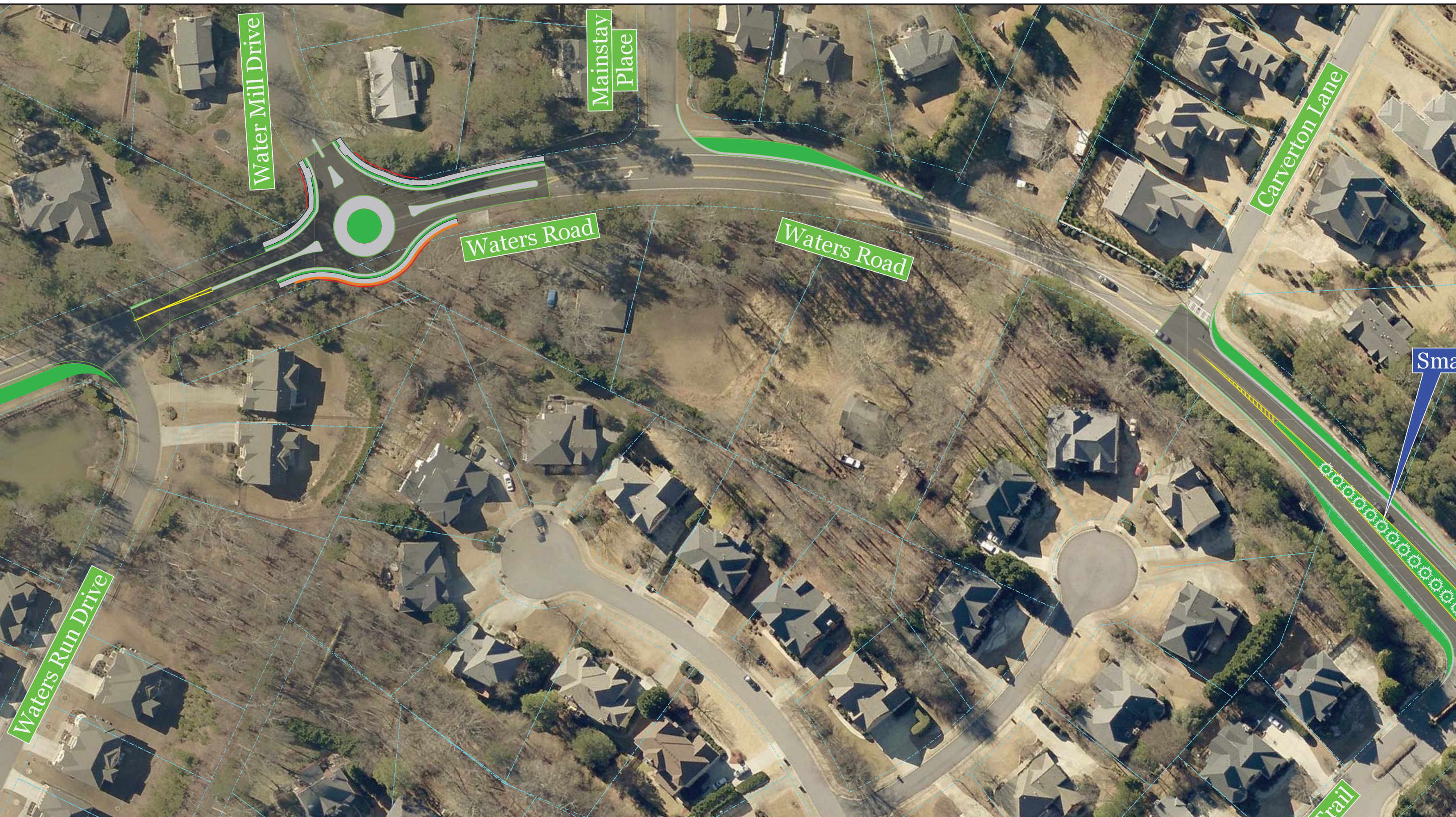
Waters Road

Shiraz Lane

Waters Run Drive

Waters Ridge Drive

Small Flowering Trees



Water Mill Drive

Mainstay Place

Waters Road

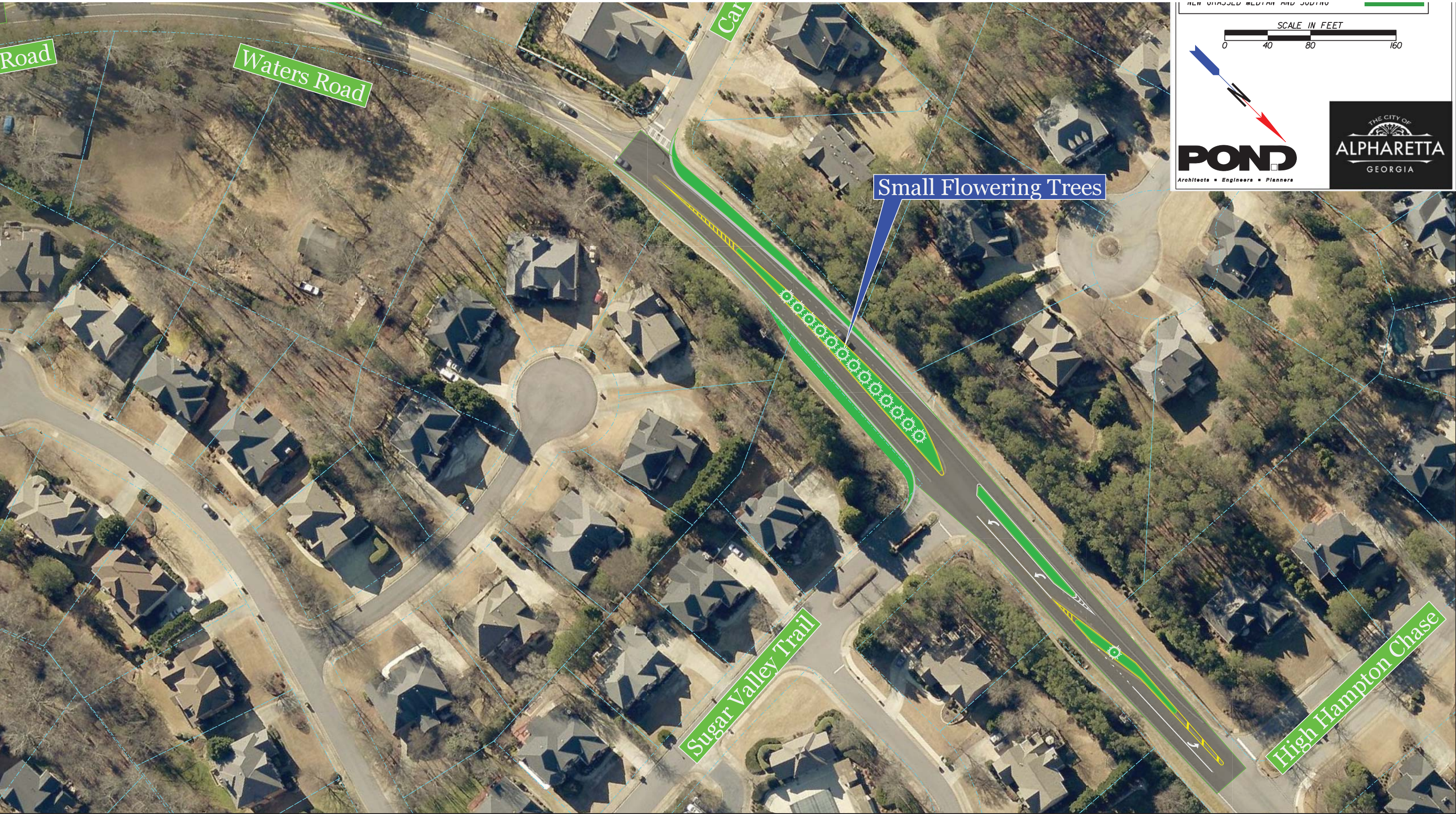
Waters Road

Carverton Lane

Waters Run Drive

Trail

Smart



NEW GRADED MEDIAN AND CURBS

SCALE IN FEET

0 40 80 160

POND
Architects • Engineers • Planners

THE CITY OF
ALPHARETTA
GEORGIA

Table 2
Traffic Calming/Operations Review for Waters Road
Planning Level Preliminary Cost Estimates

Grouped projects	Location	PE	Construction Related Costs				Total Project
			Construction (including utilities)	ROW	Contingency	Subtotal Construction Related	
Group #1	Carverton Lane to High Hampton Chase	\$ 45,000.00	\$ 255,000.00	\$ -	\$ 40,000.00	\$ 295,000.00	\$ 340,000.00
Group #2	Waters Run Drive to Mainstay Place	\$ 110,000.00	\$ 625,000.00	\$ 50,000.00	\$ 95,000.00	\$ 770,000.00	\$ 880,000.00
Group #3	North of Waters Glen Way/Waters Ridge Dr	\$ 40,000.00	\$ 195,000.00	\$ -	\$ 15,000.00	\$ 210,000.00	\$ 250,000.00
Group #4	Centennial Dr to Waters Glen Way/Waters Ridge Dr	\$ 150,000.00	\$ 870,000.00	\$ 50,000.00	\$ 130,000.00	\$ 1,050,000.00	\$ 1,200,000.00
Group #5	At Waterview Drive	\$ 20,000.00	\$ 95,000.00	\$ -	\$ 15,000.00	\$ 110,000.00	\$ 130,000.00
Total for Corridor		\$ 365,000.00				\$ 2,435,000.00	\$ 2,800,000.00

Notes: These are provided as guidance and are subject to change as further investigation and preliminary engineering are performed. The cost estimate includes pavement overlay in the areas shown for improvements.

Additionally, the anticipated cost for engineering design of these improvements is provided. The costs for engineering design and construction may vary depending on if some or all of the improvement options are phased or designed and constructed as one project.

