



Mayor & City Council

Workshop Session

~ Agenda ~

City of College Park
3667 Main Street
College Park, GA 30337

<http://www.collegeparkga.com>
404-669-3756 (Main)

Experience College Park
Georgia's Global City

Monday, September 20, 2021

6:00 PM

Council Chambers

1. Consideration of a presentation that describes the strategy for funding projects within and around the Six West Project area. See memorandum dated September 15, 2021 from Economic Development Director Artie Jones, III. Also see attached supporting documentation.
2. Consideration of a Homestead Tax Exemption for seniors. See memorandum dated September 15, 2021 from Interim City Manager Mercedes Miller. Also, see attached supporting documentation. This item was deferred during the September 7, 2021 Regular Meeting.



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

WORKSHOP AGENDA ITEM

DOC ID: 9095

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Artie Jones, Director of Economic Development

RE: Six West Funding Proposal

PURPOSE:

Discussion on the sources and uses of funds to develop infrastructure located within and around the Six West development.

Please refer to the memo from Althea Philord-Bradley, Artie Jones, Jackson Myers, and Financial Advisor Ed Wall. Staff will be available to address any questions that the City Council may have.

ATTACHMENTS:

- Edmund Wall Memo College Park 9.13.21 (PDF)

Review:

- Artie Jones Completed 09/13/2021 4:32 PM
- Rosyline Robinson Completed 09/14/2021 11:37 AM
- Jackson Myers Completed 09/14/2021 4:01 PM
- Mercedes Miller Completed 09/15/2021 8:46 AM
- Mayor & City Council Pending 09/20/2021 6:00 PM

Memo

To: Mayor & Council
Mercedes Miller, City Manager

From: Althea Philord-Bradley, Artie Jones, Jackson Myers and Ed Wall

Date: 13 September 2021

Re: Funding for Six West Capital Projects

We have the following capital projects according to BDR that we need to fund:

- ❖ Rhodes Street Improvements \$13.824 million.
 - 3,200 linear feet plus a bridge
- ❖ Columbia Street Improvements \$14.886 million (Estimated - not bid)
 - 4,500 linear feet
- ❖ Golf Course Improvements \$1.9 million (Estimated – not bid)
- ❖ Remove and relocate Brady Center Playground Equipment on property for Southeast Capital \$35,000 (Estimated – not bid)
- ❖ Global Gateway Connector Bridge Improvements \$15.5 million. (Estimated – not bid)
- ❖ Remove well on property for Southeast Capital \$100,000 (See Exhibit A – Memo from Jackson Myers)
- ❖ Total Six West Infrastructure Improvements \$46.245 million.

(Please see Exhibit B for detailed costs provided by BDR).

Major Assumptions:

1. The costs are estimated by BDR. Actual costs may be more or less.
2. The existing T-SPLOST account will have \$6.8 million available for Rhodes Street.
3. The T-SPLOST passes in November 2021 (Collections begin 1 May 2022)
4. All known sell proceeds from land will be used to replenish the General Fund debt owed it by BIDA and other funds.
 - a. Southeast Capital \$8 million
 - b. Project Jupiter \$3 million
5. City will use Tax Abatement PILOT payments to help fund infrastructure
6. City will use TAD revenues to fund infrastructure (only Rhodes approval so far)
7. City will pledge its full faith and credit to any debt issued to get a lower interest rate
8. ARC funds for Pedestrian Bridge of \$9.8 million is guaranteed

Memo – College Park – Funding for Six West Capital Projects

Rhodes Street Improvements

The City needs to raise approximately \$13.8 million.

Amount in existing T-SPLOST account	\$6,000,000
Collections in T-SPLOST by December 31, 2021	<u>\$800,000</u>
Total existing T-SPLOST funds	<u>\$6,800,000</u>
Remaining balance	\$7,000,000

That amount borrowed over 20 years at 2.5% interest rate will require annual payments of \$450,000.

The fair market value of the apartments to be built by Southeast Capital is \$46,176,000. The tax abatement transaction would have Southeast Capital get a 25% break on property taxes for 20 years and the City receive the remaining 75%. The annual PILOT payments will be \$630,000 in year 1 and \$918,000 in year 20 based on a 2% growth rate. (See Exhibit C for calculations of the Southeast Capital Tax Abatement).

Southeast Capital's Purchase and Sale Agreement calls for a simultaneous closing of land purchase, tax abatement bonds and their \$48 million financing for their project. But they have until 31 January 2022 to close.

Columbia Street Improvements

The City needs to raise approximately \$14.88 million.

The new T-SPLOST is up for a vote by the county wide Fulton County voters on 2 November 2021. The City can allocate \$11.7 million for the Columbia Street improvements.

That would leave a gap of \$3.18 million. This amount could be borrowed and repaid from the TAD.

We would need to get the County and Board of Education to add Columbia Street as a project.

The 4 known projects inside the TAD and their values are as follows:

Project Jupiter Hotel	\$39.6 million
Collaborative Firm office	2 million
KW Real Estate office	2.65 million
BAMM Medical office	<u>12 million</u>
	56.25 million

Note: KW Real Estate and the Collaborative Firm's property have actually closed.

Memo – College Park – Funding for Six West Capital Projects

TAD revenues on that are calculated as follows:

FMV	56,250,000	
40% Assessed Value	22,500,000	
County Millage Rate	9.899	
School Millage Rate	17.796	
City Millage Rate	12.619	
	40.314	X <u>40.314 mills</u>
		907,065

\$3.18 Million for 20 years @ 2.5% would require annual payments of \$204,000.

The funding for this project requires:

1. *2nd T-SPLOST to pass*
2. *County and School board to add to the TAD.*
3. *MOST (May 2022 vote)*
4. *More projects to close.*

Golf Course Improvements

The City needs to raise \$1.9 million.

This project was necessitated by the project from Six Point Homes. A development with single family and town homes. That project fell through.

This project can be put on hold until we have a developer for the residential. The land sale price is expected to be the funding source.

Global Gateway Connector Bridge Improvements

The City bid this project. The lowest bid was approximately \$18 million.

The only funding identified so far is the Atlanta Regional Commission - \$9.8 million. The City asked Congressman Scott to earmark \$3.3 million for this project. He did, however, the U.S. Senate took all earmarks out. It is anyone's guess what might get passed.

BDR believes we should re-bid the project in light of the great bids we received on Rhodes. They are estimating \$15.5 million.

Assuming the ARC funding is guaranteed, and Jackson says it is, we have a gap of \$5,700,000.

\$5,700,000 for 20 years at 2.5% of interest would require annual payments of \$365,000.

Memo – College Park – Funding for Six West Capital Projects

If Six West projects identified get built and if the Board of Education and County permitted the Pedestrian Bridge as a project, the TAD could pay annual debt service.

Other Funding Sources:

1. Clayton SPLOST \$1.2 million
2. New T-SPLOST \$2 million
3. Other Grants

Well Removal

Jackson Myers has provided a memo on this attached as Exhibit A.

Playground Equipment

BDR has estimated as a part of Rhodes Street project an amount of \$35,000

Recommendations:

1. Authorize the issuance of bonds through BIDA in the amount not to exceed \$7,500,000 to go with existing T-SPLOST funds to pay for Rhodes.
2. Approve Resolution repurposing existing T-SPLOST moneys to be spent on Rhodes Street.
3. Approve the recommended firm to build Rhodes Street.
4. Authorize City staff to procure contract for well removal.
5. Authorize City staff to procure contract for playground equipment removal.
6. Wait on T-SPLOST vote and TAD approval process before making any decision on Columbia.
7. Authorize the re-bidding of the Pedestrian Bridge to see if you get way lower than \$18 million last time.
8. Authorize Artie to attempt to get approval from Board of Education and County to add Columbia Street and Pedestrian Building as approved projects.

Memo – College Park – Funding for Six West Capital Projects

Exhibit A

From: Wall, Ed Edmund.Wall@psc.com
Subject: Fwd: Memo College Park Six West 9.7.21.pdf
Date: Sep 9, 2021 at 4:05:43 PM
To: Wall Edmund ejwfarms@aol.com

From: "Jackson Myers" <jmyers@collegetparkga.com>
Date: Wednesday, September 8, 2021 at 3:56:09 PM
To: "Wall, Ed" <Edmund.Wall@psc.com>, "Jesse Frasier" <jesse.frasier@bdrpartners.com>, "Artie Jones, III" <artiejones@collegetparkga.com>, "Althea P. Bradley" <apbradley@collegetparkga.com>, "Mercedes Miller" <mmiller@collegetparkga.com>, "Bianca Motley Broom" <bmotleybroom@collegetparkga.com>
Subject: RE: Memo College Park Six West 9.7.21.pdf [EXTERNAL]

Draft copy attached for groundwater well removal.

Schedule meeting with Rick Jeffares, on September 9, at 8:30 am to walk the site.

Jackson

From: Wall, Ed <Edmund.Wall@psc.com>
Sent: Wednesday, September 8, 2021 1:40 PM
To: Jesse Frasier <jesse.frasier@bdrpartners.com>; Jackson Myers <jmyers@collegetparkga.com>; Artie Jones, III <artiejones@collegetparkga.com>; Althea P. Bradley <apbradley@collegetparkga.com>; Mercedes Miller <mmiller@collegetparkga.com>; Bianca Motley Broom <bmotleybroom@collegetparkga.com>; Ambrose Clay <clayoncouncil@mac.com>
Subject: Fwd: Memo College Park Six West 9.7.21.pdf

Good afternoon all:

Here is the first draft of the funding memo. I wanted to get this groups input into it before we send it to the presses.

This awaits memos from Jackson and data from Jesse. But I would like ya'll to see it and comment.

Our goal is to have it ready to print on Friday.

Thank you.

Ed

From: "Brasher, Kelly" <Kelly.Brasher@psc.com>
Date: Tuesday, September 7, 2021 at 10:32:43 PM
To: "Wall, Ed" <Edmund.Wall@psc.com>
Cc: "Edmund Wall" <ejwfarms@aol.com>
Subject: Memo College Park Six West 9.7.21.pdf

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Downloading

This Well A...k Plan.docx

20 KB

MEMO

This Well Abandonment Work Plan (WAWP) describes the activities associated with performing abandonment of historical groundwater production well on Ross Street next our city Recreation Center Brady to make way for a new apartment, condos, and single-family homes.

The purpose of this Well Abandonment Work Plan (WAWP) is to outline the methods and procedures for the abandonment of historical water production well located within or downgradient of known Areas of Brady Recreation Center within potentially impacted groundwater plumes. The activities described in this WAWP include the processes for abandonment of production. The abandonment of the production wells will eliminate a potential chemical hazard pathway by preventing a conduit for potential groundwater contamination migration between aquifers. Physical hazards will also be eliminated by the removal of a direct physical exposure pathway to the groundwater via the wells. This WAWP is intended to provide a description of the site procedures and abandonment processes anticipated during site work. This WAWP is not intended to provide an evaluation of groundwater at Brady Recreation Center. Abandonment of the wells will be performed as described in the State of Georgia Regulations – and Technical Guidance for Sealing Unused Water Wells.

This WAWP is intended to provide a description of the site procedures and abandonment processes anticipated during site work. This WAWP is not intended to provide an evaluation of groundwater at Brady Recreation Center.

The bedrock potentiometric surface shows a more uniform and regional eastward flow direction that is not as affected by local surface topography as the unconsolidated aquifer system. Due to the lack of well data in the western portion of Brady Center Recreation Area, groundwater occurrence in the eastern portion of the facility is better understood compared to the western portion. For much of the eastern portion, the bedrock potentiometric surface is higher than the overlying unconsolidated aquifer potentiometric surface, indicating an upward hydraulic potential affected in part by confining layers that separate the unconsolidated and bedrock aquifers.

Working on the cost or removal of this groundwater well should be less than **\$100,000** per J & T Environmental Services, Inc.

CONTRACTOR STATEMENT OF INDEPENDENT TECHNICAL REVIEW

J & T Environmental Services, Inc. has completed the Final Well Abandonment Work Plan.

Notice is hereby given that an independent technical review has been conducted that is appropriate to the level of risk and complexity inherent in the project. During the independent technical review, compliance with established policy principles and procedures, utilizing justified and valid assumptions, was verified. This included review of data quality objectives; technical assumption; methods, procedures, and materials to be used; the appropriateness of data used and level of data obtained; and reasonableness of the results, including whether the product meets the customer's needs consistent with law and existing College Park, Georgia policy.

Memo – College Park – Funding for Six West Capital Projects

Exhibit B

SIX WEST PHASE-1
BUDGET SUMMARY 09/08/21

RHODES STREET IMPROVEMENTS	Budget
Construction (includes construction contingency)	\$11,523,540.62
Soft Costs	\$1,659,193.65
Owner's Contingency	\$641,177.03
Subtotal - RHODES STREET IMPROVEMENTS	\$13,823,911.30

COLUMBIA AVENUE IMPROVEMENTS	Budget
Construction (includes construction contingency & escalation)	\$12,150,000.00
Soft Costs	\$2,078,560.63
Owner's Contingency	\$657,250.00
Subtotal - COLUMBIA AVENUE IMPROVEMENTS	\$14,885,810.63

GOLF COURSE IMPROVEMENTS	Budget
Construction (includes construction contingency & escalation)	\$1,456,000.00
Soft Costs	\$316,472.50
Owner's Contingency	\$88,623.63
Subtotal - GOLF COURSE IMPROVEMENTS	\$1,861,096.13

CAMP CREEK PEDESTRIAN BRIDGE	Budget
Construction (includes construction contingency & escalation)	\$14,000,000.00
Soft Costs	\$771,639.75
Owner's Contingency	\$713,100.00
Subtotal - CAMP CREEK PEDESTRIAN BRIDGE	\$15,484,739.75

SIX WEST PHASE-1 GRAND TOTAL	\$46,055,557.80
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SIX WEST PHASE-1
Revised 09/08/21

RHODES STREET IMPROVEMENTS

Details	Budget	
1. Construction		
Construction Budget Estimate (approx 4,500 linear feet, underground utilities, water, sewer, bridge, conduits, paving, sidewalks)	\$9,734,945.02	Bid received 9/1/21
Decorative Hardscape / Landscape // Irrigation / Site Lighting	\$700,000.00	
Well Removal (removal, cap line, relocate equipment, demo building)	\$200,000.00	
Relocate Brady Center Playground Equipment	\$35,000.00	
Construction Contingency - 8%	\$853,595.60	
Subtotal - 1. Construction	\$11,523,540.62	
2. Materials Testing & Inspection		
Surveying (additional survey info as req'd)	\$50,000.00	
Hydrology Study (additional survey info as req'd)	\$50,000.00	
Hazardous Material Testing (as req'd)	\$75,000.00	
Geotechnical Study (as req'd)	\$75,000.00	
Special Inspections	\$150,000.00	
Subtotal - 2. Materials Testing & Inspection	\$400,000.00	
3. Furniture		
Site Furniture	\$100,000.00	
Subtotal - 3. Furniture	\$100,000.00	
4. Signage		
Site Signage & Wayfinding Monument sign at Camp Creek, directional wayfinding, upgrade to existing sign posts	\$275,000.00	
Subtotal - 4. Signage	\$275,000.00	
5. Equipment		
Utility Relocation (Gas, Light, AT&T)	\$175,000.00	
Communication Fiber (CoCP)	\$150,000.00	
Traffic Signals (intersection of Rhodes and Columbia)	\$200,000.00	
Subtotal - 5. Equipment	\$525,000.00	
6. Professional Services		
Kimley Horn (Task Order 3)	\$0.00	\$261,000 - Previously paid out of separately approved budget
Kimley Horn (Task Order 4)	\$0.00	\$255,000 - Previously paid out of separately approved budget
Kimley Horn (Task Order 5)	\$0.00	\$44,000 - Previously paid out of separately approved budget
Kimley Horn (decorative hardscape, landscape, irrigation)	\$55,000.00	Proposal submitted 9/8/21
BDR (Program Management) - 2.25% of overall project cost	\$304,193.65	Proposal submitted 9/8/21
Subtotal - 6. Professional Services	\$359,193.65	
7. Permitting		
Permitting	\$0.00	Paid for by City of College Park
Subtotal - 7. Permitting	\$0.00	
8. Owner's Contingency		
Owner's Contingency 5% of Overall Cost	\$641,177.03	
Subtotal - 8. Owner's Contingency	\$641,177.03	
Total	\$13,823,911.30	

SIX WEST PHASE-1
Revised 09/08/21

COLUMBIA AVENUE IMPROVEMENTS

Details	Original Budget	
1. Construction		
Construction Budget Estimate (\$2,500/ linear foot) (Main Street to the Golf Course - approx 4,500 linear feet, underground utilities, water, sewer, conduits, paving, parallel parking, sidewalks, hardscape, landscape, irrigation, site lighting)	\$11,250,000.00	Estimated Construction Bid
Construction Contingency - 8%	\$900,000.00	
Subtotal - 1. Construction	\$12,150,000.00	
2. Materials Testing & Inspection		
Surveying	\$120,000.00	
Hydrology Study	\$75,000.00	
Hazardous Material Testing (as req'd)	\$75,000.00	
Geotechnical Study (as req'd)	\$75,000.00	
Special Inspections	\$150,000.00	
Subtotal - 2. Materials Testing & Inspection	\$495,000.00	
3. Furniture		
Site Furniture	\$100,000.00	
Subtotal - 3. Furniture	\$100,000.00	
4. Signage		
Site Signage & Wayfinding	\$75,000.00	
Subtotal - 4. Signage	\$75,000.00	
5. Equipment		
Utility Relocation (Gas, Light, AT&T)	\$175,000.00	
Communication Fiber (CoCP)	\$150,000.00	
Traffic Signals	\$0.00	
Subtotal - 5. Equipment	\$325,000.00	
6. Professional Services		
Kimley Horn (full civil, hardscape, landscape, irrigation, lighting coordination)	\$756,000.00	Proposal submitted 9/8/21
BDR (Program Management) - 2.25% of overall project cost	\$327,560.63	Proposal submitted 9/8/21
Subtotal - 6. Professional Services	\$1,083,560.63	
7. Permitting		
Permitting	\$0.00	Paid for by City of College Park
Subtotal - 7. Permitting	\$0.00	
8. Owner's Contingency		
Owner's Contingency 5% of Overall Cost	\$657,250.00	
Subtotal - 8. Owner's Contingency	\$657,250.00	
Total	\$14,885,810.63	

SIX WEST PHASE-1
Revised 09/08/21

GOLF COURSE IMPROVEMENTS

Details		Budget
1. Construction		
Construction Budget Estimate		\$1,300,000.00
Construction Contingency - 8%		\$104,000.00
Escalation - 4% Annually		\$52,000.00
Subtotal - 1. Construction		\$1,456,000.00
2. Materials Testing & Inspection		
Surveying		\$50,000.00
ESA/GEPA Testing		\$30,000.00
Geotechnical Study		\$20,000.00
Special Inspections		\$15,000.00
Subtotal - 2. Materials Testing & Inspection		\$115,000.00
3. Furniture		
Subtotal - 3. Furniture		\$0.00
4. Signage		
Site Signage & Wayfinding		\$50,000.00
Subtotal - 4. Signage		\$50,000.00
5. Equipment		
Subtotal - 5. Equipment		\$0.00
6. Professional Services		
Michael Riley Design / Engineers		\$100,000.00
Michael Riley Design (Redesign Holes 1&2)		\$15,000.00
BDR (Program Management) - 2.25% of overall project cost		\$36,472.50
Subtotal - 6. Professional Services		\$151,472.50
7. Permitting		
Permitting		\$0.00
Subtotal - 7. Permitting		\$0.00
8. Owner's Contingency		
Owner's Contingency 5% of Overall Cost		\$88,623.63
Subtotal - 8. Owner's Contingency		\$88,623.63
Total		\$1,861,096.13

Estimated Fee based on 8/28/20 proposal

Contract 8/28/20

Paid for by City of College Park

SIX WEST PHASE-1
Revised 09/08/21

CAMP CREEK PEDESTRIAN BRIDGE

Details	Original Budget	
1. Construction		
Construction Budget Estimate	\$12,500,000.00	Estimated Construction Bid
Construction Contingency - 8%	\$1,000,000.00	
Escalation - 4% Annually	\$500,000.00	
Subtotal - 1. Construction	\$14,000,000.00	
2. Materials Testing & Inspection		
Surveying	\$20,000.00	
ESA/GEPA Testing	\$12,000.00	
Geotechnical Study	\$25,000.00	
Special Inspections	\$60,000.00	
Subtotal - 2. Materials Testing & Inspection	\$117,000.00	
3. Furniture		
Site Furniture	\$40,000.00	
Subtotal - 3. Furniture	\$40,000.00	
4. Signage		
Site Signage	\$75,000.00	
Subtotal - 4. Signage	\$75,000.00	
5. Equipment		
Communication Fiber (CoCP)	\$30,000.00	
Subtotal - 5. Equipment	\$30,000.00	
6. Professional Services		
Architect / Engineer (value engineering or redesign fees)	\$120,000.00	
Low Voltage Design	\$50,000.00	
BDR (Program Management) - 2.25% of overall project cost	\$339,639.75	
Subtotal - 6. Professional Services	\$509,639.75	
7. Permitting		
Permits	\$0.00	Paid for by City of College Park
Subtotal - 7. Permitting	\$0.00	
8. Owner's Contingency		
Owner's Contingency 5% of Overall Cost	\$713,100.00	
Subtotal - 8. Owner's Contingency	\$713,100.00	
Total	\$15,484,739.75	

Memo – College Park – Funding for Six West Capital Projects

Exhibit C

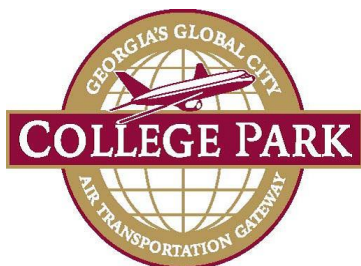
College Park, Ga
 Southeast Capital Multi-Family
 July 14, 2021

Construction Jobs = _____
 Permanent Jobs = _____

Value for Tax Purposes Year 46,176,000
 Assessed Value Rate 40.0%
 Assessed Value Rate 18,470,400
 Increase in Annual Assessed Value 2.00%

Current Millage
 Fulton County 9.899
 Fulton County Bonds 0.22
 Fulton County Schools 17.796
 College Park Hotel Spec Tax District 0
 College Park GICC Spec Tax District 0
 CID 5
 City of College Park 12.619
 Total Millage Rate 45.534

		Total Tax	% Southeastern Co Abatement	Southeastern Co Savings	City PILOT Payment
Year 1	18,470,400	841,031	25%	210,258	630,773
Year 2	18,839,808	857,852	25%	214,463	643,389
Year 3	19,216,604	875,009	25%	218,752	656,257
Year 4	19,600,936	892,509	25%	223,127	669,382
Year 5	19,992,955	910,359	25%	227,590	682,769
Year 6	20,392,814	928,566	25%	232,142	696,425
Year 7	20,800,670	947,138	25%	236,784	710,353
Year 8	21,216,684	966,080	25%	241,520	724,560
Year 9	21,641,017	985,402	25%	246,351	739,052
Year 10	22,073,838	1,005,110	25%	251,278	753,833
Year 11	22,515,315	1,025,212	25%	256,303	768,909
Year 12	22,965,621	1,045,717	25%	261,429	784,287
Year 13	23,424,933	1,066,631	25%	266,658	799,973
Year 14	23,893,432	1,087,964	25%	271,991	815,973
Year 15	24,371,301	1,109,723	25%	277,431	832,292
Year 16	24,858,727	1,131,917	25%	282,979	848,938
Year 17	25,355,901	1,154,556	25%	288,639	865,917
Year 18	25,863,019	1,177,647	25%	294,412	883,235
Year 19	26,380,279	1,201,200	25%	300,300	900,900
Year 20	26,907,885	1,225,224	25%	306,306	918,918
Totals		20,434,846		5,108,711	15,326,134



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

WORKSHOP AGENDA ITEM

DOC ID: 9107

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

FROM: Mercedes Miller, Interim City Manager

RE: Homestead Tax Exemption for Seniors

Consideration of a Homestead Tax Exemption for seniors was deferred during the September 7, 2021 Regular Meeting.

The tax exemption approved for fully homestead exempt residents by Fulton County Tax has to go before the General Assembly as a local legislation item in the upcoming 2022 session.

This item must be presented by the local delegation and approved by the General Assembly. A resolution and draft legislation is attached. January is the absolute soonest the legislation can act on this legislation to give the citizens this needed tax relief.

Thank you.

ATTACHMENTS:

- CP- Full Value Homestead Exemption Resolution-Workshop Session 09.20.21 (PDF)
- Draft Legislation- Workshop Session 09.20.21 (PDF)
- Fulton County's Full Value Homestead Exemption- Passed by Ga Assembly (DOCX)
- City of South Fulton's Full Value Exemptin (Mirrors Fulton County's) Passed by Ga Assembly (DOCX)

Review:

- Mercedes Miller Completed 09/10/2021 3:13 PM
- Rosyline Robinson Completed 09/13/2021 10:54 AM
- City Attorney's Office Completed 09/14/2021 5:37 PM
- Mercedes Miller Completed 09/15/2021 8:47 AM
- Mayor & City Council Pending 09/20/2021 6:00 PM

STATE OF GEORGIA

CITY OF COLLEGE PARK

RESOLUTION NO. 2021- 19

1 A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK,
 2 GEORGIA, RESPECTFULLY REQUESTING THAT THE FULTON COUNTY AND
 3 CLAYTON COUNTY LEGISLATIVE DELEGATIONS INTRODUCE LEGISLATION
 4 DURING THE 2022 SESSION OF THE GEORGIA GENERAL ASSEMBLY TO PROVIDE
 5 FOR A LOCAL REFERENDUM TO ADOPT A FULL VALUE HOMESTEAD EXEMPTION
 6 FOR CERTAIN CITY RESIDENTS WHO ARE 70 YEARS OF AGE OR OVER OR DISABLED
 7 AND MEET CERTAIN INCOME REQUIREMENTS; TO PROVIDE AN EFFECTIVE DATE;
 8 AND FOR OTHER PURPOSES.

9 **WHEREAS**, the City of College Park (“City”) is a municipal corporation duly organized
 10 and existing under the laws of the State of Georgia; and

11 **WHEREAS**, the duly elected governing authority of the City is comprised of the Mayor
 12 and Council thereof; and

13 **WHEREAS**, housing is a basic need that should be accessible to all, and that
 14 homeownership is a way to build wealth, a feeling of safety, and stability for individuals and
 15 families; and

16 **WHEREAS**, the Mayor and Council, in the exercise of their sound judgment and
 17 discretion, after giving thorough consideration to all the implications involved, and keeping in
 18 mind the public interest and welfare of the citizens of the City, have determined that providing a
 19 City-level full value homestead exemption to City residents similar to Fulton County’s full value
 20 homestead exemptions for certain seniors and disabled persons would benefit the citizens of the

21 City; and

22 **WHEREAS**, the Mayor and Council find that it is in the best interest of the citizens of the
23 City to request the assistance of the Fulton County and Clayton County Legislative Delegations in
24 introducing the necessary legislation for implementing a homestead exemption for such City
25 residents,

26 **THEREFORE, BE IT AND IT IS HEREBY RESOLVED** by the Mayor and Council
27 of the City of College Park, Georgia, and by the authority thereof that:

28 **Section 1.** The Mayor and Council respectfully request that the Fulton County and Clayton
29 County Legislative Delegations introduce legislation for consideration by the General Assembly
30 in the 2022 session providing for an exemption for the full value of the homestead from all City
31 of College Park ad valorem taxes levied for municipal government purposes, including ad valorem
32 taxes levied to pay interest on and retire bonded indebtedness of the municipal government, for
33 each resident of College Park who is 70 years of age or over or disabled if the resident's gross
34 income, together with the gross income of the spouse residing at the same homestead, does not
35 exceed the amount which may be received by a person and a person's spouse under the federal
36 Social Security Act.

37 **Section 2.** The preamble of this Resolution shall be considered to be and is hereby
38 incorporated by reference as if fully set out herein.

39 **Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that all
40 sections, paragraphs, sentences, clauses, and phrases of this Resolution are or were, upon their
41 enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

42 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest
43 extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this

44 Resolution is severable from every other section, paragraph, sentence, clause, or phrase of this
45 Resolution. It is hereby further declared to be the intention of the Mayor and Council that, to the
46 greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Resolution
47 is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this
48 Resolution.

49 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Resolution
50 shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable
51 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
52 the Mayor and Council that such invalidity, unconstitutionality, or unenforceability shall, to the
53 greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable
54 any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Resolution and
55 that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs,
56 and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and
57 effect.

58 **Section 4.** All resolutions and parts of resolutions in conflict herewith are hereby expressly
59 repealed.

60 **Section 5.** The effective date of this Resolution shall be the date of adoption unless
61 otherwise specified herein.

RESOLVED this _____ day of _____, 2021.

CITY OF COLLEGE PARK, GEORGIA

Bianca Motley Broom, Mayor

ATTEST:

Shavala Moore, City Clerk

APPROVED AS TO FORM:

City Attorney

A BILL TO BE ENTITLED

AN ACT

1 To provide an exemption for the full value of the homestead from all City of College
 2 Park ad valorem taxes levied for municipal government purposes, including ad
 3 valorem taxes levied to pay interest on and retire bonded indebtedness of the
 4 municipal government, for each resident of College Park who is 70 years of age or
 5 over or disabled if the resident's gross income, together with the gross income of the
 6 spouse residing at the same homestead, does not exceed the amount which may be
 7 received by a person and a person's spouse under the federal Social Security Act; to
 8 provide for other matters relative to the foregoing; to repeal specific laws; to provide
 9 for a referendum; to repeal conflicting laws; and for other purposes.

10 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

11 style="text-align:center">**SECTION 1.**

12 (a) As used in this Act, the term:

13 (1) "Ad valorem taxes for municipal purposes" means all ad valorem taxes for
 14 municipal purposes levied by, for, or on behalf of the City of College Park,
 15 including, but not limited to, any ad valorem taxes to pay interest on and to
 16 retire municipal bonded indebtedness.

17 (2) "Homestead" means homestead as defined and qualified in Code Section
 18 48-5-40 of the O.C.G.A., as amended.

19 (3) "Income" means adjusted gross income determined pursuant to the Internal
 20 Revenue Code of 1986, as amended, for federal income tax purposes, except

21 that for the purposes of this section the term shall include only that portion of
22 income or benefits received as retirement, survivor, or disability benefits
23 under the federal Social Security Act or under any other public or private
24 retirement, disability, or pension system which exceeds the maximum amount
25 which may be received by an individual and an individual's spouse under the
26 federal Social Security Act.

27 (4) "Senior citizen" means a person who is 70 years of age or over on or before
28 January 1 of the year in which application for the exemption under subsection
29 (b) of this section is made.

30 (b) Each resident of the City of College Park who is a senior citizen or who is
31 disabled is granted an exemption on that person's homestead from City of College
32 Park ad valorem taxes for municipal purposes for the full value of that homestead.
33 The exemption granted by this subsection shall only be granted if that person's
34 income, together with the income of the spouse who also occupies and resides at
35 such homestead, does not exceed the maximum amount which may be received by
36 an individual and an individual's spouse under the federal Social Security Act for the
37 immediately preceding year.

38 (c)(1) In order to qualify for the exemption provided for in subsection (b) of
39 this section as being disabled, the person claiming such exemption shall be
40 required to obtain a certificate from not more than three physicians licensed
41 to practice medicine under Chapter 34 of Title 43 of the O.C.G.A., as
42 amended, certifying that in the opinion of such physician or physicians such
43 person is mentally or physically incapacitated to the extent that such person is
44 unable to be gainfully employed and that such incapacity is likely to be
45 permanent. Such certificate or certificates shall constitute part of and be

46 submitted with the application provided for in paragraph (2) of this
47 subsection.

48 (2) A person shall not receive the homestead exemption granted by subsection
49 (b) of this section unless the person or person's agent files an application with
50 the governing authority of the City of College Park, or the designee thereof,
51 giving the person's age, income, and such additional information relative to
52 receiving such exemption as will enable the governing authority of the City
53 of College Park, or the designee thereof, to make a determination regarding
54 the initial and continuing eligibility of such person for such exemption. The
55 governing authority of the City of College Park, or the designee thereof, shall
56 provide application forms for this purpose.

57 (d) The exemption shall be claimed and returned as provided in Code Section 48-5-
58 50.1 of the O.C.G.A., as amended. The exemption shall be automatically renewed
59 from year to year so long as the owner occupies the residence as a homestead. After
60 a person has filed the proper application, as provided in subsection (c) of this section,
61 it shall not be necessary to make application thereafter for any year and the
62 exemption shall continue to be allowed to such person. It shall be the duty of any
63 person granted the homestead exemption under subsection (b) of this section to
64 notify the governing authority of the City of College Park, or the designee thereof,
65 in the event that person for any reason becomes ineligible for that exemption.

66 (e) The exemption granted by subsection (b) of this section shall not apply to or
67 affect state ad valorem taxes, county ad valorem taxes for county purposes, or county
68 or independent school district ad valorem taxes for educational purposes. The
69 homestead exemption granted by subsection (b) of this section shall be in addition
70 to and not in lieu of any other homestead exemption applicable to municipal ad
71 valorem taxes for municipal purposes.

72 (f) The exemption granted by subsection (b) of this section shall apply to all taxable
73 years beginning on or after January 1, 2023.

74 **SECTION 2.**

75 The municipal election superintendent of the City of College Park shall call and
76 conduct an election as provided in this section for the purpose of submitting this Act
77 to the electors of the City of College Park for approval or rejection. The municipal
78 election superintendent shall conduct that election on the Tuesday after the first
79 Monday in November, 2022, and shall issue the call and conduct that election as
80 provided by general law. The municipal election superintendent shall cause the date
81 and purpose of the election to be published once a week for two weeks immediately
82 preceding the date thereof in the official organs of Fulton County and Clayton
83 County. The ballot shall have written or printed thereon the words:

84 “() YES Shall the Act be approved which provides an exemption for the full
85 () NO value of the homestead from all City of College Park ad valorem taxes
86 levied for municipal government purposes, including ad valorem taxes
87 levied to pay interest on and retire bonded indebtedness of the
88 municipal government, for each resident of College Park who is 70
89 years of age or over or disabled if the resident's gross income, together
90 with the gross income of the spouse residing at the same homestead,
91 does not exceed the amount which may be received by a person and a
92 person's spouse under the federal Social Security Act?”

93 All persons desiring to vote for approval of the Act shall vote "Yes," and all persons
94 desiring to vote for rejection of the Act shall vote "No." If more than one-half of
95 the votes cast on such question are for approval of the Act, Section 1 of this Act
96 shall become of full force and effect on January 1, 2023. If the Act is not so

97 approved or if the election is not conducted as provided in this section, Section 1
98 of this Act shall not become effective and this Act shall be automatically repealed
99 on the first day of January immediately following that election date. The expense
100 of such election shall be borne by the City of College Park. It shall be the municipal
101 election superintendent's duty to certify the result thereof to the Secretary of State.

102 **SECTION 3.**

103 Except as otherwise provided in Section 2 of this Act, this Act shall become effective
104 upon its approval by the Governor or upon its becoming law without such approval.

105 **SECTION 4.**

106 All laws and parts of laws in conflict with this Act are repealed.

Sec. 58-110. - Homestead exemption for persons over 70 and disabled; qualifications; filing of affidavit and certificates; application of exemption.

- (a) Each resident of Fulton County who is 70 years of age or over or disabled is granted an exemption from all ad valorem taxes levied for county government purposes, including ad valorem taxes levied to pay interest on and retire bonded indebtedness of the county government, for the full value of the homestead owned and occupied by such resident if such resident's adjusted gross income, together with the adjusted gross income of the resident's spouse who also resides at such homestead, does not exceed the maximum amount which may be received by an individual and an individual's spouse under the federal social security act. As used in this subsection, the term "adjusted gross income" shall have the same meaning as defined in the United States Internal Revenue Code of 1986, except that for the purposes of this subsection the term shall include only that portion of income or benefits received as retirement, survivor, or disability benefits under the federal social security act or under any other public or private retirement, disability, or pension system which exceeds the maximum amount which may be received by an individual and an individual's spouse under the federal social security act. The homestead exemption provided for in this section shall not apply to any state ad valorem taxes or to any ad valorem taxes levied for the Fulton County School District.
- (b) In order to qualify for the exemption provided for in subsection (a) of this section as being disabled, the person claiming such exemption shall be required to obtain a certificate from not more than three physicians licensed to practice medicine under O.C.G.A. tit. 43, ch. 34 (O.C.G.A. § 43-34-1 et seq.), relating to medical practitioners, as now or hereafter amended, certifying that in the opinion of such physician or physicians such person is mentally or physically incapacitated to the extent that such person is unable to be gainfully employed and that such incapacity is likely to be permanent.
- (c) A person shall not receive the homestead exemption granted by subsection (a) of this section unless the person or person's agent files an affidavit with the Tax Commissioner of Fulton County giving the person's age, or if disabled, the certificate or certificates required by subsection (b) of this section, and the amount of income which the person and the person's spouse received during the last taxable year for income tax purposes, and such additional information relative to receiving such exemption as will enable the tax commissioner to make a determination as to whether such owner is entitled to such exemption. The tax commissioner shall provide affidavit forms for this purpose.
- (d) Applications for the homestead exemption provided for by this section shall be processed in the same manner as other applications for homestead exemptions, and the provisions of law applicable to the processing of homestead exemptions, as the same now exist or may hereafter be amended, shall apply thereto. After a person has filed the proper affidavit and certificate or certificates, if disabled, as provided in subsections (b) and (c) of this section, it shall not be necessary to make application and file the said affidavit and certificate thereafter for any year and the exemption shall continue to be allowed to such person. It shall be the duty of any such person, however, to notify the tax commissioner in the event such person becomes ineligible for any reason to receive the homestead exemption granted by this section.
- (e) The homestead exemption granted by this section shall be cumulative of any other homestead exemption applicable to Fulton County ad valorem taxes. The homestead exemption granted by this section shall apply to all taxable years beginning after December 31, 1988.

(1988 Ga. Laws (Act No. 953), page 4034, § 1; 1989 Ga. Laws (Act No. 215), page 4379, § 1)

Sec. 6.36. Homestead exemption for citizens age 70 or over and disabled persons meeting certain income requirements.

- (a) As used in this section, the term:
- (1) "Ad valorem taxes for municipal purposes" means all ad valorem taxes for municipal purposes levied by, for, or on behalf of the City of South Fulton, including, but not limited to, any ad valorem taxes to pay interest on and to retire municipal bonded indebtedness.
 - (2) "Homestead" means homestead as defined and qualified in Code Section 48-5-40 of the O.C.G.A., as amended.
 - (3) "Income" means adjusted gross income determined pursuant to the Internal Revenue Code of 1986, as amended, for federal income tax purposes, except that for the purposes of this section the term shall include only that portion of income or benefits received as retirement, survivor, or disability benefits under the federal Social Security Act or under any other public or private retirement, disability, or pension system which exceeds the maximum amount which may be received by an individual and an individual's spouse under the federal Social Security Act.
 - (4) "Senior citizen" means a person who is 70 years of age or over on or before January 1 of the year in which application for the exemption under subsection (b) of this section is made.
- (b) Each resident of the City of South Fulton who is a senior citizen or who is disabled is granted an exemption on that person's homestead from City of South Fulton ad valorem taxes for municipal purposes for the full value of that homestead. The exemption granted by this subsection shall only be granted if that person's income, together with the income of the spouse who also occupies and resides at such homestead, does not exceed the maximum amount which may be received by an individual and an individual's spouse under the federal Social Security Act for the immediately preceding year.
- (c) (1) In order to qualify for the exemption provided for in subsection (b) of this section as being disabled, the person claiming such exemption shall be required to obtain a certificate from not more than three physicians licensed to practice medicine under Chapter 34 of Title 43 of the O.C.G.A., as amended, certifying that in the opinion of such physician or physicians such person is mentally or physically incapacitated to the extent that such person is unable to be gainfully employed and that such incapacity is likely to be permanent. Such certificate or certificates shall constitute part of and be submitted with the application provided for in paragraph (2) of this subsection.
- (2) A person shall not receive the homestead exemption granted by subsection (b) of this section unless the person or person's agent files an application with the governing authority of the City of South Fulton, or the designee thereof, giving the person's age, income, and such additional information relative to receiving such exemption as will enable the governing authority of the City of South Fulton, or the designee thereof, to make a determination regarding the initial and continuing eligibility of such person for such exemption. The governing authority of the City of South Fulton, or the designee thereof, shall provide application forms for this purpose.
- (d) The exemption shall be claimed and returned as provided in Code Section 48-5-50.1 of the O.C.G.A., as amended. The exemption shall be automatically renewed from year to year so long as the owner occupies the residence as a homestead. After a person has filed the proper application, as provided in subsection (c) of this section, it shall not be necessary to make application thereafter for any year and the exemption shall continue to be allowed to such person. It shall be the duty of any person granted the homestead exemption under subsection (b) of this section to notify the governing authority of the City of South Fulton, or the designee thereof, in the event that person for any reason becomes ineligible for that exemption.

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- (e) The exemption granted by subsection (b) of this section shall not apply to or affect state ad valorem taxes, county ad valorem taxes for county purposes, or county or independent school district ad valorem taxes for educational purposes. The homestead exemption granted by subsection (b) of this section shall be in addition to and not in lieu of any other homestead exemption applicable to municipal ad valorem taxes for municipal purposes.
- (f) The exemption granted by subsection (b) of this section shall apply to all taxable years beginning on or after January 1, 2017.